



# LINFIELD VILLAGE

Master Plan

2022

Draft Report – February 18, 2022

Simone Collins Landscape Architecture  
4ward Planning



## Linfield Village Master Plan

### Limerick Township, Montgomery County, Pennsylvania

#### Draft Report - February 18, 2022

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- Michael McCloskey (BOS Liaison)
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- Alexandria Sasek
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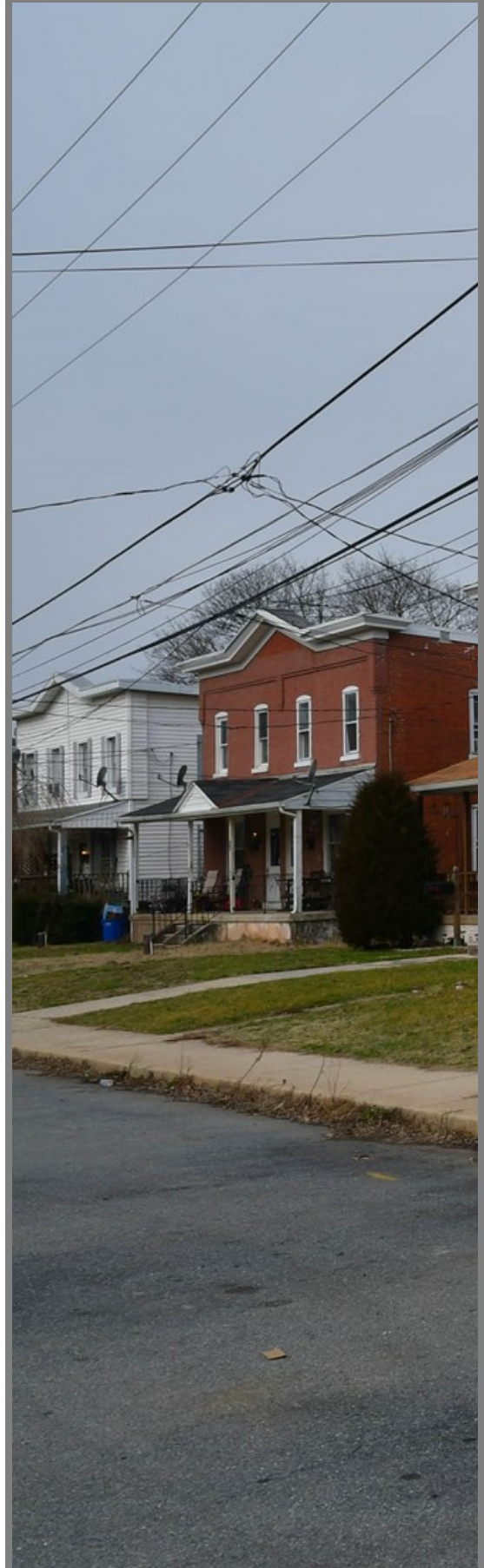
- Bob Arrowsmith
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# PREFACE



At its essence, the Linfield Village Master Plan is about the river, the Schuylkill River. The Village's historic industries were located here because of the necessity for water, waterpower, and transportation, first via the river and the Schuylkill Canal and then via the railroads. Just upstream from Linfield Village is the Limerick Nuclear Power Station, also located on the river for the Schuylkill's waters that are used to cool the reactor.

The first human settlements here were drawn to the river for the reasons of sustenance with abundant hunting throughout the diverse riverine habitats. The earliest documented native Americans were the Leni Lenape who also had a thriving and successful agricultural system.

It remains unclear whether the Leni Lenape had a single name for this river. There is evidence that the Lenape called the river *Ganshowahanna* (which means falling or roaring waters). There is also some belief that the Lenape called the river *Tool-pay Hanna* (Turtle River) or *Tool-pay Hok Ing* (Turtle Place). There is a tributary named Tulpehocken near Reading, PA. The river was called the Dutch name *Schuylkill* as *kil* means "creek" and *schuylen* (now spelled *schuilen*) means "to hide, skulk" or "to take refuge, shelter". One explanation given for this name is that it translates to "hidden river", "skulking river" or "sheltered creek" and refers to the river's confluence with the



Delaware River at League Island, which was nearly hidden by dense vegetation. Another explanation is that the name properly translates to "hideout creek" in one of the Algonquian languages spoken by a Leni Lenape in their confederation.

Whatever the derivation of the river's name, one thing is clear: people are drawn to the Schuylkill River for its beauty, tranquility, and the numerous recreational opportunities on its waters and along its banks. Redevelopment along its banks has been nothing short of remarkable over the last 35 years. River towns such as Manayunk, Conshohocken, Pottstown, Spring City, and others have rediscovered this natural resource. As the unintended consequences of our manufacturing and industrial past have been cleaned up, water quality has dramatically improved, and the Schuylkill River has been transformed from a compromised afterthought to a desirable amenity.

Despite its several miles of riverfront property, Limerick Township has little publicly accessible riverfront. The Linfield Village Master Plan is an opportunity to create public access to the river while preserving and enhancing a historic village, redeveloping blighted properties, creating new trails, improving roadways, creating new places to live and work while enhancing the local and area economy.

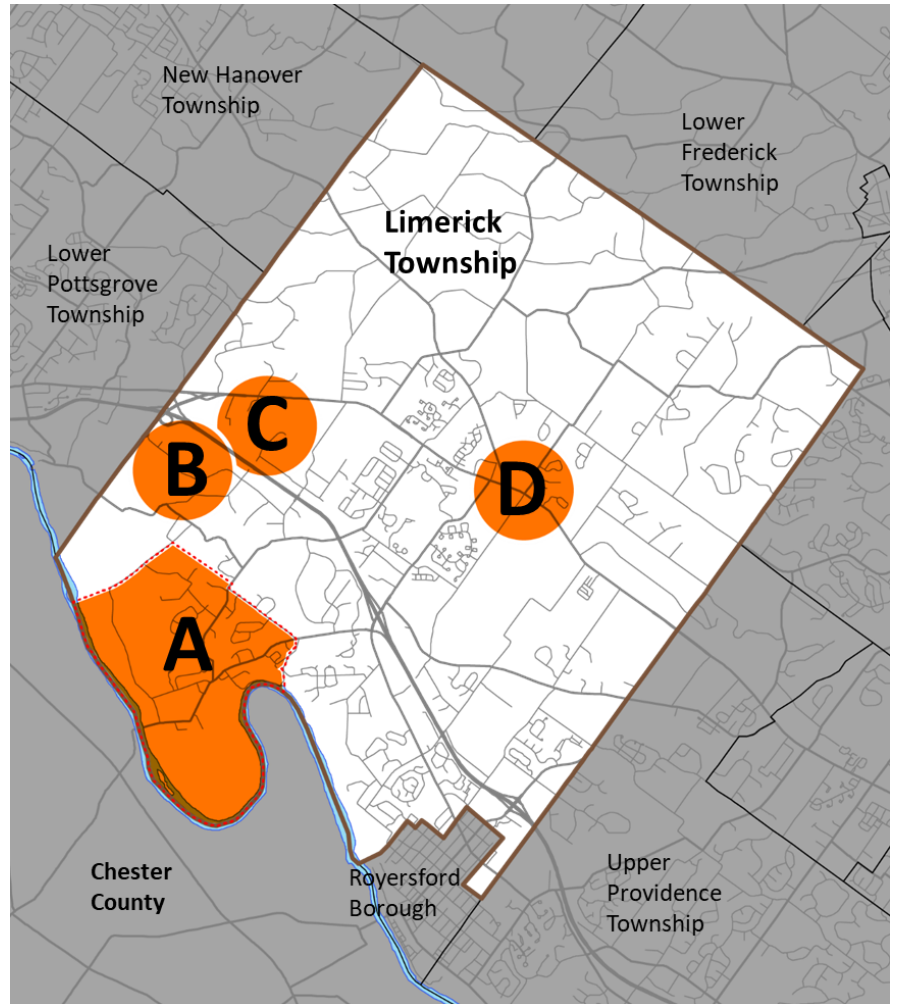




# 1. INTRODUCTION



Linfield Village was one of four growth areas identified in the 2009 Limerick Township Comprehensive Plan. The plan recommended that a master plan be created for Linfield Village.



## Need for the Master Plan

Linfield Village is located on the Schuylkill River at the southern tip of Limerick Township and was identified in the 2009 Limerick Township Comprehensive Plan as one of four growth areas. As one of two historic villages in the Township, the Comprehensive Plan also suggests that sustainable development, including infill, should promote and enhance the village's identity and sense of place, protect, and enhance its' historic character, enhance preservation and use of nearby open spaces, enhance the historic streetscape and human scale development, and promote the adaptive reuse of old industrial sites and existing architecture. Linfield Village contains 18 of the Township's 55 historic resources as documented in the 1985 Montgomery County Historic Site Survey.



# HISTORIC AERIALS

## 1937

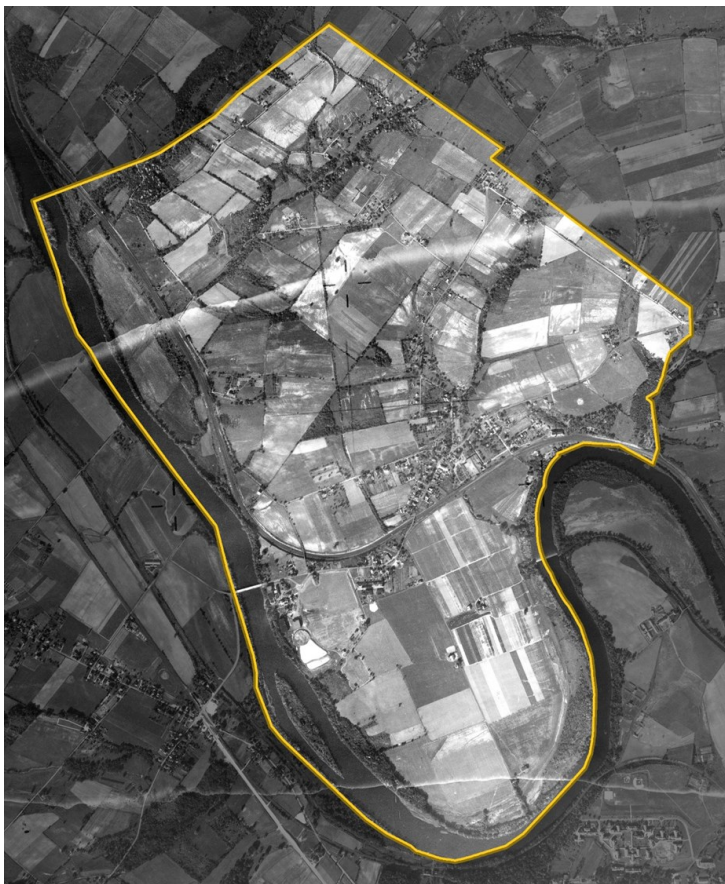
- Farmland
- Orchards
- Defined Village Center

Linfield lies across the Schuylkill River from the Parkers Ford National Historic District. Parker Ford is the site of a September 1777 crossing by George Washington and the continental army.



## 1942

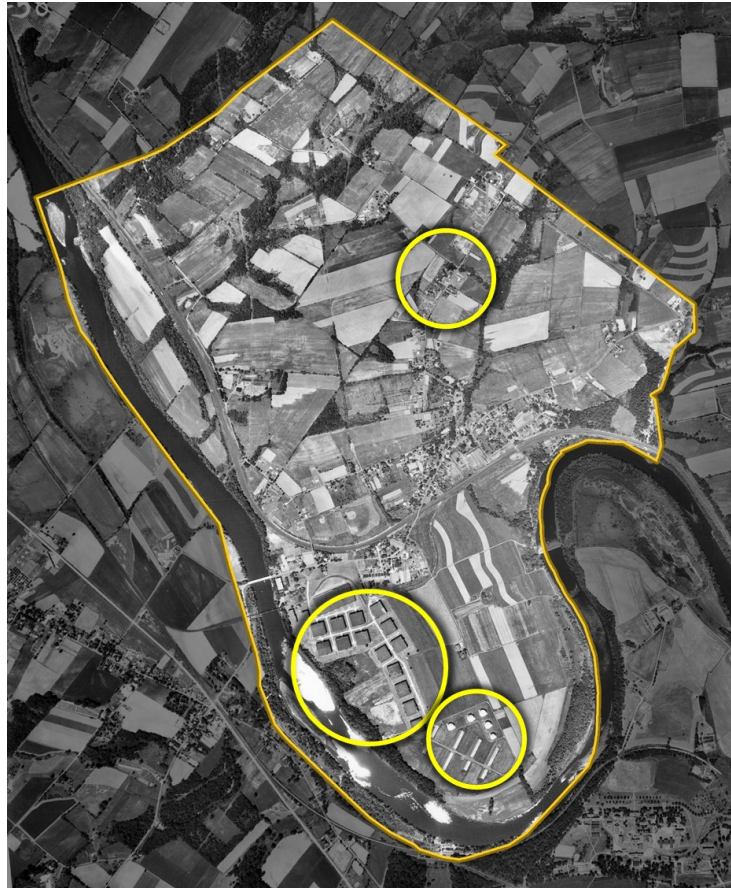
- Farmland
- Orchards
- Defined Village Center





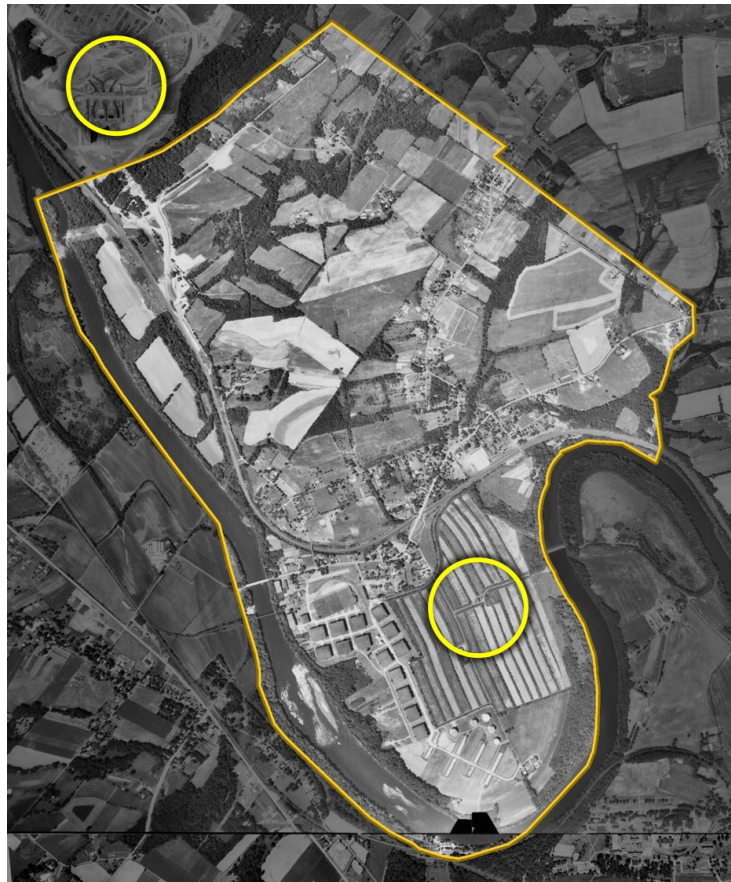
# 1958

- Publicker Waterhouse &
- Facilities Constructed
- Residential Growth along Limerick Center Road

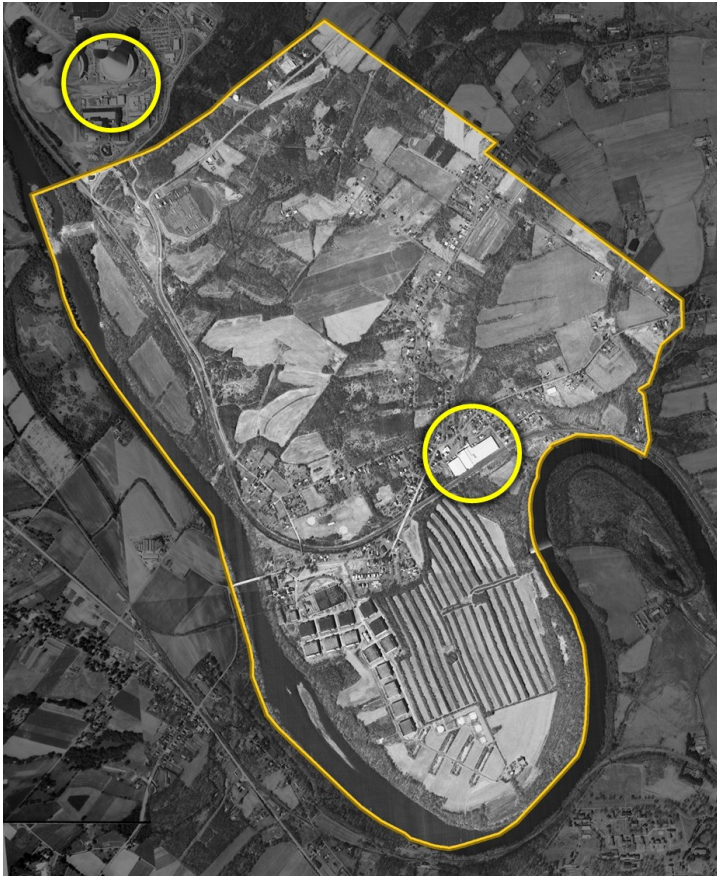


# 1971

- Limerick Generating Station under construction
- Hedgerows formed in State Game Lands

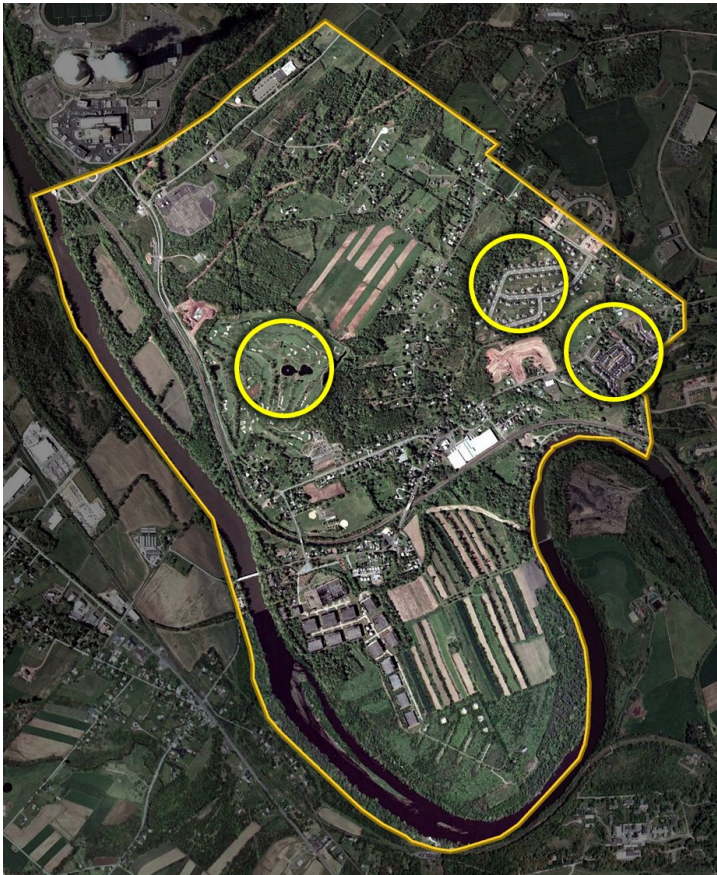






# 1985

- Limerick Generating Station
- Bengal Paper Industrial Facility



# 2002

- Golf Course constructed
- Residential Subdivisions:  
Linfield Farms  
Linfield Knoll



# 2010

- Residential Subdivisions:  
Villas at Linfield  
Summerdale Estates



# 2019

Lots of changes in the last  
20 years

Few changes in the last  
20 years



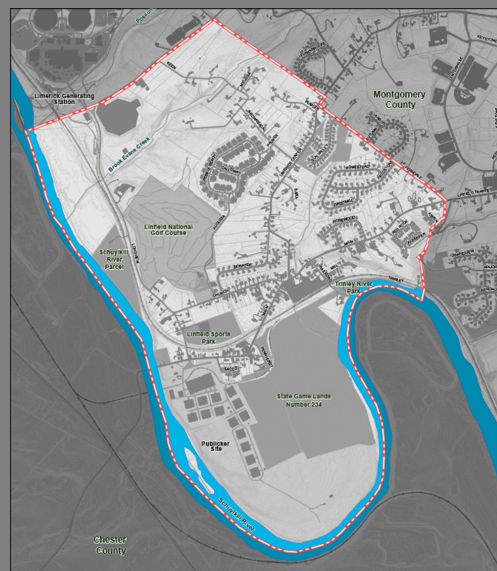


## Linfield Village Project Area



While it is located only 2.5 miles from the Sanatoga Interchange of Rt. 422, the character and ambience of the village seems a million miles away from the suburban Township. Linfield Village is connected to Chester County and East Coventry Township via the Main Street / Linfield Road Bridge which was constructed in 1914. The bridge carries motorists and cyclists to the main branch of the Schuylkill River Trail. The Bridge was recently renovated by PennDOT. Linfield also contains the 150- acre State Game Lands #234 and the adjacent 100-acre Publicker Site, a former whiskey distillery that has been vacant for decades. Zoning Heavy Industrial, Publicker contains 15 huge buildings with massive walls (designed to withstand in internal whiskey explosion).

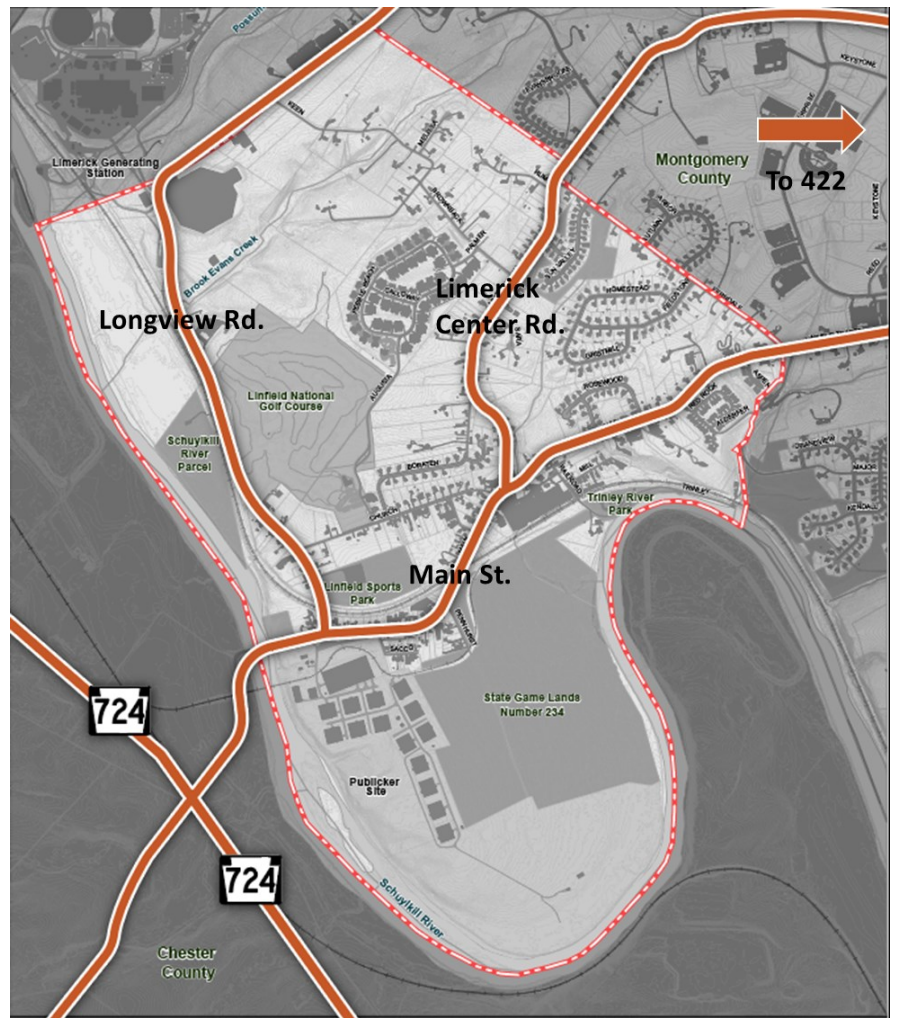
The 2013 Limerick Township Greenway and Trails Master Plan (subsequently adopted as a part of the Township's Official Map) identifies 4 major trails through Linfield plus a connection to the regional Schuylkill River Trail via the Main Street Bridge.



Schuylkill River



# Transportation Major Roadways



The master plan process was initiated in late 2019. Due to the Covid-19 Pandemic it was paused for several months, and the project duration has been extended from the originally planned 8 months to approximately 32 months. This extended project duration has given the consultant team, township staff, project committee and public participants an extended period to consider existing conditions and master plan recommendation options.

**Project Area.** The project area map illustrates the project area for the Linfield Village Master Plan. The master plan study limits are: Northwest limit – Brook Evans Creek; Northeast limit – Ferndale Road; East limit – Trinley Mill Road; Southern limit – Schuylkill River.



100 year FEMA Flood Zone



**Master Plan Goals** - The goals for the master plan include:

**Support Local Planning that will lead to Redevelopment:** This is the key goal of the master plan. It is what the master plan is all about.

**Improve Quality of Life to Attract Residents and Businesses:** Quality of life improvements are critical for current residents and businesses and as a catalyst in attracting new investment and stakeholders.

**Enhance Transportation Infrastructure:** The current roadway system does not support anything beyond limited infill development in the Village. Any substantial redevelopment of the Publicker site needs substantial improvements to existing roadways.

**Enhance other infrastructure:** There are issues with water, sewer, electric, cable and other services in Linfield. The master plan should offer direction as to solutions for these utilities.

**Reduce Congestion by Promoting Alternate Modes & mixed use:** Trails can help mitigate some traffic congestion. Mixed uses may also shorten trips from residential to commercial / service destinations in the village.

**Recommend viable, sustainable redevelopment / development concepts** for Linfield Village that support the goals of the Township Comprehensive Plan.

### **Master Plan Scope of Work**

**Existing Conditions:** The master plan will assess the land use, zoning, infrastructure, green infrastructure, and other relevant existing condition in the project area.

**Market Study / Market Gap Analysis.** This work included:

**Socio-Economic Trend Analysis** – Demographic trend for both the primary and secondary market areas of Limerick Township.

**Industry Trends Analysis** – An examination of the current labor market and industry trends within the Philadelphia Market Service Area. The industry trends analysis also included the following metrics:





- Top six industry sectors by employment (absolute and percentage) (2018)
- Year-over-year employment change for largest six sectors (2013-2018)
- Top six sectors by average number of new jobs created, (2013 – 2018)
- Top six sectors by average annual earnings for stable jobs (2013 – 2018)

Real Estate Market Trend Analysis - understanding of local supply, demand, occupancy, and pricing factors for a broad range of land uses within the primary market area, inclusive of retail/entertainment, residential (“missing middle” housing (town houses, duplexes, fourplexes and bungalows), condos and flats, and senior housing (independent and assisted living), office and light industrial. Using a variety of primary and secondary resources, the consultant examined competitive supply within the primary market area (existing and proposed) for each of the desired land-uses and identify prospective opportunities and challenges for each of these land-uses within the Linfield Village study area.

Real Estate Supply-Demand Analysis - Quantitative and qualitative analyses of the supply/demand, identifying prospective areas of unmet demand for residential, retail/entertainment, office and light industrial product within the primary market area which could, potentially, be accommodated within Limerick Township, generally, and one or more development sites within Linfield Village, in particular. Unmet land-use demand estimates will be as residential units and commercial square footage prospectively captured over a five-year period

### Possible Land Use Changes and Possible Zoning Changes

Based on the results of the market study and market gap analysis, Simone Collins examined the uses that the market analysis determines are potentially viable for the village and for the Publicker site. Given the large costs for existing building demolition at Publicker, redevelopment demands a large project that will create the returns necessary to support these costs. Added to site demolition costs, roadway improvement costs (“on” and off-site) will add to the need for significant development at Publicker.

SC explored alternative zoning concepts for the entire village that can add flexibility to what can be developed. Since the master plan cannot predict what will ultimately be developed,



the zoning changes must include flexibility to react to market conditions as they evolve in both the near and not-so-near future.

### **State Game Lands.**

Options for the 150-acre State Game Lands as another form of open space were explored. If the State Game Lands are proposed to be transferred to another location, the Game Commission must be provided with an “in-kind” replacement property. Our understanding is that the Township wishes to maintain this property as some type of open space should the Game Lands transfer occur.

### **Utilities**

SC documented know existing utility services and deficiencies for same.

### **Roadway Improvements and Traffic Planning**

Known traffic and roadway capacity concerns – from past traffic planning, the Comprehensive Plan and from other sources were documented. (At some later date – or as needed, the Township may request that Limerick Township Traffic Engineer - Traffic Planning and Design (TPD) provide additional or more detailed data in this area).

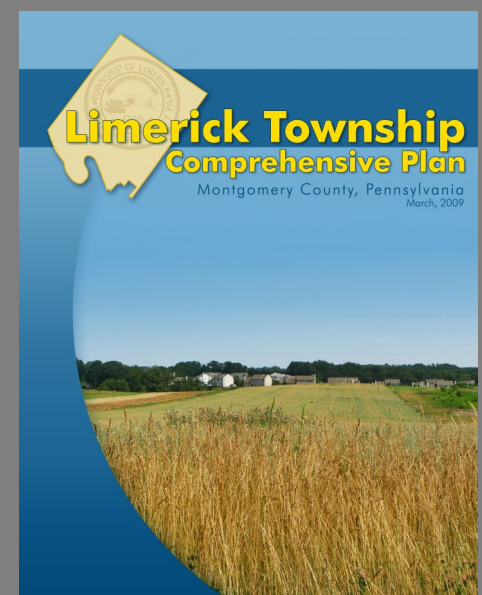
### **Public Participation**

Four (4) public meeting and four (4) Master Plan Study Committee meetings were an integral part of the Linfield Master Plan process. Due to the Covid-19 project “pause” and the extended project duration, there were eight (8) committee meetings.

### **Relevant Planning Documents**

#### **Limerick Township Comprehensive Plan, 2009**

The Pennsylvania Municipalities Code (MPC) recommends that all Commonwealth municipalities update their Comprehensive Plan every ten years. The plan was completed to assist the Township in planning for future sustainable growth while maintaining the economic vitality, preserving, and enhancing natural and historic resources, and enhancing residents’ quality of life. In the 2009 Comprehensive Plan, Linfield Village was identified





as one of four growth areas in the Township, and it was recommended in 2009 that a master plan be developed for Linfield Village.

### **Greenways & Trails Master Plan, Limerick Township, 2013**

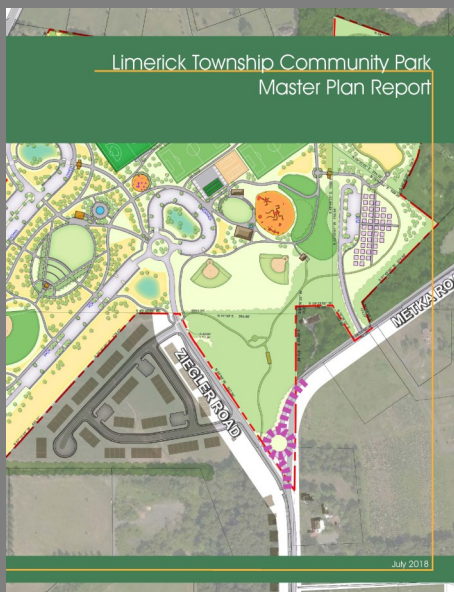
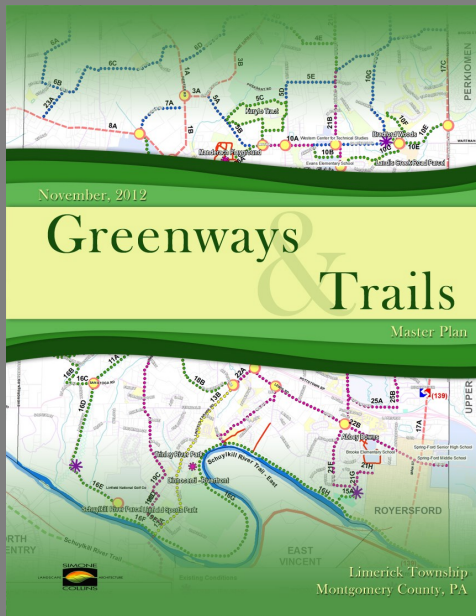
This master plan provides a blueprint for alternative transportation options for both commuting and recreation within Limerick Township. The plan provides recommendations for a comprehensive network of trails and bicycle routes that connect major destinations within the Township and to points beyond. Since the plan's completion, this proposed network of trails has been adopted and added to the Limerick's Official Map. Many trails have also been built and more are in active planning and construction by the Township. The Greenways and Trails Plan recommends non-motorized connections between existing and proposed parks and open spaces. This plan recommended a trail along the water's edge of the Linfield Peninsula that will connect to points downriver and north into the Township, sidewalks through the historic village and north into residential areas, a village trailhead, and trail connections to the Schuylkill River Trail in Chester County.

### **Limerick Township Community Park Master Plan, 2018**

This plan reimagined the facilities in the Township's flagship Park. With the addition of significant new acreage to the park, the Township was able to plan for several new active recreational facilities in the park. Since the completion of the master plan, Limerick Township has obtained several grants for phase 1 improvements to the park and construction documents are nearing completion. It is anticipated that construction will commence in late 2022 and a new multi-purpose sports field will be completed in 2023. This may have impact on sports field availability in the township in relation to the future disposition of the Limerick Sports Park located in Linfield Village.

### **Limerick Township Open Space Plan Update, 2022**

This plan identified potential opportunities for Limerick Township to preserve open space in the Township. The entire township was examined for parcels that might best lend themselves to preservation based on the combination of natural resources, agricultur-





al potential and cultural resources that were present. A total of 34 parcels were identified that merit consideration for preservation by the Township over the next decade or more. It is understood that not all parcels will or should be acquired. Many possible parcels were identified due to the dynamic nature and high costs of open space preservation. Eight (8) parcels in Linfield Village were identified for consideration for preservation of open space. These include:

- Lands at the southern limits of the Publicker Site
- Lands adjacent to the current Trinley Park
- Lands fronting on Main Street and adjacent to and east of the Locktenders House
- Lands along Brooke Evans Creek

### **Previous Linfield Planning Efforts**

In 2014, the Township conducted 2 preliminary “visioning” meetings with residents and business owners. The first meeting was held on May 1, 2014, with the Township Linfield Master Plan Committee along with approximately 20 members of the Linfield Volunteer Fire Company. The second meeting was held on May 14<sup>th</sup> 2014 and over 100 members of the public attended. The overwhelming sentiment from both meetings was that a Master Plan for Linfield Village was needed. The community was enthusiastic about the Township moving forward with the plan and was anxious to see it finished so that implementation might begin. This planning process was paused by the Township due to other priorities. This current plan has re-initiated that 2014 planning process. Meeting notes from these 2014 meetings are contained in the appendix of this report.





## 2. PUBLIC PARTICIPATION

As mentioned earlier a master plan process was begun in 2014 and was paused later that year. Meeting minutes from the public meetings are contained in the appendix of this reports.

### Public Opinion Survey

A public opinion survey was a part of the public input process. The consultant team developed a series of questions about the future of Linfield Village to understand the community's priorities for the village. The opinion survey was available from February, 2020 until November 17, 2021, a total elapsed time of approximately 22 months.

The survey received approximately 845 responses. The complete survey results are contained in this master plan report.

A sampling of some of the survey results includes the following.

**35%** of respondents live in Linfield Village (39% live elsewhere in Limerick Township)

**47%** are between the ages of 45-64; 34% are between 25-44

**32%** have lived at their current address for 21 or more years

**32%** have lived at their current address for 11-20 years

**34%** live in 2 person households; 24% live in 4 person households

**43%** drive through Linfield Village daily; 33% drive through the Village weekly

**97%** walk to work/school, to run errands or for recreation daily

**41%** view the potential for new development/redevelopment at the Publicker site *very favorably*

**67%** think that green spaces/recreational opportunities are *very important* issues facing Linfield Village today.

**50%** think the clean-up and redevelopment of the Publicker site is very important

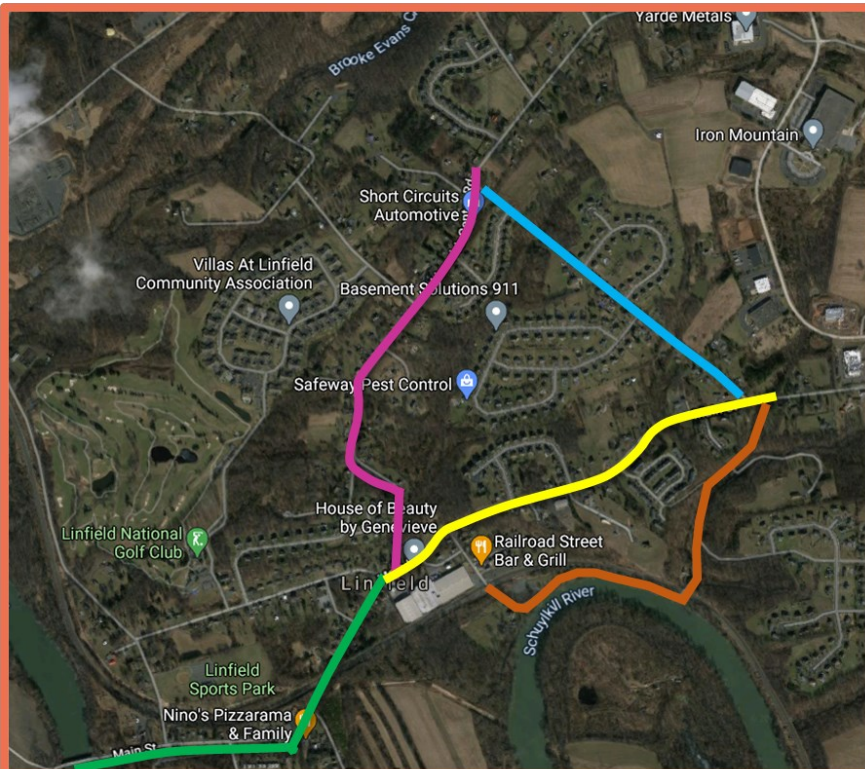
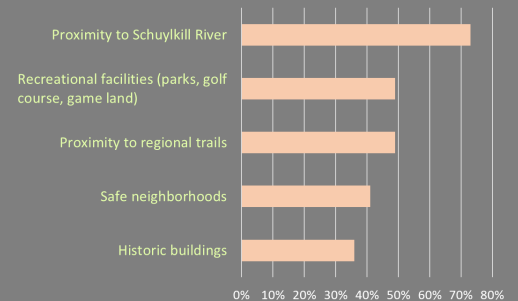
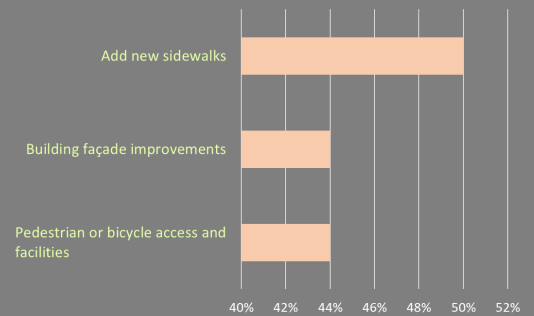


Q11: What are the three (3) most important elements to make Linfield Village more inviting?

- Add new sidewalks 50%
- Building Façade Improvements: 44%
- Ped / bike access facilities: 44%

Q13: What are the most prominent features or characteristics of Linfield Village that make it different and / or more attractive from the rest of the surrounding area?

- Proximity to the Schuylkill River 72%
- Recreational Facilities 49%
- Proximity to regional trails 49%
- Safe neighborhoods 35%



Q22: New development/ redevelopment in Linfield Village will create the need for improvements to local roads. Which local roads are most in need of improvements?

1. Main St. between Linfield Bridge and Church Rd.
2. Limerick Center Rd.
3. Main St. between Church Rd. and Trinley Mill Rd.
4. Trinley Mill Rd.
5. Ferndale Ln.



Q23: Which of the following commercial enterprises would you like to see more of in Linfield Village?

- Restaurants 82%
- Retail businesses 60%
- Personal service shops 53%
- Professional Offices 34%
- Hotel, B & Bs 34%

Q24: Which of the following types of housing would you like to see in Linfield Village?

- Single family on large lots 50%
- Mixed : retail & residential 45%
- Single family small lots 44%
- 55+ housing 44%
- Condominiums 23%

Q25: What do you think are the major benefits to new development/redevelopment in Linfield Village?

- Improve Village aesthetics 62%
- Increase Property Values 56%
- Econ. activity / business support 52%
- Attract new businesses 41%
- New residents and vitality 33%

Q29: The Main Street Corridor in Linfield Village should be planned in a manner that will:

- Meet pedestrian needs 71%
- Meet vehicular needs 70%
- Attract business/comm. Growth 40%
- Attract new residents 30%
- Should not be planned 9%



## Master Plan Public Meetings and Study Committee Meetings

Four (4) Public Meetings were held over the duration of the project. Seven (7) Master Plan Study Committee Meetings were held over the duration of the project. Due to the Covid-19 Pandemic, some of the meetings were in person, some were held virtually, and some were in person with simultaneous web broadcast.

These meetings were held on the following dates:

- Committee Meeting 1 – Feb 12, 2020
- Public Meeting 1 - Feb 12, 2020,
- Committee Meeting 2 – May 20, 2021
- Committee Meeting 3 – May 20, 2021
- Public Meeting 2 - March 3, 2021,
- Committee Meeting 4 – May 20, 2021
- Committee Meeting 5 – June 16, 2021
- Committee Meeting 6 – Sept 8, 2021
- Public Meeting # 3 – November 17, 2021,
- Committee Meeting 7 – Jan 19, 2022
- Public Meeting 4 - March 15, 2022 (future)

A summary of each meeting is contained in the appendix of this report

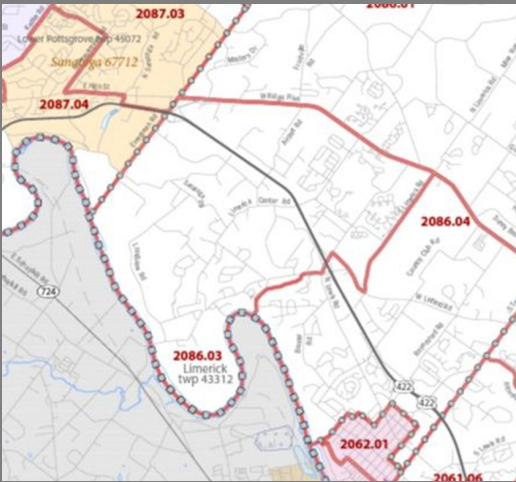


### 3. EXISTING CONDITIONS

The township's 2020 census showed a population of 20,458. Census tract # 2086.3 which includes the Linfield Village project area but is roughly three as large, show a 6,555 population. Show census map. map from CM7. An unscientific estimate of the population of the project area is approximately 2000 residents or about 750 households.

#### Planning Areas

The Linfield Village Master Plan project area was divided into ten (10) planning areas. Most of the project work was focused on five of these areas. Brief descriptions of each area are as follows:



The Linfield Village project area is contained within census trace # 20863.



The Linfield Village project area was divided into ten planning areas.



**Publicker Site.** Former location of a whisky distillery, 15 massive buildings remain. The size and construction of these buildings do not lend themselves well to adaptive reuse and their vacancy over the last 20 years has contributed to their serious deterioration. This is a blighted site that is a detriment to the village and township.







**State Game Lands # 234.** This 150-acre site is known for its game bird habitat. Directly east of and adjacent to Publicker. No changes are currently contemplated for these lands.



**Main Street Corridor.** This is the “heart” of the historic village. Bordering the north end of the Publicker site. Much potential adaptive reuse potential. Zoning changes are needed to be a catalyst for redevelopment.



**Linfield Sports Park and Toll House.** The 16-acre park was acquired by the Township has a possible train station location for

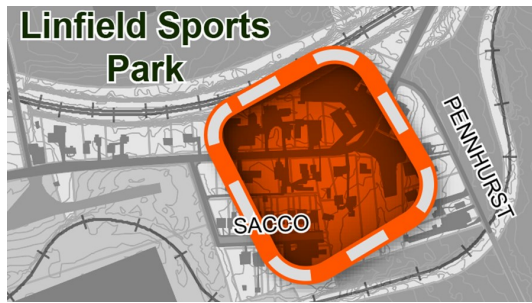
an ill-fated passenger rail project. The Toll House is township owned, fronts on Main Street and is also the gateway to Schuylkill River Park Parcel, a 22.5-acre park site. Linfield Sports Park has great potential to be redeveloped as a “new” section of Linfield Village.





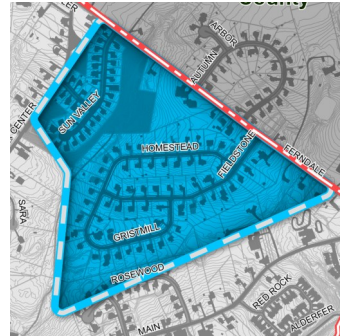


### Linfield Sports Park



Main Street and Sacco Road. The Sacco Road residences are a semi-intact early 20<sup>th</sup> century industrial working housing area. Distinct and charming character. The Sacco Road

area has potential for a quaint shopping / restaurant area in the future. No changes are recommended presently.



**Linfield Farms.** Located at the north-eastern section of the project area from Ferndale Road, this is a suburban style residential area. No changes contemplated here.



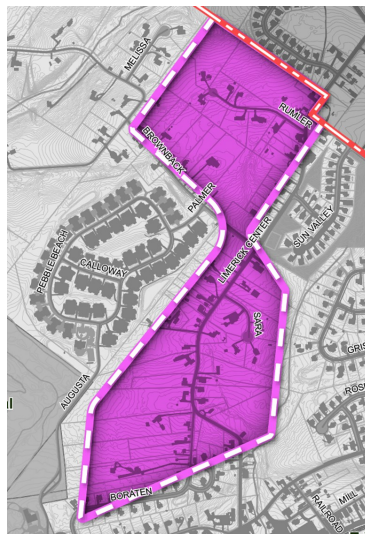
**Villas at Linfield.** Located from Augusta Road, this is attached-singles golf course community that is part of the Linfield National Golf Course. No changes contemplated. However, if Augusta Road every became public, it would facilitate infill residential development to the east of the road.



**Linfield Golf Course & the Schuylkill River Park.** Both parcels (one private, one public) are permanently preserved open space. No changes were contemplated for these parcels.



**Limerick Center Road Residences.** North of Boraten Road, this area has potential for further subdivision and suburban style residential development.



**Lands associated with the Limerick Generating Station.** Accessed from Longview Road, this area is zoned Heavy Industrial – Energy and was not considered for any changes by the Linfield Master Plan.



## Existing Utility Infrastructure

Public Water Services exists north of the train tracks. PA American Water has not been able to extend public water service south of the RR tracks since it has not been financially feasible to do so. This will likely be feasible only if the Publicker site is redeveloped.

Electric Service to the southern parts of the project area along Limerick Center Road and Main Street experiences occasional power outages. Aging PECO infrastructure is the likely cause of the problem. Electric service in this section of the village comes from a transformer in Parkersford (Chester County). The Township has been attempting to get service upgraded.

### **Existing Open Space & Trails**

**State Game Lands #234 – 150 Acres:** Local hunting grounds known for game birds.

**Linfield Sports Park – 16 Acres:** Sports fields and ancillary amenities.

**Schuylkill River Parcel – 22.5 Acres:** A master plan was completed in 2016. The adjacent lock tenders house on Main Street is also owned by the Township and adaptive reuse options are being considered.

**Trinley Park – 7.5 Acres:** Very small riverfront park, limited parking, and non-motorized boat launch.

**Linfield National Golf Course – 99 Acres:** This open space enjoys a protective open space covenant.

The Limerick Township Greenway and Trails Master Plan recommends 4 trails in Linfield. On-road trails are recommended on Main Street / Linfield Trappe Road; along Church Road and Limerick Center Road; and on the southern portion of Longview Road connecting to the 4<sup>th</sup> trail, a walking / hiking-only trail along the Schuylkill eventually connecting to Royersford. The trail across the river via the bridge to the main spine of the Schuylkill River Trail should also be developed. These trails are critical to connecting the green infrastructure that exists in Linfield. New landings for the Schuylkill River Water Trail will be considered in Linfield.





## Linfield Village Master Plan MARKET STUDY

Limerick Township, PA

December 10, 2020



ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

### **Market Study**

A Market Study and market gap analysis was performed by the consultant team in 2020. The Primary Market Area (PMA) was centered on Linfield Village and extended out from there to a 20-minute drive time. This extended the PMA well beyond the limits of Limerick Township into Chester County, into several municipalities around Limerick and into the southern portion of Berks County.

The full results of the Market Study are contained in the appendix of this report. Key findings included:

#### **Multi-Family Residential**

PMA could support approx. 2,450 DUs by 2024. Linfield Village might capture between 240 and 490 of these units

#### **Senior Housing Demand**

21% of DUs built in County over last 20 years

Currently, may be an oversupply of Senior Housing

#### **Office Demand**

Current demand in PMA can be met by existing inventory of office space. COVID Pandemic has reduced this demand

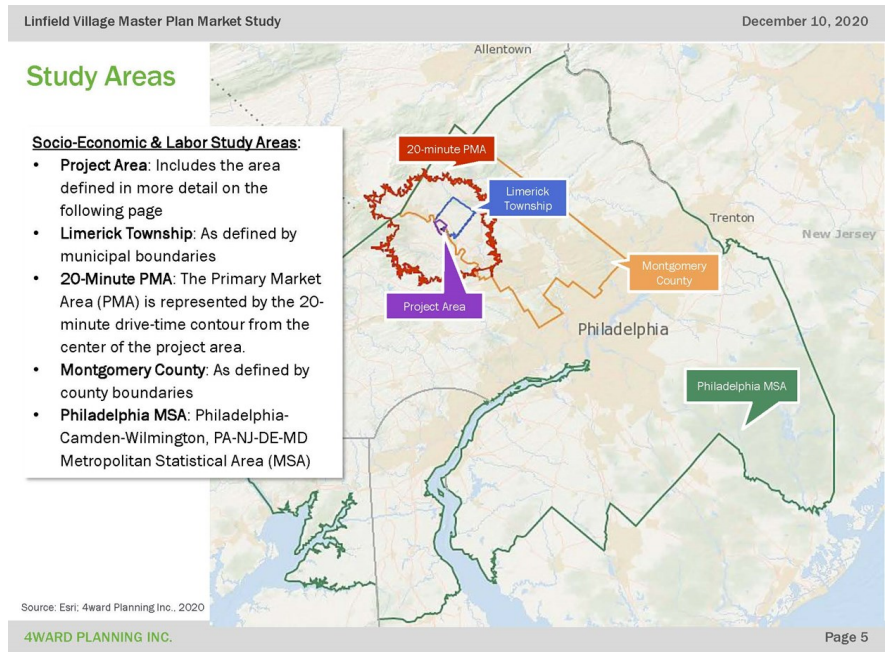
#### **Major Retail**

646,000 SF available in PMA for lease (Feb 2020). COVID Pandemic has further reduced this demand. Linfield not well located for

The Market Study for Linfield village examined the 20 minute Primary Market Area (PMA) as well as the larger region.

### Market Study - Overall Conclusions

- Residential Development most feasible redevelopment use along with limited service / eatery / commercial / artisan space.
- Low to medium residential infill development will continue in Village
- Paper Mill likely to remain until nearby development (Publicker) becomes catalyst for increased value for other (residential / village commercial) uses.
- Publicker redevelopment “penalty” costs demand significant scale of redevelopment with accompanying traffic impacts
- Residential DU absorption rate likely to take a decade or more for full build-out



major retail.

### Entertainment

Village and Publicker has unique character for one-of-a kind businesses. Possible popular setting for pop-up events and festivals.

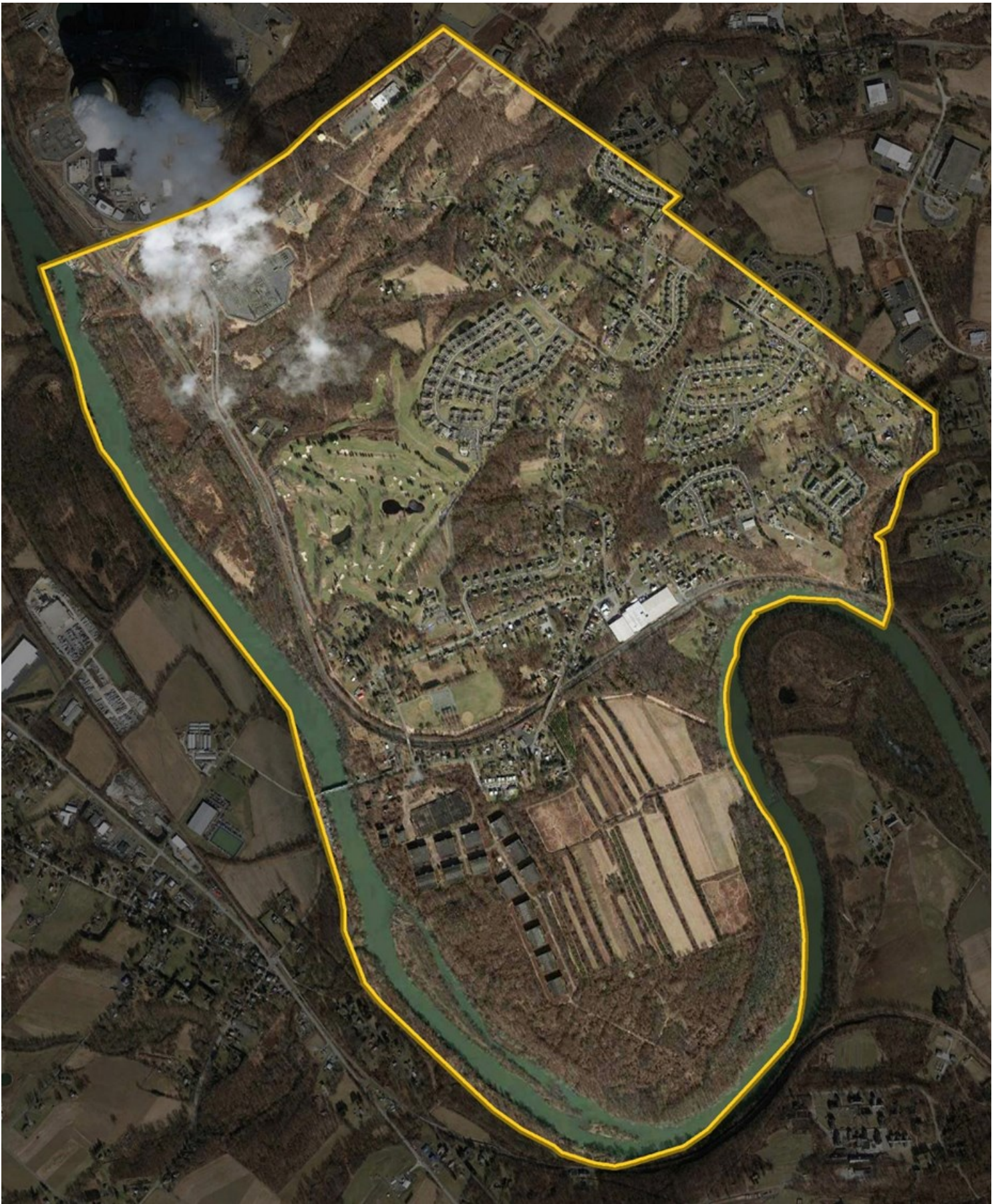
### Light Industrial

810,000 SF available (Feb 2020) in PMA. Constrained Arterial Road Access in Linfield not conducive to LI

### Potential “Maker Space”

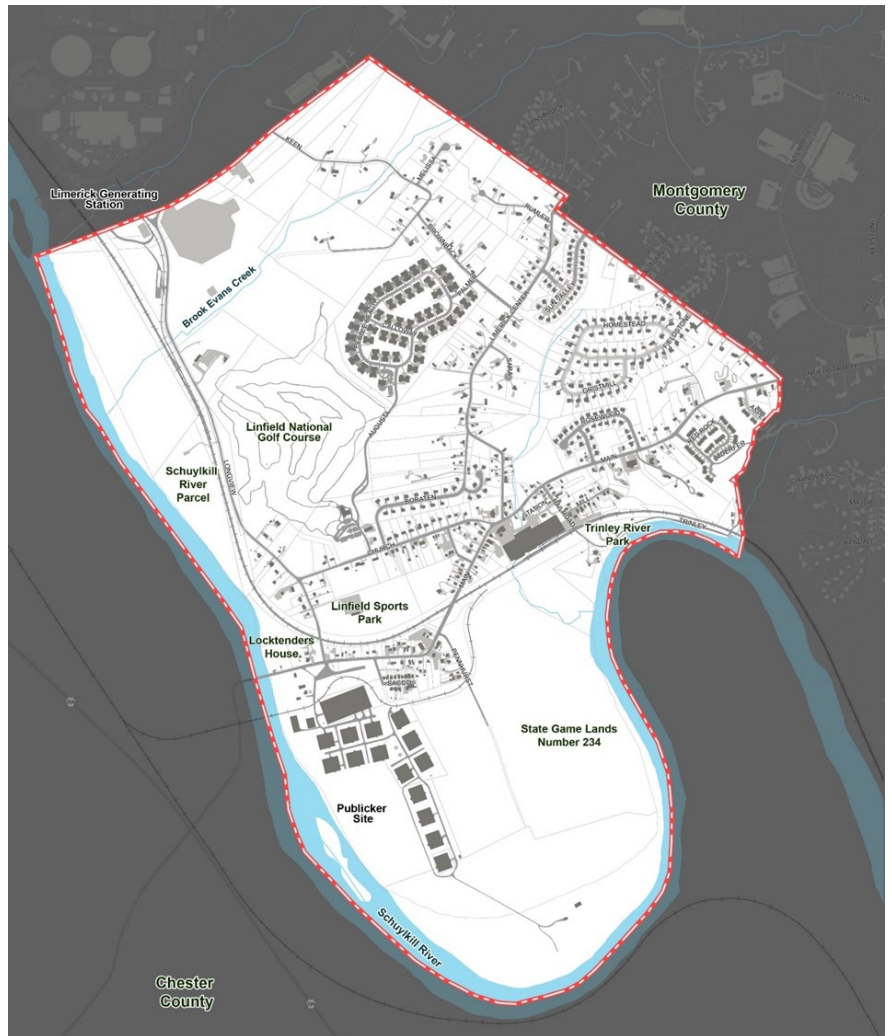
Small scale – artisanal manufacturing could work very well in existing structures Linfield and in the smaller structures on the Publicker site.







## 4. RECOMMENDATIONS & IMPLEMENTATION



### Planning Context

Maintaining the Status Quo. One option for Linfield Village is no action, either in whole or in part, to current zoning, land use, the roadway network or existing and potential future parks, open space, and trails.

Since the 2009 Township Comprehensive Plan, the Township has not been able to move forward with any recommended initiatives from the Comprehensive Plan for Linfield Village. Since 2009, there have been no significant changes in Linfield that have positively affected any large areas of the study area, perhaps except for improvement to Linfield Sports Park. Based on

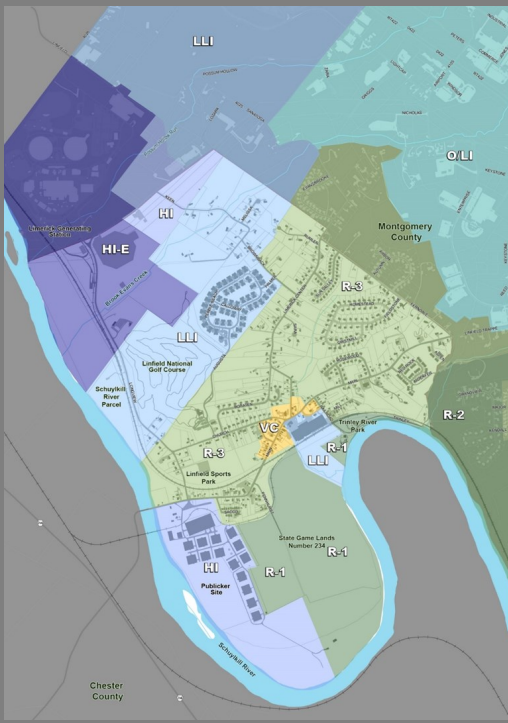


this evidence, the project consultants do not anticipate significant positive changes in Linfield by maintaining the status quo.

### **Transportation Improvements**

Roadway traffic including safety concerns has been a major topic of conversation throughout the master plan process. Many area residents noted both traffic congestion on the primary roads and a perceived lack of safety due to speeding. Opinion survey comments included resident recommendations of which Village roadways need to be improved. There are no sidewalks in the village and thus no separation between motor vehicles and pedestrians. There are relatively frequent traffic snarls due to truck traffic to Bengal Paper Company located in the center of the village on Main Street. The old street layouts have tight turning radii and trucks often have difficulties making some turns. There are also often several trucks at the facility at the same time adding to the congestion.

The township Traffic Engineer – Traffic Planning and Design – has noted that there is not a roadway capacity problem in Linfield Village, as the Average Daily Traffic Counts do not exceed roadway capacity. However, the circuitous road network, narrow streets, lack of on-street parking and no sidewalks do make traveling through Linfield less than ideal. Any substantial new development in Linfield Village demands improvements to the roadway network to make it more accommodating to motor vehicles, pedestrians, and cyclists. Improved roadways will also support infill and new development in the Village. The 2009 Township Comprehensive Plan also recommends major roadways improvements from Linfield Village to the rest of the Township.



### Existing Zoning

R-1	Residential / Agricultural
R-2	Low Density Residential
R-3	Medium Density Residential
VC	Village Commercial
O/LI	Office / Limited Industrial
HI	Heavy Industrial
HI-E	Heavy Industrial & Energy

### Zoning / Land Use Changes

Over the last decade or more, there has been limited development or redevelopment interest in Linfield. What development has occurred has been mostly new residential infill above Main Street. These new residential units have generally conformed to existing zoning which is R-3.

The few times that there has been serious interest in the redevelopment of the Publicker site, interested parties have generally coupled that interest with a discussion about revising the zoning for the site. Certainly, there may be light industrial or even heavy industrial uses that could be located at Publicker. Are these types of uses what the community wants or are the financial rewards from this type of use sufficient to support the large redevelopment costs of demolishing the whiskey refinery structures, new utilities, etc.?

The Linfield Master Plan market study points to new residential uses along with some limited commercial uses, such as one-of-a-kind shops and restaurants, artisanal “maker” businesses, and limited convenience commercial as the likely uses can be financially viable. These commercial uses were generally liked by survey respondents. Certainly, there were concerns expressed by everyone about the amount of new traffic that could be generated, especially by large numbers of residential units. Industrial uses will also generate new truck traffic. Traffic may be the most important spin off effect of new development in the Village.

Any zoning changes can be approached in at least two ways:

1. A change to the zoning, or
2. Existing zoning remains in place with an “overlay” zone over it, that would provide more options to a landowner or developer.

Each option, or a combination of these approaches, can work in Linfield.



## **Green Infrastructure**

As previously mentioned, for having a long riverfront, Limerick Township residents have very few opportunities to enjoy and interact with the Schuylkill River. The project study area has large areas of land that are within the 100-year floodplain that cannot be developed with buildings and present an excellent opportunity for new park and open spaces land. While the state games lands existing on the eastern side of the village peninsula, the game lands serve a select and limited user group. While it is likely that game lands will continue to exist here for many years, the lower peninsula may be the Township's best and perhaps only opportunity to help create a large riverfront park facility. There is also a great opportunity to enhance the connectivity in and through Linfield Village in the form of trails and sidewalks. Trails are obvious improvements on the peninsula, tied to the whatever happens on the Publicker site. New sidewalks to make what was a walkable village amenable to pedestrians again will be largely dependent on how village roads are re-imagined and improved.

## **Master Plan Recommendations**

As one of four growth areas of the Township as recommended by the 2009 Comprehensive Plan, changes and growth in the Village are implied by that plan. If Linfield Village is to remain a vital, vibrant part of the Township, there are questions to be addressed.

***These include:***

- ***Should zoning and land use be left as it is in the Village and then wait for some unknown results?***
- ***Or should zoning and land use be modified to be a catalyst toward a new vision for the Village?***
- ***Should roads be left in their current configuration and traffic conditions can take their own course?***
- ***Or should a plan be created for enhanced roadway connectivity along with a strategy for how to fund these improvements?***

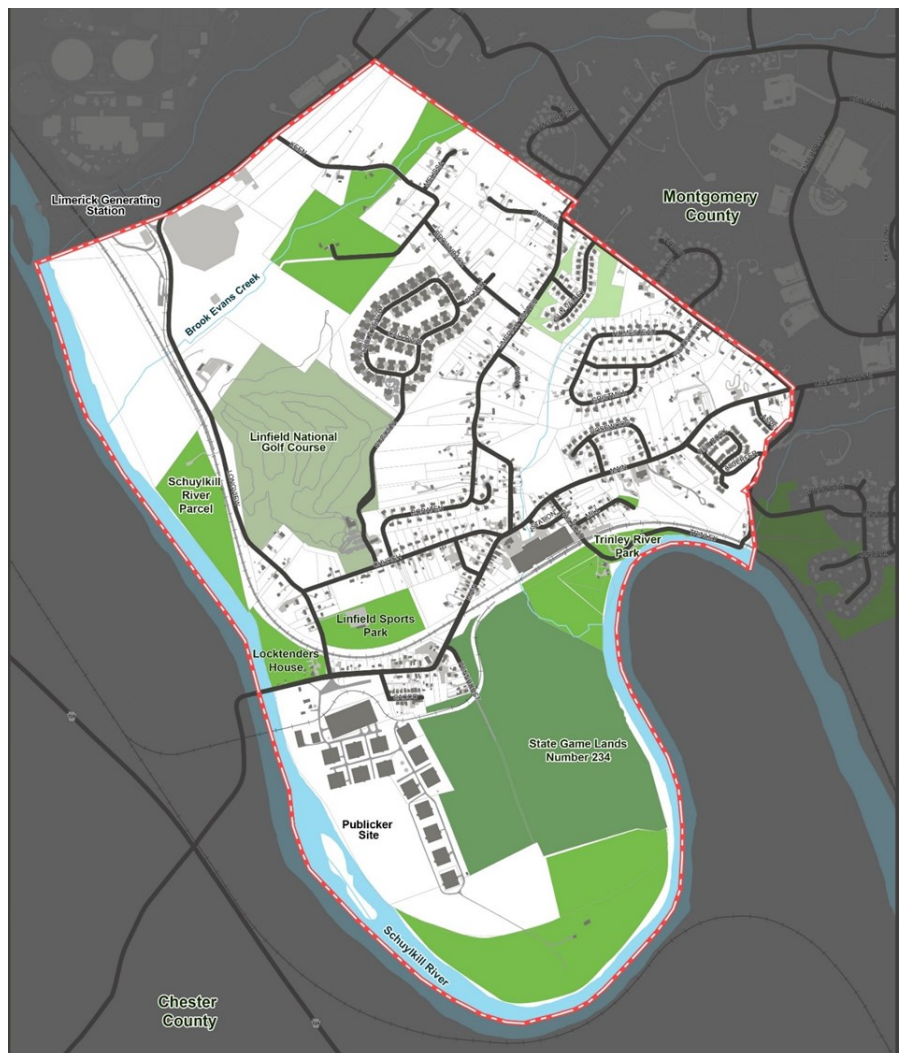


## Existing Roadway network in Linfield Village

- *Shall we hope for more and better open space and parks in Linfield, including a waterfront park?*
- *Or should the township set the agenda of how to create a major public riverfront park?*
- *Should landowners and developers follow a “one size fits all” prescriptive plan?*
- *Or should there be flexibility in the Township vision and zoning ordinances that allows landowners react to an ever-changing economy?*

The recommendations in this plan include:

- Modifications to land use and zoning which are intended to be a catalyst for a new vision for Linfield.
- A framework for enhanced roadway connectivity.





- A vision for how to create a new riverfront public park.
- A plan that incorporates flexibility to react to changing economic and market conditions.

### **Roadways and Connectivity Improvements**

Improvements to the existing roadway network in Linfield Village are the single most important improvements that will add to the long-term vitality of the Village. Better access in and out of Linfield will facilitate all future development and redevelopment, regardless of the type of that new growth.

New and improved access to the Publicker site is of course important and is relatively easy to achieve. A new roadway into Publicker located across from Longview Road is an obvious access point. A traffic circle at this intersection will likely enhance vehicles flows here and is discussed later.

From the east, utilization of a former railroad siding from Railroad Street / Trinley Mill Road appears to be another good access point into the site.



Left: overall proposed new roads in Linfield.  
Right: New Roadways proposed in the core of Linfield Village

While there has been informal discussion about the possibility (and legality) of re-opening Pennhurst Road through the Game Lands, this is not important to Publicler’s adaptive reuse. Additionally, the Game Commission has informally opined against reopening this road for public use. Accordingly, reopening this road is not



recommended by this plan at this time.

In the old village area, a new local road is proposed along the northern boundary of Linfield Sports Park, connecting Longview Road with the “knuckle” of Reformed Road. Another road perpendicular and heading north is recommended to connect to the intersection of Boraten Road and Church Road.

In front of the current Bengal Paper Plant, extending Railroad Street to the west to the intersection of Limerick Center Road and Main Street is also recommended and will help to ease truck circulation to this business.

Farther north, a new road is recommended from the 90 degree turn of Boraten Road – going north (roughly parallel to Augusta Drive) to open new residential infill opportunities in this area. (Augusts Drive is a private road and cannot be used for this connection).



The new roadway along the edge of Limerick Sports Park could create a one-way loop using this new road with Reformed Road, Main Street and Longview Road. This one-way loop would accomplish several things.

The one-way loop would direct traffic coming from Chester County north onto Longview (rather than going through the village on Main Street) and up to the Sanatoga Interchange on Rt. 422. This will eliminate much pass-through traffic in the Village.



The one-way loop will allow more room on the one-way section of Main Street to allow on-street parking, new sidewalks for better pedestrian connectivity, streetlights, and trees that will calm or slow traffic speeds.

Additionally, a new traffic light is recommended at the intersection of Main Street and Limerick Center Road to better control this intersection and traffic in general in the Village.

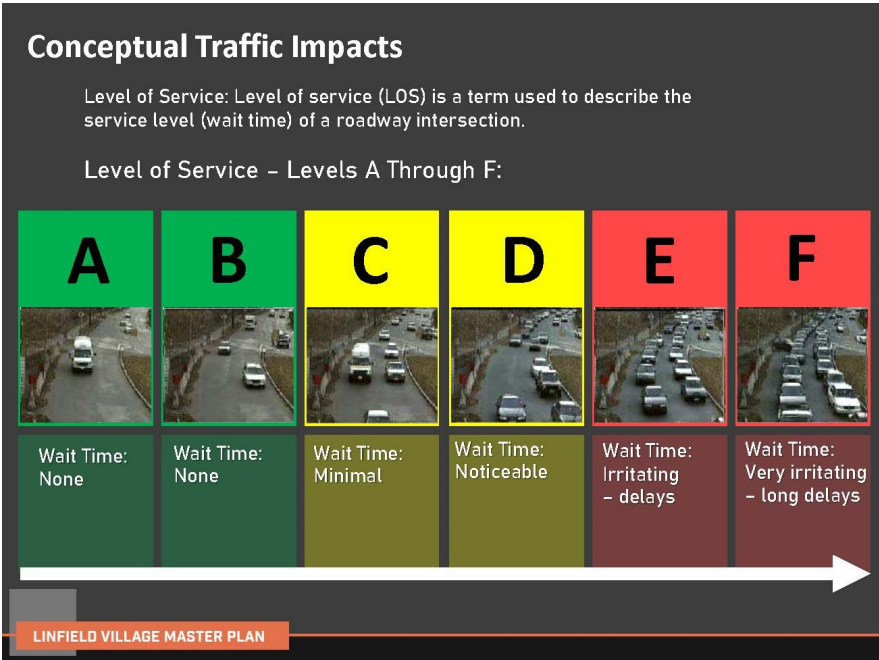
The Township traffic engineer examined traffic conditions in the Village focusing on both existing Levels of Service (LOS) at village intersections and proposed LOS assuming varying intensities of new residential units in the village. It should be noted that while residential development as modeled as a part of this analysis, new, large scale industrial or light industrial uses in the village would generate comparable truck traffic volumes on Village roads.

Left: the one-way loop on the new road at the Sports Park and existing roads including Main St is designed to move truck traffic from Chester County north on Longview road and to create room on portions of Main St. for sidewalks and streetscape improvements



Street cross sections—existing two-way vs. one way loop

Levels of Service (LOS) are graded like a school report card, A through F. As illustrated in the chart, LOS A & B indicate optimum operating conditions with no to little delay at intersections. For LOS C & D, wait times are noticeable. However, these levels still indicate an intersection that is operating at a good level of service with minimal if noticeable delays. LOS E & F indicate poor to unacceptable levels of service with long wait times and delays.



The LOS at four village intersections was evaluated for the years 2021 and for 2040, assuming no new major development in the village for the PM peak hour. Normal background traffic growth is assumed. It was noted that the AM peak hour LOS will be similar to what they are today.

Current and year 2040 LOS at three intersections (Main & Longview, Main and Limerick Center, Longview and Church) are all at LOS A/B. Main and Church LOS is C/D.



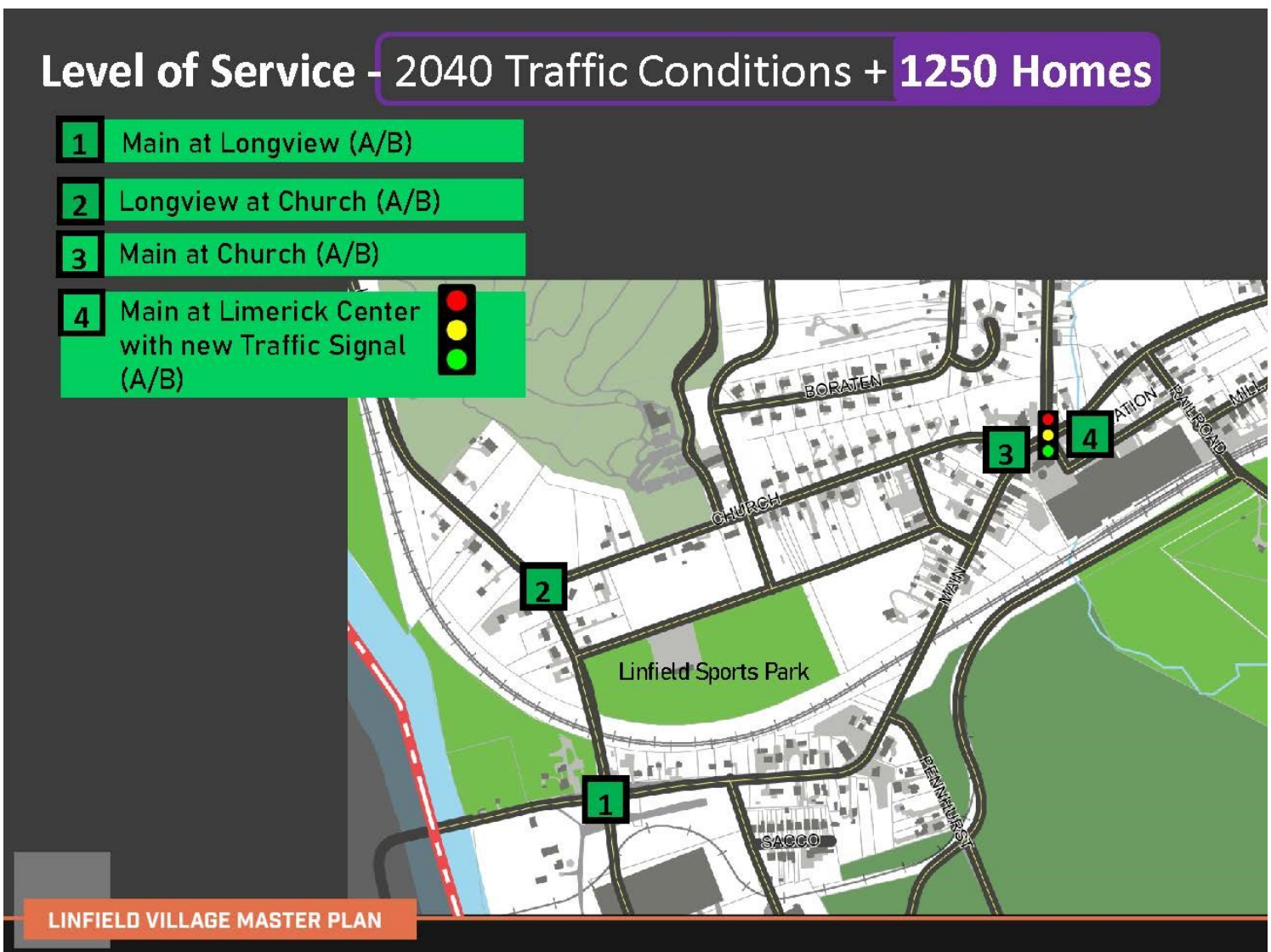
The analysis looked at a sliding scale of new residential units from a low of 650 units to a high of 1250 units. These were assumed to be located on the Publicker site, although at least some of these units could be in other parts of the village.

With or without the addition of a traffic light at Main Street and Limerick Center Road, a traffic circle at Main Street and Longview (and the Publicker entrance) LOS is maintained at LOS A/B at all four intersections. When the one-way loop is added, LOS at Main Street and Limerick Center slips to a C.

**INTERSECTION # (SEE PLAN)                      1                      2                      3                      4**

Existing network and volumes	--					--	2019 Main Street ADT - 8700 vpd
Base 2040 network and volumes	--					--	2040 Main Street ADT (projected) - 9210 vpd
250 Homes: Applied to Base 2040 Network	1,188					11%	
250 Homes: one way pair and All way stop at Main/Longview	1,188					11%	
450 Homes: Applied to Base 2040 Network	2,138					19%	
450 Homes: one way pair and All way stop at Main/Longview	2,138					19%	**NB Main an E at 47.3 seconds of delay. Includes two egress lanes from the development site and a left turn lane into the development site.
650 Homes: Applied to Base 2040 Network with left turn lanes into development site	3,088					25%	Includes opposing left turn lanes on Main Street into development site
650 Homes: one way pair and All way stop at Main/Longview	3,088					25%	**NB Main an F at 67.8 seconds of delay.
650 Homes: one way pair and Roundabout at Main/Longview	3,088					25%	
850 Homes: Applied to Base 2040 Network with Signal at Main/Longview	4,038					30%	Includes opposing left turn lanes on Main Street into development site
850 Homes: one way pair and Roundabout at Main/Longview	4,038					30%	
1050 Homes: Applied to Base 2040 Network with Signal at Main/Longview	4,988					35%	Includes opposing left turn lanes on Main Street into development site
1050 Homes: one way pair and Roundabout at Main/Longview	4,988					35%	
1250 Homes: Applied to Base 2040 Network with Signal at Main/Longview	5,938					39%	**Eastbound approach (Church) remains an E with 41.2 seconds of delay
1250 Homes: Applied to Base Network with addition of signal at Main/Limerick Center	5,938					39%	
1250 Homes: one way pair and Roundabout at Main/Longview	5,938					39%	

This was a surprising analysis for both the public and the master plan committee, but a positive one that illustrates that redevelopment in the village does not necessarily need to create unmanageable traffic conditions.



The scale of redevelopment in the Village will have an impact on the extent of off-site improvements that a developer could help fund. Generally, the larger the scope of development, there will be more flexibility for funding off-site improvements, including roadway improvements. This is a part of the land development process and the Traffic Impact Fee analysis, a Township ordinance that computes likely traffic impacts and then assigns a traffic impact fee to mitigate those impacts through roadway improvements. If large scale development was to occur at Publicker, then a process like this would be followed.



## Zoning & Land Use

An improved roadway network plan for the village will create new opportunities for development, adaptive reuse of old structures, infill development and provide property owners and developers with an enhanced expectation of how vehicles, pedestrians and cyclists will circulate safely and efficiently through the Village.

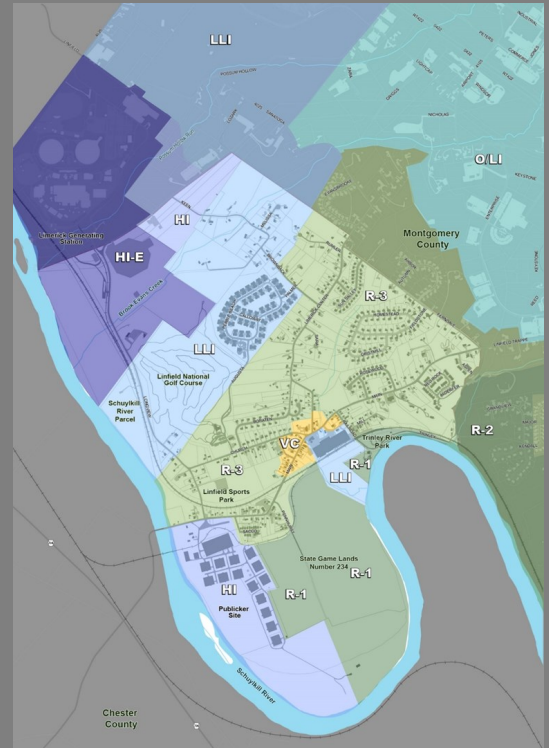
Roadway enhancements will be one catalyst for increased interest in Village development. Another will be new thinking about land uses and zoning in the project area.

As previously mentioned, existing zoning in the village is a mix that includes:

- VC Village Commercial at the center of the historic village, which allows a mix of small commercial and residential uses including business and professional offices, medical offices, day care, banks, and multi-family residential units such as twins, townhouse, and apartments. These uses are what might be traditionally found in an early to mid- 20<sup>th</sup> century village.
- R3 Residential allows for single family or two-family attached dwellings and townhouse with provisions for lot clustering and common open space.
- R1 Residential allows traditional single-family development on lots of 80,000 SF with a cluster and lot averaging options.
- HI Heavy Industrial allows traditional heavy industrial uses, like those seen in parts of the village 50 or more years ago.
- LLI Limited Light Industrial allows uses less intense than in the HI district including uses such as wholesale, warehouse, light manufacturing, motor vehicle storage and other similar uses.
- HI-E Heavy industrial & Energy on lands near the nuclear power plan provides for a variety of heavy and light industrial uses.

The project area is bordered to the west by R-2 Residential and LLI zones.

Most of the changes in the village project area have occurred



### Existing Zoning

R-1	Residential / Agricultural
R-2	Low Density Residential
R-3	Medium Density Residential
VC	Village Commercial
O/LI	Office / Limited Industrial
HI	Heavy Industrial
HI-E	Heavy Industrial & Energy

north and uphill of Main Street where there has been significant development of suburban style residential, generally single-family lots. These relatively recent suburban style homes are obvious on the project maps since the layouts are very different than the historic village development patterns.

Zoning recommendations are focused in three areas of the Village: The central spine of the village, generally along the Main Street Corridor; An area north of the Main Street Corridor in the vicinity of Boraten Street, and; the Publicker site.

### **Main Street Corridor**

Currently, the Main Street Corridor has a small area at its center zoned VC Village Commercial. It is recommended that this zoning district (or some form of it) be extended for the entire length of Main Street to allow more uses in keeping with the historic land use patterns of the historic village. This change will encourage more infill development, more small-scale commercial uses and discourage suburban style building. It is recommended that the specifics of the VC zoning be examined and possibly amended to fit the specific needs of Linfield Village. This district would extend over and along the front of the Publicker site along Main Street, where commercial uses are most likely to be successful. The depth of the VC zoning district will need to be carefully considered along Main Street and will need to be adjusted in various locations to meet existing lot line depths and desired development patterns.



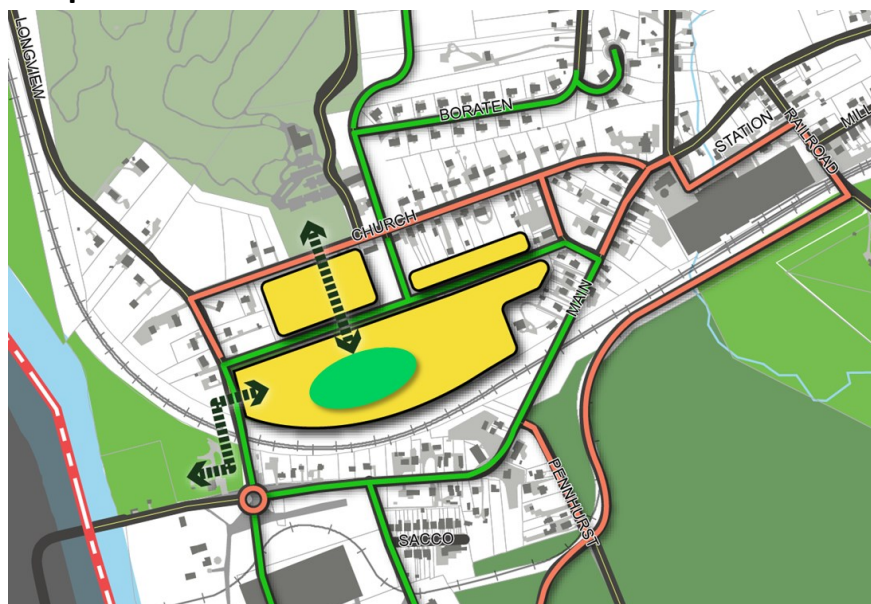
**An expanded VC type district is recommended along the Main Street Corridor**



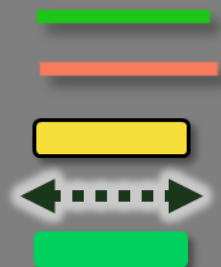
The VC district should also extend over the area of Linfield Sports Park, as the proposed road along its norther edge creates new opportunities for this land. It should be noted that the Township purchased this property as a potential train station that could have served a once-planned commuter passenger railroad line called the Schuylkill Valley Metro. This did obviously not happen, so the land has remained as an athletic field. This plan is an opportunity to consider other uses for this land. The land was purchased with general funds, so the Township is under no legal obligation to keep it as open space.



**Option A**



**Option B**



A new local road on the north side of Linfield Sports Park will increase connectivity in the Village. It also opens up the possibility for alternative redevelopment of these lands. If developed as mixed use, these lands can help to create a greater critical mass of compatible uses in the Village and lend to the redevelopment and adaptive reuse of the historic Village core.

**Sidewalks**  
**Both Sides of Street**  
**One Side of Street**

**Conceptual Development Area**  
**Open Space Connections**  
**Conceptual Village Green**



The lands presently occupied by the Bengal Paper Company are likely to be increasingly considered for redevelopment as new planning for the Village advances. The site is large enough to accommodate a mixed-use project of both commercial and residential uses. The expanded VC district should take in all the Bengal site.

It is proposed that the lands of the Linfield Sports Park be considered for new development. Some combination of civic space / small park along with residential / commercial development is suggested to be explored. As the property owner, the Township could lease this ground as part of a public/private partnership and control the type, extent, and intensity of new development here. The village currently lacks a significantly large area (along the Main Street Corridor) where new development could occur. This land could provide that opportunity while also providing Linfield with the “town square” that is lacks for civic events and as an “identity” place for Linfield. It is suggested that this new part of the Village will also bolster the adaptive reuse of the “old” village and create a greater critical mass of village commercial, restaurant and like uses.

The fields at the Linfield Sports Park facility will be replaced in 2023 by a new soccer field at Limerick Community Park. Long term, a new, large park on the southern part of the Publicker site could bring new park facilities to Linfield.

#### Boraten Street Area

The area in the vicinity of Boraten Street is recommended to be rezoned from its current R-1 to R-3 (or a variation of it) to allow small lot singles or twins in this area. A variation of R-3 was previously used for the Boraten Street residential development.

#### Publicker Site

The largest area of the Village for rezoning is the Publicker site. Presently zoned Industrial, it is recommended that the site be rezoned to allow high density residential use. Other ancillary convenience commercial and eatery / restaurant uses should also be included (or included from a wider VC district along Main Street). Maximum allowed residential density of no less





than 12 units per acre is recommended. This could result in a development of 1200 residential units. This is the scale of reinvestment necessary to pay for the redevelopment costs inherent with the adaptive reuse of the property.

Based on anecdotal information from interested developers and from informal estimates by the project team and township consultants, approximate redevelopment costs of Publicker (not including new construction) include:

Land Purchase:	\$17 million
Demolition of 15 refinery buildings	\$14.6 million
Off- site road improvements (village wide):	\$11 to \$13 million
Water Service south of Rail line :	\$.8 million
Extended / Improved Electric Service:	unknown

While it is possible that industrial, light industrial or warehousing uses could find a home on the Publicker site, the “penalty” costs in developing the property appear to be too high for a non-residential use. Also, it is important to note that the master plan market study found that the once traditional big box retail uses for this site are likely not viable due to the changing marketplace. Warehouse / distribution uses are also not likely feasible due to the constrained road network.



The Township may wish to consider new zoning on Publicker as an “overlay zoning district”. In this scenario, the existing zoning (or perhaps light industrial in place of the current heavy industrial) would remain in place while the new residential zoning would be added “over” the existing zones, creating additional choices for parcel redevelopment.

### **Public Open Space**

The redevelopment of the Publicker site can bring with it the opportunity to simultaneously create a new public park. There is a large portion of the Publicker site that is within the 100-year flood plain, where no substantial new development could be built. However, this land would be fine for a public park. A park that is 20 acres or more could reasonably be created on the southern end of the peninsula. In addition to serving the residents of Linfield, the riverfront park would be a draw for all area residents. The use of and traffic to the park would also regularly expose park visitors to possible new commercial, restaurant, and other uses in the village.



### **Trails**

As village redevelopment proceeds, an expanded system of pedestrian and cyclist trails should simultaneously advance. These trails could also include sidewalk connections and on-road bike routes with sharrows and “use full lane” designations (a PennDOT standard). Trails along the riverfront are especially attractive and these could include trails along the river’s edges of the State Game Lands. Game Lands trails are traditionally open for hiking by non-hunters and with safety signage during hunting season, trails on the peninsula in Linfield could likewise be accommodated.

Trails in Linfield should connect to the township-wide trail system. Most notably, the Linfield Bridge provides a direct connection to the Schuylkill River Trail (SRT), located close-by in Chester County. The Schuylkill River Trail is one of the most important trails in the region. The Township Trails and Greenway Master



Plan recommends connecting the SRT to the Perkiomen Trail – located north and east – through Limerick Township.

### **Historic Preservation**

Linfield contains an interested and eclectic collection of late 19<sup>th</sup> century, early 20<sup>th</sup> century structures, many of which merit preservation and adaptive reuse. Most of these are generally located in the Main Street corridor. Publicker also contains some massive industrial structures, most of which do not lend themselves to preservation and adaptive reuse. However, as redevelopment proposal as made for this this, it should be a goal of the Township to preserve some aspects (perhaps partial facades) of at least some of the structures located there, as a part of the land development negotiation process.

Many older buildings in the Village are already utilized so residents and business owner have long recognized the value of these older structures. Often the greatest threat to older structures in a village like Linfield is the new uses that can be built next to them. A sub-urban-type residence or commercial use could detract significantly



from the nearby historic building. Replicate these new structures ten or twenty times, and the character of the Village is destroyed.

Accordingly, expansion of the VC zoning district along Main Street, or other similar zoning revision should include development standards that incentivize preservation of older structures and facades as well as standards for new structures that help to maintain the historic village development patterns since in this era of





villages. Close building-to-street relationships, limited front yard parking, rich streetscape detailing, pedestrian scale lighting, signage that is compatible and sympathetic to an older village, sidewalks wherever possible, limited building heights on Main Street, are just a few of the types of development standards what should be incorporated into new or overlay zoning (or in the Subdivision and Land Development Ordinance) in the Village's Main Street Corridor.

### **Implementation**

As ultimately approved and adopted by the Limerick Township Board of Supervisors, the Linfield Village Master Plan will form the basis for and a catalyst to the redevelopment and growth of the village. This plan is a catalyst for private sector investment in Linfield and the realization for a revitalized Linfield will be dependent on several follow-up actions by the Township that will put this plan into motion.

- **Adopt** the Linfield Village Master Plan as an amendment to the 2009 Comprehensive Plan. This can also be a part of the Comprehensive Plan when the overall township-wide plan is updated in a few years.
- **Place** and adopt roadway, trail, and open space recommendations from Linfield Village Master Plan on the Township's Official Map. This action will help reserve these uses (at least temporarily) as the Township continues with other actions as recommended by this plan.
- **Engage** the Township Traffic Engineer to further study and refine the proposed new roadways and roadway changes in the Village. Determine which roadway projects are best completed by developers as a part of off-site improvements. Pursue opportunities for engineering funding for Township-led connectivity projects.
- **Write** and adopt an amended VC district over a wider and longer segment of Main Street in Linfield. As a re-write may require a year or more, consider adopting an expanded VC district now, either as a new district or as an overlay district. Incorporate site development standards that ensure the preservation of village-like development patterns that make Linfield Village a special place.



- **Amend** the R-3 residential zoning district to better accommodate infill residential development in the Boraten Street area.
- **Create** new zoning (or overlay zoning) for the Publicker Site.
- **Create** a preliminary concept plan for the new riverfront park at the southern end of the Publicker site. This will be useful for negotiations during the Publicker land development negotiation process.
- **Create** a concept plan for the re-imagined Linfield Sports Park lands. Once a concept is refined and agreed to by the Board of Supervisors, seek out appropriate developers to work with the Township on the reimagining of the Linfield Sports Park. Issue an RFI to gauge developer interest in entering a public / private partnership to create a new part of the Village.





# Appendix

## LINFIELD VILLAGE

Master Plan

2022



**Linfield Village Master Plan  
Market Study (2020)**

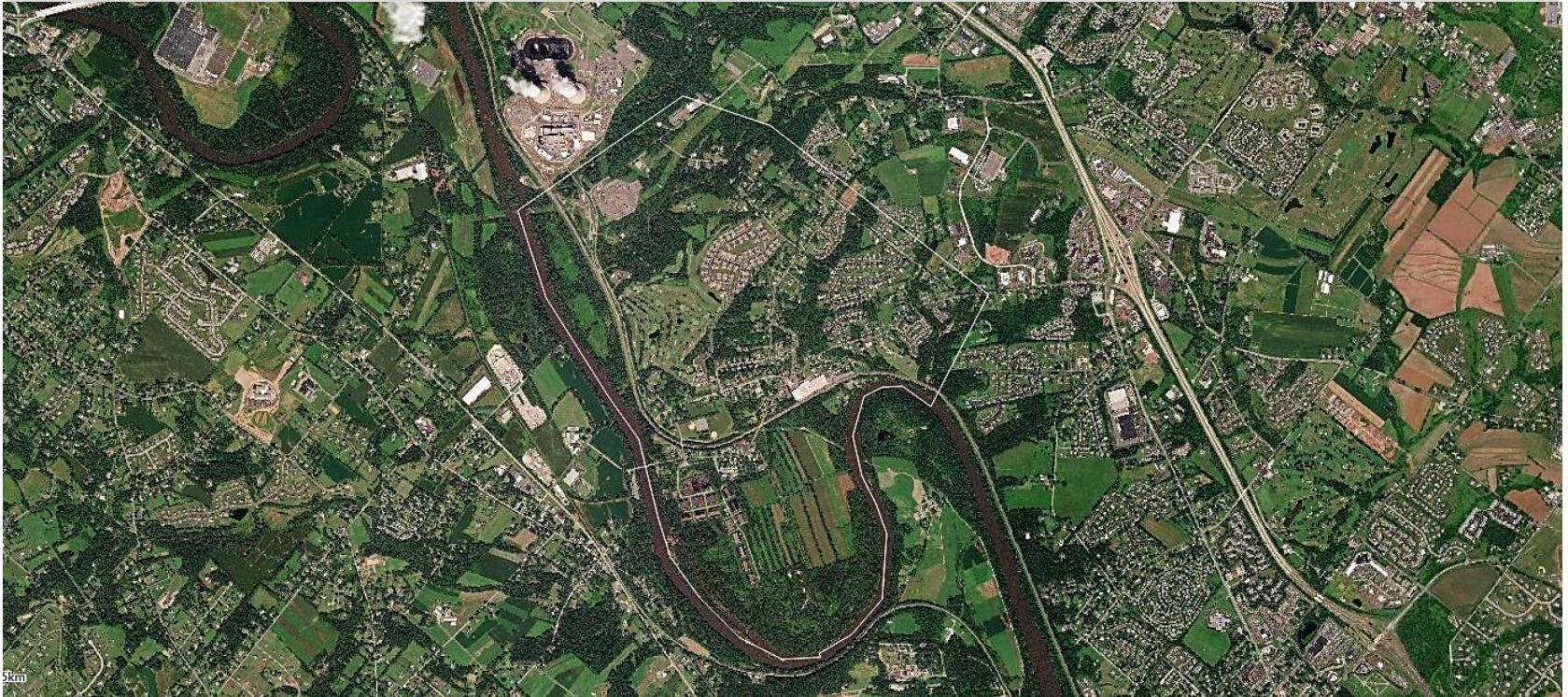


# Linfield Village Master Plan

## MARKET STUDY

*Limerick Township, PA*

December 10, 2020



ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



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# EXECUTIVE SUMMARY

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

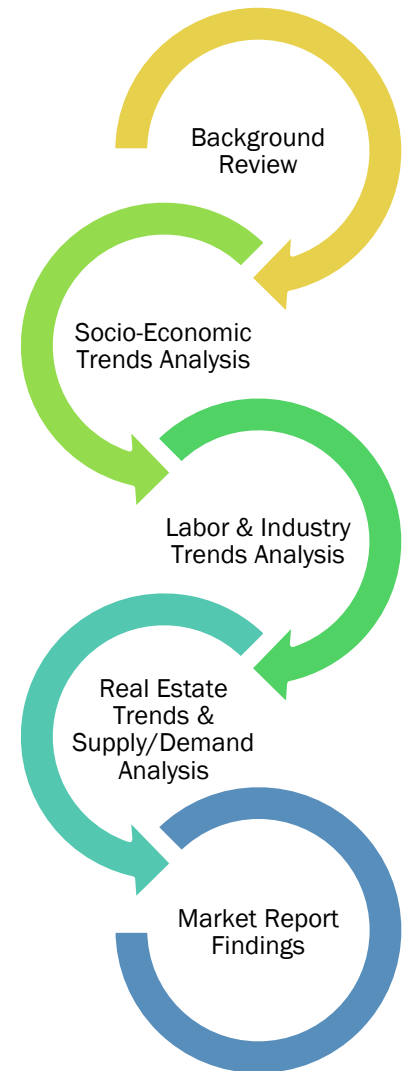




## Project Scope

Located in Limerick Township, Linfield Village is one of the Township's historical villages. Currently, Linfield Village contains many residentially scaled buildings, several parcels of significant open space, and some industrial uses including the 197-acre Publicker redevelopment site (home to a former whiskey distillery). Despite these substantial resources and its charming character, the Village is currently disconnected and ill-defined, with little continuity and few unifying features. Limerick Township engaged Simone Collins Landscape Architecture, in collaboration with Pennoni Associates and Traffic Planning & Design, to complete a master plan for Linfield Village. The goal of the Linfield Village Master Plan is to direct growth in a sustainable manner while preserving and enhancing the Village's historical resources and human scale.

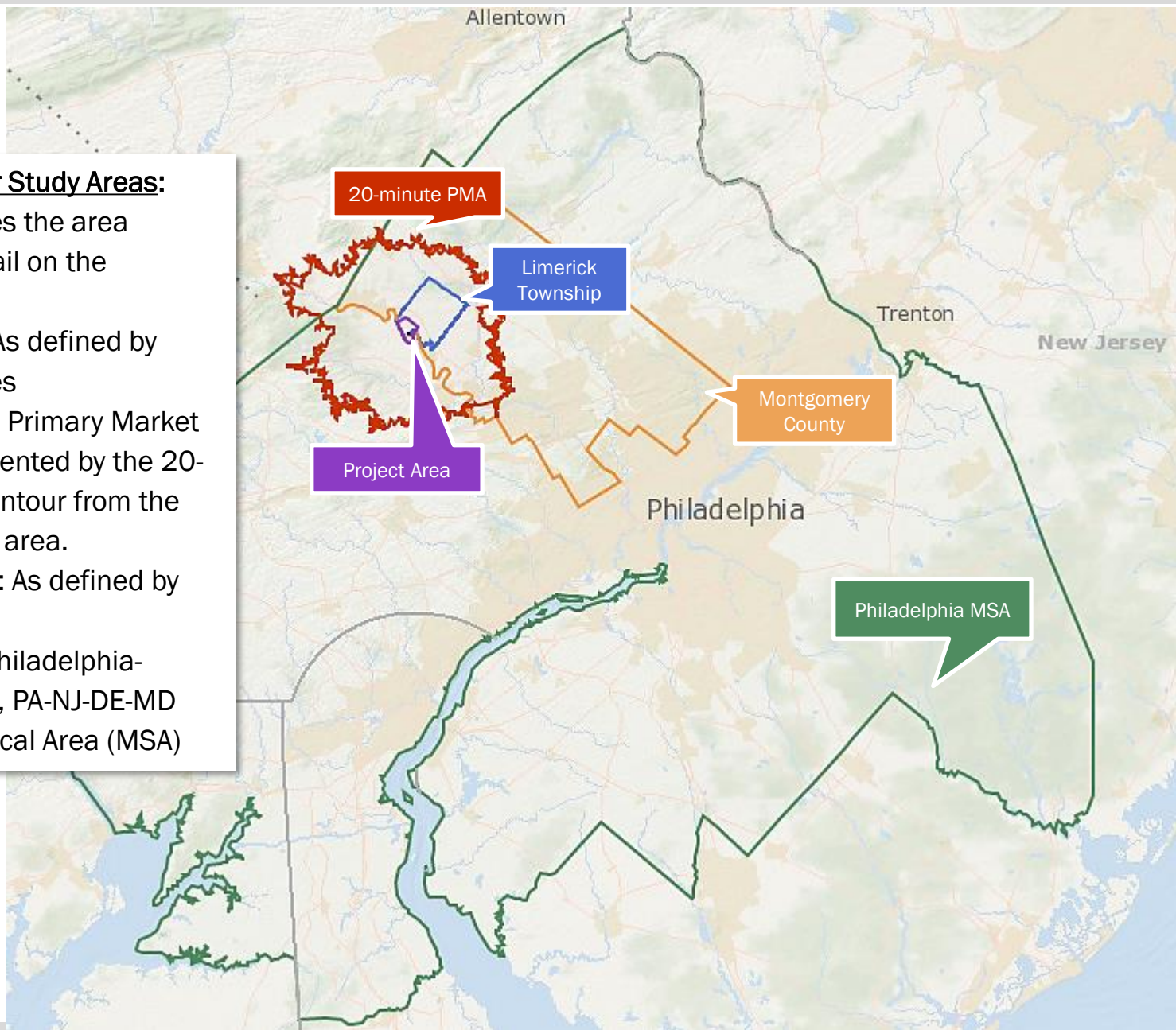
In support of the Linfield Village Master Plan, Simone Collins hired 4ward Planning to conduct a market study of the Linfield Village project area. To identify potential near-term market drivers, the market study first analyzes socio-economic, and labor and industry trends within the project area's primary and secondary market areas. To evaluate near-term real estate opportunities within the project area, the real estate trends and supply/demand analysis identifies local inventory, occupancy, and pricing factors. The master plan also examines existing zoning and development regulations in Linfield Village to explore potential opportunities for infill development/redevelopment.



## Study Areas

### Socio-Economic & Labor Study Areas:

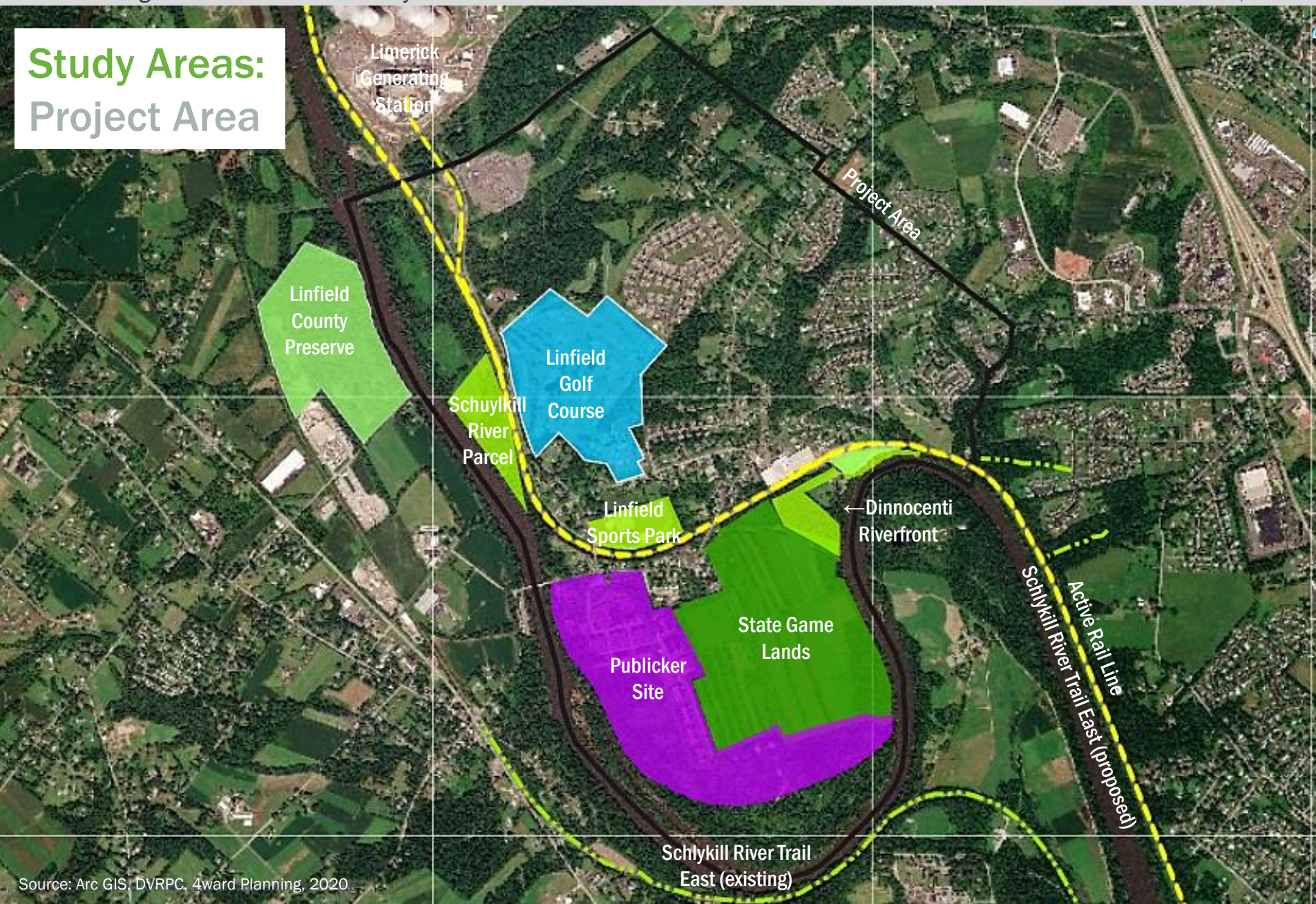
- **Project Area:** Includes the area defined in more detail on the following page
- **Limerick Township:** As defined by municipal boundaries
- **20-Minute PMA:** The Primary Market Area (PMA) is represented by the 20-minute drive-time contour from the center of the project area.
- **Montgomery County:** As defined by county boundaries
- **Philadelphia MSA:** Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area (MSA)



Source: Esri; 4ward Planning Inc., 2020



## Study Areas: Project Area



Source: Arc GIS, DVRPC, 4ward Planning, 2020



## Study Takeaways

### Multi-Family Residential

While population growth in the Township has been relatively flat over the past decade (0.4 percent per year), it is expected to increase over the next five years (1.2 percent per year). By 2024, total population within the 20-minute PMA is projected to increase by approximately 12,690 residents and 9,360 workers. According to data provided by Limerick Township and Montgomery County, there are approximately 2,450 housing units in the development pipeline within the 20-minute PMA. Assuming that all pipeline units are built, there will be net demand for approximately 4,880 residential units in the 20-minute PMA by 2024. Assuming that between five and ten percent of this demand could be met locally, the project area could accommodate between 240 and 490 units by 2024. Given the Publicker site's large size, both multi-unit structures (e.g., duplexes, fourplexes, etc.) and multi-family housing could be easily accommodated.

However, the site is located far from basic retail services, public transit, and employment centers, which make its location less attractive to potential multi-family residents who are increasingly preferring to live in walkable communities and/or near public transit.

### Shifting senior housing demand

Age-restricted housing (e.g. the Villas at Linfield National Golf Club) represents single-family homes or apartments dedicated to those primarily ages 55 and older. Over the past two decades, age-restricted housing has represented 21 percent of all units built in the County. While these units accommodate seniors able to “age in place,” there will likely be an oversupply of these units in the County over the next decade as the region's population grows older and housing needs and preference change. As a result, existing age-restricted development may shift to “age-targeted” development, providing amenities and design appealing to both active adults and young families, without mandating a specific resident age. According to Esri, the County's population of residents ages 55 and older will increase by 18,890 persons by 2024, should drive demand for senior housing and long-term care properties, which typically offer a spectrum of hospitality and medical care services. Given the relatively high median net worth among senior households within the County, seniors in the PMA likely have sufficient financial means to afford certain senior housing options, a positive sign for potential senior housing development.



## Study Takeaways (continued)

### Existing office vacancies will limit new demand

According to first-quarter data provided by Avison Young, the project area is located in the West Montgomery County office submarket, a submarket with negative net absorption, no new office space under construction, relatively low average office asking rents, and high office vacancy rates – all metrics suggesting weak office demand within the project area. Based on job growth within the professional, scientific, and technical service (PSTS); finance and insurance, management of companies and enterprises; and other services sectors, combined, and job growth within the health care and social assistance sector, there will be a net new demand for approximately 135,740 square feet of professional office space and 92,980 square feet of medical office space within the PMA by 2024.

However, some of the PMA's new office space demand could potentially be accommodated by the existing 259,400 square feet of office and office/retail space, and 73,340 square feet of available medical office space currently for sale or for lease within the PMA.

Furthermore, given the Publicker site's distance to basic retail services, public transit, and employment centers, the site is likely undesirable to potential office workers.

Consequently, the study area, generally, and the Publicker site, in particular, are not likely to see any interest for professional or medical office development.

## Study Takeaways (continued)

### **Location undesirable for major retail development**

According to data provided by Esri, the Township is experiencing a “surplus” of retail sales in some retail categories (e.g., grocery stores; restaurants/eating establishments; beer, wine, and liquor stores; and health and personal care stores) - meaning either that people travel from outside the trade area to shop/dine or people living within the trade area consume more than would be typically expected given their income levels. Based on retail supply/demand analysis, while there is demand within the PMA to support new retail stores, restaurants, and eating establishments in particular, there is an ample supply of existing and pending retail space in the PMA. Based on February 2020 data provided by LoopNet (a national provider of real estate data), there is approximately 646,790 square feet of retail building space available for lease or sale in the PMA.

Given Publicker’s limited visibility (a critical component to the success of most retail businesses), and low traffic counts along the arterial roadway leading to the property, the site is not likely to see any type of

conventional retail or personal service business development.

### **Entertainment, and Pop Up Events**

Notwithstanding the noted challenges for establishing conventional retail and services, the Publicker site’s unique character (e.g., hulking brick buildings within a setting of overgrown vegetation, could make for an interesting setting for pop-up entertainment and food events (e.g., small festivals with food trucks and artisans). Example regional events include the annual Chester County Blues Barbecue held at the WyndSOR Farm in Elverson, and the bi-annual Phoenixville Food Festival held in Phoenixville.

Further, some of the large multi-story buildings could be artfully painted with murals and serve as a complimentary backdrop to such events.

An interpretive walkway could be provided within a portion of the site, educating visitors on the historic use of the site – perhaps offering an opportunity for area distillers to sample their offerings.



## Study Takeaways (continued)

### *Light industrial uses are less than ideal*

According to February 2020 data provided by LoopNet, there is approximately 811,000 square feet of industrial space available within the PMA, with much of this inventory characteristic of either warehouse or flex space and located near Pottstown. According to fourth-quarter 2019 data provided by Newmark Knight Frank, the average asking R&D/flex rent in the County (\$20.87 per square foot per year) is relatively high, compared to that in the southeastern Pennsylvania submarket (\$12.78 per square foot per year).

However, the average asking rent price for flex building space in the PMA (\$7.90 per square foot per year) is much lower than that in the County - suggesting the demand for flex space in the PMA is not as strong.

Further, given the constrained arterial access to the Publicker site (a two-lane country road), light industrial uses would not be an ideal use. Further, sanitary and stormwater sewer systems would have to be brought into the site at a considerable cost, which could make light industrial development financially unfeasible.

### *Potential makerspace*

In recent years, there has been a nationwide renaissance of small-scale and artisanal manufacturing. This sector includes artists, artisans, makers, brewers, and fabricators, as well as more traditional light manufacturers. While the abandoned warehouse buildings on the site are massive in size and do not lend themselves to adaptive reuse, there could be an opportunity for one of its smaller buildings to host makerspace, a collaborative workspace that provides access to tools, technology, education, events, and services for makers of varying skill levels.

Indeed, such a space or spaces would be complimentary to the earlier suggested events, as makers and artisans would have opportunity to showcase their products and services to event patrons.

# BACKGROUND REVIEW

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™

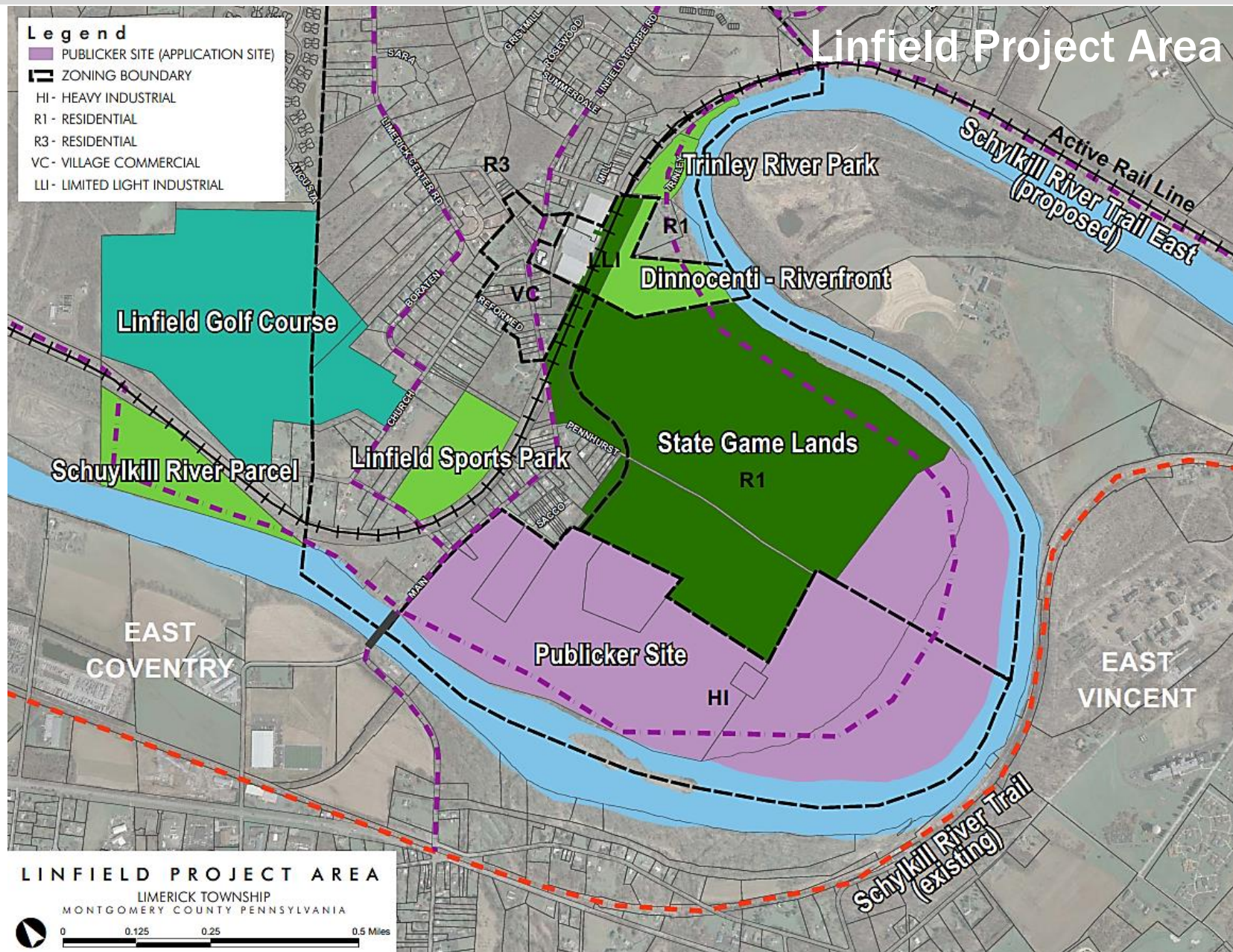




## Background: Existing Zoning and Market Observations

As illustrated in more detail in the map on the following page, the Linfield Master Plan project area contains five zoning Districts (HI: Heavy Industrial; R-1: Residential; VC: Village Commercial; LLI: Limited Light Industrial; R-3: Residential). The following outlines initial market observations previously provided by Simone Collins and presented by the two project focus areas.

- **Publicker:** Currently zoned as a HI, the 197-acre Publicker parcel is home to a former whiskey distillery that has sat vacant for about 60 years. Existing roadways in and out of Linfield need major improvements to allow adequate access for any type of large-scale redevelopment to occur on this site. To support estimated redevelopment costs (e.g., \$17M. In acquisition costs; \$14.6M in demolition costs; and \$11M to \$13M in roadways improvement costs), current redevelopment concepts for this parcel have focused on high-density, mixed residential development (up to 1,000 units with some commercial). Surrounded on three sides by the Schuylkill River oxbow, high-rise residential on this site could offer extensive views of the river and take advantage of nearby open space and trails (e.g., 150-acre State Game Lands, 16-acre Linfield Sports Park, 99-acre Linfield Golf Course, 22.5-acre Schuylkill River Parcel and the Schuylkill River Trail, and six-acre Trinley River Park). Although there is an unused rail spur to the site from the Norfolk Southern freight line, high demolition costs create obstacles for potential warehousing or distribution uses. While there may be significant gaps in some sectors of the entertainment market, the site's costs are too high to make an entertainment use a viable stand-alone redevelopment project.
- **Linfield Village:** Linfield Village, one of the Township's historical villages, contains many residentially scaled buildings, some industrial uses, and several parcels of significant open space including the 150-acre state game lands. Infill residential could be attractively completed in the historical setting of the old portion of the Village. Without large-scale residential development on the Publicker site, commercial uses in the Village (within the portions zoned VC) are likely strictly limited to infill service and eatery/bar types of development.



Source: Simone  
 Collins Landscape  
 Architecture, 2019



## Background: Previous Studies

The following outlines previous planning efforts within the Linfield project area. In particular, the Linfield Master Plan will respond to the 2009 Comprehensive Plan recommendations (which had substantial public participation) and the 2014 Linfield Visioning Meeting's community comments and suggestions.

- **Limerick Township Comprehensive Plan (2009):** Linfield Village was identified as one of the Township's four growth areas and one of its two historical villages. The Comprehensive Plan also suggests that sustainable development, including infill, should promote and enhance the village's identity and sense of place, protect and enhance its historical character, enhance preservation and use of nearby open spaces, enhance the historical streetscape and human-scale development, and promote the adaptive reuse of old industrial sites and existing architecture.
- **Limerick Township Greenway and Trails Master Plan (2013):** Currently part of the Township's official map, the plan identifies four major trails through Linfield, plus a connection to the regional Schuylkill River Trail via the Main Street Bridge.
- **Linfield Visioning Meetings (2014):** In May 2014, the Township conducted two preliminary "visioning" meetings with residents and business owners, attended by the Township Linfield Master Plan Committee, 20 members of the Linfield Volunteer Fire Company, and over 100 members of the general public. The overwhelming sentiment from both meetings was that a Master Plan for Linfield Village was needed.
- **Schuylkill River Park Master Plan (2016):** The passive development of Schuylkill River Park will bring additional recreational opportunities to Linfield Village and provide waterfront access and recreation opportunities, which are currently limited.

## Background: Linfield Master Plan Goals

As identified by Limerick Township, the goals for the Linfield Master Plan include the following:

- ***Support Local Planning that will Lead to Redevelopment:*** This is the key purpose of the Master Plan.
- ***Improve Quality of Life to Attract Residents and Businesses:*** Quality of life improvements are critical for current residents and businesses, and as a catalyst in attracting new investment and stakeholders.
- ***Enhance Transportation Infrastructure:*** The current roadway system does not support anything beyond infill development in the Village. Any substantial redevelopment of the Publicker site would require meaningful improvements to existing roadways.
- ***Enhance Other Infrastructure:*** There are issues with water, sewer, electric, cable, and other services in Linfield. The master plan should offer substantive solutions for these utilities.
- ***Reduce Congestion by Promoting Alternate Modes & Mixed Uses:*** The many planned trails can help mitigate Linfield's traffic congestion. Mixed uses may also shorten trips from residential to commercial/service destinations in the Village.



# MARKET ANALYSIS

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



# Socio-Economic Trends Analysis



## Key Findings: Socio-Economic Trends Analysis

### **Aging regional population suggest shifts in near-term housing demand**

Over the next five years, total population within the 20-minute PMA is projected to increase by approximately 12,690 residents, with adults over age 62 (largely representing older empty-nesters and mostly retired persons) growing the fastest. The shifting and aging of the region's population will present opportunities for new housing types, especially as older empty-nesters downsize from single-family housing to multi-family rental units and/or require housing with supportive health services.

### **Relatively high household incomes and spending are favorable**

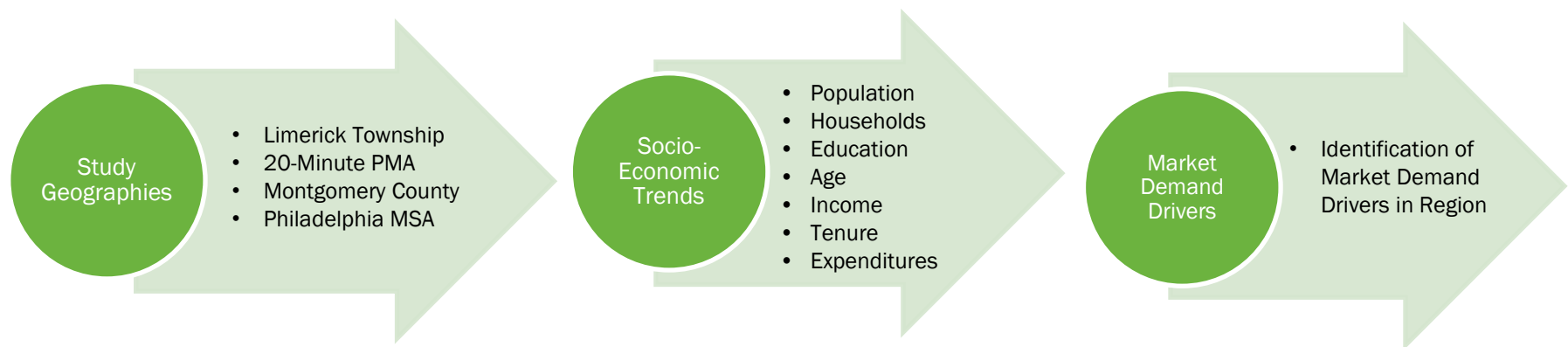
Consistent with relatively high levels of household income, on average, PMA households spend approximately 130 percent of what national households spend on selected household goods and services. Furthermore, over the next five years, households earning more than \$100,000 per year are expected to grow the fastest within all geographies. Both are favorable trends for potential market-rate housing, retail, and entertainment uses in the local area.

### **29 percent of PMA households with some preference for multi-family**

According to Esri's top 20 Tapestry Segments (a proxy term for distinct socio-economic consumer groups), 29 percent of PMA households have some preference for living in multi-family housing, with 26 percent of these households preferring rental housing.

## Methodology: Socio-Economic Trends Analysis

In order to understand baseline conditions within the project area, 4ward Planning analyzed socio-economic trends in Limerick Township, the 20-minute PMA (the primary market area), Montgomery County (the secondary market area), and the Philadelphia MSA. Using a combination of published government data (U.S. Census Bureau, American Community Survey 5-Year Estimates) and proprietary analysis software (Esri Community Analyst), 4ward Planning prepared a series of data tables comparatively illustrating socio-economic trends for the four market areas. The primary market area (PMA) typically represents the catchment area where 70 percent or more of consumer patronage originates, while the secondary market area represents a relatively large catchment area from which the prospective development area could, potentially, compete for new residents. Socio-economic trends associated with population, households, educational attainment, and age cohorts were analyzed. Additionally, we analyzed income distribution, residential tenure rates (owner-occupied versus renter-occupied), and consumer expenditure estimates. Demographic data for each market area is displayed for 2010, 2019 (estimated), and 2024 (projected).

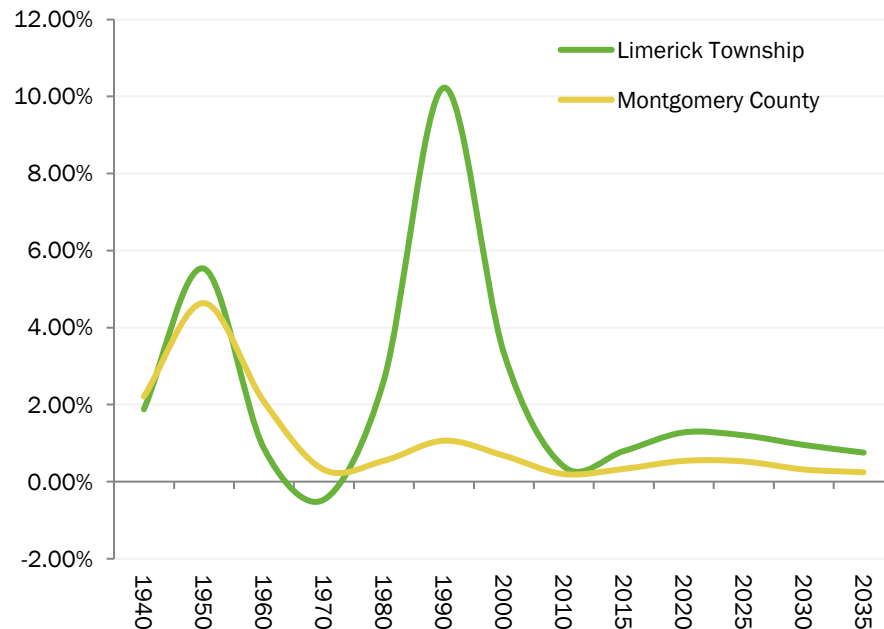




## Population Trends and Forecasts

Until 1980, population growth in Limerick was comparable to that in Montgomery County. In the 1990s, however, Limerick's population doubled, and its growth rate was roughly 10 times the County's rate. According to population forecast data provided by the Delaware Valley Regional Planning Commission (DVRPC), from 2020 to 2024, the Township is expected to grow by another 4,350 residents or at 1.1 percent per year, compared to just 0.4 percent per year in the County.

Annualized Population Change



Source: US Census Bureau; DVRPC; 4ward Planning Inc., 2020

Population Growth Trends and Forecasts

Year	Limerick Township			Montgomery County		
	Population	Change	Percent Annual Change	Population	Change	Percent Annual Change
1930	2,656	-	-	265,804	-	-
1940	2,769	113	0.4%	289,247	23,443	0.9%
1950	3,290	521	1.9%	353,068	63,821	2.2%
1960	5,110	1,820	5.5%	516,682	163,614	4.6%
1970	5,556	446	0.9%	624,080	107,398	2.1%
1980	5,298	-258	-0.5%	643,377	19,297	0.3%
1990	6,691	1,393	2.6%	678,111	34,734	0.5%
2000	13,534	6,843	10.2%	750,097	71,986	1.1%
2010	18,074	4,540	3.4%	800,764	50,667	0.7%
2015	18,432	358	0.4%	808,593	7,829	0.2%
2020	19,167	735	0.8%	821,932	13,339	0.3%
2025	20,395	1,228	1.3%	844,011	22,079	0.5%
2030	21,623	1,228	1.2%	866,090	22,079	0.5%
2035	22,658	1,035	1.0%	879,697	13,607	0.3%
2040	23,516	858	0.8%	890,336	10,639	0.2%
<b>Change 2020-2024</b>		<b>4,349</b>	<b>1.1%</b>		<b>68,404</b>	<b>0.4%</b>

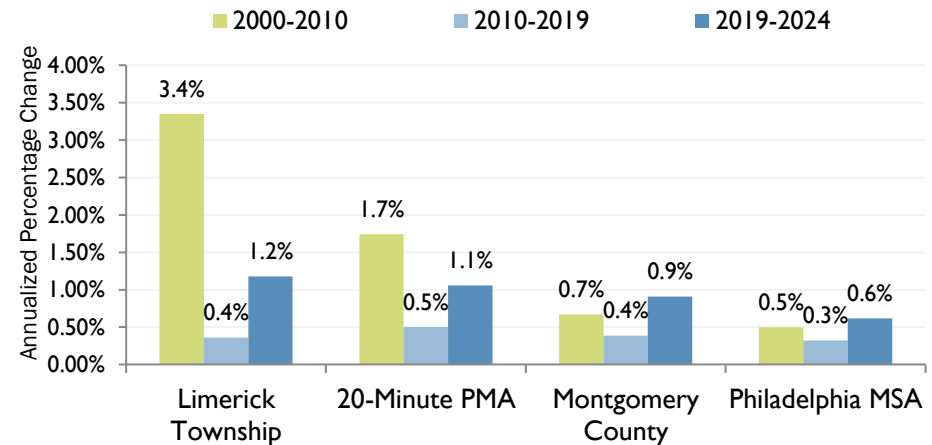
## Near-Term Population Growth

As illustrated to the right, all geographies experienced relatively flat population growth between 2010 and 2019 (increasing by less than 0.75 percent per year). In the near term, the rate of population growth in all geographies is expected to increase, with Limerick Township's population projected to grow by 1.2 percent per year through 2024. Over the next five years, total population within the 20-minute PMA is forecasted to increase by approximately 12,690 residents (representing new household formation and near-term housing demand).

### Annualized Growth Rate Assumptions

Strong Positive Growth	Greater than	1.50%	annually
Modest Positive Growth	Between	1.50% and 0.75%	annually
Flat Growth	Between	0.75% and -0.75%	annually
Modest Negative Growth	Between	-0.75% and -1.50%	annually
Strong Negative Growth	Less than	-1.50%	annually

### Annualized Percentage Change, Total Population



### Population by Geography

	2000	2010	2019 (Estimated)	2024 (Forecasted)	Net Change (2019-2024)
Limerick Township	13,534	18,070	18,658	19,758	1,100
20-Minute PMA	195,915	230,037	240,381	253,070	12,689
Montgomery County	750,097	800,355	828,250	865,905	37,655
Philadelphia MSA	5,687,144	5,968,851	6,140,648	6,330,339	189,691

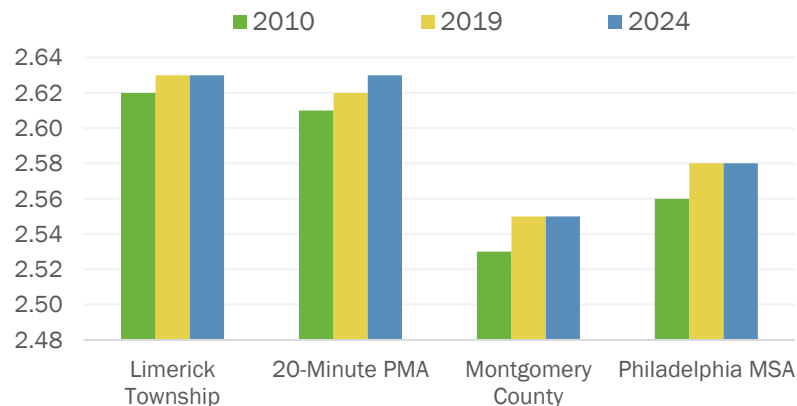
Source: US Census Bureau; Esri; 4ward Planning Inc., 2020



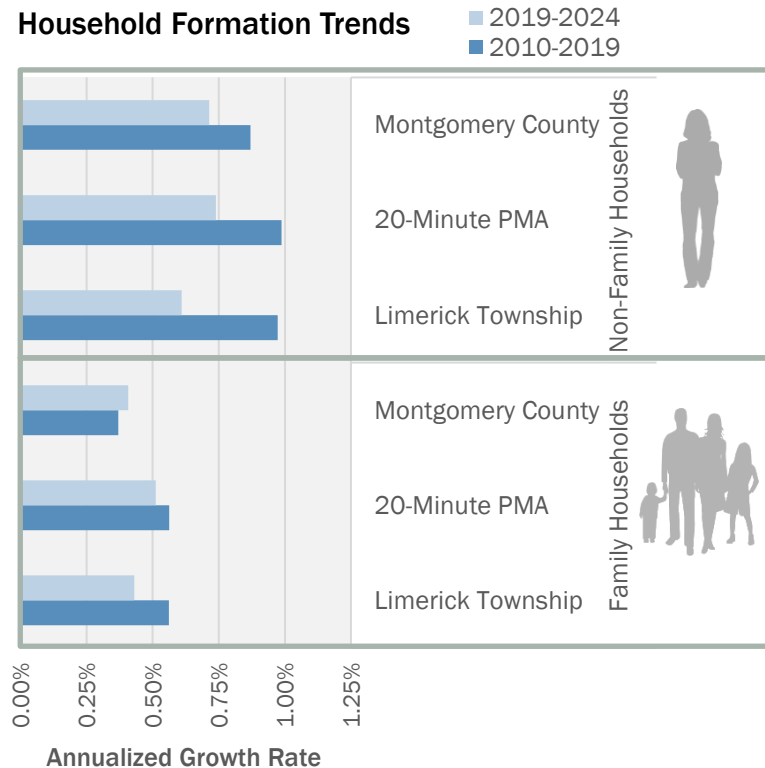
## Household Formation

As illustrated in the chart to the right, although growth among both family and non-family households (with unrelated or unmarried people) in all geographies is expected to remain relatively flat through 2024, the rate of non-family household formation (top right) in all geographies is expected to be slightly stronger, compared to the rates of family household growth (bottom right). As illustrated below, average household size in all geographies is expected to remain relatively flat over the next five years.

### Household Size Trends



### Household Formation Trends



### Households by Geography

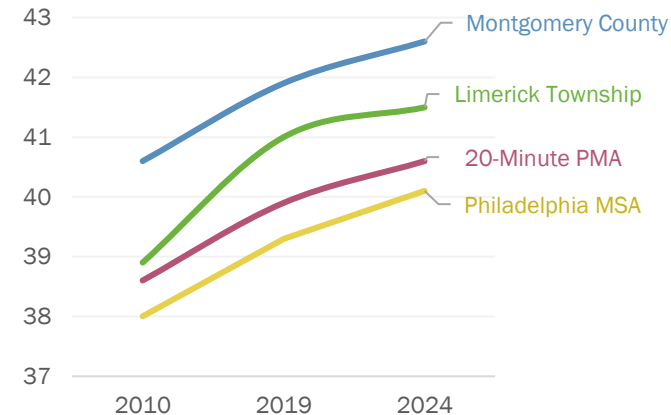
	2000	2010	2019 (Estimated)	2024 (Forecasted)	Net Change (2019-2024)
Limerick Township	5,143	6,891	7,316	7,494	178
20-Minute PMA	72,037	85,836	91,170	93,825	2,655
Montgomery County	286,098	307,943	322,657	330,868	8,211
Philadelphia MSA	2,134,402	2,261,724	2,344,093	2,389,485	45,392

Sources: US Census Bureau; Esri; 4ward Planning Inc., 2020

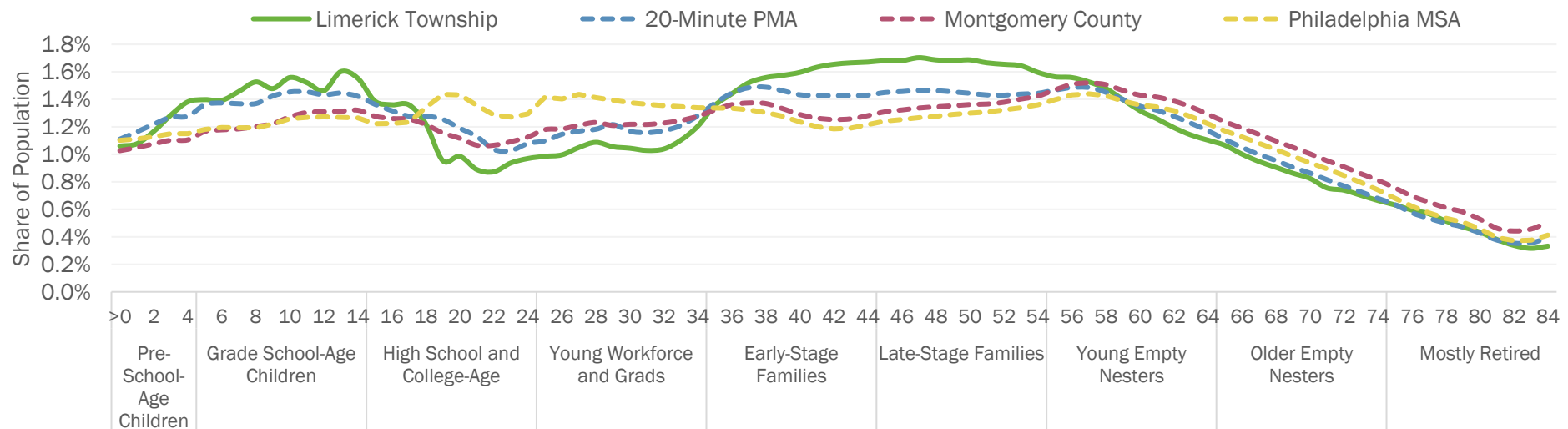
## Age Distribution

As illustrated in the chart to the right, the median age in the study area (41 years) is slightly higher than that in the PMA (40 years) but slightly lower than that in the County (42 years). Although the median age in all geographies is expected to increase through 2024, the median age in County will remain higher than that in the Township. As illustrated below, compared to the other geographies, the study area has higher shares of persons representing early- and late-stage families (ages 35 to 54), and slightly lower shares of persons representing young and older empty-nesters (ages 55 to 74).

### Median Age 2010-2024



### Age Distribution, 2019



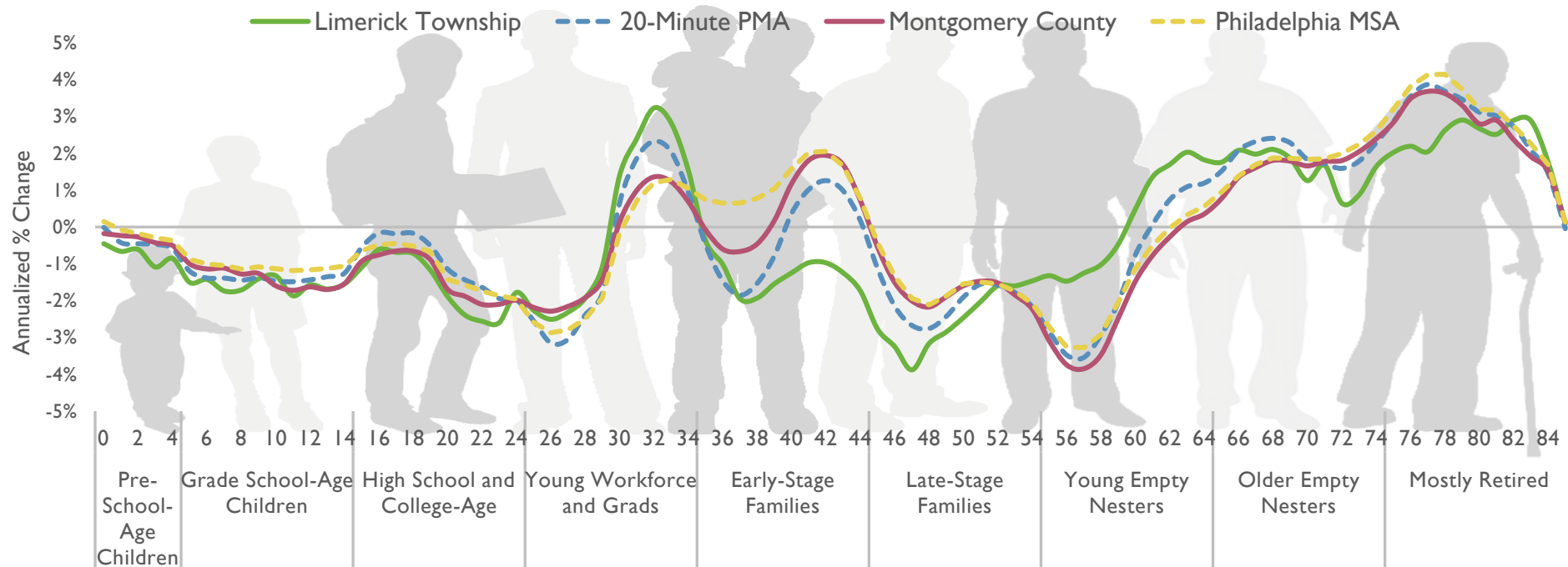
Source: Esri; 4ward Planning Inc., 2020



## Age Cohort Growth Patterns

Through 2024, all geographies are expected to experience the fastest population growth among adults over age 62 (largely representing older empty-nesters and mostly retired persons). To a lesser extent, all geographies are also expected to see some growth among adults ages 30 to 34 (largely representing young workforce and grads) and adults ages 35 to 44 (largely representing early-stage families). The shifting and aging of the region's population, overall, will present opportunities for new housing types, especially as older empty-nesters downsize from single-family housing to multi-family rental units and/or require housing with supportive health services.

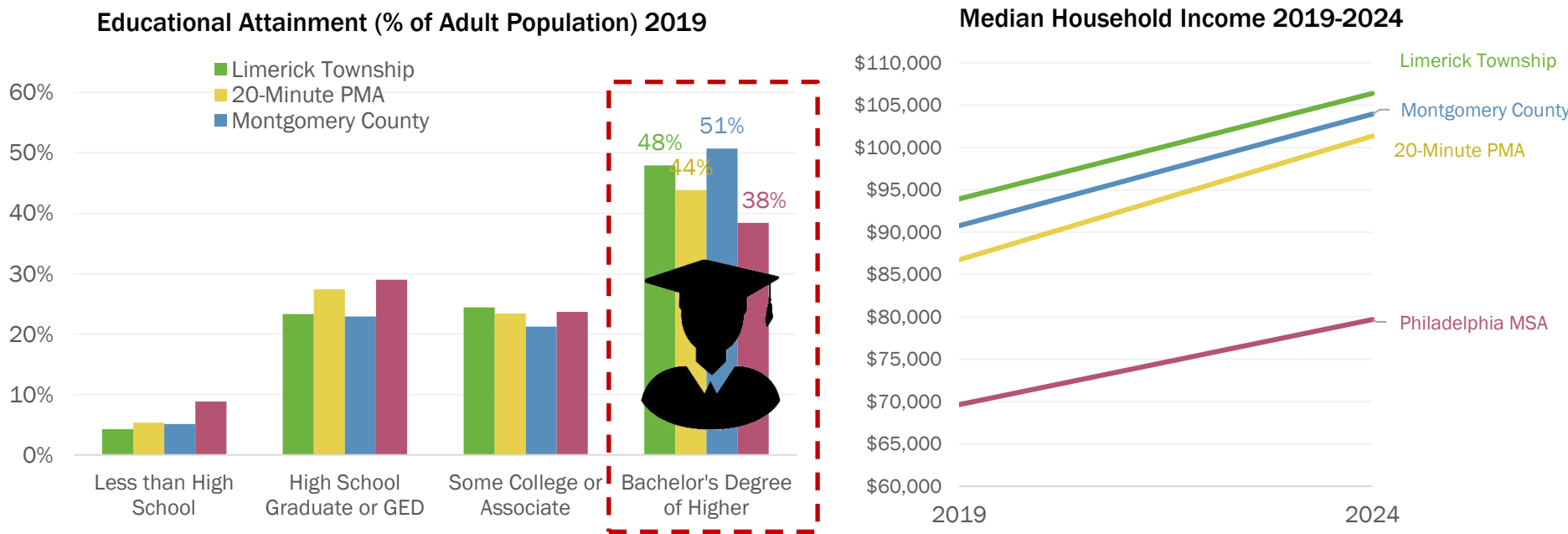
### Age Cohort Growth, 2019-2024



Source: US Census Bureau; Esri; 4ward Planning Inc., 2020

# Educational Attainment & Income

The chart below comparatively illustrates estimated 2019 educational attainment across all three geographies. Educational attainment is highest in Montgomery County, where 51 percent of adult residents 25 and older hold a bachelor’s degree or higher level of education (compared to 48 and 44 percent within the study area and PMA, respectively). Since median household income is often correlated with educational attainment, it is a bit surprising that 2019 median household income in the Township (\$93,935) is slightly higher than that within the County (\$90,762). Although median household income in all geographies is projected to rise over the next five years, it is expected to remain the highest in the Township.



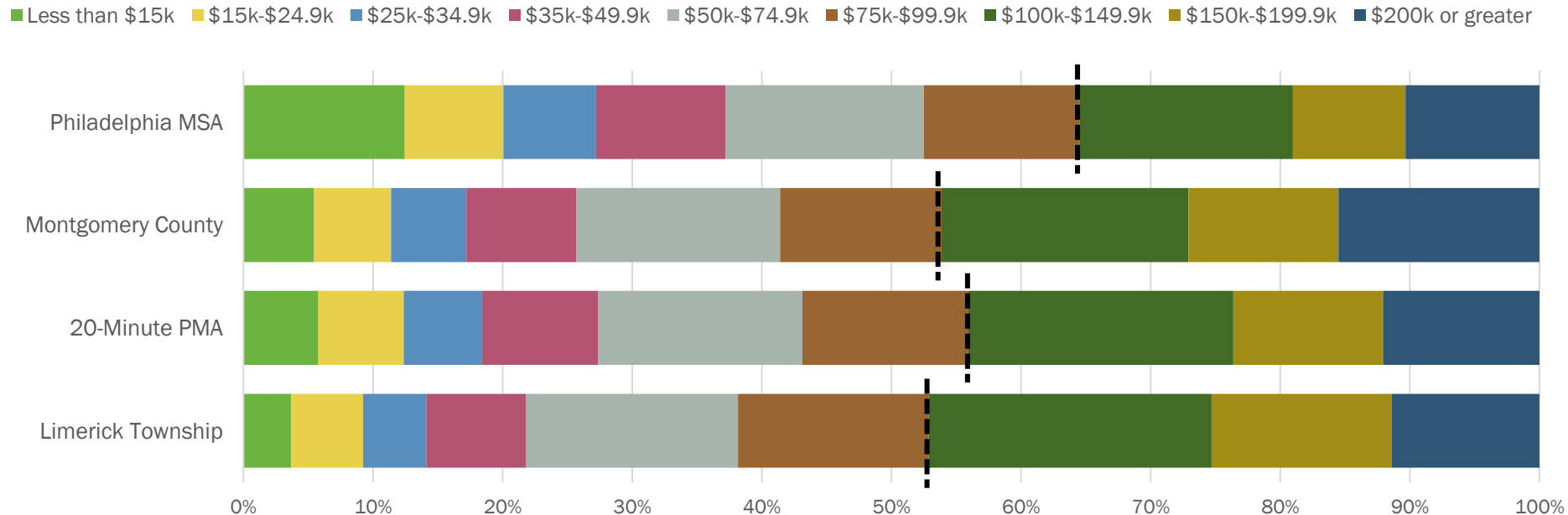
Source: Esri; 4ward Planning Inc., 2020



## Income Distribution

As shown in the chart below, in 2019, just slightly more than half of Limerick Township's households earned less than \$100,000 per year (53 percent) and slightly less than half earned more than \$100,000 per year (47 percent). Over the next five years, households earning more than \$100,000 per year are expected to grow the fastest within all geographies – a favorable metric for market-rate housing.

**Median Household Income, 2019**

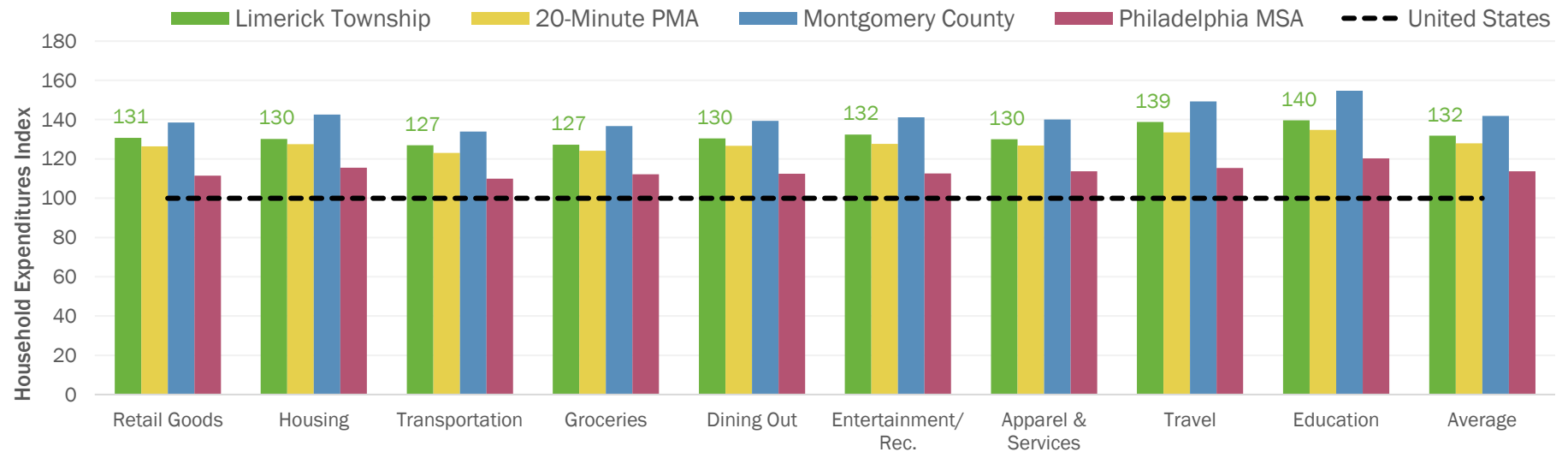


Sources: US Census Bureau; Esri; 4ward Planning Inc., 2020

## Household Consumer Expenditures

Consistent with relatively high levels of household income, 2019 average household expenditures within both the Township and the PMA are higher than national average household expenditures on a range of goods and services. On average, PMA households (indicated in yellow) spend approximately 130 percent of what national households (indicated in black) spend on selected household goods and services – a favorable trend for potential convenience retail and entertainment uses in the project area.

**2019 Average Household Expenditures by Geography**



Source: Esri; 4ward Planning Inc., 2020



## Tapestry Segments: An Overview

Esri's Tapestry Segmentation process classifies U.S. residential neighborhoods into 65 unique segments based on demographic variables such as age, income, home value, occupation, household type, education, and other consumer behavior, demographic, and socio-economic characteristics.

According to Esri, companies, agencies, and organizations have used segmentation to divide and group consumer markets to more precisely target their best customers and prospects. This targeting method is, purportedly, superior to using “scattershot” methods that might attract preferred groups. Segmentation explains customer diversity, simplifies marketing campaigns, describes lifestyles and life-stages, and incorporates a wide range of data.

Segmentation systems operate on the theory that people with similar tastes, lifestyles, and behaviors seek others with the same tastes - “like seeks like.” These behaviors can be measured, predicted, and targeted. Esri's Tapestry Segmentation system combines the “who” of lifestyle demography with the “where” of local neighborhood geography to create a model of various lifestyle classifications or segments of actual neighborhoods with addresses - distinct behavioral market segments.

4ward Planning used Esri's Tapestry Segments to identify the top socio-economic groups exhibiting a strong propensity to live in multi-family housing.

Source: Esri; 4ward Planning Inc., 2020

## Top Tapestries: 20-Minute PMA

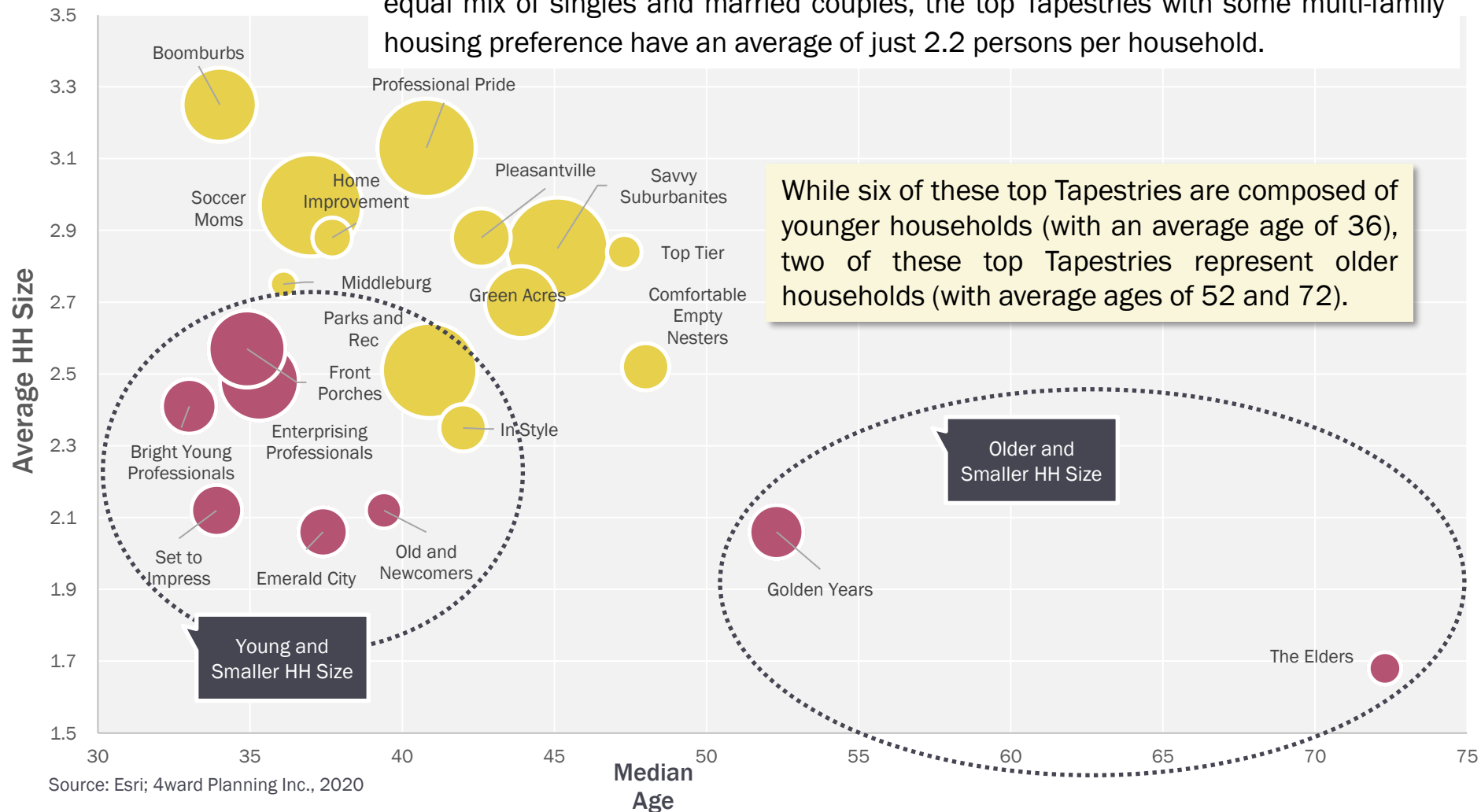
The chart below compares the top 20 Tapestry Segments by share of total households located within the PMA, along with key socio-economic metrics. Approximately 29 percent of PMA households have some preference for living in multi-family housing (for-sale or rental), with 26 percent of these households preferring rental housing.

Tapestry Segment	Household Type	Housing Type	Share of Households	2010-2019 Ann. Pop Chg %	Median Age	Average HH Size	Median HH Income	Median Net Worth	% Renters
Soccer Moms	Married Couples	Single Family	11.1%	1.5%	37.0	3.0	\$90,500	\$284,500	15%
Savvy Suburbanites	Married Couples	Single Family	11.0%	0.8%	45.1	2.9	\$108,700	\$518,100	9%
Professional Pride	Married Couples	Single Family	10.3%	1.4%	40.8	3.1	\$138,100	\$551,800	8%
Parks and Rec	Married Couples	Single Family	9.7%	0.4%	40.9	2.5	\$60,000	\$125,500	30%
Enterprising Professionals	Married Couples	Multi-Units; Single Family	6.8%	1.5%	35.3	2.5	\$86,600	\$106,000	49%
Front Porches	Married Couples	Single Family; Multi-Units	6.5%	0.6%	34.9	2.6	\$43,700	\$24,800	53%
Boomburbs	Married Couples	Single Family	6.0%	3.5%	34.0	3.3	\$113,400	\$357,600	16%
Green Acres	Married Couples	Single Family	5.7%	0.9%	43.9	2.7	\$76,800	\$267,700	14%
Pleasantville	Married Couples	Single Family	3.8%	0.5%	42.6	2.9	\$92,900	\$339,300	17%
Bright Young Professionals	Married Couples	Single Family; Multi-Units	3.4%	1.2%	33.0	2.4	\$54,000	\$34,200	57%
Golden Years	Singles	Single Family; Multi-Units	3.3%	0.8%	52.3	2.1	\$71,700	\$184,000	37%
Set to Impress	Singles	Multi-Unit Rentals; Single Family	3.0%	0.6%	33.9	2.1	\$32,800	\$12,200	72%
Emerald City	Singles	Single Family; Multi-Units	2.8%	0.9%	37.4	2.1	\$59,200	\$52,700	52%
Comfortable Empty Nesters	Married Couples	Single Family	2.6%	0.5%	48.0	2.5	\$75,000	\$293,000	13%
In Style	Married Couples w/No Kids	Single Family	2.6%	0.9%	42.0	2.4	\$73,000	\$165,800	32%
Home Improvement	Married Couples	Single Family	1.9%	0.7%	37.7	2.9	\$72,100	\$190,400	21%
Old and Newcomers	Singles	Single Family; Multi-Units	1.6%	0.7%	39.4	2.1	\$44,900	\$30,900	55%
Top Tier	Married Couples	Single Family	1.4%	0.7%	47.3	2.8	\$173,200	\$577,500	10%
The Elders	Married Couples w/No Kids	SF; High-Rises; Mob. Hm/Seas.	1.3%	0.9%	72.3	1.7	\$42,800	\$250,900	19%
Middleburg	Married Couples	Single Family	1.0%	1.4%	36.1	2.8	\$59,800	\$115,300	27%

Source: Esri; 4ward Planning Inc., 2020

## Top Tapestries: 20-Minute PMA

The graphic below presents top segments along with average household size and median age. Tapestries highlighted in **yellow** have a strong preference for single-family housing, while those highlighted in **red** have some preference for multi-family housing. Bubble size depicts the existing share of PMA households. Representing a relatively equal mix of singles and married couples, the top Tapestries with some multi-family housing preference have an average of just 2.2 persons per household.

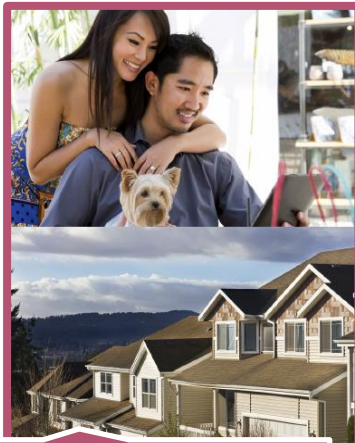


Source: Esri; 4ward Planning Inc., 2020



## Top Tapestries: 20-Minute PMA

The chart below illustrates the top Tapestry Segments with some preference for living in multi-family housing, along with preferred multi-family housing type. Successful multi-family housing redevelopment in the project area should consider the preferences of these top socio-economic groups.



Enterprising Professionals



Front Porches



Bright Young Professionals



Golden Years



Set to Impress



Emerald City



Old and Newcomers



The Elders

Source: Esri; 4ward Planning Inc., 2020

# Labor and Industry Trends Analysis

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



## Key Findings: Labor and Industry Trends Analysis

### Health care, PSTS, and retail trade sectors dominate employment

The top three industrial sectors by total employment, within both Montgomery County and the Philadelphia MSA, are the health care and social assistance; professional, scientific, and technical service (PSTS), and retail trade sectors – which, combined, represent 39 percent of total employment in both the County and MSA.

### Growth in health care sector provides low- and mid-wage job opportunities

By 2024, the health care and social assistance sector is expected to be the largest industry by new job growth within both the County and the MSA, adding 6,210 and 28,840 new jobs, respectively. Occupation growth opportunities in this sector present both relatively low-wage (e.g., home health aids) and mid-wage (e.g., registered nurses) opportunities.

### Growth in PSTS sector provides mid- and high-wage job opportunities

By 2024, the professional, scientific, and technical, service (PSTS) sector is expected to be the second largest industry by new job growth within both the County and the MSA, adding 3,000 and 8,130 new jobs, respectively. Occupation growth opportunities in this sector present both mid-wage (e.g., accountants) and high-wage (e.g., general operations managers, software developers) opportunities.



## Methodology: Labor and Industry Trends Analysis

4ward Planning closely examined labor market and industry trends within the Philadelphia MSA based on employment and average earnings trend data provided by the U.S. Census Bureau's Quarterly Workforce Indicators (QWI), and projected average industry and occupational employment growth rates provided by the Pennsylvania Center for Workforce Information an Analysis's 2016-2026 Long-Term Projections. The examination of projected industry and occupational employment data provides necessary insight into the amount of office square footage which might be demanded within the PMA (currently and prospectively) and the portion of that demand likely captured within the study area. 4ward Planning analyzed and presented key industry metric projections (e.g., office-using employment and wage growth) through 2024 for the Philadelphia MSA and, by extrapolation, the PMA. The industry trends analysis also includes the following metrics for Montgomery County, the Philadelphia MSA, and Pennsylvania, down to the three-digit NAICS level:

- Top six industry sectors by employment (absolute and percentage) (2019)
- Top six sectors by average monthly earnings (2018)
- Top six sectors by average number of new jobs created, (2019 – 2024)
- Top ten occupations by annual growth openings, (2019 – 2024)



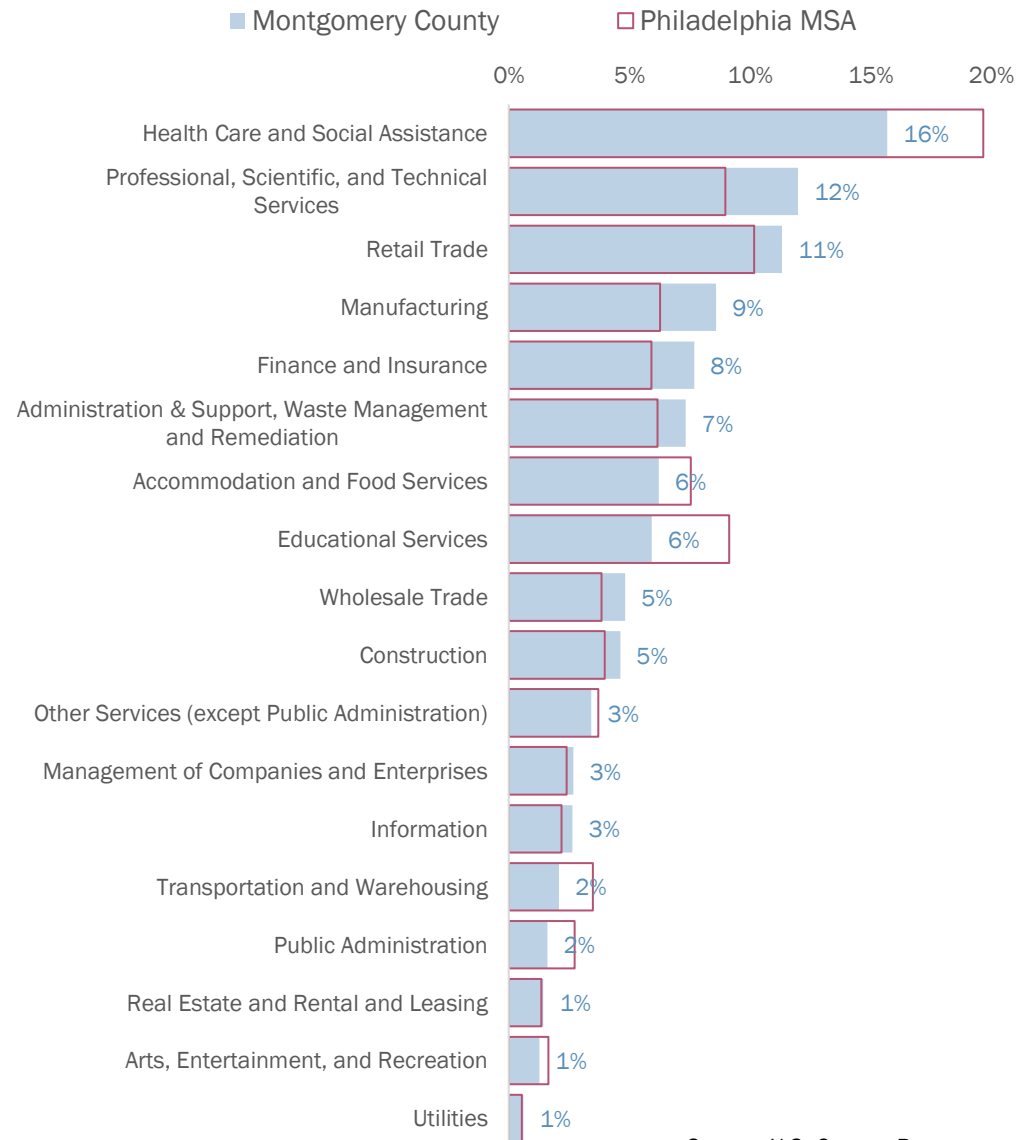
## Employment Share

The top three sectors by total employment within Montgomery County are the health care and social assistance sector (16 percent); the professional, scientific, and technical, service (PSTS) sector (12 percent); and the retail trade sector (11 percent) – which, combined, represents 39 percent of total employment in the County.

These three sectors also represent the top three sectors by total employment within the MSA. While the combined share is the same (39 percent of total employment in the MSA), the share within each sector is different. For example, the MSA has a higher share of jobs within the health care and social assistance sector (20 percent), and lower shares of jobs within both the PSTS sector (nine percent) and retail trade sector (10 percent).

These top three industries, by employment, feature a range of occupations and associated salaries and wages.

### Industries by Employment Share, 2019



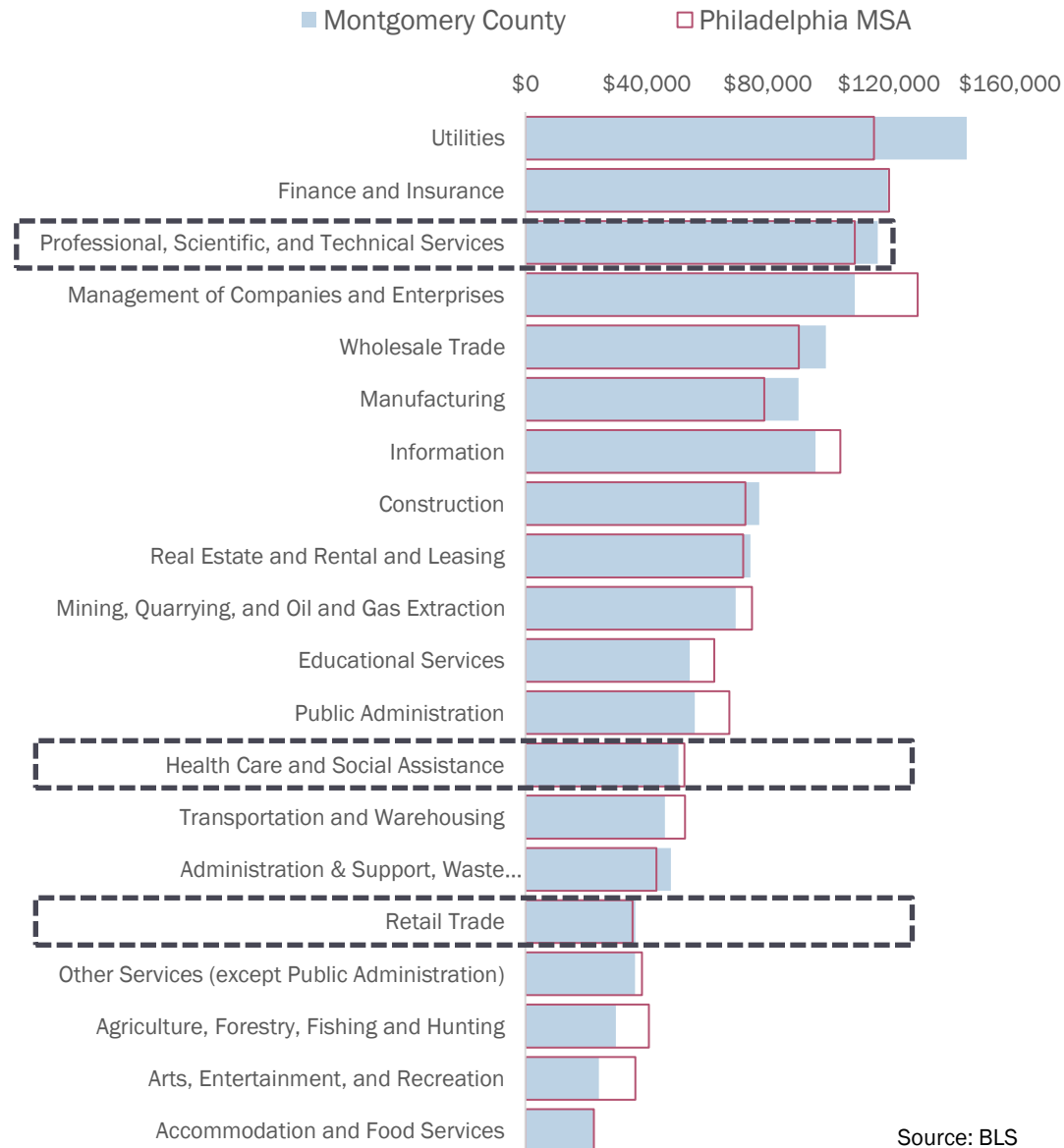
Source: U.S. Census Bureau

## Earnings

The top three sectors by employment represent a range of average annual earnings. The health care and social assistance sector provides relatively mid- to low-average annual earnings (\$50,520 per year). While the PSTS sector provides relatively high average annual earnings (\$116,430 per year), the retail trade sector provides relatively low average annual earnings (\$36,340 per year).

Meanwhile, the accommodation and food services; and arts, entertainment, and recreation sectors are the lowest-paying industries in the County with average annual earnings in the low- to mid-\$20,000s.

### Industries by Average Annual Earnings, 2018



Source: BLS



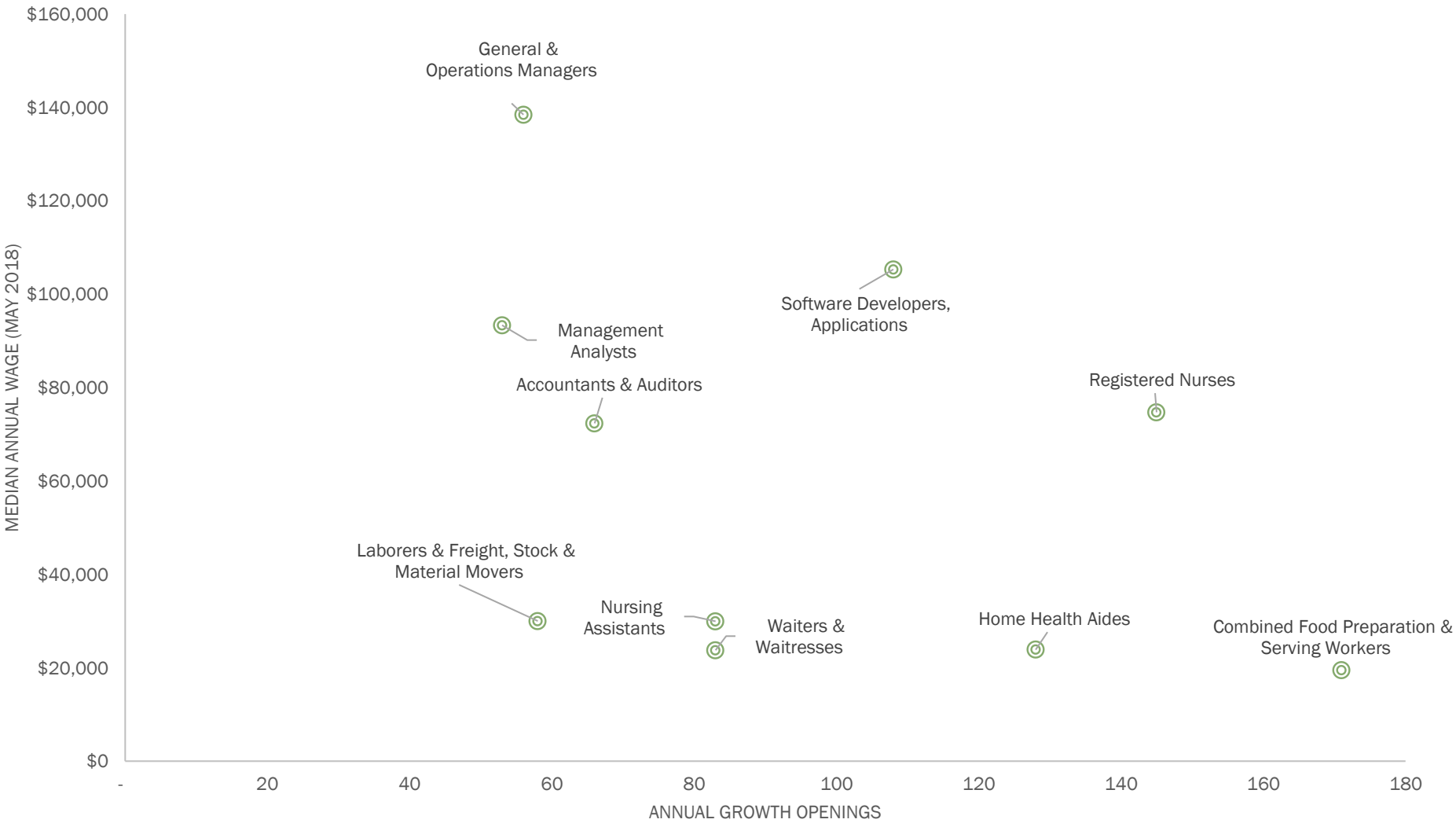
## Employment by Top Six Industries: Montgomery County

The table below presents projected employment estimates for Montgomery County, based on estimated employment figures provided by the U.S. Census Bureau, and long-term employment growth projections provided by the Pennsylvania Center for Workforce Information an Analysis for Montgomery County. By 2024, the health care and social assistance sector is expected to be the largest industry by new job growth within the County, adding 6,210 new jobs by 2024. As illustrated on the following page, occupation growth opportunities in this sector present both relatively low-wage (e.g., home health aids) and mid-wage (e.g., registered nurses) opportunities. By 2024, the PSTS sector is expected to be the second largest industry by new job growth within the County, adding 3,000 new jobs. As illustrated on the following page, occupation growth opportunities in this sector present both mid-wage (e.g., accountants) and high-wage (e.g., general operations managers) opportunities. These employment opportunities will, in turn, create more demand for housing and consumer goods and services – some of which could be provided within the project area.

Industry	2019 Estimated Employment	2024 Projected Employment	Numeric Change	Annualized Change	Average Annual Earnings (2018)
Health Care and Social Assistance	82,120	88,330	6,210	1.5%	\$50,520
Professional, Scientific, and Technical Services	62,770	65,770	3,000	1.0%	\$116,430
Admin. & Support, Waste Management & Remediation	38,370	40,280	1,910	1.0%	\$22,420
Accommodation and Food Services	32,540	34,380	1,840	1.1%	\$48,030
Construction	24,180	25,370	1,190	1.0%	\$77,230
Finance and Insurance	40,260	41,210	950	0.5%	\$119,740
Educational Services	31,060	31,760	700	0.5%	\$54,280
Wholesale Trade	25,260	25,340	80	0.1%	\$99,280
Retail Trade	59,320	59,140	-180	-0.1%	\$36,340
Manufacturing	44,990	44,060	-930	-0.4%	\$90,210

Source: U.S. Census Bureau, QWI Explorer; PA Dept. of Labor and Industry, 2014-2024 Long-Term Projections, Montgomery County WDA

# Top 10 Occupations by Annual Job Growth Openings: Montgomery County



Source: U.S. Census Bureau, QWI Explorer; PA Dept. of Labor and Industry, 2016-2026 Long-Term Projections, Montgomery County WDA

## Employment by Top Six Industries: Philadelphia MSA

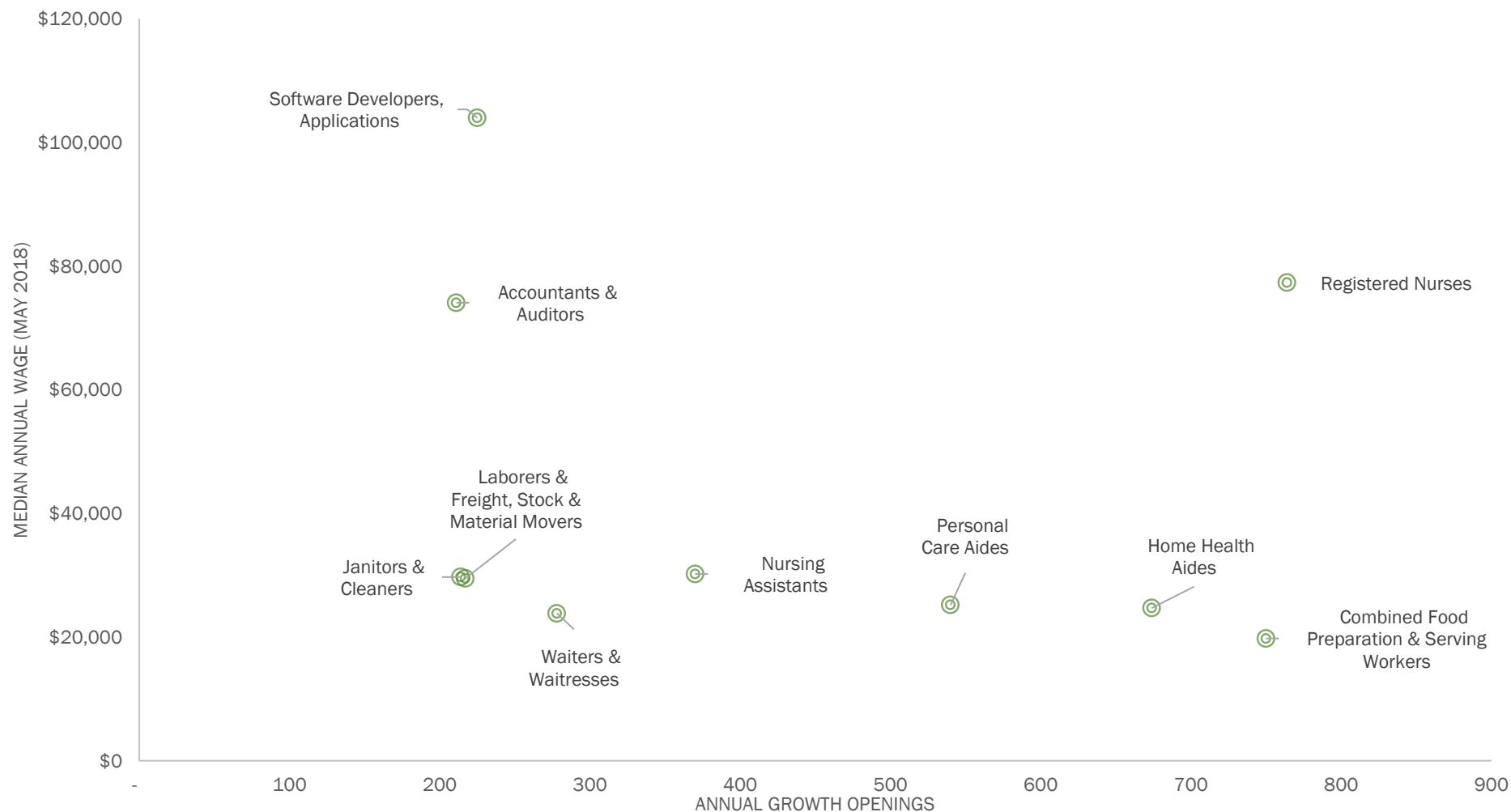
The table below presents projected employment estimates for the Philadelphia MSA, based on estimated employment figures provided by the U.S. Census Bureau, and long-term employment growth projections provided by the Pennsylvania Center for Workforce Information an Analysis for the Philadelphia MSA (for PA counties only). By 2024, the health care and social assistance sector is expected to be the largest industry by new job growth within the MSA, adding 28,840 new jobs by 2024. As illustrated on the following page, occupation growth opportunities in this sector present both relatively low-wage (e.g., home health aids) and mid-wage (e.g., registered nurses) opportunities. By 2024, the PSTS sector is expected to be the second largest industry by new job growth within the MSA, adding 8,130 new jobs. As illustrated on the following page, occupation growth opportunities in this sector present both mid-wage (e.g., accountants) and high-wage (e.g., software developers) opportunities.

Industry	2019 Estimated Employment	2024 Projected Employment	Numeric Change	Annualized Change	Average Annual Earnings (2018)
Health Care and Social Assistance	389,230	418,070	28,840	1.5%	\$52,570
Professional, Scientific, and Technical Services	177,600	185,730	8,130	0.9%	\$108,810
Accommodation and Food Services	149,380	157,310	7,930	1.1%	\$22,660
Admin. & Support, Waste Management & Remediation	121,840	127,870	6,030	1.0%	\$43,340
Educational Services	180,820	185,760	4,940	0.5%	\$62,440
Construction	78,660	82,630	3,970	1.0%	\$72,710
Finance and Insurance	116,920	119,690	2,770	0.5%	\$120,130
Wholesale Trade	75,890	76,500	610	0.2%	\$90,360
Retail Trade	201,330	200,930	(400)	0.0%	\$35,380
Manufacturing	123,950	121,800	(2,150)	-0.3%	\$78,880

Source: U.S. Census Bureau, QWI Explorer; PA Dept. of Labor and Industry, 2014-2024 Long-Term Projections, Philadelphia-Camden-Wilmington MSA(PA Counties Only)



# Top 10 Occupations by Annual Job Growth Openings: Philadelphia MSA



Source: U.S. Census Bureau, QWI Explorer; PA Dept. of Labor and Industry, 2016-2026 Long-Term Projections, Philadelphia-Camden-Wilmington MSA(PA Counties Only)

# REAL ESTATE ANALYSIS

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™



## Methodology: Real Estate Supply and Demand

Our primary objective within this task is to gain an understanding of local supply, demand, occupancy, and pricing factors for a broad range of land uses within the primary market area, inclusive of retail/entertainment, residential (“missing middle” housing (town houses, duplexes, fourplexes and bungalows), condos and flats, senior housing (independent and assisted living), and office and light industrial. Using a variety of primary and secondary resources, 4ward Planning examined the competitive supply within the primary market area (existing and proposed) for each of the desired land uses and identified prospective opportunities and challenges for each of these land uses within the Linfield Village project area. Some of the land-use metrics to be examined for residential, retail, and office include the following: vacancy and absorption rates and trends; lease rates and residential price points; and building permit activity. Quantitative analysis is supplemented with active broker and developer interviews, in order to “ground truth” data findings.





# Multi-Family Residential

## Key Findings: Multi-Family Residential

### Young and predominately single-family

Compared to the PMA and County, the Township's housing stock is relatively young. Approximately 58 percent of all housing was built after 1990 (compared to just 20 percent within the County). Furthermore, although 42 percent of permits issued from 1980 to 2019 were for dwellings with two units (multi-family units), the Township's housing stock remains largely composed of single-family housing (79 percent). Residential development in the project area is an opportunity to provide additional multi-family housing options.

### 489 proposed multi-family units in the Township since 2009

According to data provided by Montgomery County, approximately 1,090 residential units were proposed for development in Limerick Township from 2009 to 2019. Fifty-five percent of these were single-family units (either detached or attached) and 45 percent (489 units) were multi-family units.

### Prospective unit capture of between 240 and 490 units by 2024

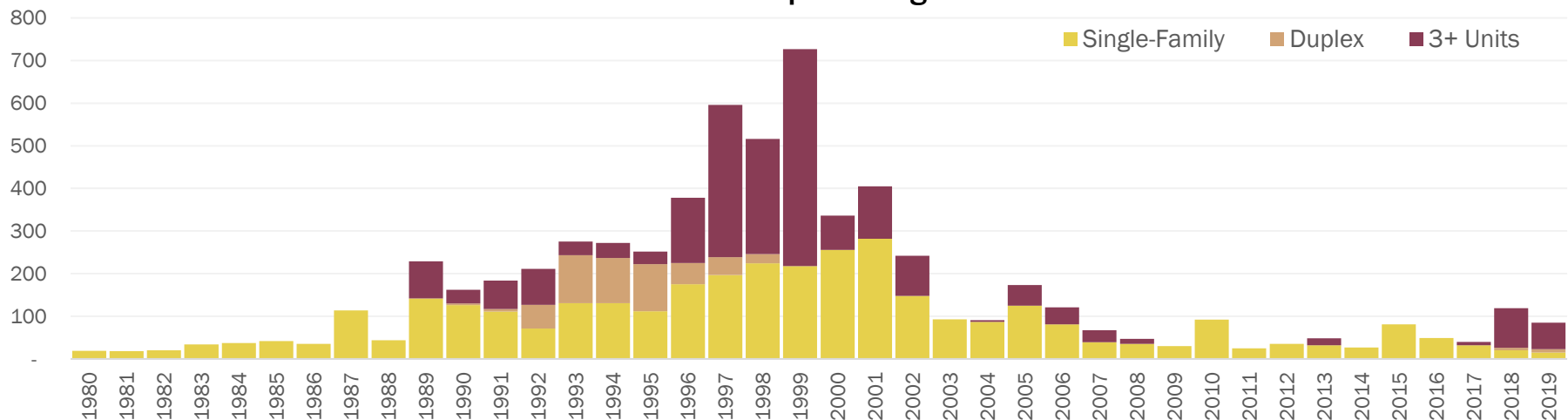
Largely due to existing pent-up demand from PMA workers who commute into the area (65 percent of PMA workers) and replacement of physically obsolescent housing, there will be net demand for approximately 4,880 residential units in the 20-minute PMA by 2024. Assuming that between five and ten percent of this demand could be met locally, the project area could accommodate between 240 and 490 units by 2024 (this assumes that the site will have sufficient sanitary and stormwater sewer capabilities).

## Housing Permits

As illustrated below, residential growth in Limerick occurred not only at a remarkable rate during the 1990s, but with significant diversity. From 1980 to 2019, the Township issued a total of 6,371 building permits, with 58 percent of all permits (3,573) issued in the 1990s, alone. While 56 percent of all units issued from 1980 to 2019 were for single-family units, 44 percent were for dwellings with two units (multi-family units). Although the issuance of a building permit does not necessarily indicate a unit was built in the year the permit was issued, it is likely the majority of the units were eventually built.

	1980-1989	1990-1999	2000-2010	2010-19	Total	Share
Single-Family	505	1,496	1,176	408	3,585	56%
Duplex	-	508	-	14	522	8%
3+ Units	87	1,569	429	179	2,264	36%
<b>Total</b>	<b>592</b>	<b>3,573</b>	<b>1,605</b>	<b>601</b>	<b>6,371</b>	<b>100%</b>

**Limerick Township Building Permits**



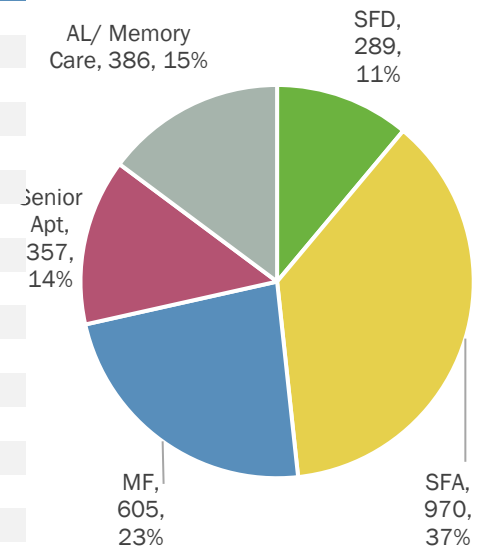
Source: DVRPC; U.S. Census Building Permits Survey



## Housing Pipeline: 20-Minute PMA

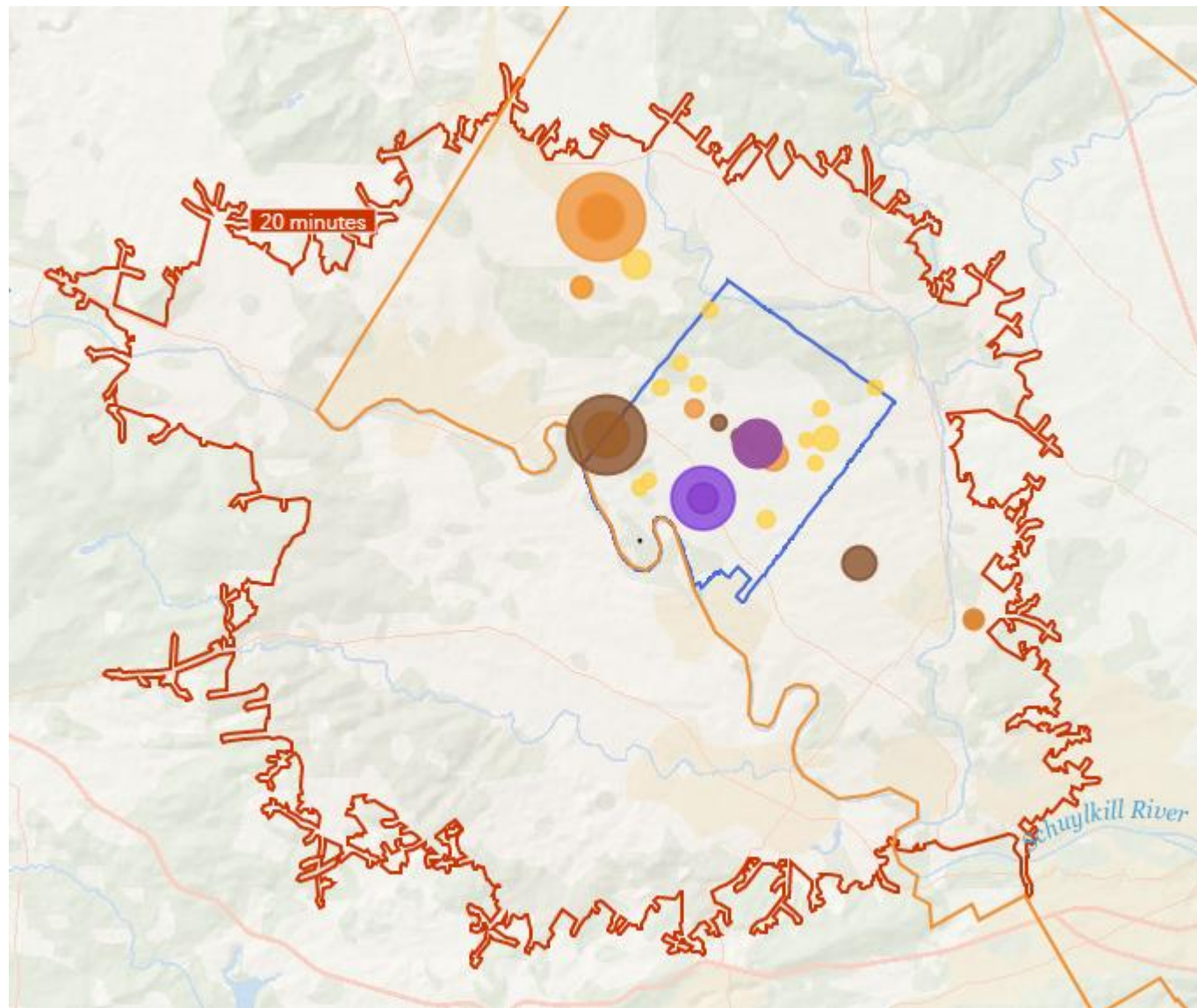
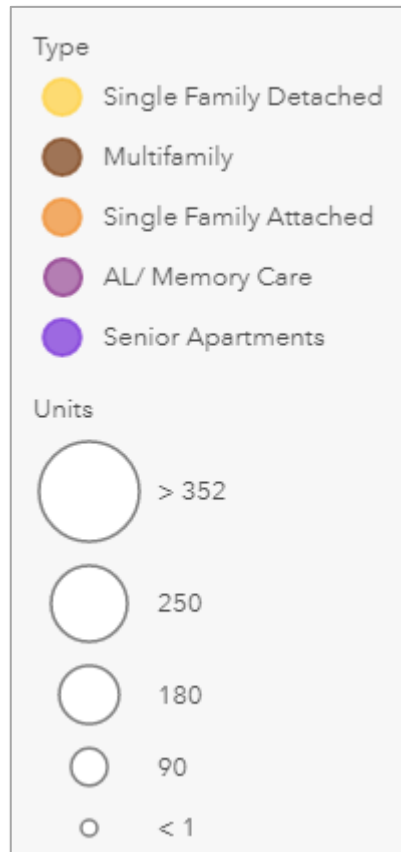
According to data provided by Limerick Township and Montgomery County, presented below and mapped on the following page, there are approximately 2,450 single and multifamily housing units (including senior housing units) in the development pipeline within the 20-minute PMA.

Name	Town	SFD	SFA	MF	Senior Apt	AL/ Memory Care	Total
New Hanover Town Center	New Hanover	89	352	123			564
Limerick Town Center	Limerick Township		156	32	123	153	464
Sanatoga Green	Lower Pottsgrove		147	310			457
Lewis Square (Phase 2)	Limerick Township				234	73	307
Everleigh at Limerick Pointe	Limerick Township		156				156
W. Seventh Avenue Tract	Trape			96			96
Moscarello Towns	Limerick Township		72				72
Hanover Crossing	New Hanover	70					70
Westwood Maguire	New Hanover	26	38				64
Moscariello at Crosskeys	Lower Providence		30	24			54
North Gate (Demcor)	Limerick Township	51					51
Piazza Realty Co., Inc	Limerick Township		19				19
Weaver Tract	Limerick Township	15					15
Gwynedd Glen, Inc.	Limerick Township			12			12
Fox Ridge Apartment Addition	Limerick Township			8			8
Ravens Claw Parcel A Subdivision	Limerick Township	7					7
Ely Subdivision	Limerick Township	6					6
Sunset Estates II	Limerick Township	6					6
Mango Way	Limerick Township	5					5
28 Brownback Road	Limerick Township	4					4
Coale Subdivision	Limerick Township	3					3
Henry Drive	Limerick Township	3					3
Glass	Limerick Township	2					2
Cane Subdivision	Limerick Township	1					1
William Rees	Limerick Township	1					1
<b>Total</b>		<b>289</b>	<b>970</b>	<b>605</b>	<b>357</b>	<b>226</b>	<b>2,447</b>



Source: Limerick Township; Montgomery County, 2020.

# Housing Pipeline

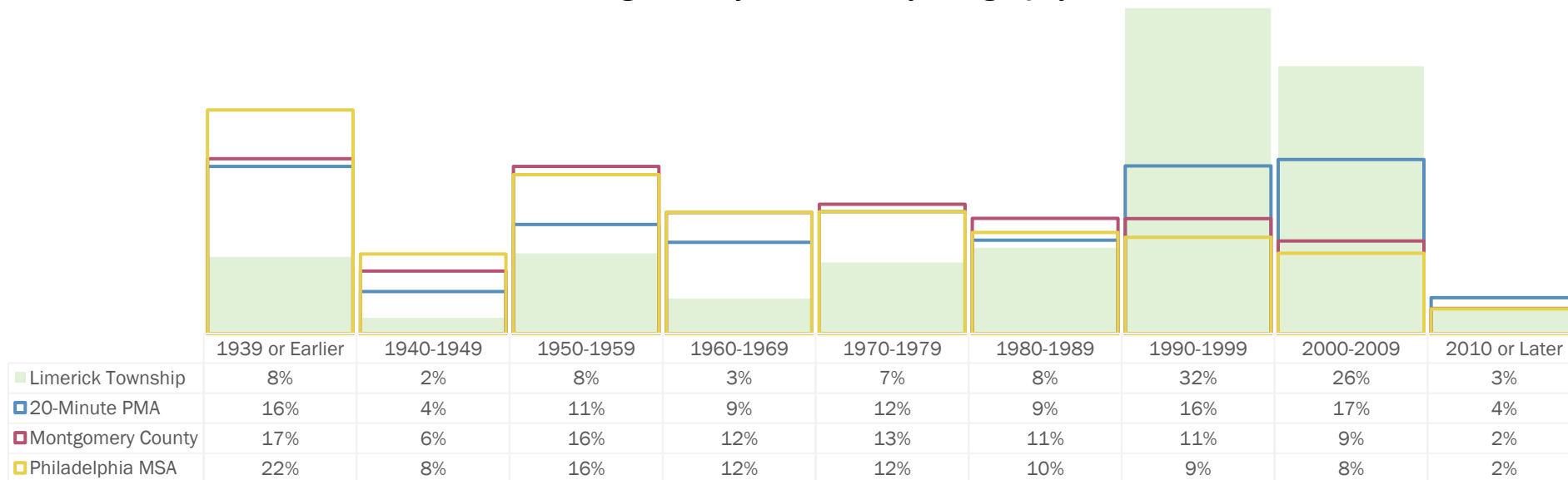


Source: Limerick Township; Montgomery County, 2020.

## Housing Age

Approximately 58 percent of all housing in the Township was built between 1990 and 2010 (compared to 33 percent within the PMA and 20 percent within the County). Given the Township's relatively recent population and housing boom, the Township's housing stock is relatively young. The median home built in the Township was in 1994 (compared to 1978 and 1968 within the PMA and County, respectively). Younger housing stock combined with relatively high household incomes are indicative of a small share of a locality's housing stock being physically obsolescent and/or unmarketable.

Share of Housing Units by Year Built by Geography, 2018



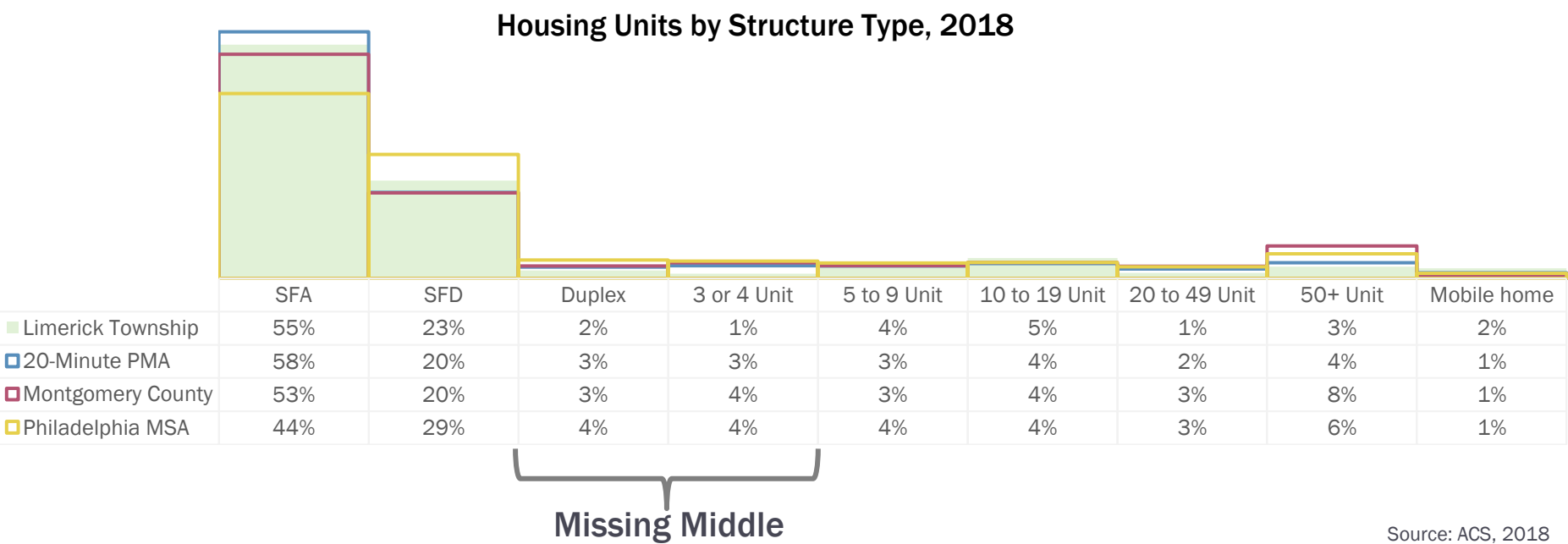
58 percent

Source: ACS, 2018



# Housing Choice

The Township’s housing stock is largely composed of single-family housing (79 percent, including both attached and detached) and has a relatively low share of low-density multi-unit structures (e.g., two- to four-unit structures). In most walkable pre-1940s neighborhoods, lower-density multi-unit structures (e.g., duplexes, fourplexes, bungalow courts, and mansion apartments) were also integrated into blocks with single-family homes, providing more affordable and diverse housing choices, and generating sufficient density to support transit and locally serving commercial amenities. Although demand for housing in walkable neighborhoods is increasing among millennials and baby boomers, lower-density multi-unit structures have become much less common in newer suburban and urban development (hence the “missing middle”). Multi-unit residential development in the project area is an opportunity to provide more diverse housing options including missing middle housing.



Source: ACS, 2018

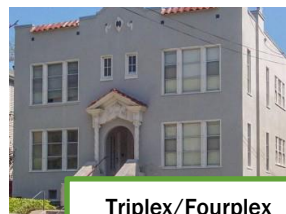
# Housing Types: Missing Middle



Duplex: Side-by-Side



Duplex: Stacked



Triplex/Fourplex



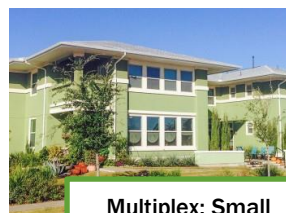
Courtyard Apartments



Bungalow Court



Townhouse



Multiplex: Small



Live/Work

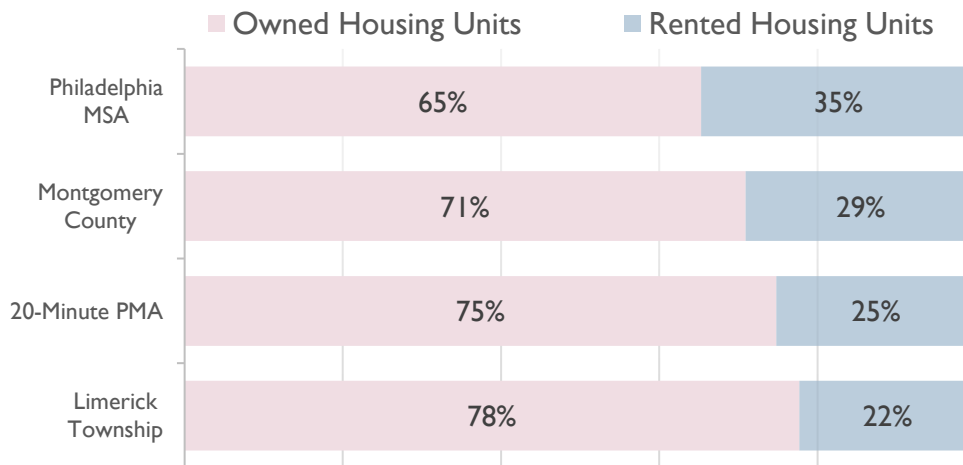


Source: Opticos Design, Inc

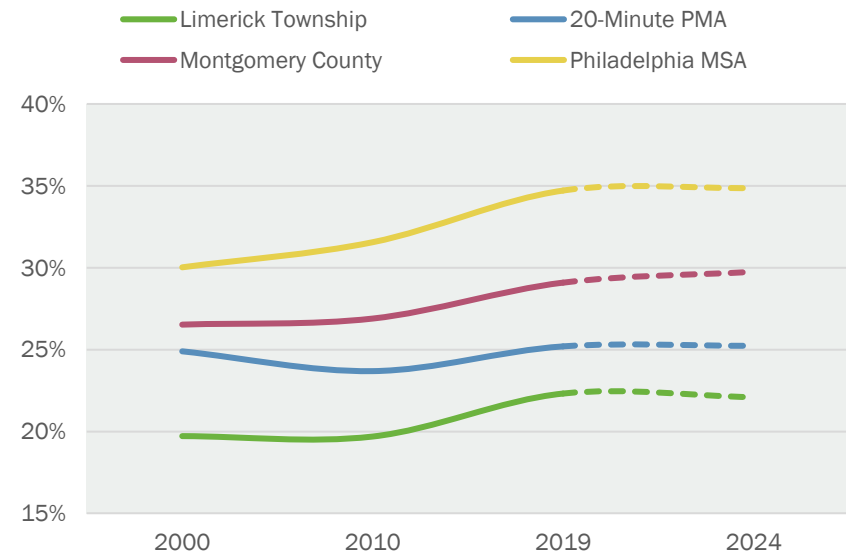
## Housing Tenure Trends

As illustrated below, in 2019, nearly 78 percent of all occupied housing units in the study area was owner-occupied, a share slightly higher than those found in both the 20-minute PMA (75 percent) and County (71 percent). Since 2000, while the share of renter-occupied housing units in the Township increased, it remained relatively flat in the PMA.

Housing Tenure as Share of Total Occupied Units, 2019



Share Rented Occupied Housing Units

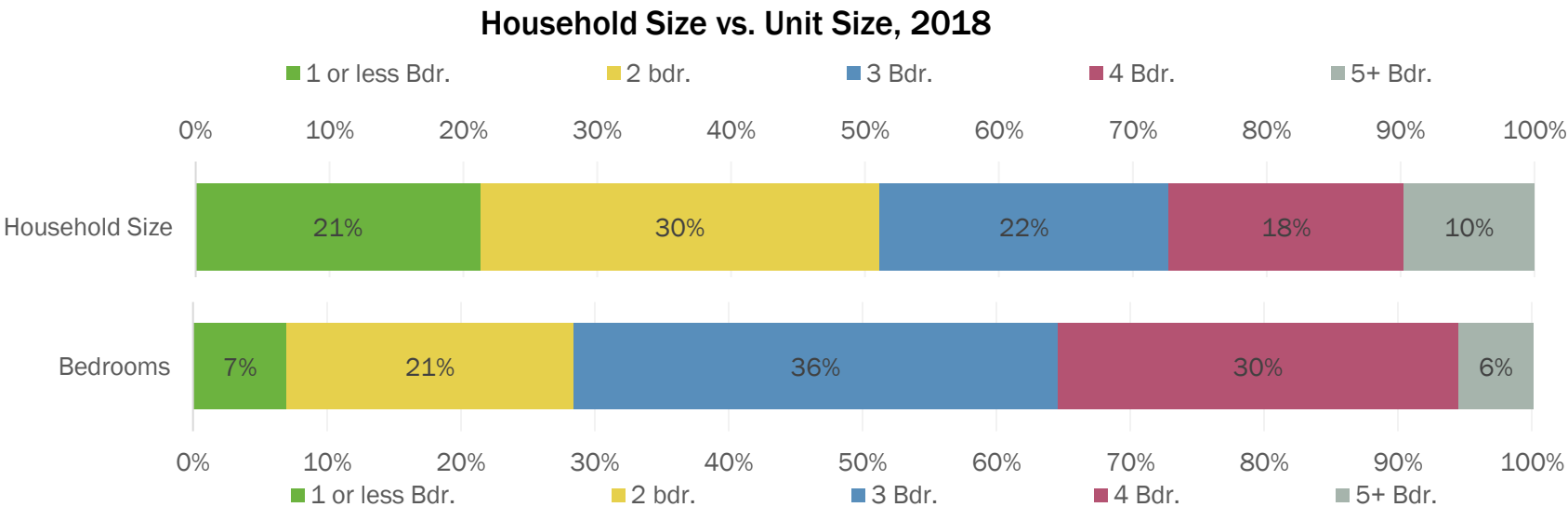


Source: Esri; 4ward Planning Inc., 2020



# Household and Unit Size: Limerick Township

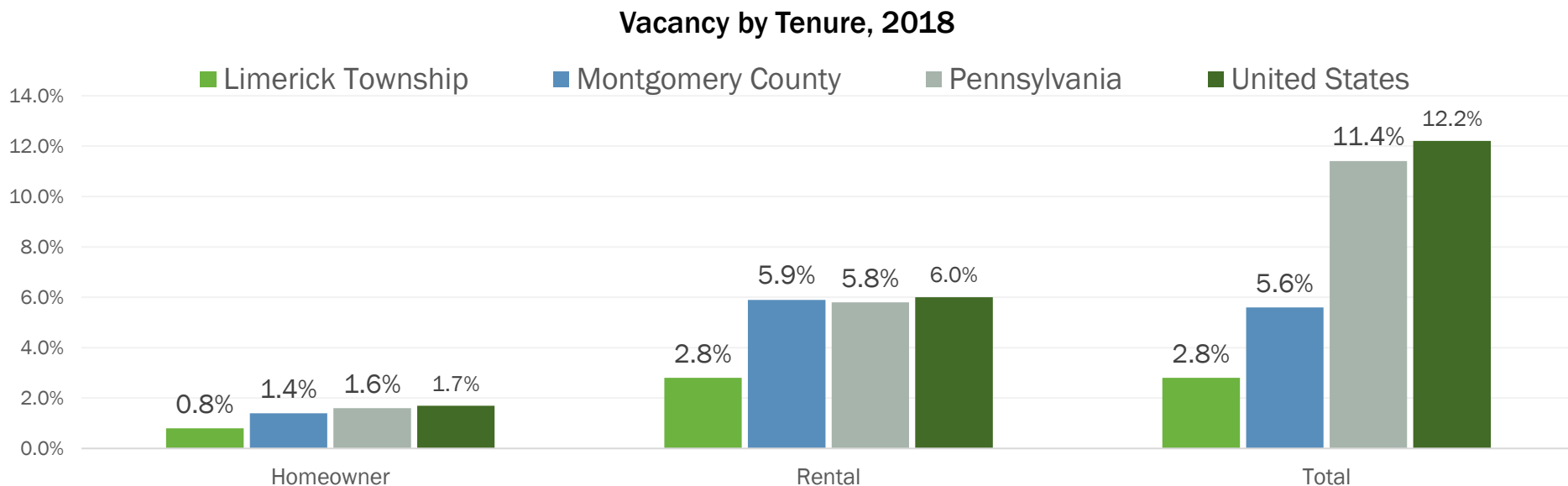
One way to measure whether the existing housing stock is suited to the local population is to compare household size to the number of bedrooms within dwelling units in the local inventory (unit size). The share of one-person households in the Township (21 percent) is much larger than the share of studio or one-bedroom units, combined (seven percent). Likewise, the share of one- and two-person households combined (51 percent) is much larger than the share of studio, and one- and two-bedroom units combined (28 percent). In other words, the mismatch between housing unit size and household size is most likely to occur among small households. With the average household size in the Township expected to stay relatively constant through 2024 (2.6 persons per household), the development of smaller residential units (studios, and one- and two-bedroom units) in the project area could help relieve the Township’s existing shortage of small housing units, relative to household size.



Source: 2018 ACS 5-Year Estimates, B11016; DP04

## Housing Vacancy By Tenure

In general, a vacancy rate of between four and seven percent is an indicator of a relatively healthy housing market. Although the total housing vacancy rate in the Township (2.8 percent in 2018) is relatively tight, this vacancy rate includes seasonal and other vacant units (units which are vacant due to a sales or leasing transition, repairs be conducted, or for the owner's personal reasons). The vacancy rate for ownership units within the Township was much lower (at 0.8 percent in 2018). The rental vacancy rate in the Township (2.8 percent in 2018) was also much lower than that with Montgomery County (5.9 percent).



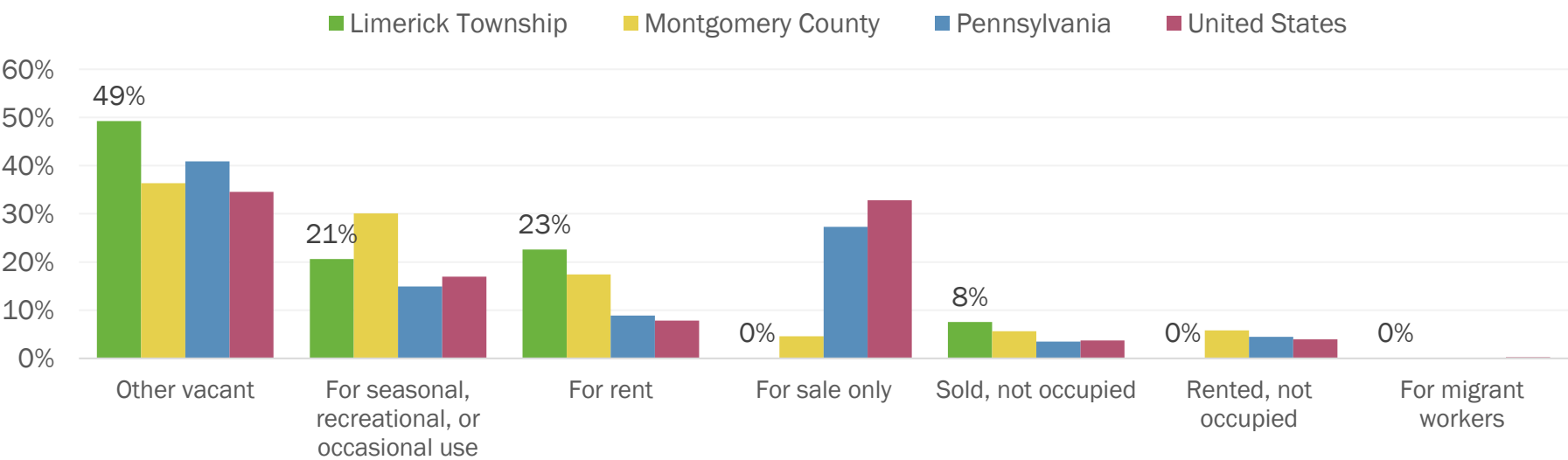
Note: Rental and homeowner vacancy rates do not include "other vacant" or "seasonal" units in the calculation of vacancy rates.

Source: 2018 American Community Survey 5-Year Estimates; 4ward Planning Inc., 2020

# Detailed Housing Vacancy

The U.S. Census organizes vacant units into housing market classifications. For example, rental units are separated into vacant units offered "for rent," and those "rented, not occupied" (e.g., rent has been paid, but new renter has not moved in). Likewise, for-sale units are separated into vacant units offered "for sale only," and those "sold, not occupied" (e.g., unit has recently been sold but the new owner has not moved in). "For seasonal, recreational, or occasional use" units are vacant units used only in certain seasons or other occasional use. "Migrant units" (none in the study area) are vacant units intended for migratory workers. If a vacant unit does not fall into any of the above classifications, it is classified as "other vacant" (e.g., owner that does not want to rent or sell; or house is being used for storage, being foreclosed upon, or being repaired or renovated). The number of "other vacant" units in the Township represented 49 percent of all vacant units in 2018.

Detailed Housing Vacancy, 2018



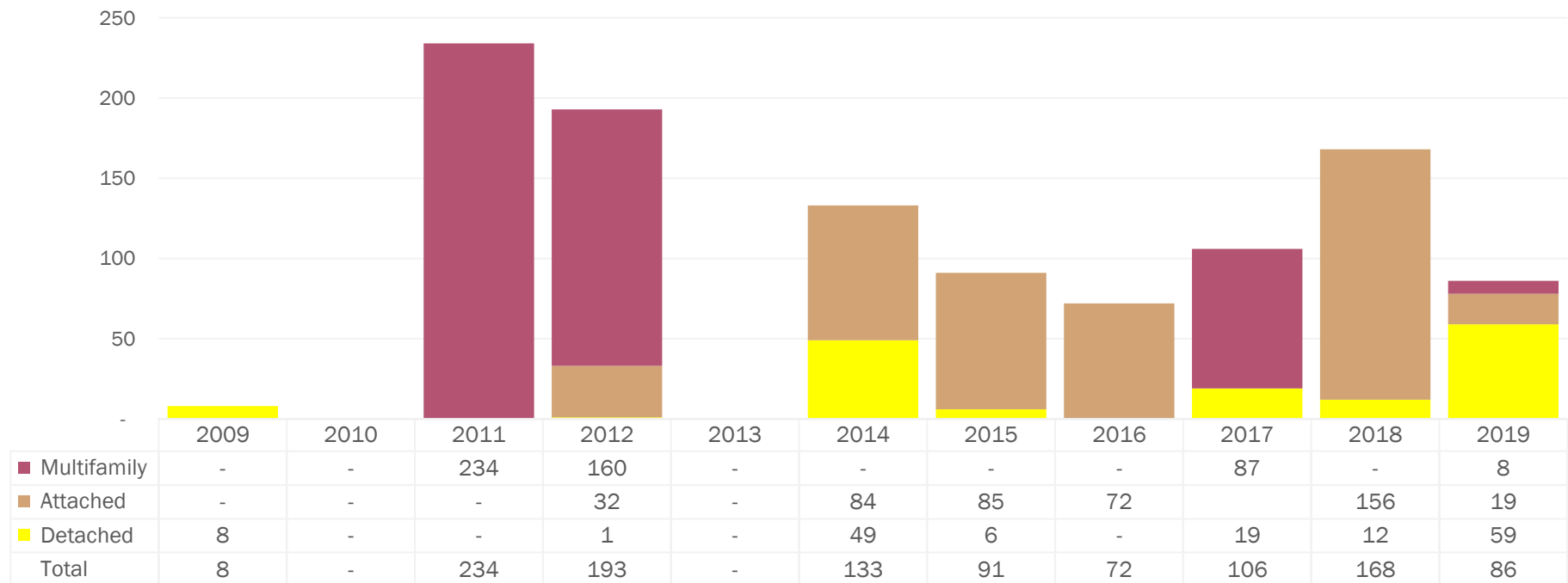
Source: 2018 American Community Survey 5-Year Estimates; 4ward Planning Inc., 2020



## Proposed Housing Trends: Limerick Township

According to data provided by Montgomery County, summarized below, approximately 1,090 residential units were proposed for development in Limerick Township from 2009 to 2019. Fifty-five percent of these units were single-family (either detached or attached) and 45 percent were multi-family (489 units).

**Proposed Residential Units: Limerick Township**

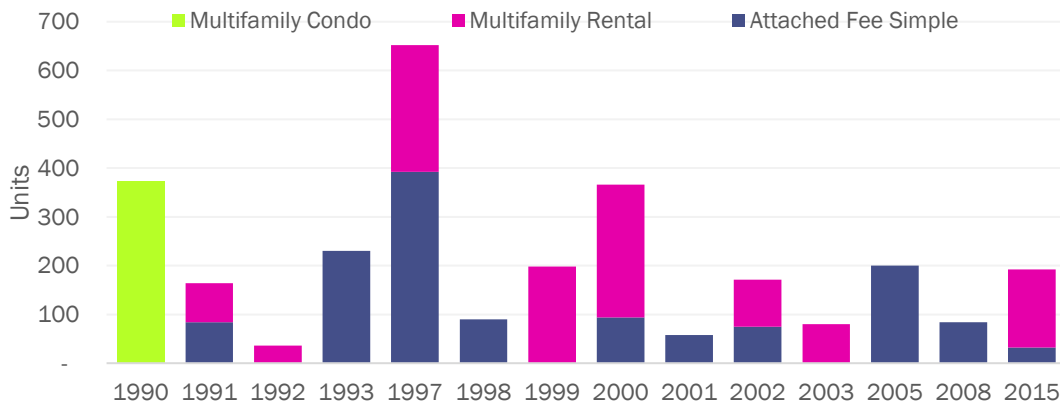


Source: Montgomery County, Annual Summaries of Subdivision, Land Development, and Zoning Activity, 2009-2019

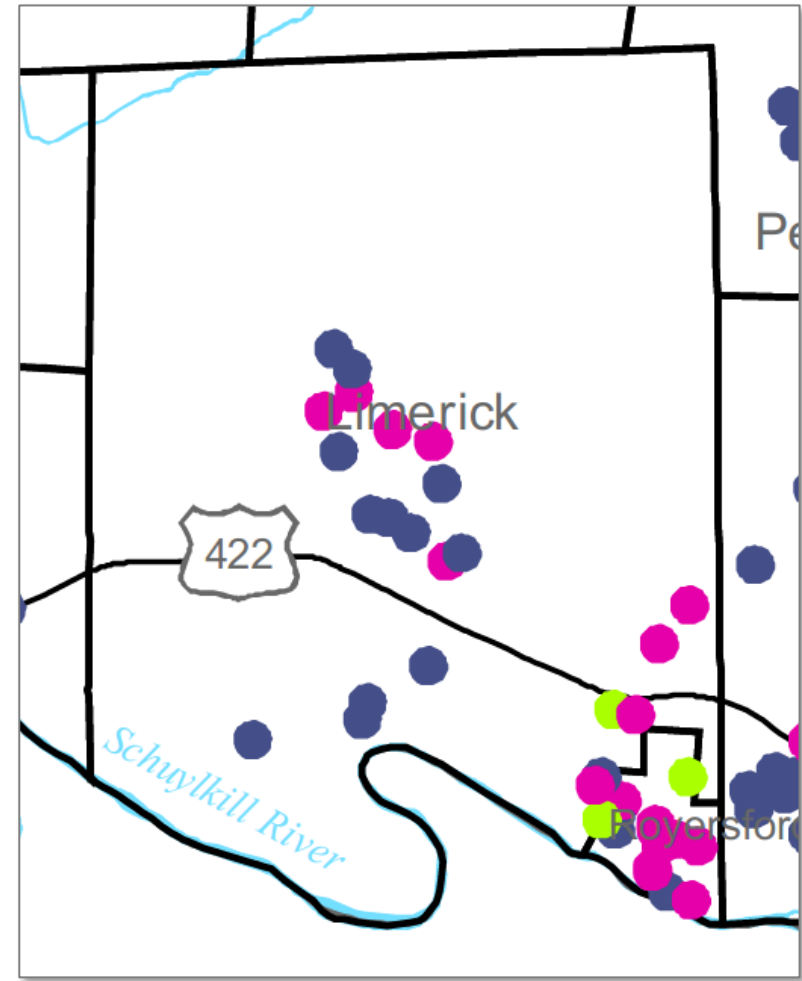
## Multi-Family Housing Inventory: Limerick Township

According to 2019 data provided by the Montgomery County Planning Commission (MCPC), summarized below and mapped to the right (and on the following page), approximately 2,890 multi-family units were built in Limerick Township from 1990 to 2015. Forty-six percent of these units were attached fee simple units, 41 percent were multi-family rental units, and 13 percent were multi-family condo units (none were attached rental or attached co-op units).

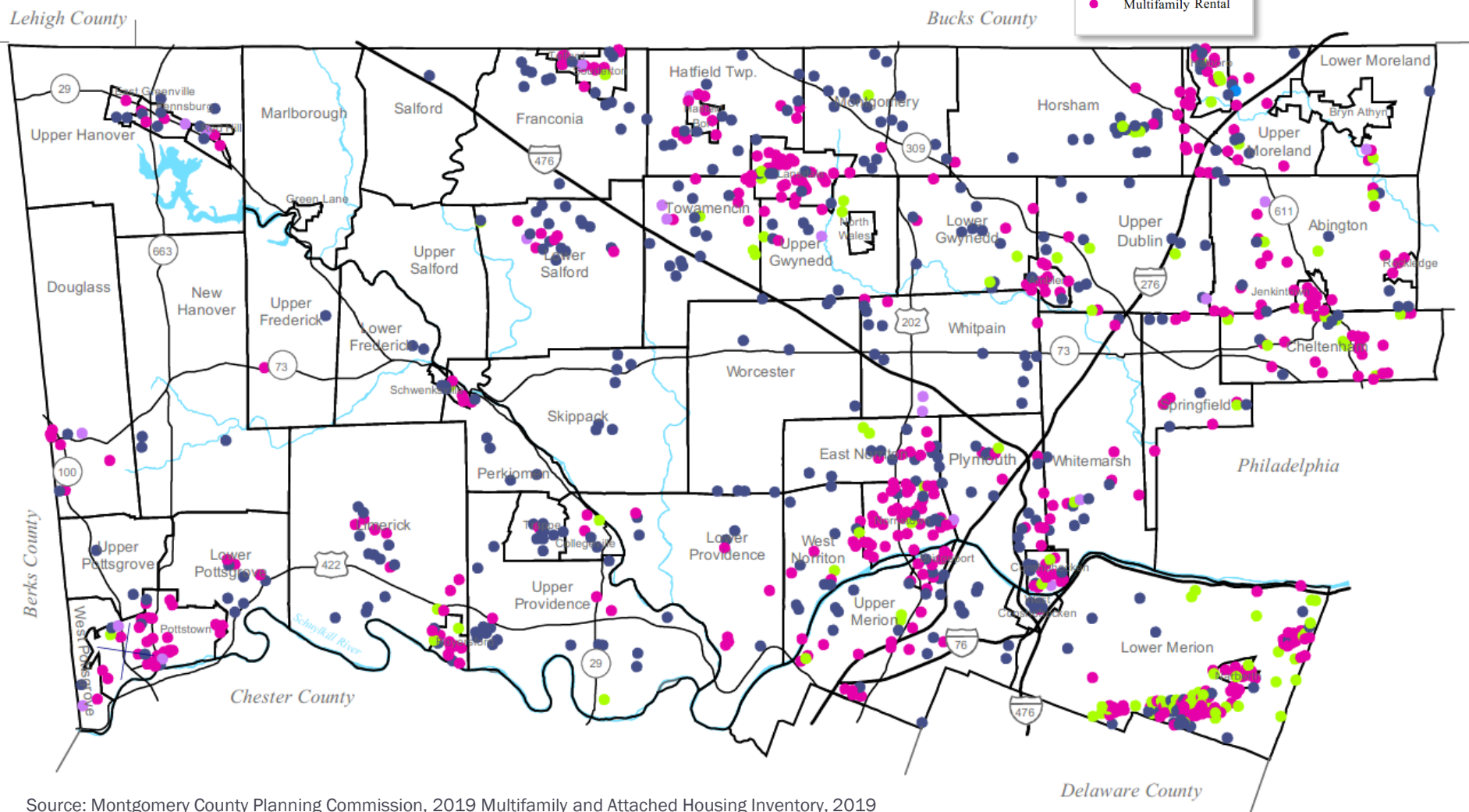
**Multifamily and Attached Housing Development: Limerick Township**



Source: 2019 Multifamily and Attached Housing Inventory, 2018



# Multi-Family and Attached Housing Inventory





## Supply/Demand Analysis: Key Demand Scenario Assumptions

### Net Household Formation from 2019 to 2024 Based on Esri's Household Growth Forecasts

Households within the 20-minute PMA are projected to increase by 2,655 from 2019 to 2024 (by 0.6 percent per year).

### Employment Growth Based on Average Annual Growth Rate of 0.7 Percent over 2019 Base Employment

Based on 2019 employment data provided by Esri and average 2016 to 2026 industry employment growth-rate projections provided by the PA Department of Labor and Industry for Montgomery County, workers within the 20-minute PMA are expected to increase by 9,360 from 2019 to 2024 (by 0.7 percent per year).

### Five of Every 100 PMA Workers Would Trade Commute for Adequate Housing Choice

Currently, approximately 65 out of every 100 workers commute from outside the 20-minute PMA. It is assumed that five out of every 100 of these workers would trade their commutes if adequate housing choice was available.

### Total Housing Units Based on Existing Units in the Development Pipeline

According to data provided by Limerick Township and Montgomery County, there are approximately 2,450 single and multifamily housing units in the development pipeline within the 20-minute PMA.

### 20-minute PMA will Maintain a Natural Average Annual Housing Vacancy Rate of Four Percent

These units represent the supply of units in a given market that are not leased or occupied, allowing for housing turnover.

### Remaining Vacant Housing within the 20-Minute PMA is Physically Obsolescent or Unmarketable

With a projected housing vacancy rate of 5.2 percent, it is assumed the remaining share of vacant housing (1.2 percent) within the PMA is not available for sale or for rent, but is vacant due to repairs, foreclosure, or other personal reasons.

### 1.0 Percent of the PMA's Remaining Housing Stock Becomes Obsolescent Annually

All housing stock gradually wears out over time and, on average, one out of every 100 units becomes obsolescent, annually.

## Supply/Demand Analysis: 20-minute PMA

Largely due to existing pent-up demand from PMA workers who commute into the area (65 percent of PMA workers) and replacement of physically obsolescent housing, there is currently a net demand for approximately 4,250 residential units in the 20-minute PMA. By 2024, this estimated net demand is expected to increase to approximately 4,880 units. Assuming between five and ten percent of this demand could be met locally, the project area could accommodate between 240 and 490 residential units by 2024.

### Net Dwelling Unit (DU) Demand Through 2024

	2019	2024
<b>Housing Demand Metrics</b>		
<i>Estimated Households in 20-minute PMA (0.6% growth rate)</i>	<i>91,170</i>	<i>93,940</i>
Estimated Workers in 20-Minute PMA (0.7% growth rate)	129,520	134,120
Estimated Workers Residing Outside 20-Minute PMA (65%)	84,080	87,070
<i>Estimated Pent-Up Housing Unit Demand from Commuting Area Workers (5%)</i>	<i>4,200</i>	<i>4,350</i>
<i>Estimated Number of Naturally Occurring Vacant Housing Units (4%)</i>	<i>3,840</i>	<i>3,940</i>
<b>Estimated Aggregate Housing Unit Demand in 20-Minute PMA</b>	<b>99,210</b>	<b>102,230</b>
<b>Housing Supply Metrics</b>		
Estimated Housing Units in 20-Minute PMA	96,110	98,557
<b>Subtract Physically Obsolescent Units (1.2% of total units, 1% annual obsolescence rate)</b>	<b>1,150</b>	<b>1,210</b>
New Units to Add in 20-Minute PMA (based on existing development pipeline)	-	2,447
<b>Estimated Net Marketable Housing Units in 20-Minute PMA</b>	<b>94,960</b>	<b>97,347</b>
<b>Net Housing Demand/Supply Calculation</b>		
<i>Estimated Aggregate Housing Unit Demand in 20-Minute PMA</i>	<i>99,210</i>	<i>102,230</i>
<i>Subtract Estimated Net Marketable Housing Units in 20-Minute PMA</i>	<i>94,960</i>	<i>97,347</i>
<b>Net Housing Unit Demand/(Excess Units)</b>	<b>4,250</b>	<b>4,883</b>
Project Area Capture (10%)	425	488
Project Area Capture (5%)	213	244

# Senior Housing



## Key Findings: Senior Housing

### 517 age-restricted units within Limerick

According to data provided by Montgomery County, there are 517 age-restricted units within Limerick Township, including 29 single-family detached units, 258 single-family attached units, 80 multi-family units, and 150 mobile homes. Largely built between 2000 and 2008, these units represent single-family homes or apartments dedicated to those primarily over age 55. Completed in 2008, the Villas at Linfield National Golf Club gated community is the project area's only age-restricted development.

### Likely oversupply of age-restricted units in County

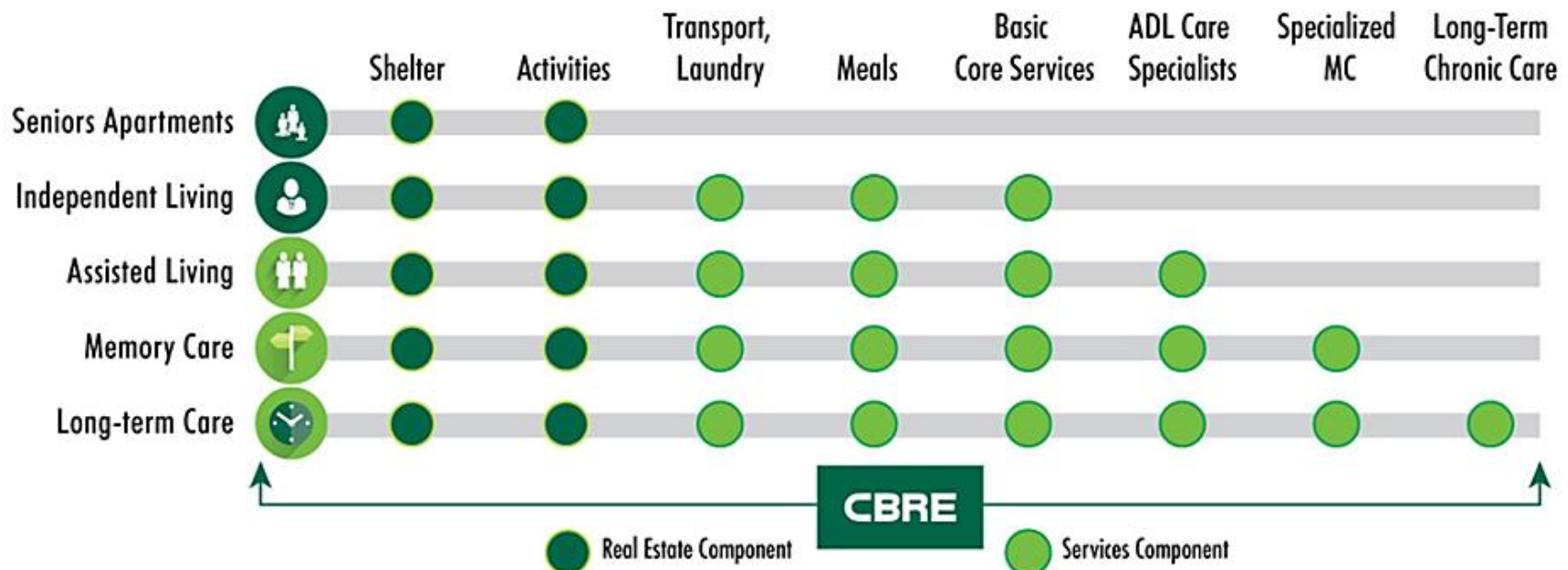
Montgomery County has seen a large number of age-restricted housing developments built or proposed over the past decades, with age-restricted units representing approximately 21 percent of all units built in the County over the past two decades. By 2024, as the region's population ages, and housing needs and preferences change, there will likely be an oversupply of age-restricted homes and apartments in the County. Consideration should be given to shifting these units to "age-targeted" development, providing amenities and design consistent with the needs of active adults while not mandating a specific resident age.

### 18,890 new County residents ages 55 or older by 2024

According to Esri, the population of County residents ages 55 years or older will increase by 18,890 by 2024. Specifically, there will be 6,900 new residents between ages 55 and 74; 10,650 new residents between ages 75 and 84; and 1,340 new residents ages 85 and older. The near-term increase in older residents in Montgomery County should drive demand for additional senior housing in the County.

## Background: Defining Prospective Senior Housing Options

According to CBRE, an international commercial real estate services firm, the types of properties that facilitate the delivery of accommodation and care services to seniors are typically divided into five categories: senior apartments (SA), independent living (IL), assisted living (AL), memory care (MC), and long-term care (LTC) or Nursing Care (NC). Continuing Care Retirement Communities (CCRCs) represent a hybrid model, and typically offer all the care levels noted above on a single campus. The graphic below highlights the array of services offered across the different property types. Besides accommodation, senior housing and long-term care properties typically offer hospitality services, care services, and medical services. This spectrum of property types is commonly referred to as the Continuum of Care.



Source: CBRE; NIC Investment Guide

## Background: Defining Prospective Senior Housing Options

Each senior housing option has defining characteristics including building facility size and offerings, resident entry ages and length of stay, and occupancy metrics.

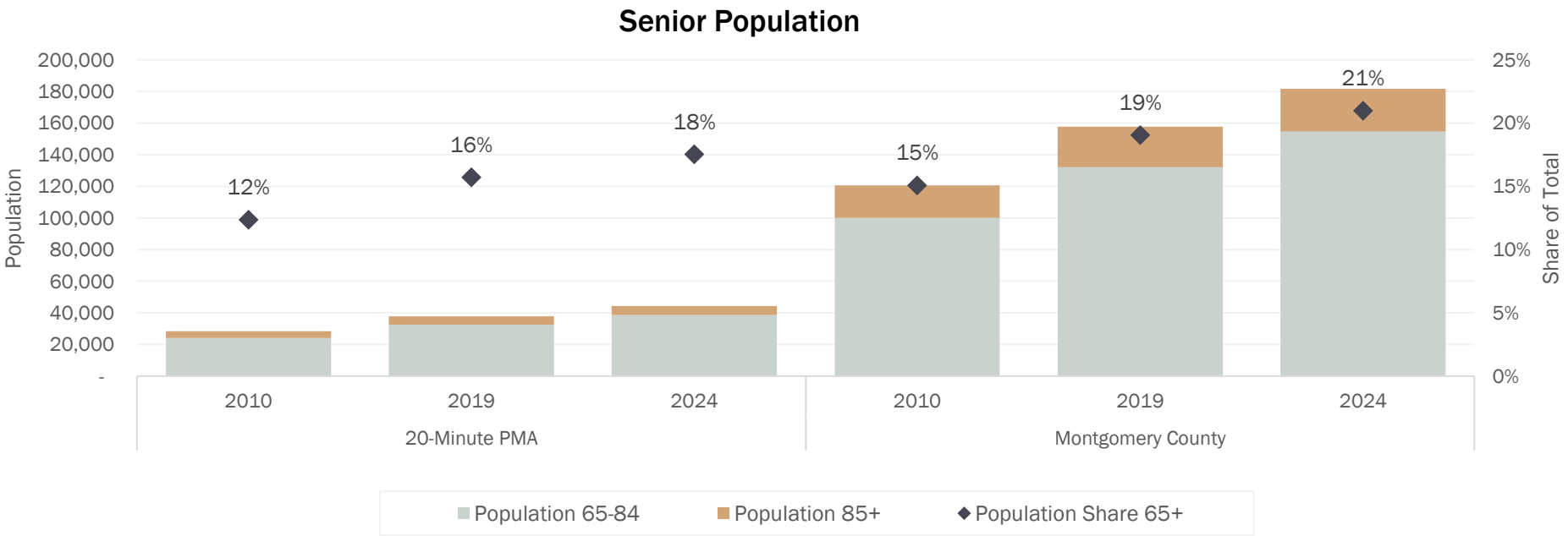
	Age-Restricted	Congregate Care			Healthcare
	Senior SF Homes or Apartments	Independent Living (IL)	Assisted Living (AL)	Memory Care	Long Term Chronic Care / Nursing Care
Building Facility	Have special access and common area designs	Similar to apartments but has commercial kitchen, dining room, and additional common-area amenities	Most units do not have a full kitchen, only dorm room-size refrigerator and microwave. Many units are studios.	Units do not have a full kitchen, only dorm room-size refrigerator and microwave. Many units are studios.	Units resemble hotel rooms and many rooms have shared occupancy
Typical Services Provided	Organized social activities	Restaurant-style dining, social activities, weekly house keeping, laundry and transportation	Independent living services plus assistance with bathing, eating, and dressing; medication reminders (no administration of medicine)	Assisted living services plus special behavior/memory care, secured access only	Assisted living services plus administration of medications. 24-hour care by RA, RN licensed personnel
Ideal Building Size	100 to 250 Units	100 to 150 Units	80+ Units	24 to 36 Units	120 Beds (70 Units)
Resident Entry Age	55 to 75	75 to 84 (avg. 80.6)	75 to 85 (avg. 87)	Included with AL	80 to 90
Average Length of Stay	5 to 12 Years	2.1 to 6.4 Years	1.4 to 3.4 Years	1.0 to 2.4 Years	30 Days to 2 Years
Avg. Current Quarter Stabilized Occupancy	NA	90.2%	90.1%	89.7%	88.1%%
Share of Units/Beds (U.S.)	NA	23%	22%	7%	48%

Source: CBRE; Senior Housing & Care Market Insight; Q2 2019



# Senior Housing Demand: Driven by Demographic Demand

After the region’s baby boomer generation began turning 65 in 2011, the population of senior residents began increasing in significant numbers. In 2010, the population ages 65 and older accounted for just 12 and 15 percent of the total population in the PMA and County, respectively, compared to 16 and 19 percent in 2019. From 2019 and 2024, the population ages 65 and older will grow by 3.5 and 3.0 percent per year in the PMA and County, respectively. The population ages 65 and older in the PMA and County will more than double from 2010 to 2024. This projected growth in the senior population will have a significant impact on families, businesses, healthcare providers, and, most notably, demand for senior housing.

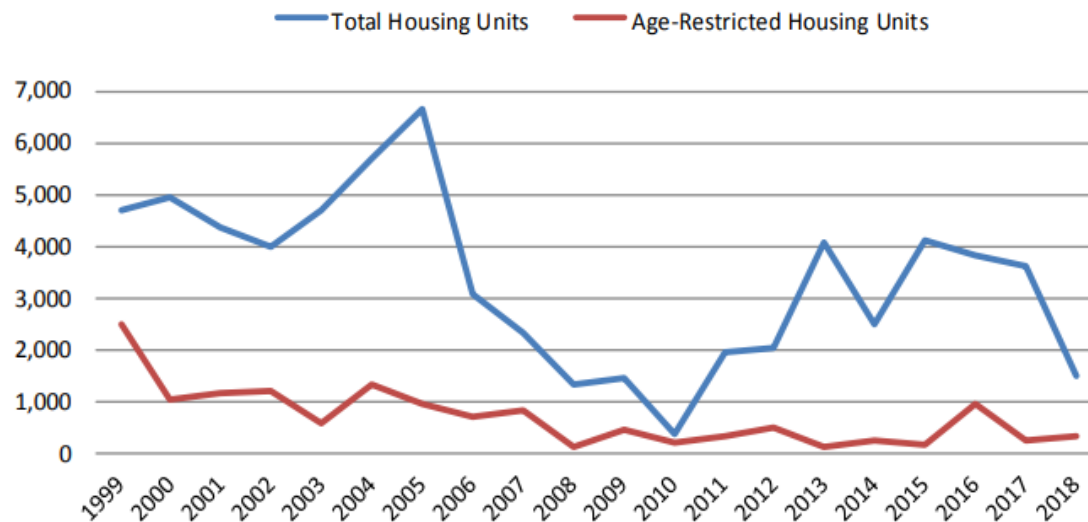


Source: Esri, 4ward Planning, Inc., 2020

## Age-Restricted Housing: Montgomery County

Montgomery County has seen a large number of age-restricted housing developments (representing single-family homes or apartments for those primarily over age 55) built or proposed over the past decades, with age-restricted units representing approximately 21 percent of all units built in the County over the past two decades. As summarized in the chart below, there are currently 115 age-restricted developments with approximately 17,660 units in the County. Nearly 270 new age-restricted units were built in 2018 alone. Nursing homes, boarding homes, assisted living developments, age-targeted developments (open to residents of all ages but still with the amenities that would appeal to older residents), or proposed developments not yet under construction are not included in this inventory.

**Proposed Age-Restricted Units: Montgomery County, 1999-2018**



Note: According to Montgomery County, age-restricted units are those located within developments where a legal restriction requires either 1) that all residents are 62 years of age or older or 2) at least one person (per household) age 55 or older lives in at least 80 percent of the development's occupied units.

Source: Montgomery County Planning Commission, 2019 Age Restricted Inventory, Annual Summaries of Subdivision, Land Development, and Zoning Activity, 2009-2018

## Age-Restricted Housing: Limerick Township

According to data provided by Montgomery County, summarized below, there are 517 age-restricted units within Limerick Township, including 29 single-family detached units, 258 single-family attached units, 80 multi-family units, and 150 mobile homes. These units were built between 2000 and 2008. Completed in 2008, the Villas at Linfield National Golf Club gated community is the project area's closest age-restricted development.

### Age-Restricted Units: Limerick Township

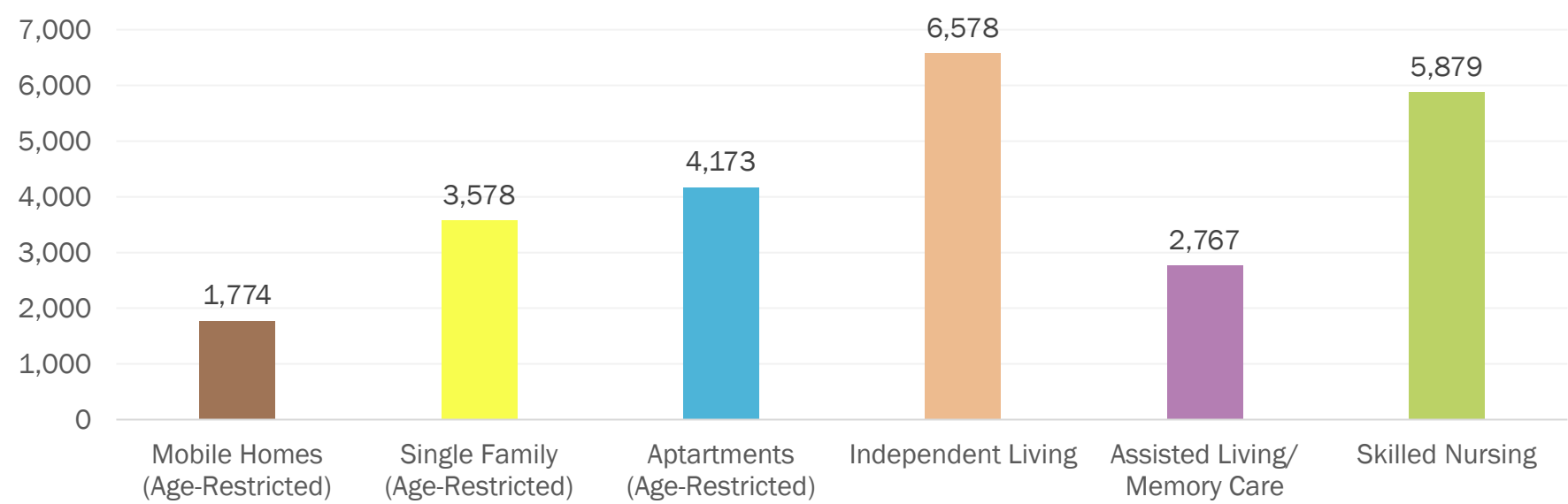
Development Name	Year Built	Single Family Detached	Single Family Attached	Multi-family	Mobile Home	Total Units
Limerick Greene	2000	-	-	80	-	80
The Villas at Linfield National Golf Club	2005-2008	-	200	-	-	200
Village of Willow Run	2002-2003	-	-	-	150	150
William Penn Villas	2001	29	58	-	-	
Limerick Total		29	258	80	150	517
Montgomery Total		1,495	4,230	10,163	1,774	17,662

Source: Montgomery County Planning Commission, Montgomery County Board of Assessment Appeals; Esri, 4ward Planning, Inc., 2020



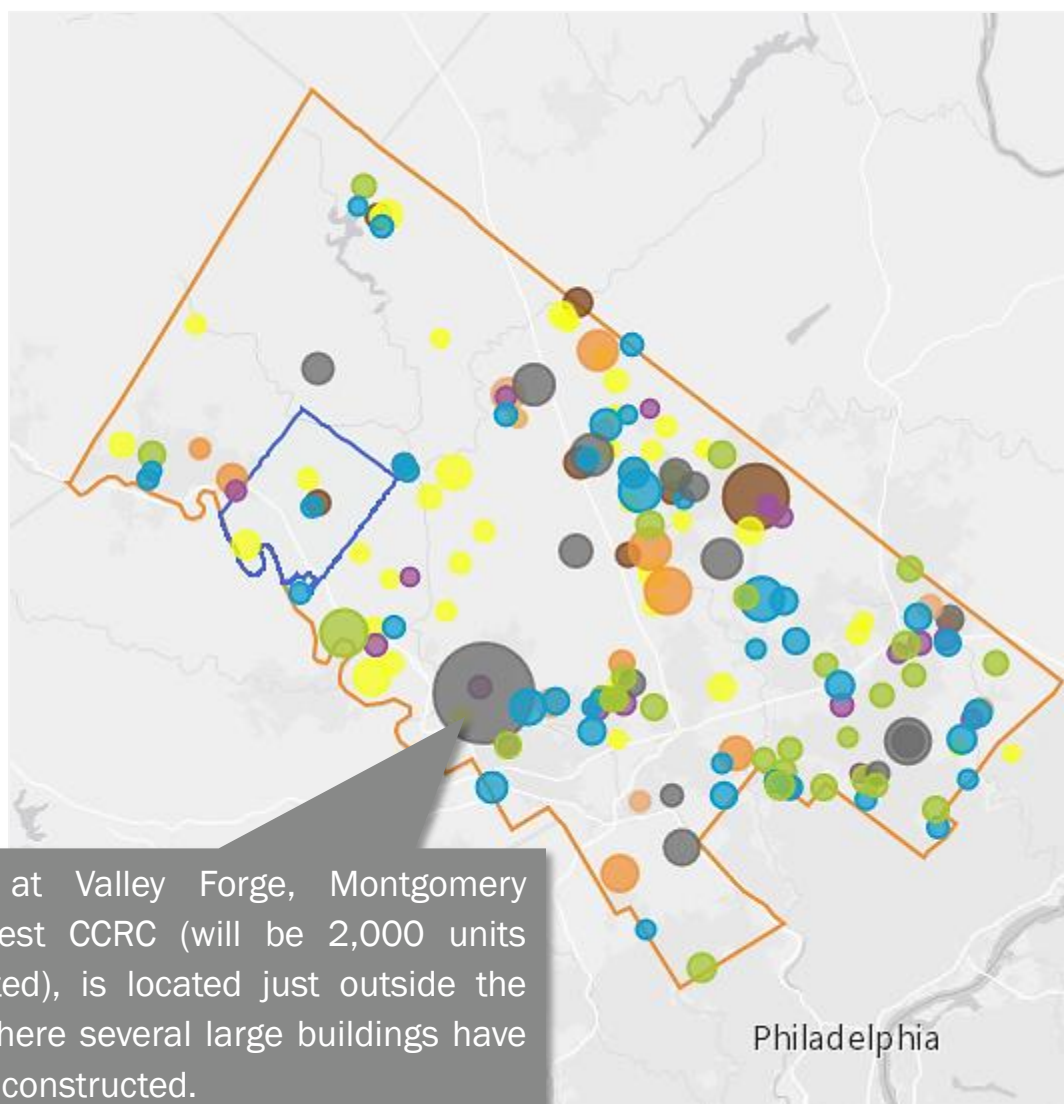
# Senior Housing Inventory: Montgomery County

According to data provided by the Montgomery County Planning Commission (includes age-restricted mobile homes, single-family attached and detached homes, apartments, and some independent living units) and senior housing data provided by the Retirement Living Sourcebook (includes independent living, assisted living/memory care, and skilled nursing units/beds), 4ward Planning identified the existing spectrum of senior housing units/beds within the County. As presented below, there are approximately 20,220 senior housing units and 5,880 beds in the County. As mapped on the following page, some of these units/beds are included in continuing care retirement communities (CCRC), which fulfill a continuum of housing and aging care needs (e.g., independent living to skilled nursing). Approximately 2,530 units are income-restricted and 1,800 are under construction (e.g., Shannondell at Valley Forge, Rydal Waters).



Source: Montgomery County Planning Commission, 2019 Age Restricted Inventory; Retirement Living Sourcebook for PA-NJ-DE Spring/Summer 2019; Esri; 4ward Planning Inc., 2020

## Senior Housing: Montgomery County (continued)



### Type

- Single Family
- Apartments
- Skilled Nursing
- Assisted Living
- CCRC
- Independent Living
- Single Family/ Apts
- Mobile Home

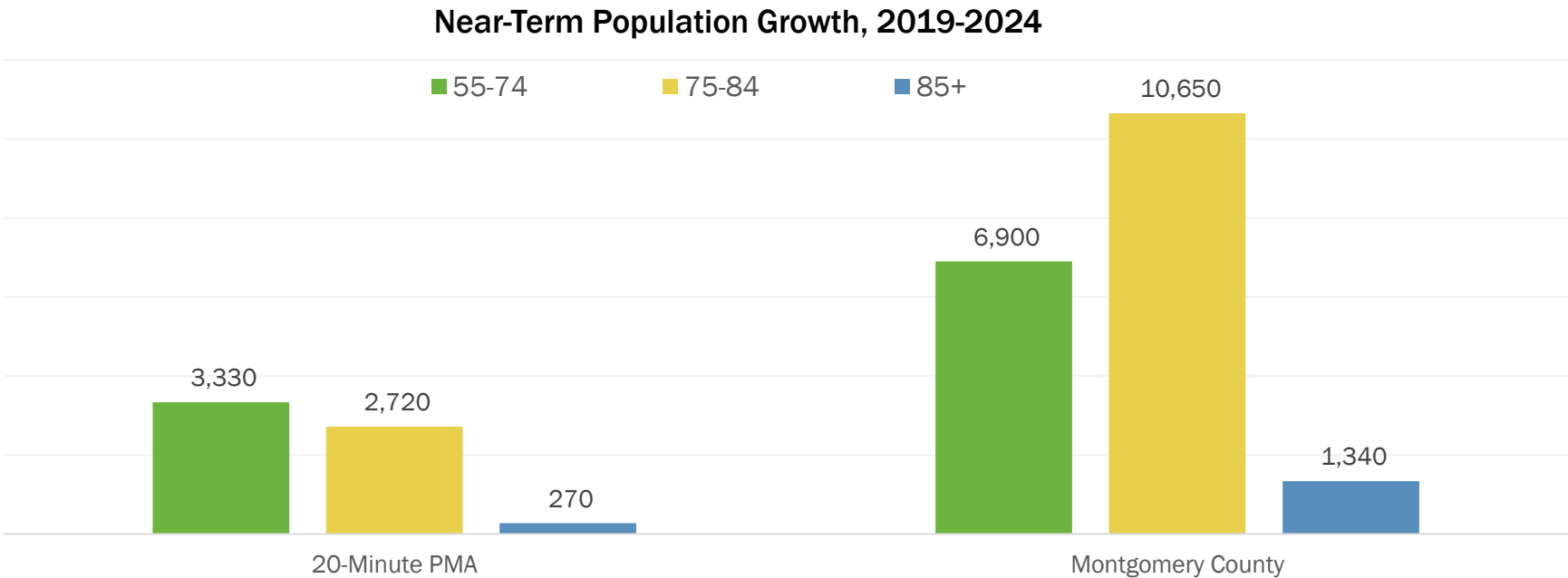
### Units/Beds

- > 1,310
- 1,000
- 700
- 300
- < 20

Source: Montgomery County Planning Commission, 2019 Age Restricted Inventory; Retirement Living Sourcebook for PA-NJ-DE Spring/Summer 2019; Esri; 4ward Planning Inc., 2020

# Senior Housing Demand: Montgomery County

According to Esri, the population of County residents ages 55 and older will increase by 18,890 by 2024. As illustrated in the chart below, specifically, there will be 6,900 new residents between ages 55 and 74; 10,650 new residents between ages 75 and 84; and 1,340 new residents ages 85 and older. The near-term increase in older residents in Montgomery County should drive demand for additional senior housing within the County. While some potential patrons will come from beyond Montgomery County, senior housing research generally suggests that most patrons of senior housing facilities tend to migrate from within the local area in order to remain close to their existing networks of family, friends, and business associates.



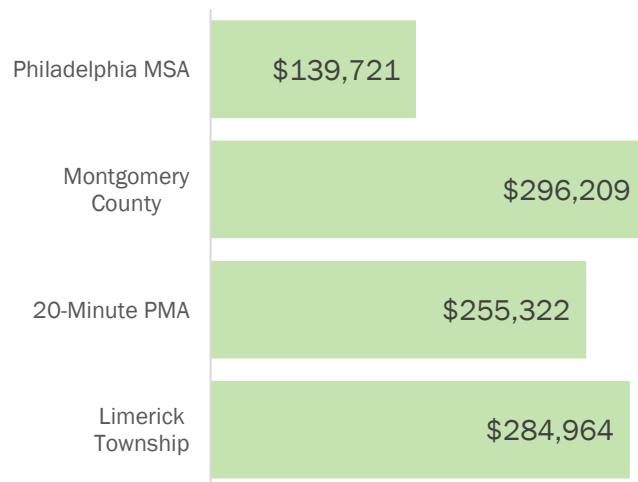
Source: Esri; 4ward Planning Inc., 2020



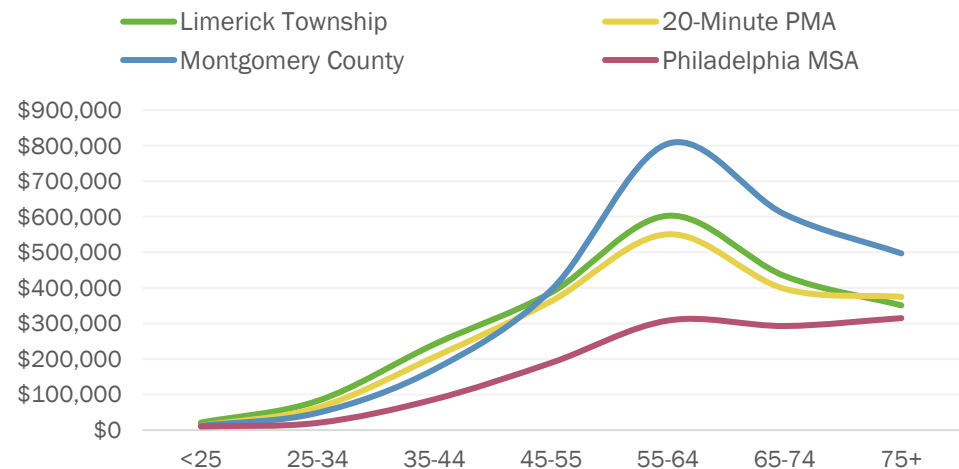
## Median Net Worth

Relatively high median net worth can be an indicator that residents have sufficient financial means to secure senior housing accommodations – such as entrance fees for age-restricted and nursing home facilities. According to data provided by Esri, in 2019, all householders within the 20-minute PMA had a median net worth of approximately \$255,320, slightly more than the Township (\$284,960). As illustrated in the chart below (right), net worth in all geographies is generally highest among residents between ages 55 and 64. Given the relatively high median net worth among senior households within Montgomery County, seniors in the PMA likely have sufficient financial means to afford certain senior housing options (e.g., independent and assisted living), a positive sign for potential senior housing development.

### Median Household Income and Net Worth, 2019



### Median Net Worth and Householder Age, 2019



Source: Esri, 4ward Planning Inc., 2020

# Retail

## Key Findings: Retail

### 5.7 million GLA of major retail shopping center space in PMA

Based on 2019 data provided by the Directory of Major Malls, summarized below and mapped on the following page, there is approximately 5.7 million gross leasable area (GLA) of major retail shopping center space (complexes containing at least 200,000 square feet under roof) within the PMA, equivalent to 23.7 GLA per person. Both located 2.34 miles from the project area, the 549,155-square-foot Philadelphia Premium Outlets and the 189,810-square-foot Lakeview Shopping Centre are the two closest major shopping centers.

### Township is experiencing a “surplus” of retail sales

According to data provided by Esri, the Township is experiencing a “surplus” of retail sales in some retail categories (e.g., grocery stores; restaurants/eating establishments; beer, wine and liquor stores; and health and personal care stores) - meaning either that people travel from outside the trade area to shop/dine or people living within the trade area consume more than would be expected given their income levels.

### Demand within PMA to accommodate new restaurants

Retail categories experiencing leakage represent potential opportunities for new retailers to enter the trade area or for existing retailers to extend their marketing outreach to accommodate the excess demand. Based on retail supply/demand analysis, while there is insufficient net new retail demand within the Township alone to support new retail stores, there is sufficient demand within the larger PMA to support new retail stores, restaurants, and eating establishments, in particular.



## Available Retail Space: 20-Minute PMA

Based on February 2020 data provided by LoopNet (a national provider of real estate data), summarized below and mapped on the following slide, there is approximately 646,790 square feet of available retail building space (553,810 square feet for lease and 92,990 square feet for sale) and 246 acres of commercial land available for sale within the PMA. As presented on the following page, the approved 165,000-square-foot Limerick Commons on Ridge Pike (just north of Township Line Road) is the largest retail building space available in the immediate area. This retail space would also make it challenging for any additional area retail to be successful.

### Buildings for Lease

Type	Properties	SF	Average Price per SF
Retail	27	553,806	\$13.23

### Buildings for Sale

Type	Properties	SF	Average Price	Average Price per SF
Retail	15	92,984	\$955,286	\$194

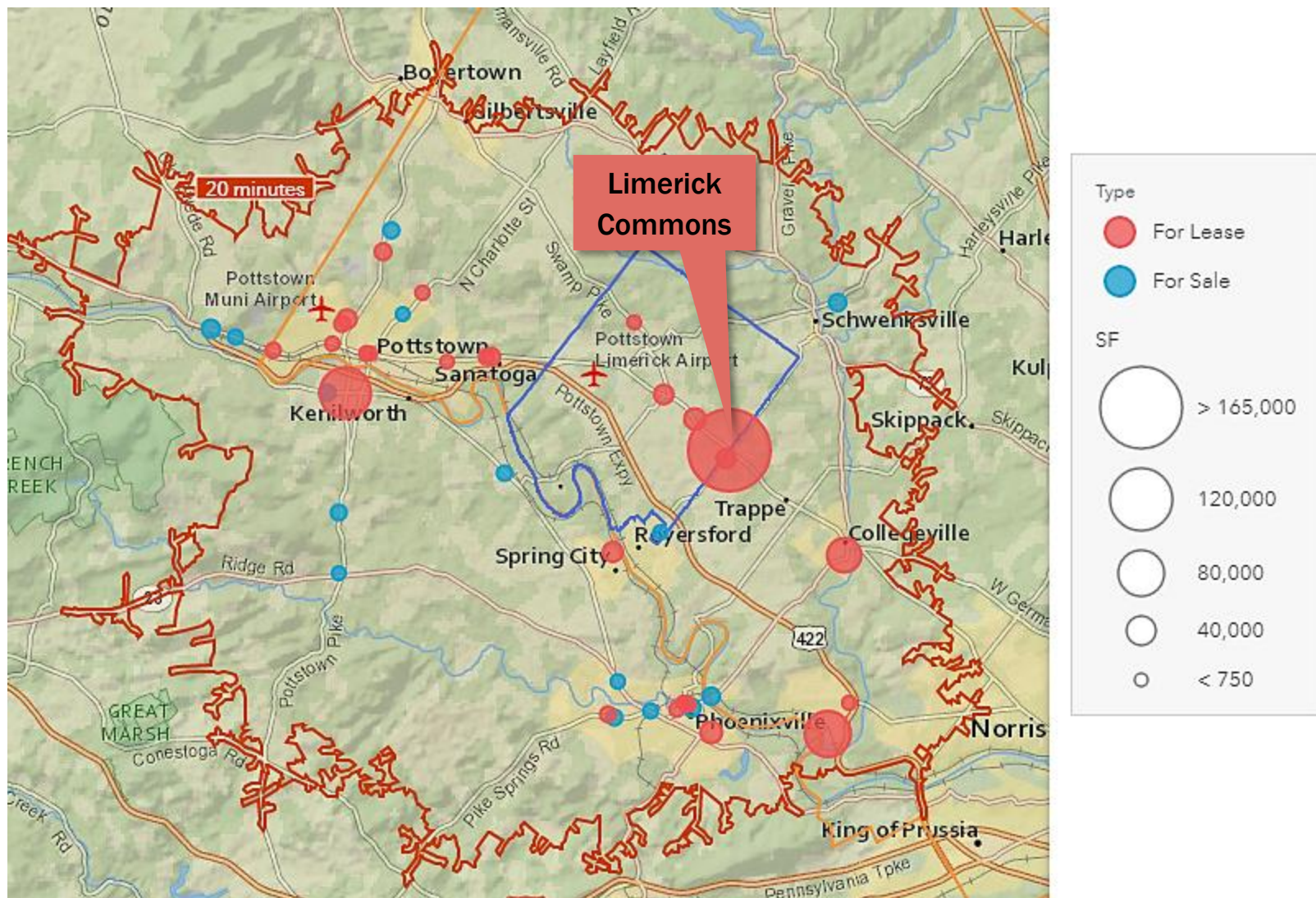
### Land for Sale

Type	Properties	Acres	Average Price	Average Price per Acre
Commercial	25	246	\$1,413,033	\$500,162



Source: LoopNet, 4ward Planning, Inc., 2020

## Available Retail Building Space: 20-Minute PMA



Source: LoopNet, 4ward Planning, Inc., 2020



## Major Retail: 20-Minute PMA

Based on 2019 data provided by the Directory of Major Malls, summarized below and mapped on the following page, there is approximately 5.7 million gross leasable area (GLA) of major retail shopping center space (complexes containing at least 200,000 square feet under roof) within the PMA, equivalent to 23.7 GLA per person. Both located 2.34 miles from the project area, the 549,155-square-foot Philadelphia Premium Outlets and the 189,810-square-foot Lakeview Shopping Centre are the two closest major shopping centers.

### Major Shopping Center Space: 20 Minute PMA

Name	Distance from Site (Miles)	GLA (SF)	Anchor
Lakeview Shopping Centre	2.34 SE	189,810	Giant Food, Marshalls, Kohl's
Philadelphia Premium Outlets	2.34 NE	549,155	NA
Gateway at Sanatoga	2.53 NW	412,000	Costco, Vacant
The Court at Upper Providence	3.85 NE	400,000	Target, Giant Food, Ross Dress For Less, A.C. Moore
Town Square Plaza	4.93 NW	215,610	NA
Providence Town Center	5.30 SE	777,317	Wegmans, Raymour & Flanigan, Dick's Sporting Goods, LA Fitness
Coventry Mall	5.36 NW	802,275	Boscov's, Vacant, Kohl's, Gabe's
Upland Square Shopping Center	6.16 NW	555,000	Target, Giant Food, AMC Theatres, LA Fitness
Marketplace at Oaks	8.13 SE	1,500,000	Greater Philadelphia Expo, Arnold's Family Fun Ctr, Lowe's, Target
The Promenade at Chester Springs	8.65 SW	129,900	NA
Audubon Square	10.07 SE	160,000	NA
Total		5,691,067	
GLA per Population (PMA)		23.7	

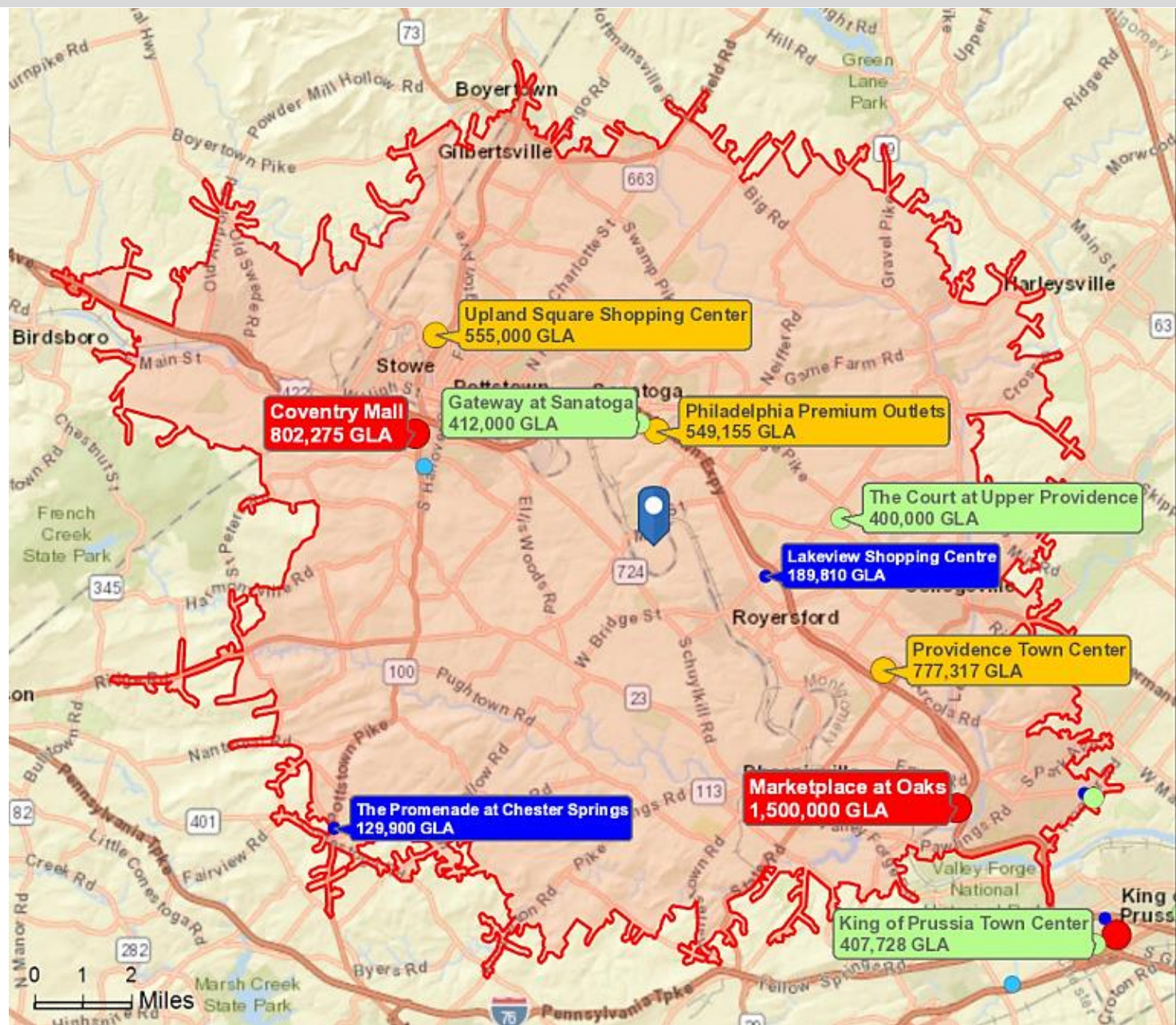
Source: Esri, Directory of Major Malls, Inc., June 2019



## Major Retail: 20-Minute PMA (cont.)

Gross Leasable Area

- Less than 200,000 sq ft
- 200,001 - 300,000
- 300,001 - 500,000
- 500,001 - 800,000
- More than 800,000

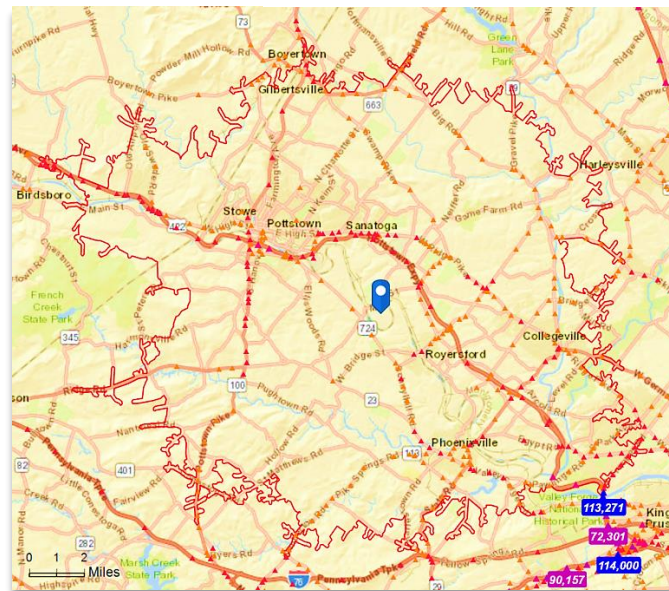


Source: Esri, Directory of Major Malls, Inc., June 2019



## Traffic Counts

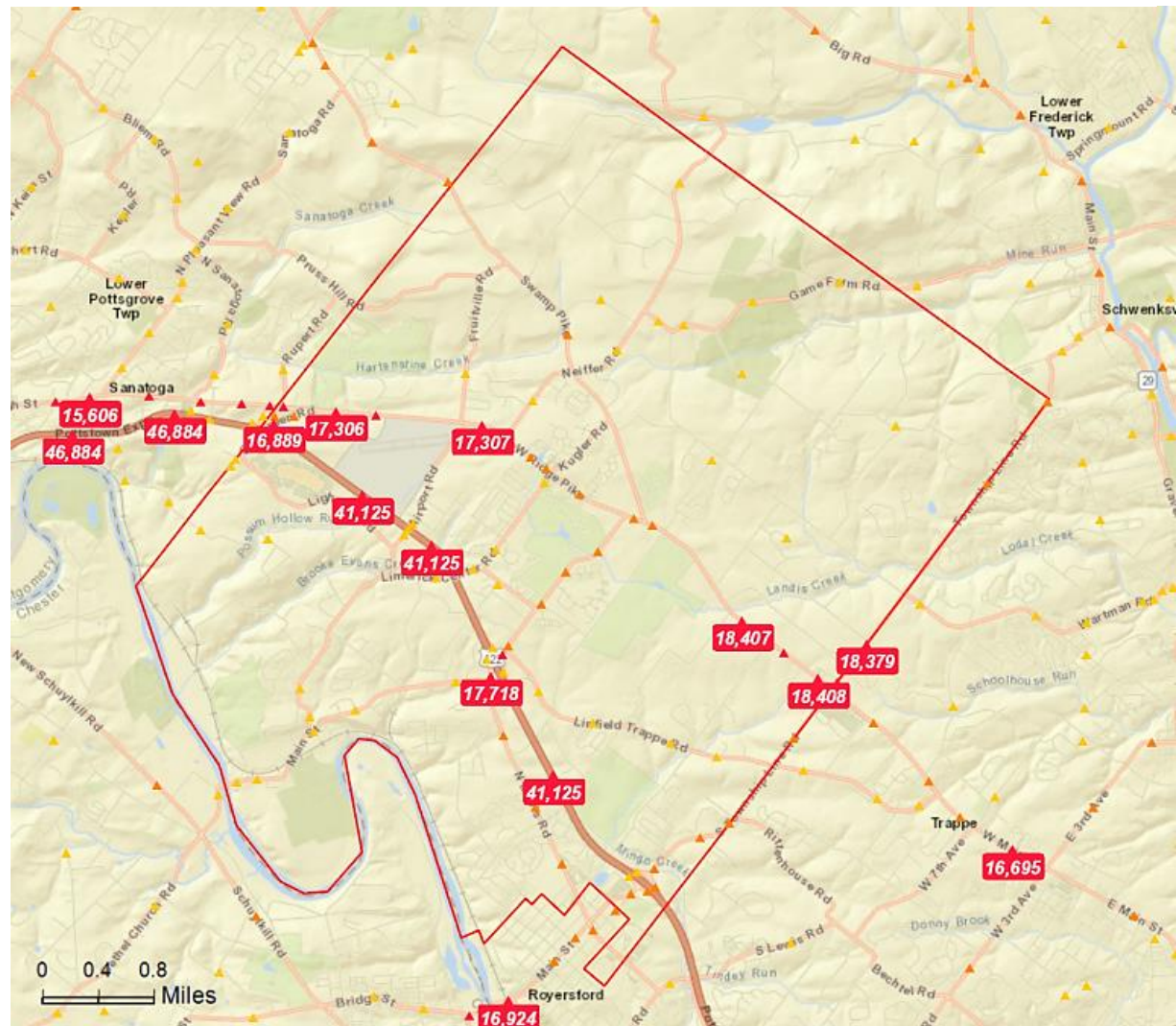
Based on 2019 data provided by Esri, compared to the PMA, traffic volumes in the Township (between 16,000 to 41,000 vehicles per day along U.S. Route 422) are relatively low (between 72,000 to 114,000 vehicles per day near King of Prussia). Given the Publiker site's limited vehicle access and low traffic counts, it is likely undesirable to potential major retail developers.



**Average Daily Traffic Volume**

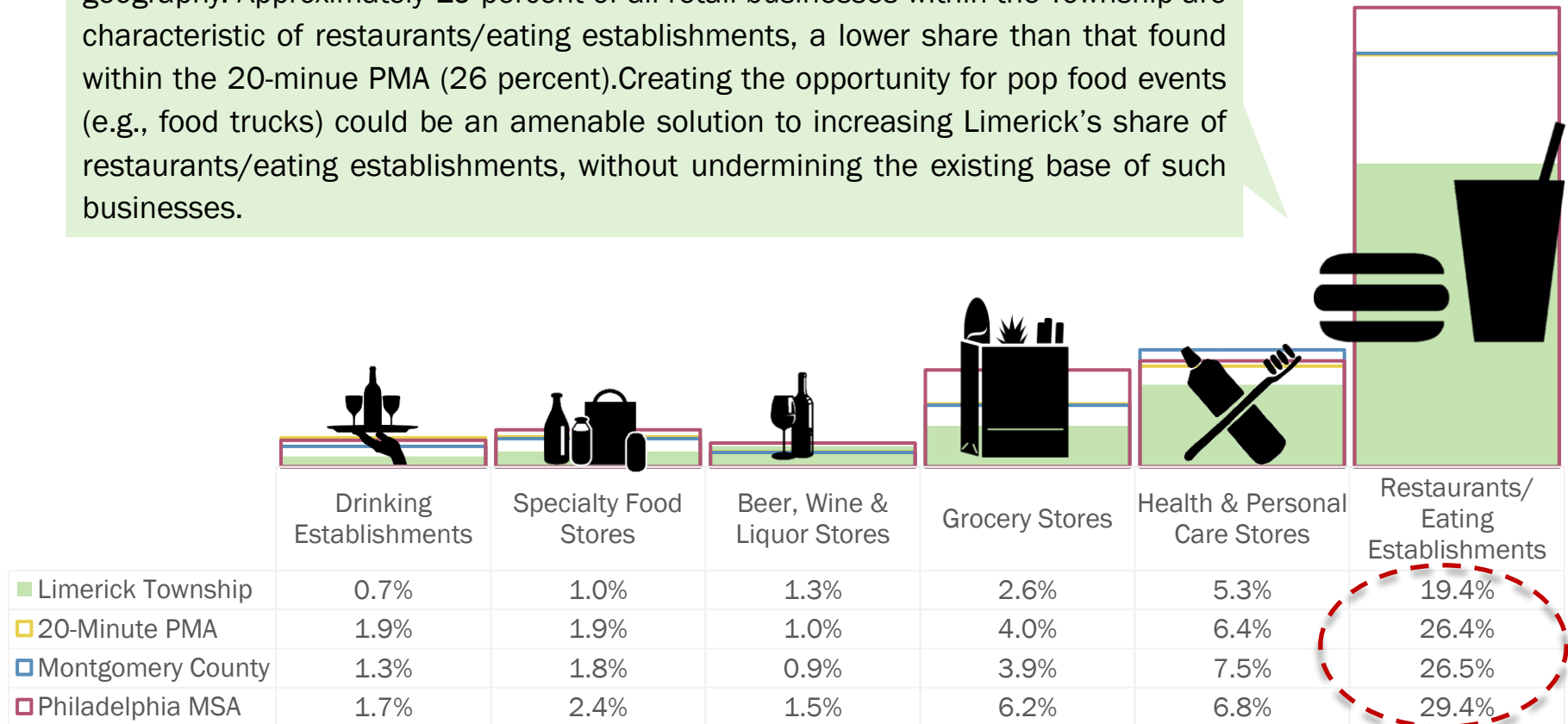
- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day

Source: Esri, 2019 Kalibrate Technologies (Q3 2019)



## Estimated 2019 Business Mix

The chart below portrays the share of selected retail trade businesses within each geography. Approximately 19 percent of all retail businesses within the Township are characteristic of restaurants/eating establishments, a lower share than that found within the 20-minute PMA (26 percent). Creating the opportunity for pop food events (e.g., food trucks) could be an amenable solution to increasing Limerick's share of restaurants/eating establishments, without undermining the existing base of such businesses.



Source: Esri; 4ward Planning Inc., 2020



## 2019 Retail Gap per Household

According to data provided by Esri, the Township is experiencing a “surplus” of retail sales in some retail categories (e.g., grocery stores; restaurants/eating establishments; beer, wine and liquor stores; and health and personal care stores) - meaning either that people travel from outside the trade area to shop/dine or people living within the trade area consume more than would be expected given their income levels.



The Township is experiencing retail “leakage” of retail sales in some retail categories (e.g., specialty food stores, drinking establishments), meaning that either people living within the trade area shop outside the trade area, or people living within the trade area consume less than would be expected given their income levels.

Source: Esri; 4ward Planning Inc., 2020

## Methodology: Retail Metric Assumptions

- 4ward Planning utilized various residential and commercial data sources to conduct a retail gap/leakage analysis within each geography.
- Esri retail marketplace data was the primary source for information on existing retail demand and sales.
- Retail metrics for average sales per square foot and size by category was adapted from data provided by BizStats, an online retail data service, to reflect currently observed neighborhood-retail supply trends. Retail metric assumptions are also presented in the table below.
- Accordingly, 4ward Planning developed a rough percent capture estimate for new commercial and/or mixed-use development demand within each geography.

Retail Category	Sales/SF	Median Size (SF)	Est. % Capture	Example Retailers
Grocery Stores	\$400	\$45,000	70%	Safeway, Whole Foods Market, Village Super Market
Specialty Food Stores	\$600	\$30,000	70%	The Fresh Market, Natural Grocers, Weis Markets
Beer, Wine & Liquor Stores	\$400	\$8,000	90%	Liquor Stores N.A.
Health & Personal Care Stores	\$1,000	\$17,000	90%	Rite Aid, Vitamin Shoppe, GNC
Restaurants/Eating Establishments	\$525	\$4,500	75%	Ruby Tuesday, Starbucks, Domino's Pizza
Drinking Establishments	\$500	\$2,500	80%	Brick House Tavern, Chili's Grill & Bar

## Existing Retail Store Capture Estimates

Based on the retail metric assumptions outlined on the preceding page, the table below compares existing supportable square-foot and store-equivalent estimates by selected retail category for each geography. Retail estimates presented in **red** represent retail categories experiencing a “surplus” of retail sales (supply exceeds the area’s demand) while estimates in **green** represent retail categories experiencing a “leakage” of retail sales (where demand exceeds supply). Retail categories experiencing leakage represent potential opportunities for new retailers to enter the trade area or for existing retailers to extend their marketing outreach to accommodate the excess demand. Based on retail supply/demand analysis, while there is insufficient net new retail demand within the Township alone to support new retail stores, there is sufficient demand within the larger PMA to support new retail stores, restaurants, and eating establishments, in particular.

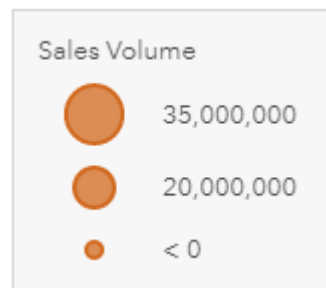
	<u>Limerick Township</u>		<u>20-minute PMA</u>		<u>Montgomery County</u>	
	Supportable SF	Store Equivalent	Supportable SF	Store Equivalent	Supportable SF	Store Equivalent
Drinking Establishments	2,228	0.9	13,136	5.3	86,893	34.8
Specialty Food Stores	2,006	0.1	3,237	0.1	48,961	1.6
Health & Personal Care Stores	(2,166)	(0.1)	(23,525)	(1.4)	(125,306)	(7.4)
Beer, Wine & Liquor Stores	(33,646)	(4.2)	(58,282)	(7.3)	(266,986)	(33.4)
Restaurants/Eating Establishments	(37,891)	(8.4)	108,923	24.2	338,419	75.2
Grocery Stores	(50,635)	(1.1)	45,032	1.0	519,013	11.5
Total	(120,104)		88,521		600,994	

Source: 4ward Planning Inc., 2020



## Retail Stores

Based on 2019 data provided by Esri, there are no retail stores located within the project area.

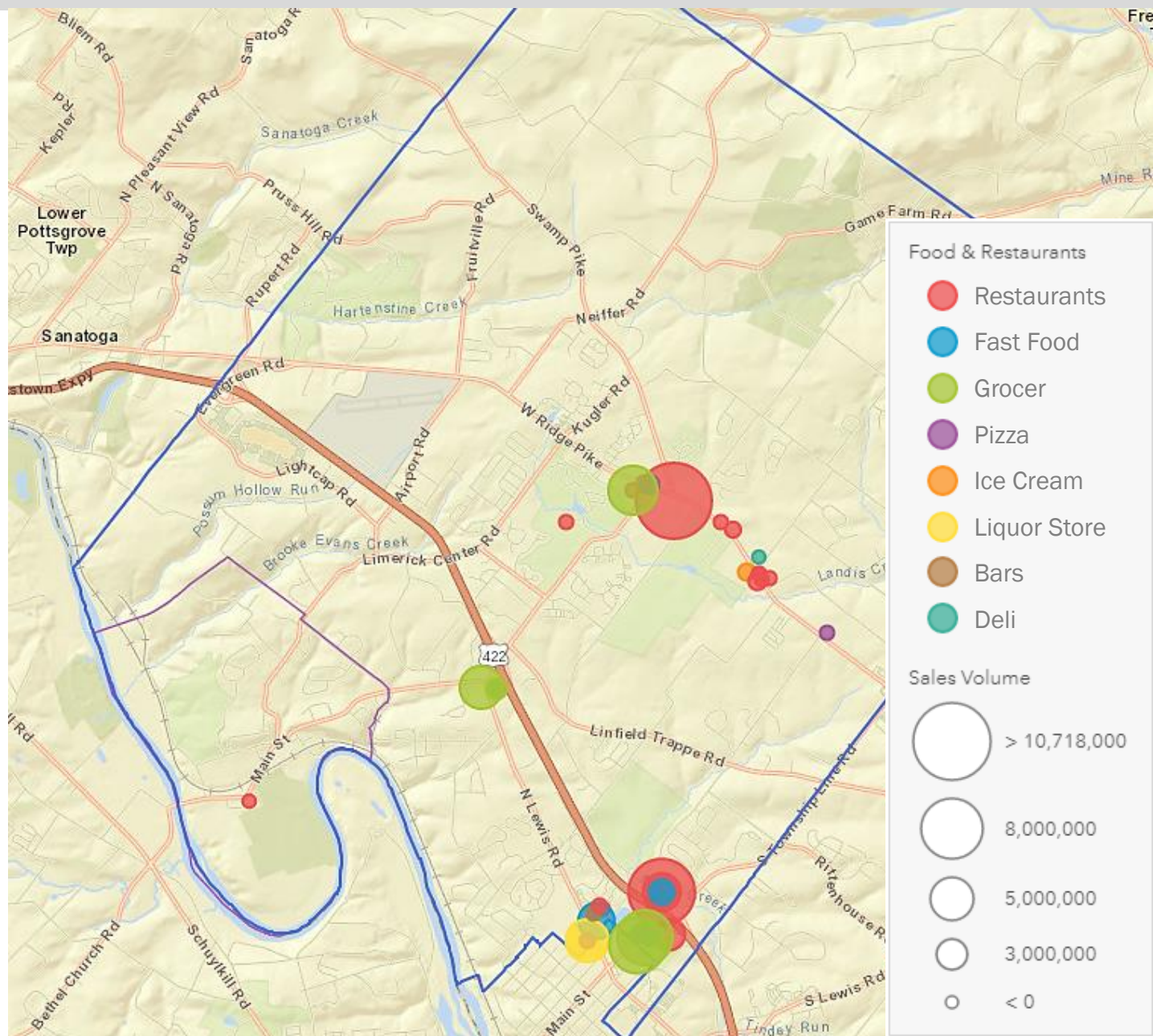


Source: Esri, 2019



## Restaurants

Based on 2019 data provided by Esri, most of Limerick Township's eating establishments are located either in the center of the Township along West Ridge Pike or near the Lakeview Shopping Centre. There is just one restaurant located within the project area.



Source: Esri, 2019

# Commercial Office

ECONOMIC AND REAL ESTATE ANALYSIS FOR SUSTAINABLE LAND USE OUTCOMES™





## Key Findings: Commercial Office

### Weak office demand in the submarket

According to first-quarter data provided by Avison Young, the project area is located in the West Montgomery County office submarket, a submarket with negative net absorption, no new office space under construction, relatively low average office asking rents (\$17.99 per square foot), and relatively high office vacancy rates (13.4 percent) – all metrics suggesting there is likely weak office demand within the project area.

### 305,000 square feet of available office space in PMA

Based on February 2020 data provided by LoopNet, there is approximately 305,000 square feet of available office building space within the PMA. Notably, the average office rent in the PMA (\$15.40 per square foot per year) is much lower than the average asking rent price in the three suburban Philadelphia submarkets representing the PMA (\$22.63 per square foot per year), suggesting that demand for office space in the PMA may not be as strong as those in the larger suburban Philadelphia office submarkets.

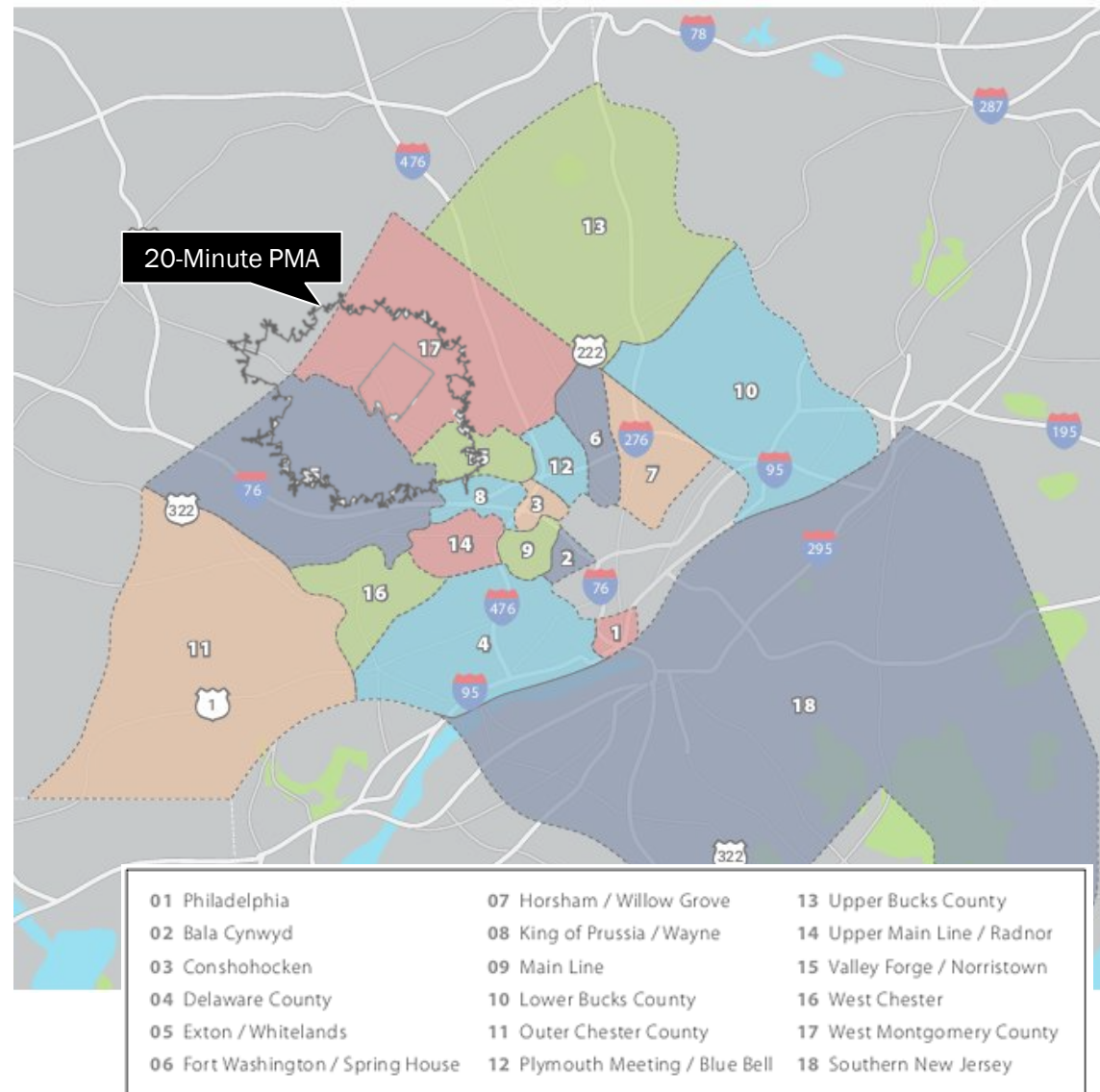
### Existing office vacancies will limit new demand

Based on job growth within the PSTS; finance and insurance, management of companies and enterprises; and other services sectors, combined, and job growth within the health care and social assistance sector, there will be a net new demand for approximately 135,740 square feet of professional office space and 92,980 square feet of medical office space within the PMA by 2024. Some of the PMA's new office space demand could potentially be accommodated by the existing 259,400 square feet of available office and office/retail space, and 73,340 square feet of available medical office space currently for sale or lease within the PMA.

## Office Market Characteristics: Philadelphia

The map to the right illustrates the office submarkets within the Philadelphia MSA, according to Avison Young. For purposes of analysis, office characteristics for the Suburban Philadelphia submarket (excludes the Philadelphia City Center and southern New Jersey submarkets) is presented in more detail on the following page. As highlighted to the right, the following three submarkets are assumed to generally represent the 20-minute PMA:

- Exton/Whitelands
- Valley Forge/Norristown
- West Montgomery County



Source: Avison Young, Philadelphia Office Market Report, Center City & Suburban Submarkets, 1Q 2019

## Office Market Characteristics: Suburban Philadelphia

According to first-quarter data provided by Avison Young, presented below, there is over 17.1 million square feet of office space within the selected three suburban Philadelphia submarkets representing the 20-minute PMA, with 1.3 million square feet of this office space vacant (8.1 percent) and another 260,000 square feet under construction. The average asking office rent within the three submarkets is \$22.63 per square foot per year, less than the average asking office rent within the greater Suburban Philadelphia submarket (\$27.06 per square foot per year). Furthermore, the project area is located in the West Montgomery County office submarket, a submarket with negative net absorption, no new office space under construction, relatively low average office asking rents (\$17.99 per square foot), and relatively high office vacancy rates (13.4 percent) – all metrics suggesting there is likely weak office demand within the project area.

**Suburban Philadelphia Office Characteristics, First Quarter 2019**

Submarket	Inventory SF	Under Construction SF	Net Absorption SF	Vacancy SF Total	Vacancy Total	Leasing Activity SF	Asking Rent Overall	Asking Rent Class A
Exton /Whitelands	9,404,147	240,000	10,931	692,265	7.4%	79,941	\$26.76	\$27.89
Valley Forge / Norristown	4,561,712	20,000	4,125	271,892	6.0%	4,119	\$23.15	\$23.41
West Montgomery County	3,146,554	0	-2,787	421,844	13.4%	21,468	\$17.99	\$18.35
3 Submarkets (PMA)	17,112,413	260,000	12,269	1,386,001	8.1%	105,528	\$22.63	\$23.22
Suburban Philadelphia	80,113,469	1,255,715	-393,349	8,968,881	10.2%	1,032,119	\$27.06	\$28.51

Source: Avison Young, Philadelphia Office Market Report, Center City & Suburban Submarkets, 1Q 2019



## Available Office Space: 20-Minute PMA

Based on February 2020 data provided by LoopNet, summarized below, there is approximately 213,290 square feet of available office building space for lease and 119,450 square feet for sale within the PMA. There is approximately 305,000 square feet of total available office building space within the PMA (some of this space is available either for sale and/or lease).

As mapped on the following slide, 73,200 square feet of available office building space is located in Limerick Township, largely located along North Lewis Road. The average office building sale price is \$130 per square foot. Notably, the average office rent in the PMA (\$15.40 per square foot per year) is much lower than the average asking rent price in the three suburban Philadelphia submarkets (\$22.63 per square foot per year), suggesting the demand for office space in the PMA may not be as strong as those in the larger office submarkets.

### Buildings for Lease

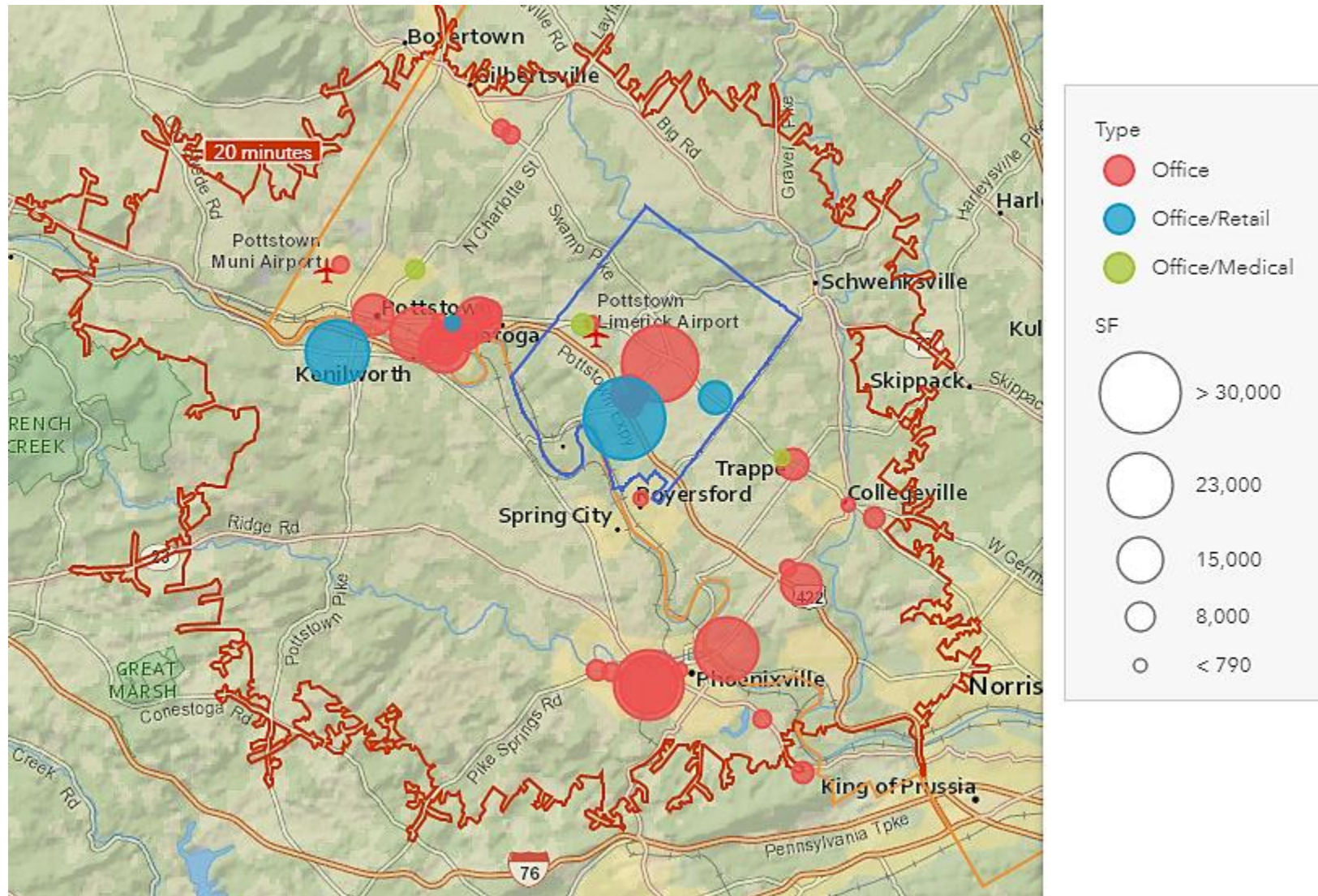
Type	Properties	SF	Average Price per SF
Office	20	139,750	\$14.67
Office/Retail	4	62,407	\$19.00
Medical Office	4	11,133	\$15.25
<b>Total</b>	<b>28</b>	<b>213,290</b>	<b>\$15.40</b>

### Buildings for Sale

Type	Properties	SF	Average Price	Average Price per SF
Medical Office	6	62,202	\$1,172,373	\$135
Office	5	57,244	\$1,374,000	\$124
<b>Total</b>	<b>11</b>	<b>119,446</b>	<b>\$1,264,022</b>	<b>\$130</b>

Source: LoopNet, 4ward Planning, Inc., 2020

## Available Office Building Space: 20-Minute PMA



Source: LoopNet, 4ward Planning, Inc., 2020

## Methodology: Key Steps for Deriving Office Demand

### **Projecting 2024 Primary Jobs**

To determine projected office space demand, primary jobs in the 20-minute PMA were projected through 2024, based on 2019 employment estimates provided by the Esri, and 2016 to 2026 employment by industry projections provided by the PA Department of Labor & Industry for Montgomery County.

### **Estimating the Number of Office Workers**

A National Center for Real Estate Research study has estimated the percentage of employees in various industry sectors that typically work in office environments. Using these percentages, 4ward Planning estimated the number of capture-area employees that would likely require office space.

### **Determining Office Space Demand**

Assuming a space requirement of 150 square feet per employee (a relatively conservative space requirement), the total demand for office space was estimated, based on the projected office workers for each year through 2024.



## Office Supply/Demand: 20-Minute PMA, 2024

The table below depicts projected net new jobs, office workers, and office space demand (by square foot) by industry for the 20-minute PMA. By 2024, there will be approximately 3,490 new jobs and 1,930 new office workers, which will require approximately 290,060 square feet of new office space, the vast majority of which will likely be accommodated within currently vacant for-sale and for-lease office space (305,000 square feet).

	New Jobs	New Office Workers	New Office Space Demand (SF)
Health Care and Social Assistance	1,292	620	92,980
Professional, Scientific, and Technical Services	689	614	92,115
Construction	397	193	28,983
Accommodation and Food Services	358	27	3,984
Educational Services	255	144	21,665
Administration & Support, Waste Management & Remediation	250	88	13,175
Finance and Insurance	240	231	34,619
Arts, Entertainment, and Recreation	131	22	3,347
Other Services (except Public Administration)	131	52	7,862
Transportation and Warehousing	128	29	4,413
Real Estate and Rental and Leasing	75	34	5,115
Utilities	18	5	694
Wholesale Trade	13	4	578
Management of Companies and Enterprises	9	8	1,144
Mining, Quarrying, and Oil and Gas Extraction	-	-	-
Retail Trade	(75)	(21)	(3,176)
Public Administration	(22)	(10)	(1,428)
Retail Trade	(75)	(21)	(3,176)
Information	(58)	(40)	(6,050)
Manufacturing	(341)	(66)	(9,963)
<b>Total</b>	<b>3,489</b>	<b>1,934</b>	<b>290,057</b>

Source: Esri; PA Department of Labor & Industry; 4ward Planning Inc., 2020

## Office Supply/Demand: 20-Minute PMA, 2024 (continued)

Office space demand varies by office subtype due to the nature of the businesses in those industries. For example, new office workers in the health care and social assistance sector (largest industry by net new workers in the PMA) may require medical office space, new office workers in the professional, scientific, and technical services (PSTS) sector (second largest industry by new workers in the PMA) may require professional office space. Development of the project area should consider the demand by office space subtype within the PMA, in making land-use decisions within the area. For example, based on job growth within the PSTS; finance and insurance, management of companies and enterprises; and other services sectors, combined, and job growth within the health care and social assistance sector, there will be a net new demand for approximately 135,740 square feet of professional office space and 92,980 square feet of medical office space within the PMA by 2024. Some of the PMA's new office space demand could potentially be accommodated by the existing 259,400 square feet of available office and office/retail space, and 73,340 square feet of available medical office space currently for sale or for lease within the PMA.

Office Subtypes	Industries	20-Minute PMA
Professional	Professional, Scientific, and Technical Services; Finance and Insurance, Management of Companies and Enterprises; Other Services	135,740
Medical	Health Care and Social Assistance	92,980
Limited	Construction; Agriculture; Mining	28,983
Institutional	Educational Services; Public Administration	20,236
Flex / Industrial	Transportation and Warehousing; Wholesale Trade	4,992
Commercial	Retail Trade, Accommodation and Food Services; Arts, Entertainment, and Recreation	979

Source: Esri; PA Department of Labor & Industry; 4ward Planning Inc., 2020

# Industrial



## Key Findings: Industrial

### Relatively tight industrial market

According to fourth-quarter 2019 data provided by Newmark Knight Frank, a global commercial real estate services company, the average industrial vacancy rate within Montgomery County (6.0 percent) is slightly lower than that within the southeastern Pennsylvania submarket (6.4 percent). Reis forecasts that the average industrial vacancy rate within the Philadelphia MSA will decrease from 8.3 percent in 2019 to 6.7 percent by 2023. These metrics suggest the industrial market is tight and is expected to tighten further.

### Relatively high average R&D/flex rent in County

According to fourth-quarter 2019 data provided by Newmark Knight Frank, the average asking R&D/flex rent in the County (\$20.87 per square foot per year) is relatively high, compared to that in the southeastern Pennsylvania submarket (\$12.78 per square foot per year). However, based on February 2020 data provided by LoopNet, the average asking rent price for flex building space in the PMA (\$7.90 per square foot per year) is much lower than that in the County, suggesting the demand for flex space in the PMA may not be as strong.

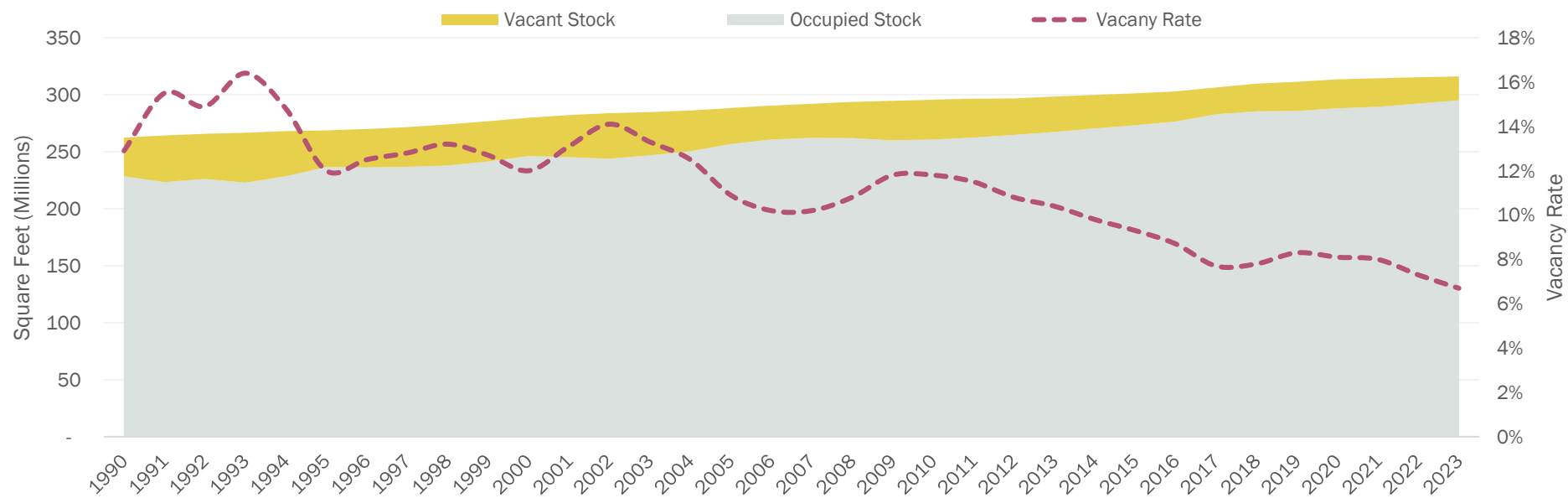
### 811,000 SF of available industrial space in the PMA

Based on February 2020 data provided by LoopNet, there is approximately 811,000 square feet of industrial space available within the PMA, with much of this inventory characteristic of either warehouse or flex space and located near Pottstown. The PMA also has 178 acres of industrial land available for sale.

## Industrial Vacancy: Philadelphia MSA

According to third-quarter 2019 data provided by Reis, there is approximately 311.5 million square feet of industrial space within the Philadelphia MSA, with 8.3 percent of this space vacant (representing 25.8 million square feet). Reis forecasts that the average industrial vacancy rate within the MSA will decrease to 6.7 percent (representing 21.1 million square feet of vacant industrial space) by 2023.

Industrial Vacancy Trends and Forecasts: Philadelphia MSA

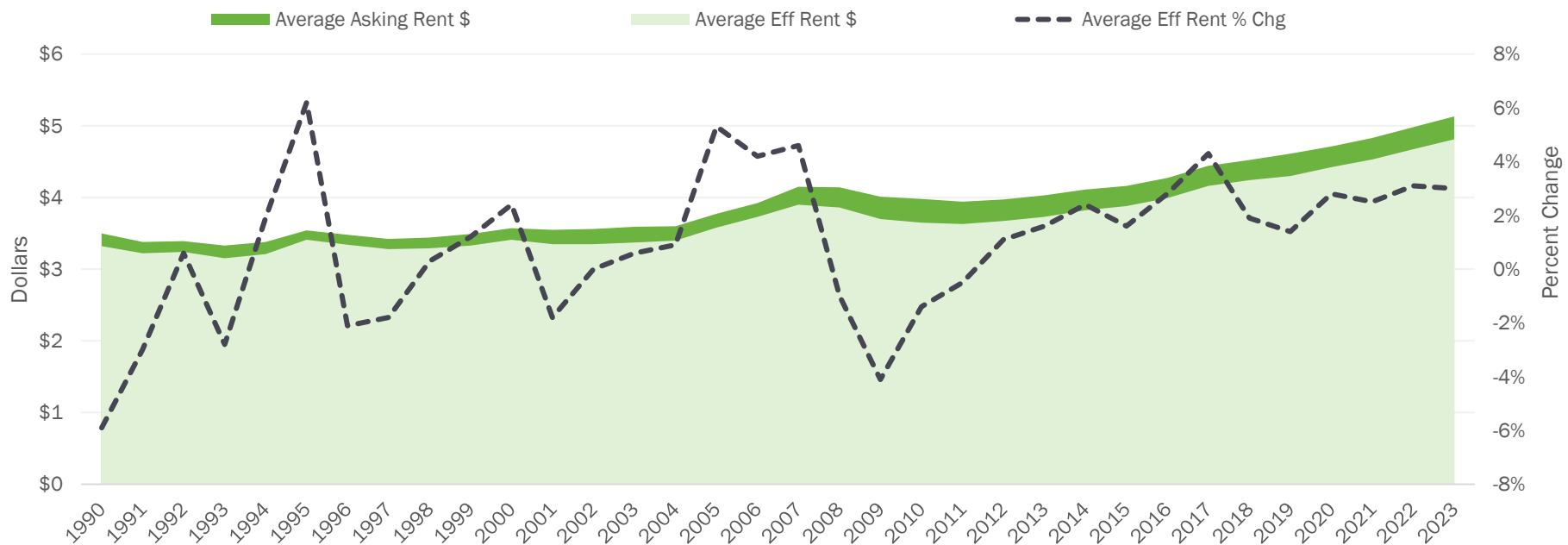


Source: Reis; 4ward Planning Inc., 2020

## Industrial Rents: Philadelphia MSA

As of third-quarter 2019, average industrial asking and effective rents in the Philadelphia MSA market were approximately \$4.60 and \$4.30 per month, respectively. Reis predicts that industrial asking and effective rents within the MSA will continue to grow by 2.8 and 3.0 percent, respectively, per year through 2023.

Apartment Asking Rent Growth Trends and Forecasts: Philadelphia MSA



Source: Reis; 4ward Planning Inc., 2020



## Industrial Market Characteristics: Southeastern PA

According to fourth-quarter 2019 data provided by Newmark Knight Frank, a global commercial real estate services company, Montgomery County has approximately 71.4 million square feet of industrial space (20 percent of the inventory located within the seven-county southeastern Pennsylvania submarket) with another 176,700 square feet under construction. As of fourth-quarter 2019, 139,364 square feet of industrial space had been absorbed in the County. The County's average industrial vacancy rate (6.0 percent) is slightly lower than that within the southeastern Pennsylvania submarket (6.4 percent). While the average asking warehouse rent in the County (\$4.77 per square foot per year) is relatively comparable to that in the southeastern Pennsylvania submarket, average asking R&D/flex rents in the County (\$20.87 per square foot per year) are relatively high, suggesting there may be strong demand for flex space in the County.

### Southeastern PA Industrial Market Characteristics, 4Q 2019

County	Square Feet		Total Vacancy Rate	Absorption (SF)		Asking Rent (Price per SF)		
	Inventory	Under Construction		Qrt.	YTD	Warehouse	R&D/Flex	Total
Berks	27,789,749	597,600	26.0%	-57,595	616,214	\$4.26	\$5.67	\$4.37
Bucks	57,381,571	125,000	6.0%	-622,001	-376,752	\$5.91	\$8.19	\$6.32
Chester	37,342,175	183,217	4.7%	54,122	252,348	\$7.32	\$10.12	\$8.55
Delaware	29,204,193	95,000	4.4%	94,402	429,113	\$5.63	\$7.67	\$5.15
Lancaster	57,160,529	0	1.9%	1,007,366	799,010	\$4.11	\$9.46	\$4.63
Montgomery	71,367,026	176,700	6.0%	-174,331	139,364	\$4.77	\$20.87	\$10.36
Philadelphia	85,197,511	835,133	5.2%	86,672	345,779	\$5.12	\$6.35	\$4.73
Southeastern PA	365,442,754	2,012,650	6.4%	388,635	2,205,076	\$5.07	\$12.78	\$6.74

Source: Cushman & Wakefield, Philadelphia Industrial Marketbeat, 4Q 2019

## Recent Notable Industrial Sales: Montgomery County

The bullets below highlight some of the recent notable industrial sales in Montgomery County, according to third- and fourth-quarter 2019 data provided by Cushman & Wakefield.



### Hatfield Property (Warehouse)

- Maguire Hayden acquired the 324,795-square-foot warehouse property in Hatfield (currently leased to Penn Beer) and has plans to develop two new 150,000-square-foot warehouse distribution centers on the remaining 30 undeveloped acres.



### Van Buren Property (Flex)

- Located just outside the PMA, Sandkris Properties Inc. paid \$32 million in October 2019 to purchase the 249,400-square-foot industrial building at the Park Pointe at Lower Providence Corporate Center in Norristown. The property consists of Class A, multi-use space and boasts such amenities as multiple outdoor seating, grab-and-go food service, an Internet café, and a new multi-purpose meeting room with the latest AV capabilities.



### Mid-County Industrial Center (Warehouse)

- The Flynn Company plans to renovate and lease the 130,000-square-foot multi-tenant industrial warehouse building in Norristown. Suites ranging from 5,000 to 65,000 square feet are currently available, with rental rates ranging from \$4.50 to \$5.75 square feet NNN.

Source: Cushman & Wakefield, Philadelphia Industrial Marketbeat, 4Q 2019

## Available Industrial Space: 20-Minute PMA

Based on February 2020 data provided by LoopNet, summarized below and mapped on the following slide, there is approximately 811,000 square feet of industrial space available within the PMA (689,390 square feet for lease and 195,750 square feet for sale with some buildings available for lease or sale), with much of this inventory located near Pottstown and characteristic of either warehouse or flex space. For industrial building space, the average lease price is \$6.31 per square foot per year and the average sale price is \$69 per square foot. Notably, the average rent price for flex building space in the PMA (\$7.90 per square foot per year) is much lower than the average asking rent price in the County (\$20.87 per square foot per year), suggesting that the demand for flex space in the PMA may not be as strong as that in the County. The PMA also has 178 acres of industrial land available for sale.

### Buildings for Lease

Type	Properties	SF	Average Price per SF
Warehouse	10	372,622	\$5.69
Flex	10	189,480	\$7.93
Distribution	2	92,400	\$1.50
Manufacturing	1	23,000	\$2.75
Truck Terminal	1	6,885	\$8.71
Industrial Service	1	5,000	\$6.00
<b>Total</b>	<b>25</b>	<b>689,387</b>	<b>\$6.31</b>

### Buildings for Sale

Type	Properties	SF	Average Price	Average Price per SF
Warehouse	4	101,248	\$2,037,500	\$84
Flex	3	74,080	\$1,423,333	\$57
Industrial Service	1	16,925	\$675,000	\$40
Distribution	1	3,500	\$275,000	\$79
<b>Total</b>	<b>9</b>	<b>195,753</b>	<b>\$1,485,556</b>	<b>\$69</b>

### Land for Sale

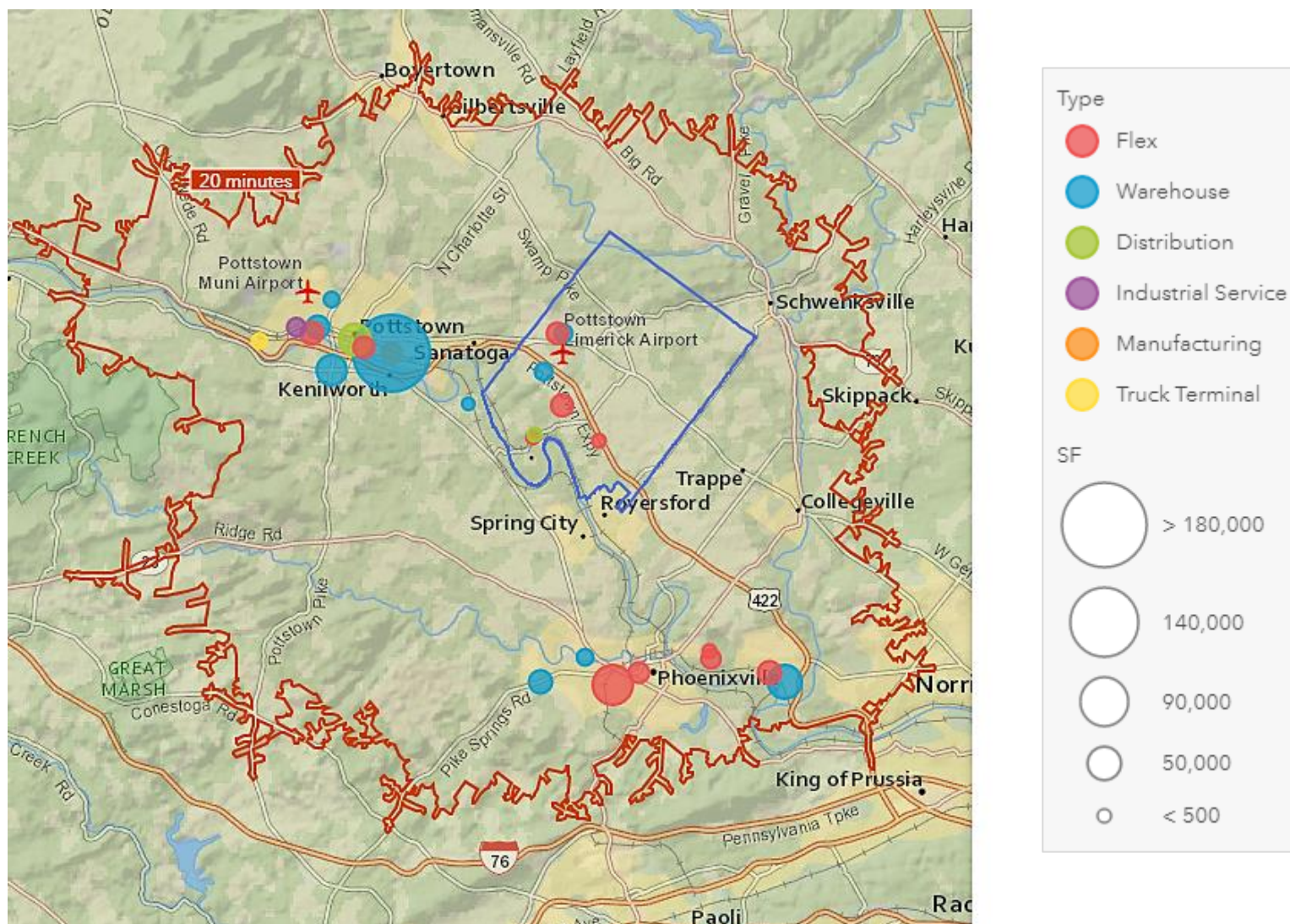
Type	Properties	Acres	Average Price	Average Price per Acre
Industrial	7	178	\$1,564,250	\$116,416

Note: Some buildings are both available for lease and for sale.

Source: LoopNet, 4ward Planning, Inc., 2020



## Available Industrial Building Space: 20-Minute PMA



Source: LoopNet, 4ward Planning, Inc., 2020

# APPENDIX

# Glossary of Terms: Socio-Economic

**Employment by Industry:** The industry is the type of activity that occurs at a person’s place of work. Industries are classified through the North American Industry Classification System (NAICS), the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

**Empty-Nester Household:** A household in which one or more parents live after the children have left home, typically represented by ages 55 through 74.

**Family:** A family is a group of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people are considered members of one family.

**Growth Rates:** The chart below outlines how 4ward Planning defines growth rates. For example, flat growth reflects an annualized rate of change between -0.75 and 0.75 percent.

Strong Positive Growth	Greater than	1.50%		annually
Modest Positive Growth	Between	1.50%	and 0.75%	annually
Flat Growth	Between	0.75%	and -0.75%	annually
Modest Negative Growth	Between	-0.75%	and -1.50%	annually
Strong Negative Growth	Less than	-1.50%		annually

**Household:** A household consists of all the people who occupy a housing unit. A house, apartment, or other group of rooms or a single room, is regarded as a housing unit when occupied or intended for occupancy as a separate living quarter. The count of households excludes group quarters and institutions.

**Household Population:** Household population, as compared to total population, excludes persons living in dormitories, penal facilities, hospitals, and other institutional settings.

**Non-Family Household:** A non-family household consists of a householder living alone (a one-person household) or a householder sharing the home exclusively with people to whom he/she is not related.

**Primary Job:** According to the U.S. Census, a primary job refers to the job an individual has which provides the greatest income. If an individual is employed by a single job, this would be considered a primary job. If an individual is employed at multiple jobs, including part-time employment, the job that provides the greatest income would be considered a primary job.

**Metropolitan Statistical Area (MSA):** Metropolitan statistical areas consist of the MSA or counties (or equivalent entities) associated with at least one urbanized area of at least 50,000 population, plus adjacent counties having a high degree of social and economic integration with the core as measured through commuting ties.

# Glossary of Terms: Senior Housing

## **Age Restricted**

Refers to housing developments where a legal restriction requires that all residents are 62 years of age or older or developments where at least one person (per household) who is age 55 or older lives in at least 80% of the development's occupied units.

## **Age Targeted**

Refers to housing developments with amenities attractive to older residents or empty nesters, but without any legal restrictions on the age(s) of residents.

## **Assisted Living (or Personal Care) Facility**

A facility in which food, shelter, and personal assistance or supervision are provided for a period exceeding 24 hours for four or more adults who are not relatives of the operator, who do not require the services in or of a long-term care facility, but who do require assistance or supervision in matters such as dressing, bathing, diet, financial management, evacuation of a residence in case of an emergency, or medication prescribed for self-administration. These facilities are licensed by the PA Dept. of Public Welfare.

## **Continuing Care Retirement Communities (CCRCs)/Life Care**

A facility which typically offers a variety of independent living arrangements for residents, together with medical and nursing services, full central dining accommodations, and educational, recreational, and social activities for those who wish to partake of them. Residents are sometimes required to pay a sizable entrance fee, as well as a substantial monthly charge, in return for all the services offered and use of their living accommodations. CCRCs are issued a Certificate of Authority by the PA Dept. of Insurance.

## **Independent Living Community**

A housing complex—with multifamily units, attached homes, singles, or a combination of units—that is age restricted and caters to senior citizens, with minimal personal care services.

## **Long Term Care Nursing Home/Nursing Home**

A facility licensed by the PA Dept. of Health that provides skilled or intermediate nursing care (or both) to two or more patients who are unrelated to the nursing home administrator, for greater than a 24-hour period.

## **Multifamily (MF)**

A housing development consisting of one or more larger apartment-style buildings, with common entryways that serve the buildings' multiple dwelling units.

## **Single-Family Attached (SFA)**

Housing units in which two or more units share a vertical party wall but have individual entryways into the units; many developments with attached units have common open spaces as well.

## **Single-Family Detached (SFD)**

Housing units which stand alone on a lot and do not share any party walls.



## Interview Contacts: Real Estate Professionals

After compiling a list of 12 local real estate professionals, 4ward Planning called and sent subsequent emails to each prospective contact, requesting brief telephone interviews regarding multi-family residential and senior living real estate trends in and around the NSH study area. Of those contacted, the following five brokers were responsive and willing to share their perceptions of the local market:

**Pamela Butera**

Keller Williams Real Estate  
625 W. Ridge Pike  
Building F  
Conshohocken, PA, 19428  
(215) 205-8130

**Michael Lautensack**

Del Val Realty & Property  
Management  
81 Lancaster Avenue  
Suite 218  
Malvern, PA 19355  
(610) 347-8029

**Donna Moles**

Charles L. Moles Real Estate  
1121 W. Main Street  
Norristown, PA 19401  
(610) 275-2050

**Rosemary Morrison**

Long & Foster Real Estate Inc.  
860 Penllyn-Blue Bell Pike  
Blue Bell, PA, 19422  
(215) 591-5653

**Donna Young**

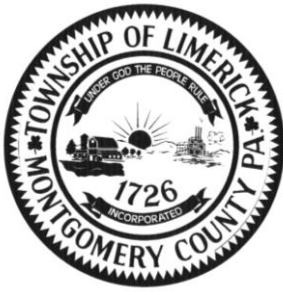
Coldwell Banker  
686 Dekalb Pike  
Blue Bell, PA, 19422  
(215) 740-0618



**For more information, please contact:**

Todd Poole  
267.480.7133  
[tpoole@landuseimpacts.com](mailto:tpoole@landuseimpacts.com)

**Linfield Village Vision Plan  
May 1, 2014 Brainstorming Meeting  
Minutes**



# LIMERICK TOWNSHIP

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## ADMINISTRATION OFFICES

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## Linfield Village Vision Plan – Brainstorming Meeting with Fire Company – Notes

May 1, 2014

### Linfield Streetscape Guidelines

- Very high interest in walkable communities.
- Would like to walk to the fire station. Fire station is the also the polling location and serves as the community center.
- Residents were interested in sidewalk in all of the village and including Church Street, Limerick Center Road and Ferndale Road.
- Decorative street lights like Royersford and Spring City have.
- Flags on the poles which say, “Village of Linfield”

### Promote Historical Scale of Linfield

- Very high interested to keep the village look.
- Church Street does not need to look like Main Street.

### Encourage Adaptive Reuse of Buildings

- Too many of the big old houses have been converted to apartments and there is not basic upkeep.
- Would like to see more owner occupied structures.
- Interested in banks, dr. offices, personal services shops. Would be ok with apartments above the shops.

### Market Publiker Site

- When coming from Chester County, the Publiker property is the first thing you see when coming across the bridge. It’s a poor welcome to Limerick.
- It can be the place where you create a completely new village will all the amenities a village needs (new town center?)
- Should market the access to the river
- Housing along the river with mixed use, age restricted, restaurants, retail in the center.

### Improve Infrastructure in Linfield

- Power goes out frequently and is out for 2 or 3 days at a time. Most residents have well water so the pumps do not work when the power is out. In ability to flush the toilet when power is out. Businesses are significantly impacted.
- Very interested in public water. Rick Fidler updated the group on timeline for public water may be as soon as 2015. It appears they need at least one more resident to have interest in tying in for PAWC to break even on the cost to install. There will be another meeting upcoming in about three weeks.





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- 
- Main Street is too narrow for truck traffic.
  - Would like sewer on Longview, Church and Ferndale.
  - Two (2) Main Street bridges are in decline and need replaced. A. at Ferndale (adjacent to Mark West's property). B. between Trinley and Ferndale at Red Rock Circle.

Promote Access to Game Commission Lands (discussion held after the meeting with FC member who was not at the meeting)

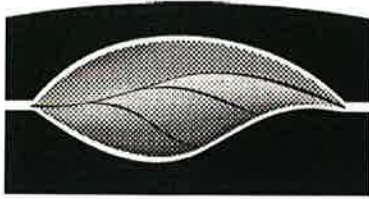
- Do not want any type of walking trail thru the game lands. It's the only place in the area that is stocked with pheasant. Pheasant season is from October thru January.
- More parking is needed at the game lands. During Pheasant season, Pennhurst Road is parked full and the parking backs up on to Main Street causing traffic hazards.

### Parks

- Would be interested in the a trail loop discussed
- Trinley River Park should have bathrooms. It's a great place to take kids fishing.
- There is a need for a second Mandarack playground. The one in Limerick Community Park is too full to take kids there. Fire Company themed playground would be nice.
- The Township did a good job cleaning up the Sports Park. Would like a walking trail around the ball fields at the Sports Park.
- Township should purchase the Steppe property and annex it to the Sports Park.
- Would like a trail to connect Trinley Park to Royersford.

### Miscellaneous

- Linfield needs a family restaurant



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## MEETING NOTES

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Project:	Linfield Village Vision Plan	Project No.:	<b>09045.23</b>
Location:	Linfield Fire Company	Meeting Date/Time:	<b>May 14, 2014 7:00 PM</b>
Topic:	Public Meeting #1	Issue Date:	<b>6/11/2014</b>

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### IN ATTENDANCE:

See attendance list attached.

### NOTES:

1. An attendee asked the consultants to identify the exact boundaries of the vision plan. Pete Simone stated that part of the vision plan is to identify the project boundaries. He welcomed suggestions from those in attendance.
2. Vehicle speeds should be reduced on Main Street and Church Road. There are reports of accidents on Church Road near the entrance to Linfield National Golf Club. Supervisor Tom Neafcy acknowledged that reduction of speed on state roads will have to be addressed with PennDOT.
3. An attendee stated that increased police speed enforcement a few years ago significantly reduced vehicle speeds during that time.
4. Potential uses for Publiker include a movie studio that could be incentivized by state tax credits.
5. A children's playground is needed at Sportsman Park.
6. A Main Street resident stated that there are a lot of walkers on Main Street. She would like to see sidewalks, street lights and traffic calming implemented.
7. An attendee asked if gas utility service would come to Linfield. Pete Simone responded that this is unknown at this time, but may be possible if new development comes into the area.
8. A resident stated that there is no place to walk in the area. Although heavily used by hunters, the Game Lands provide few opportunities for walking since there are not maintained trails. There are also no pedestrian connections into the game lands.
9. The village needs more pedestrian accessibility. Attendees reported driving to the meeting because there are no pedestrian connections from Linfield Knoll which is situated 500' from the Linfield Fire Station.

10. Bridge crossings and tight turns at Trinley Run and Main Street, and in front of Frey House and St. Claire's Church cannot safely accommodate trucks 53' and larger. These areas should have a truck restriction.
11. Walking is dangerous due to lack of pedestrian accommodations. Attendees would like to be able to access Trinley River Park by foot, but cannot do so due to lack of pedestrian facilities.
12. An attendee stated that there was previously a proposed trash to steam plant at the Publicker site. This use isn't desired and residents feel the site is treated as a dumping ground for uses that nobody else wants. Desired uses include apartment houses or market rate housing - not industrial uses.
13. Attendees reported that trespassers to the distillery park vehicles on Sacco Road and enter the property on foot through the woods.
14. Vegetation growth on the Publicker site blocks sight distances for motorists exiting Sacco Road onto Main Street.
15. Attendees desired street lights, street trees and sidewalks on Main Street.
16. An attendee asked how to install utilities underground? Pete S. suggested that relocating utilities underground is expensive and a plan would be needed to obtain grant money to fund this improvement.
17. The Publicker site would be nice place to have a museum to promote awareness about the history of the site.
18. Many residents on Limerick Center Road would like a sidewalk.
19. There was confusion about why public water utilities are not provided everywhere in the village. Rick F. updated the audience that PA American Water (PAAW) will extend the line where there are enough customers to make it financially feasible. Currently, it is not financially feasible for the water line to cross under the railroad and access points south. PAAW has interest in providing water service north of the railroad along Main Street to Reformed Road, and Church Road from Main Street to Boraton Road and along Railroad Street. There was not enough interest to install the water lines in some locations. Most water lines get extended because developers need it and they install it at their cost. The water company rarely supplies of water lines to an existing development and Linfield is very fortunate to have the water company pay for this improvement. It is likely that the only way to fund water service on the south side of the tracks through the redevelopment of the Publicker site.
20. An attendee reported that there are abandoned acid dumping pits at the top of the hill along Boraton Road. Many older structures along Boraton Road are still serviced by well water. Public water service is needed for those downstream of the dumping pits along Boraton Road.
21. Attendees reported frequent loss of electricity. Fire Chief Reagan reported that aging PECO infrastructure is likely the root of the problem. It was reported that electric service comes from a transformer in Parker Ford, Chester County. Since Main Street is considered a class 2 road it is one of the last to get electric service restored. He reported that the fire company is trying to get PECO to upgrade Main Street to a class 1 road since it has a river bridge and fire department. Limerick Center will likely remain a class 2 road.
22. Attendees encouraged the township to consider grants to buy the Publicker site. Tom Neafcy reported that production companies have considered buying it previously. He stated that the owner has a high price on the property which makes it unrealistic for the township to purchase. There may be opportunities for renewed negotiations if there is a new trust administrator.
23. Attendees asked if the township could take the Publicker site by using eminent domain. Supervisor Ken Sperring reported that the township would need a specific reason to take a property.
24. The vision plan could be the first step to determining a valid use for the site.
25. It was stated that the County has an Industrial Redevelopment Corporation that could be engaged.

26. Many in attendance feel that Publicker is a safety issue. Buildings contain open doorways three floors above the ground.
27. Could cleanup of the property be expedited if a study found it to be classified as a blighted property?
28. Attendees asked if there are plans to install a public sewer system. Ken Sperring stated that new development may drive the demand to bring public sewer to the area.
29. Attendees want the plan for the development of the Publicker site to tie into the Schuylkill River Trail. Tom Neafcy and Justin Keller explained that the 2011 Greenway plan proposes a hiking trail to connect the site to Trinley Park, Royersford and Spring City.
30. Limerick should require better property maintenance and upkeep of Publicker.
31. Main Street railroad and river bridges need regular maintenance such as repainting.
32. An attendee voiced support for some level of industrial uses at the Publicker site. She added that the township needs industry to maintain property values. When in operation, the distillery was a well maintained and beautiful facility. Consider mixed-use zoning to allow residential, light industrial and institutional uses.
33. Some were worried about the state of repair of the Schuylkill River Bridge. It was suggested that the township speak with PennDOT to ensure the future viability of this bridge. Pete Simone stated that the new transportation bill may be able to help with upkeep and maintenance. An attendee stated that if the bridge is closed, residents will need use 422 to get across the river. Residents offered to contact PennDOT to advocate for proper upkeep of the bridge. Rick Fidler will also make PennDOT aware of the situation. Tom Neafcy will also ask Sen. Raferty's office to advocate for the bridge.
34. An attendee stated that new industrial and housing uses at Publicker will likely change the feel of Linfield. There will be a lot of traffic created and the bridge and Main Street could become congested. Uses that are acceptable will be dictated by the vision plan and driven by the market.
35. A resident since 1970 stated that at first, traffic on Main Street was minimal. Since then, the village has become a bypass from Route 724 to Route 422.
36. The township partnered with the PA Fish and Boat Commission to clean up Trinley Park and open it for public use. An attendee asked if there could be a similar partnership with for the Publicker site. Sidewalks are needed on Main Street for safety. Speed limits should be reduced from 35 MPH to 25 MPH on Main Street. Reduced traffic speeds could reduce cut-through traffic.
37. One conclusion from the meeting is to reduce traffic speeds on all roads.
38. Many desired curbing, sidewalks and drainage improvements along Main Street. Main Street reportedly creates a lot of water runoff into yards of residential properties.
39. Consider a streetscape plan with bio swales similar to that prepared for Ridge Pike.
40. Consider contacting Norfolk Sothern to install a rail spur to support manufacturing uses. Ken Sperring stated that the township continues to work with Representative Gerlach to advance a passenger rail line with a station in Linfield. Tom N. felt that the passenger rail line will have to come at some point to relieve pressure on Route 422. General Electric has developed natural gas turbine that will revolutionize the way rail service is run.
41. An attendee would like historic lighting to be employed to help define the community. There is also a need for a Linfield logo and flower beds to distinguish the community.
42. An attendee presented a possible slogan: "Live Linfield, Love Linfield."
43. It was reported that the State Game Lands in Linfield are regulated through State Game Commission. Hunting licenses are used to fund the maintenance of the Game Lands.
44. Traffic speeds should be reduced on Railroad Street.
45. Attendees contemplated keeping the current Village Commercial zoning designation versus changing the zoning. Many agreed that zoning standards should be modified to be consistent with the existing development scale of Linfield.



46. It was stated that the vision plan development and initial implementation will take the better part of 2+ years. The township will seek input from the residents during the duration of the project.
47. Minutes from this meeting will be posted on the Township's website.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

Justin Keller  
Landscape Architect

Enc: Public Meeting #1 Cards Record  
Meeting attendance sign in sheets

<u>Develop a Linfield Master Plan</u>			<u>Streetscape Guidelines</u>	<u>Adaptive Reuse</u>	<u>Develop Logo</u>	<u>Improve Infrastructure</u>		<u>Access to PAGC Lands</u>	<u>Engage Publicker Owner</u>
Define project boundaries	Heavy industrial uses are not desired - market rate housing is more desirable	Prioritize and plan for capital improvements	Install traffic calming such as speed bumps	Use State tax credits to encourage movie studios at Publicker	Develop an identity through streetscape improvements	Gas service?	Expand sewer? May consider with future development to offset costs	Game lands are owned by the PA Game Commission and funded through hunting license revenues	There is a lack of safety and security on the site
<b>Reduce traffic speeds on Main Street and Church Road (enforcement)</b>	New sidewalks should be installed with curbs and drainage improvements	Enforce property maintenance (Township currently enforces property maintenance on a per call basis)	Install sidewalks and streetlights to improve safety (like Skippack Village)	Develop a Museum at the Publicker Site	Develop a slogan: "Live Linfield, Love Linfield"	Improve safety/functionality for trucks making turns/crossing bridges over Trinley Run, Fry House and Church	Regular upkeep, including painting, should be conducted on the Norfolk Southern bridge and Schuylkill River bridge	The Game Lands are 158 acres	The price is too high for the township to consider purchasing
Provide park facilities for small children at Linfield Sports Park	Developer of the Publicker site should conduct a traffic impact study and pay for needed road improvements	Development can change the character of a village and increase traffic	Depending on the location of the property boundary, sidewalks might be installed inside or outside of R-O-W	Publicker is not considered a brownfield site		Public water service will extend based on customer demand and cost (Main Street, Church, Railroad)	Install a Norfolk Southern spur to connect the Publicker site		Eminent domain due to blighted conditions is unlikely
<b>Enhance pedestrian/ bike connectivity</b>	Balance new uses with new open space	Linfield has become a bypass - reduce traffic speeds to discourage cut-through traffic		Provide trail connections to existing or planned trail systems		Crossing the railroad is a barrier to water service (needs private development to fund crossing)	Main Street may need widened to accommodate new development		Work with the County industrial development authority to find developers/tenants
Reduce traffic speeds on Railroad Street	The need for traffic lights is unknown at this time			Encourage high tech and clean light-industrial uses at the Publicker site		PECO infrastructure needs improved (roads need reclassified to class 1 to warrant improvements)	The existing electric supply comes from the Chester County grid		
				Encourage a college campus at the Publicker site					

Brainstorming Meeting  
May 14, 2014 7:00 PM  
Linfield Fire Company

May 14, 2014 7:00 PM

# Linfield Fire Company

[illegible]

# Linfield Fire Company

[illegible]



# LINFIELD MASTER PLAN

Brainstorming Meeting

May 14, 2014 7:00 PM

Linfield Fire Company

NAME	ADDRESS	EMAIL ADDRESS	PHONE #
Karen Blawie	1164 Main St.		
FRANK + Denise BURSTEIN	160 PEBBLE BEACH DR		
Sue + Marty Lyons	330 P.B. Dr.		
Zachary + Sophia	29 Sacco Rd		
Perry, Carol + Shante/Water	571 Limerick Center Rd.		
KARY KATES	701 RED ROCK CIR		
The Lightcaps	25 Church Rd		
TOM HECKMAN	Box 542, MALVERN 19355		
Lori Swavely	43 Sacco Rd		
Linda Siuta	434 Pebble Beach Dr.		
Steve + Fran Nagy	26 Pennhurst Rd		
Frank Cicatto	26 Longview Rd.		
Nancy Moore	1183 Main St		
John F. Perry	1229 Main St.		

# LINFIELD MASTER PLAN

Brainstorming Meeting

May 14, 2014 7:00 PM

Linfield Fire Company

NAME	ADDRESS	EMAIL ADDRESS	PHONE #
Sue Costantini	470 Pebble Beach Dr. [REDACTED]		
JACK & Ruth Sezer	430 LIMERICK GR RD.		
Shirley Shearer	44 Pebble Beach Dr.		
Chris Kaul	1070 Main St		
Temperance	57 Longview		
Brian Schad	1260 Main St		
Maurice Gallagher	111 Red Rock Circle		
Sue Perry	1229 Main St		
Terry Chapman	172 Pebble Beach Dr.		
Gasie Kurlaw	1- Keen Rd		
PAT MORROWAY	502 Limerick center Rd		
Dan Mogel	24 Church Rd		
Tim Hendricks			
Sara Hendrick			



# LINFIELD MASTER PLAN

Brainstorming Meeting

May 14, 2014 7:00 PM

Linfield Fire Company

NAME	ADDRESS	EMAIL ADDRESS	PHONE #
Tim Carr	1063 MAIN ST		
JEFF BOULDEN	52 CHURCH RD		
FREDERICK C. GLISSON	1248 MAIN ST		
Connie Moyer	1129 Main St.		
MARK Maly	522A LIMERICK CENTER RD		
DORR D'ACCIAIO	153 Trinky Mill Rd		
FRANK COTILLO	512 LIMERICK CENTER RD.		
James Smith	38 Railroad St.		
CHRIS SWIDEN	1154 MAIN ST		
Keith Rayner	42 Glencair		
John Dunden	23 church rd.		
Charles + Dena Bauer	19 mid lane		
DAN COSTANTINI	470 PEBBLE BEACH		
Sharon Brink	1237 MAIN ST.		



# LINFIELD MASTER PLAN

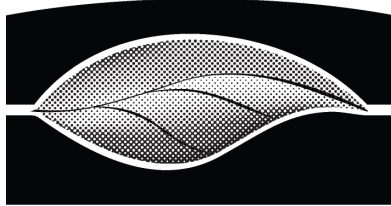
Brainstorming Meeting

May 14, 2014 7:00 PM

Linfield Fire Company

NAME	ADDRESS	EMAIL ADDRESS	PHONE #
Margie Schweitzer	476 Pebble Beach Drive Linfield		
MARY + BOB KLEICKER	14 PEBBLE BEACH DR LINFIELD		
Helly S. nachsin	1202 main street Linfield Pa 19468		
Paul Kaufman	2423 Rosewood Trail Linfield PA 19468		
allyson knight	571 Brown St. Pottstown 19465		
KEVIN RAFFLE	107 Main St. Linfield PA 19468		
Bella Jeanette Steff	1202 Main St. Linfield, Pa 19468		
Jim Kim Brouse	1097 Main Street Linfield, PA 19468		ne
Garry Faust	84 Church Rd Linfield, Pa		
Jay Rummel	452 Limerick Gr Rd Linfield		
Holly Mapp	1121 Main St Linfield		
Francine Cauffman	209 Red Rock Circle Roxasford		
Bob Cauffman			
Tom Neafay			

# **Committee Meeting Minutes**



**SIMONE COLLINS**  
**LANDSCAPE ARCHITECTURE**  
119 EAST LAFAYETTE STREET NORRISTOWN, PA 19401  
PHONE: 610.239.7601 FAX: 610.239.7606  
WWW.SIMONECOLLINS.COM

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## MEETING NOTES

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Project:	Linfield Village Master Plan	Project No.:	19091
Location:	Limerick Township Municipal Building 646 West Ridge Pike Limerick, PA 19468	Meeting Date/Time:	2.13.2020 7:00pm
Re:	Committee Meeting #1	Issue Date:	3.23.2020

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### ATTENDEES:

See Sign-in Sheet

### GENERAL NOTES:

### INTRODUCTION

- Dan Kerr began the meeting and introduced the project and the Simone Collins team. He noted that Limerick Township is beginning to feel development pressure for the Linfield Village area. The Township wants to be proactive within planning for Linfield – Peter Simone (PS) of Simone Collins noted that now is the time for Linfield to ‘plan or be planned for’.
- PS introduced the SC team and asked each member of the committee to introduce themselves.
- PS reviewed several important questions for the SC team and the committee to consider during the master plan process:
  - What is the future of Linfield Village?
  - What are the future options for the Publicker site?
  - How do we increase property values in Linfield Village?
  - What is the best use of the State Game Lands?
  - How do we preserve and enhance the historic architecture in Linfield Village?
  - How do we encourage walk-to businesses and restaurants?
  - How do we plan for increased traffic?
  - How can public water / public sewer be provided to more residents?
  - What are economically feasible development scenarios?

- Pankaj Jobanputra (PJ) reviewed previous Simone Collins project that are relevant to the Linfield Master Plan. Todd Poole from 4Ward Planning reviewed relevant project experience and noted that his firm will help determine what is feasible for Linfield Village from a market standpoint.
- PS encouraged the committee to think of the Publicker site as an urban renewal project within a suburban context.
- PJ reviewed the project scope of work and the project schedule.
- **PS noted that Simone Collins will send the project Scope of Work to committee for review.**
- PS reviewed all goals for Linfield Village Master Plan:
  - Support Local Planning that will lead to Redevelopment
  - Improve Quality of Life to Attract Residents and Businesses
  - Enhance Transportation Infrastructure
  - Enhance Other Infrastructure (Water and Sewer)
  - Reduce Congestion by Promoting Alternate Modes & Mixed Use
  - Recommend Viable, Sustainable Redevelopment / Development Concepts that Support the Goals of the Comprehensive Plan
- PS noted that the 2009 Limerick Township Comprehensive Plan noted Linfield Village as 1 of 4 suggested growth areas.

## **PROJECT AREA**

- PJ reviewed the Linfield Village project area. The village is across the river from the Schuylkill River Trail (SRT).
- PS reviewed existing mapping and important existing locations within Linfield:
  - State game lands
  - Publicker Site
  - Toll House property
  - Schuylkill River Park
  - Limerick National Golf Course
  - Linfield Sports Park
  - Trinley Park along river
  - Housing developments north of Main Street
- PS reviewed existing zoning.

## **SITE TOUR**

- PJ reviewed the various elements within Linfield Village, as well as the character of the Village.
- PS suggested the committee visit the Publicker site as a group.
- PS noted that costs are high for adaptive reuse and demolition of existing buildings within the Publicker site.
- PS noted that there is a great variety of village architecture within Linfield.
  - Areas in the village, such as Sacco Road, have great character.
- It is important to think about how to get traffic into, and through the village.



## **BRAINSTORM / CARD TECHNIQUE**

- PS led the committee through an interactive brainstorming activity to generate goals, facts, concepts and partners as they relate to the Linfield Village.

## **GOALS**

- Improve quality of life
- Develop master plan
- Address access to Linfield Village
- Build identity for Linfield

## **FACTS**

- No public water utilities in Linfield Village
- Cost is prime barrier to bringing in public water to Linfield
- Narrow existing road right-of-way in several locations
- High Publicker building demolition cost
- Poor / limited roadway access
- Trinley Mill Road is a scenic route along the river
- Train runs through Linfield 8-10 times per day
- Changing office building environment – more people work from home
- Publicker is a 'blank slate' – 200+/- acres along the river
- Linfield is a 'travel through' route via Limerick Center Road and Main Street
- Close to Rt. 422
- Historic structures
- State game lands
- Great location near / along river
- Traffic a challenge for first responders
- Parking as a limiting factor

## **CONCEPTS**

- More housing opportunities for renters
- Commercial uses in Publicker
- Maker / Incubator space
- Expand village commercial zoning along Main Street
- Amphitheater / concert space
- Safer routes for pedestrians and cyclists
- Publicker development
- Phased / incremental Publicker development
- New utilities and roadway improvements
- Utilize Longview Road to bypass Main Street for traffic to Rt. 422
- Use master plan to leverage State / Federal funding
- Shuttle service
- Create roadway loop from Main Street to Sacco Road
- Staging area / shuttle parking on Longview Road
- Connect all Linfield parks and open space

- Attract unique entrepreneurs
- Improve golf course for additional events
- Additional property for the toll house
- Disk golf at golf course or other public parks
- Murals on Publicker building walls
- Hockey arena
- More 'eyes' on Publicker
- Minor league ballpark
- Salvage historic artifacts
- Attract breweries
- Swap state game land locations (Publicker site)
- Adaptively re-use Publicker buildings
- Sidewalks on Main Street
- College campus
- Recruit the 'right' type of business owners
- Mixed-use development
- Conduct SWOT analysis (strengths, weaknesses, opportunities, and threats)
- Bring in public water utilities

## **PARTNERS**

- Developers
- Montgomery County
- Local Businesses
- PA American Water
- GVFTMA (Greater Valley Forge Transportation)
- State Game Commission

## **DISCUSSION**

- A member of the committee asked if Limerick Township has been approached by developers for the Publicker site. PS noted that a developer has shared some ideas with the Township / SC team – cannot say at this point whether these ideas are viable.
- A member of the committee noted that if you look at Linfield as a whole, most of the village has public sewer but not public water. Many years ago, there was an initiative to get public water, however people were okay with their wells.
- PS asked that with sale of the municipal sewer system to PA American Water, does it change the provision to provide more water? Dan Kerr noted that the hope would be that a development on a large enough scale could afford to bring public water into the Village. The high cost for this has been prohibitive in the past.
- A member of the committee noted that public water becomes a challenge from a financial perspective. Utilities must go under railroad tracks, culverts and streams.

- A member of the committee noted that Linfield is a throughway - if people live in Chester, they are going through Linfield to get from East Coventry to 422. There is heavy truck traffic going to the quarry near Linfield.
- Todd Poole asked the committee their thoughts on more residential housing within Linfield Village. PS noted that 4Ward Planning will look at the larger market area to help determine what this market can absorb in reference to residential development.
- A member of the committee noted that there are a lot more people working from home than twenty or thirty years ago. There is more vacant office space because employers know they can pay workers to stay at home and telecommute. This is more productive for employers and they don't have to pay overhead.
- A member of the committee noted when you look at the Publicker site, you think what other site from Philadelphia to Reading has 200 acres sitting on the river where you have a blank slate. There are few to none.
- PS noted that development completed by Don Nielson along Route 422 (containing the Greater Philadelphia Expo Center) was developed incrementally. That was a 20-year process.
- A member of the committee noted that road access into and through Linfield is poor. Todd Poole noted that a limiting factor for development is roadway accessibility. Another limiting factor is high demolition costs (such as the removal of buildings at the Publicker site). PS noted that if buildings are demolished, there is value in trying to use demolished materials on site.
- PS noted that development in Linfield Village and the Publicker site will be phased, incremental development. Small developments must happen before big developments will happen, and the Township will have to think about development strategically. PS noted that there can be events at the Publicker site that get 'eyes' on the property.
- There is potential for Publicker to have incubator / industrial spaces like the Banana Factory (Bethlehem) or Goggle Works (Reading).
- A member of the committee asked if water lines can be run under the river. Dan Kerr noted that it is theoretically feasible to get utilities to this site.
- PS noted that while there are obvious barriers and challenges to development in Linfield and the Publicker site, let's focus on opportunities and what the committee would like to see happen in these places.
- A member of the committee noted that they would like to see in Publicker, incubator or maker space, as well as expanded village commercial zoning along Main Street.
- PS noted that expanded village commercial on Main Street gives property owners more options for development.
- A member of the committee asked if the SC team has a map of public water and sewer utilities. PS noted that the SC team should have this GIS data.
- A member of the committee noted that an amphitheater space for concerts could be a concept for Publicker development. There is a successful amphitheater in Greensburg in St. Claire Park, where the amphitheater organizers work with the city to promote events. There is no venue near Linfield for such events.
- Todd Poole noted that when you think creatively about entertainment in Publicker - imagine if all the buildings had murals on them, which would make the space a walking exhibit. Artists may do this for little fee, and it creates an urban garden where food trucks can be stationed and puts more eyes on the site. This is how incremental development can start.

- PS noted that the Steel Stacks is an old Bethlehem steel plant and is a pretty amazing site. This is at a similar scale – SC will show this as a case study.
- A member of the committee noted that it would be great to have a minor league ballpark or hockey arena.
- PS noted that Ice Works in Aston has 2 hockey arenas and they get 6 million visits a year. These types of facilities can be successful, perhaps it's worth assessing the demand for this sort of concept.
- Dan Kerr noted that with entertainment development traffic would be generated at off-peak times.
- Dan Kerr noted that the 2009 Comprehensive Plan recognized Linfield as a development / growth area, and that traffic would be a major issue. There is a plan to connect future developments at the Sanatoga interchange that would give Linfield access to Longview Rd. Can we utilize Longview Road to get traffic in and out of the Village and bypass Main Street?
- A member of the committee noted there are beautiful natural areas along Trinley Mill Rd. A member of the committee noted that a movie producer was thinking about developing the Publicker site.
- Dan Kerr noted that if you secure the right type of development that brings jobs, there is state money available. This master plan gives the Township a vehicle for pursuing grant money.
- A member of the committee asked is there any cleanup that would have to occur on the Publicker site? PS noted that there is minor cleanup. Building demolition is the greatest issue on the Publicker site.
- A member of the committee asked if there any historical artifacts to salvage in the Publicker site? PS noted there may be such artifacts on site.
- A member of the committee noted that potential industry for the Publicker site could be breweries or distilleries.
- A member of the committee noted that the buildings seem very well built / strong with both brick and concrete – why are we tearing them down? PS noted that the costs of rehabilitation are likely higher than demolition.
- A member of the committee asked if the Publicker buildings are usable? PS noted that a structural analysis of the buildings may have occurred previously.
- Todd Poole reiterated that that chances of development increase once more eyes are on the site.
- A member of the committee asked how much Publicker is in the floodplain? PS noted that the SC team has GIS data for this and will analyze the floodplain for the Publicker site.
- Dan Kerr noted that as we consider the State game lands, there could there be a 'flip' of State game lands where development is pushed north, and the State game lands could take the area along the southern part of the peninsula.
- A member of the committee noted that any development to the village and the Publicker site requires better transportation access.
- PS noted that the right-of-way is probably 33' on small roads. Longview Road is 50'
- A member of the committee noted that the narrow width of Main Street limits what can be implemented there. PS noted that the SC team will look at introducing sidewalks. When asked about burying utility poles, PS noted that this is prohibitively expensive.
- PS asked the committee to think about other places where infill development could happen.



- PS noted that parking is a limiting factor – and that the SC team will have to determine if Linfield will have the same standards for parking as the rest of the Township.
- Tod Poole noted that depending what happens at Publicker, if you're trying to get people into the site, there is potential for shuttling them in. This assumes this is primarily happening on weekends, and you need a large parking area for the number of cars coming in. You don't want this too close to a major arterial that could back up traffic.
- Dan Kerr noted that for partners - there should be discussion with GVFTMA (Greater Valley Forge Transportation). They are doing new studies, and this area of Linfield pulls a lot of their studies together.
- PS noted that for the public meeting the SC team will show examples of incubator / maker space. SC will present places like the Greater Philadelphia Expo Center and other places where phased / incremental development has worked.
- A member of the committee noted there is potential for using an old railroad ROW for a roadway in Linfield and in the village commercial area.
- PS noted that if there was residential development in Publicker along the State game lands, that changes the safety zone. One analysis map we will create will show buffer zones for hunting, different standards for public roads. If Pennhurst becomes a public road, it changes dynamic of where you can hunt.
- PS noted that if zoning was changed to expand village commercial, then in theory the market takes over because property owners will have more choices / options. The Township wouldn't come in to act as redevelopment authority.
- A member of the committee noted the previous owners of the RR Bar and Grill property demolished the original train station / platform before restaurant came in.
- Dan Kerr noted that as you expand Publicker, the idea may be to connect Linfield Sports Park to the Schuylkill River Park. Regarding the golf course, whatever we do should strengthen business, and many golf courses are struggling. We must try to make this a more viable entity.
- Todd Poole noted that one thing you could think about, in some cases, is shrinking the golf course to an executive / 9-hole course and taking surplus land for open space or village development.
- Todd Poole noted that in the U.S., we were "over-retailed", "over-theatered", "over-golf coursed." We are now experiencing the shrinking effect from this.
- A member of the committee asked if there is a pool or disc golf at the golf course. Another member of the committee noted that those do not exist in the golf course and that it is privately-owned.
- Dan Kerr noted that there is a playground, pavilion, and multi-purpose field at the Limerick Sports Park, as well as sports leagues that use the park.
- PS noted that maybe the Township must purchase an easement to connect areas to Sports Park.
- A member of the committee noted that getting out of their development in the morning is challenging, as they said they can wait 5-10 mins (along Main Street).
- A member of the committee noted that when serving as fire captain, it was possible to sit at a red light with sirens on for 5-6 mins during an emergency response situation.
- Dan Kerr noted that the project team will have to account for emergency services. PS noted that the SC team will talk to police chief and fire department.

- A member of the committee asked what is across river in Chester County – another member of the committee noted that there is Pennhurst, and a silt basin further down river.
- **PS noted that SC will go through historic aerials at the public meeting.**
- A member of the committee noted that there is a site in Upper Providence near the convention center and that it smells in the summer. The SC team must think about all existing conditions.
- A member of the committee noted there is no identity for Linfield. PS asked the committee to think about this, and what the current identity of the village is and could be.
- A member of the committee noted that around 1000 people work at the power plant.
- A member of the committee noted that they moved to the area because it is affordable. What happens as people get priced out with new development? PS noted that this is the double-edged sword of development but urged the committee to think of the impacts of the blighted Publicker site under current conditions.
- A member of the committee noted their goal is to not expand so much residential development on the Publicker site that would impact the school system.
- A member of the committee noted there are many medical buildings and surgical centers going up, and those facilities have a common attribute - good transportation access.
- Todd Poole noted that the Publicker site is not great for retail or office development.
- Dan Kerr suggested that a college campus could go in the Publicker site.
- PS noted that part of the Pottstown River Center is used by Montgomery County Community College. We should think of the penalty to come in for residential development. What if the residential development doesn't generate school age kids (such as 1-2 bedrooms or senior housing)?
- Todd Poole noted that while it would be great to have public transit here, that won't happen. Colleges are shuttering across the Country because there are too many, and that isn't sustainable. We can look at residential development. He referenced Yorkland Village outside of Kennett Square - that project repurposed an old mill site. Presently there is a lodging facility going there.
- A member of the committee noted the Publicker site could be good for apartments (although not high-rise buildings).
- A member of the committee noted that people in King of Prussia and its mixed-use development don't leave the area for other recreation or daily needs.
- PS noted that mixed-use development at King of Prussia, while there is limited parking, works well. When Manayunk became successful, they never spent money on parking. Ed Crow, an economic consultant, recruited retail to come into the neighborhood, maybe you have something similar in the Village, like a Main St Manager to pull in entrepreneurs.
- A member of the committee asked if the SC team can get a map of uses along Longview Road that include the extent of Exelon property.

## **NEXT STEPS**

- The first public meeting for the Linfield Village Master Plan will be February 25<sup>th</sup> at 7:00 p.m. at the Limerick Township Municipal Building.

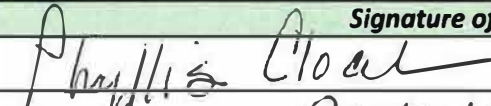







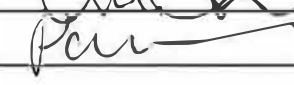




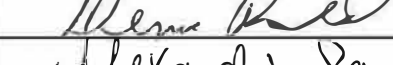



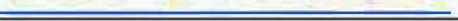


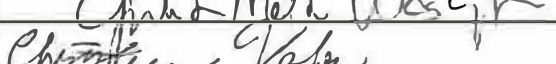

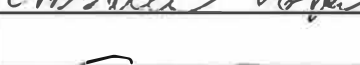









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Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE

A handwritten signature in blue ink, appearing to read "JP Wallace", is written over a faint, rectangular background stamp.

Joseph P. Wallace

**SIGN-IN SHEET - COMMITTEE MEETING #1 HELD ON THURSDAY, FEBRUARY 13, 2020**  
**LINFIELD MASTER PLAN STUDY COMMITTEE**

Name	Signature of Attendance	Email	Affiliation/Other Committees
Phyllis Cloak			Villas HOA
Susan Costantini			Villas HOA
D. Elaine DeWan			Former Supervisor
Thomas Dibello			SFSB President
Linda Irwin			Linfield Resident
Patricia Kaufman			S&B Committee
Robert Kleckner			Owner, Linfield Nat. Golf Club
Patrick Morroney			BOS Liaison
Dennis Rumler			Limerick Fire Dept. Firefighter
Alexandria Sasek			Twp. Resident
Joseph Antonelli			Asst. Zoning Officer
Daniel Kerr			Twp. Manager
Greta Martin Washington			Director of Community Planning
Christopher Volpe			Planning & GIS Coordinator
Geoff Creary			Simone Collins
Peter Simone			Simone Collins
Robert Gladfelter			Simone Collins
Pankaj Jobanputra			Simone Collins
Sarah Leeper			Simone Collins
Todd Poole			Simone Collins
Joseph Wallace			Simone Collins

**Next Meetings will be held on:**

**Public Meeting #1: Tuesday, February 25<sup>th</sup> 7:00 P.M.**

**Committee Meeting #2: Thursday, March 12th 7:00 P.M.**





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## MEETING NOTES

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Project:	Linfield Village Master Plan	Project No.:	19091
Location:	Limerick Township Municipal Building 646 West Ridge Pike Limerick, PA 19468	Meeting Date/Time:	1.20.2021 7:00pm
Re:	Committee Meeting #2	Issue Date:	1.25.2021

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### ATTENDEES:

Alexandria Sasek, Bill DeGideo, Dennis Rumler, Elaine DeWan, Jody Roberto, Kevin Rafuse, Marcy Mancini, Margie Schweitzer, Patricia Kaufman, Robert Kleckner, Thomas DiBello, Tim Hendricks, John Kennedy

Limerick Township: Tim Haas, Dan Kerr, Greta Washington

Simone Collins Landscape Architecture: Peter Simone, Pankaj Jobanputra, Joe Wallace

### GENERAL NOTES:

#### Presentation

- Tim Haas began the meeting and introduced the Linfield Village Master Plan project and the Simone Collins team. He thanked the committee for attending after the project hiatus due to Covid-19.
- Peter Simone of Simone Collins Landscape Architecture (SC) reviewed several important questions for the SC team and the public to consider during the master plan process:
  - What is the future of Linfield Village?
  - What are the future options for the Publicker site?
  - How do we increase property values in Linfield Village?
  - What is the best use of the State Game Lands?
  - How do we preserve and enhance the historic architecture in Linfield Village?
  - How do we encourage walk-to businesses and restaurants?
  - How do we plan for increased traffic?
  - How can public water / public sewer be provided to more residents?
  - What are economically feasible development scenarios?

- PS reviewed the project scope of work and the project schedule.
- PS reviewed all goals for Linfield Village Master Plan
  - Support Local Planning that will lead to Redevelopment
  - Improve Quality of Life to Attract Residents and Businesses
  - Enhance Transportation Infrastructure
  - Enhance Other Infrastructure (Water and Sewer)
  - Reduce Congestion by Promoting Alternate Modes & Mixed Use
  - Recommend Viable, Sustainable Redevelopment / Development Concepts that Support the Goals of the Comprehensive Plan
- Pete S. reviewed the previous meetings to-date and the brainstorming information collected at each (Committee Meeting 1 – February 12<sup>th</sup> 2020, Public Meeting 1 – February 25<sup>th</sup>, 2020)
- Pankaj Jobanputra (PJ) reviewed the preliminary results of the Linfield Village Master Plan public opinion survey.
- Pete S. reviewed elements of the preliminary Market Study.
- Joe W. reviewed data Inventory / Mapping.
- Pete S. discussed preliminary concepts, initial conclusions, and next steps.

## **DISCUSSION / BRAINSTORMING**

- A member of the committee asked where a community center could go in Linfield Village?
  - Pete S. noted that SC is not at that level of detail, and that a large community center is a Township-wide decision (A future community center is proposed by the 2018 Community Park Master Plan). A smaller community / meeting facility could potentially be considered by the Linfield community in the future.
- A member of the committee asked when the public opinion survey was first released and how many responses have been received so far?
  - Pete S. noted that the survey was released in winter 2020 and 166 responses have been received so far. Pete S. encouraged all members of the committee to share the survey link with friends and neighbors.
- A member of the committee noted that there were questions about walkability and sidewalks in the survey. Main Street in Linfield can likely only accommodate sidewalk on one side of the street. Will this be part of the master plan, along with recommendations for lighting?
  - Pete S. noted that sidewalks could potentially be accommodated on one side of Main Street in Linfield Village, and the SC team will be looking closer at this. Pedestrian scale lighting could be part of future streetscape improvements.
- A member of the committee asked about a chart in the presentation which delineated vacant / planned construction – what does this chart refer to?
  - Greta Martin Washington noted that this chart noted private development plans in various levels of approval that are in the planning pipeline.
- A member of the committee noted that while working to administer the U.S. Census they noted several vacant properties in Linfield - what is being done about that?
  - Pete S. noted how that relates to market study - 4Ward Planning looked at information generated by planning agencies and looked at total Township and Village housing units.

Pete S. noted that we are not sure of the total number of vacant units in Township, while at an initial impression we would guess as a percentage of total units it would be relatively low.

- A member of the committee asked if a traffic study has been completed? New development can place strain on existing roadway infrastructure.
  - Pete S. noted that one has not been completed yet. One will be part of Publicker development plan. Covid-19 has altered vehicular commuting habits. If Publicker is redeveloped, traffic will increase, and a system of additional roads can mitigate some of that. If Limerick Township wants additional redevelopment in the Village and Publicker specifically, there is a value judgement that if you want village to grow there is a trade-off between growth and increased traffic. Under current conditions many motorists use the Village as a cut-through and future potential development and increased traffic may encourage commuters to find a route around the Village.
- Dan Kerr noted that there is a long-range concept to connect Linfield Village to the Sanatoga Interchange of Rt. 422 by way of Longview Rd. Longview could be improved as viable alternative to Main Street to get to 422 so that commuters will not have to cut through Linfield Village.
- One member of the committee noted that they live on Main Street next to the firehouse and there is a lot of traffic. New roadways to divert and diffuse traffic is a good idea.
- A member of the committee noted that Limerick Township has entered into an agreement with a long-range planning firm to help the Township identify state money and grant opportunities. Perhaps there is money available to rehabilitate the Publicker buildings? Can the SC team connect with this firm?
  - Pete S. noted that if directed by the Township SC will have a conversation with this firm.
  - Dan K. noted the Linfield Village area has been identified for potential grants to fund building demolition and roadway improvements.
  - Pete S. explained that 'blight' is technical term under Municipal Planning Code (MPC), and if Publicker is defined as 'blighted' there may be specific blight removal funding available.
  - Pete S. explained further that there must be a financial return on redevelopment to pay for on-site improvements and demolition in Publicker as well as possible off-site road improvements.
- A committee member asked if there can be bike paths along proposed roads?
  - Pete S. noted that bike paths are important, and the SC team is not at that level of detail yet.
- One committee member asked - once master plan is fully developed and adopted, what is timeline to move forward with infrastructure and other recommended improvements?
  - Dan K. explained that this plan allows the Township to pursue grants. The Limerick Township Comprehensive Plan was adopted in 2009, and that planning project launched several subsequent plans. Limerick Township has secured \$15 million in grants for these planning projects. While there is no exact timeline, a master plan is an essential first step to be completed before approaching any funding agency.
  - Pete S. noted that one of steps after master plan is completed could be to add proposed roadways, trails, and open space to the official map for the Township.

- Greta W. noted that the master plan will also help the Township as it looks to rewrite various Zoning ordinances in Limerick and Linfield Village.

## **NEXT STEPS**

- Dan K. summarized that between now and next committee meeting (April 21, 2021) this committee should critically review this presentation and the public survey, and make suggestions on potential road connections, recreation elements, streetscape improvements and any other ideas.
- The next public meeting for the Linfield Village Master Plan will take place Wednesday March 3, 2021 7:00pm-9:00pm.
- Pete S. encouraged all member of the committee to take the online public opinion survey, and to share with other members of the community.
- The Simone Collins team will send a copy of the draft market study, meeting minutes from tonight's presentation, and a copy of the PowerPoint to the committee for review.
- Pete S. reiterated that the Simone Collins team is available throughout the project process and that the public should reach out with questions, comments, and relevant information.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,

A handwritten signature in blue ink, appearing to read "JP Wallace", is positioned above a faint, light blue rectangular stamp.

Joseph P. Wallace

SIMONE COLLINS, INC.  
LANDSCAPE  
ARCHITECTURE





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## MEETING NOTES

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Project:	<b>Linfield Village Master Plan</b>	Project No.:	<b>19091</b>
Location:	<b>Virtual Microsoft Teams Meeting</b>	Meeting Date/Time:	<b>4.21.2021 7:00pm</b>
Re:	<b>Committee Meeting #3</b>	Issue Date:	<b>4.30.2021</b>

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### GENERAL NOTES:

#### Presentation

- Dan Kerr (DK) introduced the team and noted that there was a lot of desire to see something done at Publicker and in the Village, but everything has to mesh together. He noted that discussion was needed on other options for the Publicker site. One recommendation was to leave zoning alone, another was to plan for 1,000 units with a riverfront park and protection of the game lands, but it comes at a high cost. Is there something in the middle?
- Peter Simone (PS) of Simone Collins Landscape Architecture (SC) reviewed the Master Plan goals and Scope of Work.
- Pankaj Jobanputra (PJ) reviewed the previous meetings and the ideas discussed at each meeting.
- PJ reviewed the online survey results to date.
- PS reviewed the main points of the Linfield Village Market Study.
- PS discussed preliminary concepts and the options for development at the Publicker site.
- PS reviewed preliminary conclusions and next steps.

#### DISCUSSION / BRAINSTORMING

- A member of the committee noted that projects are spurred on by developers looking at different sites and seeing what could be incentivized to get something developed.
- PS gave the example of SteelStacks in Bethlehem where the costs to demolish the structures would be astronomical, so they were incorporated as an element into the development. At Publicker, the buildings are an attractive nuisance and could be similarly incorporated into redevelopment opportunities.
- A member of the committee asked what the impact of new units would be on the School District. How would it impact whether a new school would be built?

- PS noted that one thing you can do with zoning is have requirements for the type of residential units allowed. For example, you could require that 80% of housing units be 1–2-bedroom units. You can also mandate a formula for single family housing. If you wanted to minimize the impact on the School District, this is the way to do it.
- A member of the committee asked if the Township has extra funds to notify residents of the online survey via mailer.
- PS noted that, in our experience with surveys, trends don't change much.
- DK mentioned that if the Board did want to do another mailing, there would be time.
- A member of the committee noted that it is important to hear from people in the Village who will be affected by development, so mailers or going door to door would be helpful.
- DK said that some of the past ideas for Publicker included a movie studio, a large manufacturing site that would bring freight in from Philadelphia and a medical manufacturing company.
- DK noted that it makes more sense to rezone. If you follow what is happening with federal stimulus money, the government has discretionary money for projects. If money keeps flowing from the federal government, and we have a proper plan in place, we may be able to do something in the middle.
- PS noted that the Township can see how the floodplain area could be used for a park or open space.
- A member of the committee said that in one prior meeting, one idea was to swap lands with the state game lands. Would it be reasonable for the Township to purchase Publicker, demolish the buildings, swap it with the game lands and sell to a developer?
- DK mentioned that the Township has had discussions with the Game Lands and they said that, based on how the lands were acquired, it's very difficult to decommission them but they are open to land swaps.
- A member of the committee asked if sections of Publicker were rezoned, would someone be able to go to the owners and say we'd like a community center or a park in specific sections?
- DK said he does not know if anyone approached them about subdividing the site.
- A member of the committee asked if we could incorporate other studies going on at the same time as this study, like the bike plan and the open space plan.
- PS said that he would ask the comment to consider a prior suggestion to extend the project schedule. At this point, we don't think we should develop any more plans and it would be helpful for the committee to comment on what they saw tonight.
- Tim Haas (TH) said we may need to reconsider future dates, so they don't conflict with other meetings.

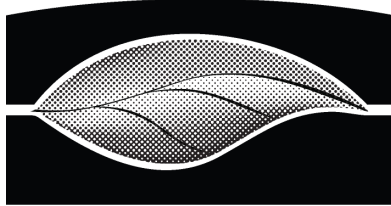
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Sincerely,

A handwritten signature in dark ink, appearing to be 'P. Jobanputra', written in a cursive style.

Pankaj Jobanputra, AICP  
Project Planner

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## MEETING NOTES

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Project:	<b>Linfield Village Master Plan</b>	Project No.:	<b>19091.10</b>
Location:	<b>Limerick Township Municipal Building 646 West Ridge Pike Limerick, PA 19468 / Microsoft Teams Meeting</b>	Meeting Date/Time:	<b>5.20.2021 7:00pm</b>
Re:	<b>Committee Meeting #4</b>	Issue Date:	<b>6.16.2021</b>

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### ATTENDEES:

Joe Antonelli, Linda Irwin, Patricia Kaufman, Daniel Kerr, Marci Mancini, Kevin Rafuse, Alexandria Sasek, Christopher Volpe, Greta Martin Washington

Simone Collins Landscape Architecture (SC): Peter Simone, Pankaj Jobanputra

### GENERAL NOTES:

#### INTRODUCTION

- Peter Simone (PS) presented options for the Village and Publicker site and discussed comments received by committee members.
- Options discussed for the Publicker site:
  - Private sector development
    - Auto storage - generally not desirable, are they even viable?
    - Large scale residential – generally not seen as desirable.
    - Some mix of small commercial.
    - Limited retail might be acceptable.
    - Large industrial – probably not viable.
    - Maybe use one of the buildings for indoor rock climbing or some other form of recreation / entertainment – (4Ward Planning could be retained to do a study)
  - Township-Owned
    - Township could purchase Publicker site.



- Purchase as park with dedicated open space.
- Could be developed as a pleasure garden – like a mini Longwood Gardens, is that viable?
- Could bring in additional park land and pedestrian connections.
- The committee discussed the idea of extending the plan further into the future – we can keep survey open as long as the committee wishes.

## **COMMITTEE FEEDBACK / DISCUSSION**

- A member of the committee noted they like the botanical garden idea. What about a mushroom farm or agricultural use for Publicker? Looking at Sacco Rd., what about a wall or fence for separation. For safety, what about painted lines near Toll House (raised crosswalks?). Also for safety, what about installing speed bumps on roads. A trail would be nice along Trinley Park; have more riverfront trails. They're in favor of small, local businesses at Publicker, maybe in the northeast of site; not in favor of luxury homes or apartments. They also favor affordable housing and bike lanes wherever possible.
- A member of the committee asked about directing traffic to Route 422 via Longview Rd. Linfield Park is also an asset we have not tapped into. Township has a paper street at the park, maybe get some trails back here, and bring in people from downtown Linfield and Sacco Rd. Create a centerpiece for Linfield with prominent signage. Create a spur road out to Reformed Rd.
- Peter Simone (PS) asked who funded the purchase of the park.
- Dan Kerr (DK) said Linfield Park was purchased in 2010 through the refinancing of an existing bond which gave the Township \$1.1 million to purchase park without a grant; if rail came back, this property could be used for a rail station; does not have to stay green, could be a public civic space or could be redeveloped commercially.
- PS noted there's a concept to add a road and though Linfield Sports Park – would become a "second" or extension of Main Street – develop it commercially. The parcels that back against Linfield Park could be subdivided and redeveloped.
- A member of the committee noted we have riverfront that other parts of the Township do not have – this is our crown jewel.
- A member of the committee noted they find it difficult to walk on Main St. so I understand the need for connectivity and want to make sure we are thinking about investment.
- A member of the committee said residents have been promised sidewalks, streetlamps in the past; maybe give residents something for the short-term.
- A member of the committee said they're not in favor of Publicker being used for industry, housing would be great.
- PS said communities use streetscape improvements to encourage redevelopment; seems like most people are in favor of extending Village Commercial district so you might encourage developers to adaptively reuse existing structures.
- A member of the committee said let's have sidewalks, lights, welcoming signage along the section of Main St. with the old, beautiful homes – create a sense of community and lay the groundwork for infrastructure.

- A member of the committee said from the survey, the #1 item is more sidewalks. There are too many communities and subdivisions where one cannot walk anywhere.
- A member of the committee said they like the idea of streetscaping, encourages drivers to slow down and appreciate the community.
- A member of the committee said they think there's lack of interest in the survey because people have not seen any changes in Linfield. And for Publicker, change zoning so it cannot become a landfill.
- PS said that riverfront property will become more and more valuable, whatever contamination is there is minimal. Most likely property value will rise over time (not decrease). The Township could act as a developer of Linfield Sports Park property. If a road was developed commercial development might be viable. Regarding the paper mill, in the future it will become too valuable to continue as an industrial site. Owners might sell it if it is re-zoned VC.
- DK said another question to consider is the need to leverage development in the short term – this is not popular, but neither is raising taxes; when municipalities have a good plan in place and you leverage development, you can get infrastructure and amenities built. If there was partnership with developer, there may be money to bring down hard costs for infrastructure.
- PS said redevelopment of Linfield makes sense ecologically and economically – this is a historic village, not the same as going to a bucolic greenfield and creating new development.
- A member of the committee said this is a perfect time to get money for sidewalks; attract grants for infrastructure improvements.
- PS said that assuming the federal infrastructure bill goes forward, you will have money for streetscapes, streetlights, etc., if the Township is ready with an application.
- A member of the committee said that as far as development of Publicker, maybe think about rezoning. What about some high-rise bldgs. with retail on ground floor, outdoor amphitheater and maybe larger SFHs; apartments along riverfront; take advantage of beauty of riverfront. We have to consider some type of development on Publicker.
- PS said if traffic were not an issue, my guess is people would say let us build. Ask TPD to develop a back of the envelope car trips per day number based on a sliding scale chart of # of units and traffic that would be produced. One example of a place with lots of traffic is Whitpain Township. Route 73 AM and PM traffic is horrible. Everyone complains about the traffic, but everyone wants to live there.
- DK mentioned that traffic on Main St will keep increasing. We also need to look at long range projections for Chester County.
- A member of the committee said that maybe we can do something to slow everybody down. We get heavy traffic coming from the Chester County.
- PS said that traffic volume and speed are important. PennDOT has a mission to move traffic quickly and efficiently, but if you have a village, you want people to go slow. Emphasize that speed is really important in creating safe conditions. Traffic brings customers. Traffic speed vs. traffic volume is an important distinction (speed is a greater safety concern)
- PS said for Bengal Paper, SC did a quick yield of 6 units/acre, you can easily have 50 units; this becomes an adaptive reuse site. Bengal Paper is a great infill site but every time I go through the Village, there seems to be a truck blocking traffic. This is a safety concern.

- A member of the committee said there is a dilapidated house on Church Rd., across from the golf course on 5 acres. Owners are older and have a farm stand, it is one of the larger properties in Linfield that could be redeveloped.
- PS noted how much development might be acceptable – is really based on traffic, impact on school district. Zoning can allow only 1–2-bedroom apartments. This has a minimal impact on the school district. Typically, you will do this with multi-family housing.
- DK said there's a proposal on the table for Publicker for 1000-1200 units and an area for commercial. It would effectuate water and sewer to Linfield, a riverfront park and millions in traffic improvements including sidewalks and a bridge at Longview. If you start to whittle away units, you will lose amenities, we believe this is the density you need.
- PS mentioned it would be good to get TPD's input.
- DK noted this study should mention future traffic studies and if there's a way to have one-way pairs in the Village.
- PS noted that results on one-way pairs are mixed; there is one in Douglasville; they work well in some places; in others they are taken out.
- A member of the committee asked if a historic presentation plan will be part of this project. Original inhabitants of the area were Lenape so maybe we acknowledge that.
- A member of the committee said maybe we make Publicker redevelopment and village redevelopment separate projects. We did a plan in 2014 and not much happened. They would like to see things downtown where you do not have to use a car, where you can walk to places; maybe small scale retail.
- PS noted that, unfortunately, corner mom and pops are a thing of the past, but it does not mean it cannot happen again. You can have a new town center with the Township as a developer; you can zone appropriately.
- A member of the committee said to fix / replace the Linfield historic market sign (damaged).
- DK said since 2008, when the Township purchased Kurylo Preserve and spent \$1.8 million for preservation, there was no great development money until Publicker walked in; open space preservation has taken precedence more in Linfield than in other areas of the Township. Developers are pursuing infill housing because land is available and affordable. Development pressure is happening now in the Township.
- Greta Martin Washington (GW) said for a plan like this, we need to get Publicker at a right level; we are talking about getting things done soon in the rest of the Village; there is pressure for infill development and much of Linfield is zoned R3; I would like to see something put together for the Village outside of Publicker to present to the Board of Supervisors.
- PS said for Publicker, does the Township want private sector development, and if it's developed in some way, what is the acceptable level of development? You could delay action on Publicker, but the basic decision remains the same.
- PS noted that SC is suggesting another committee meeting in September, with some ideas, then go to the public in November with a preliminary plan, have that out for a couple months, then come back in the new year with another committee meeting, then a final plan meeting in mid-March.

- GW said there will be multiple infill developments by this time next year; when it comes to Publicker this is a good schedule, for the rest of Linfield, a lot of infill will happen by this time next year, so maybe we split up the plan like we did for Swamp Creek. Would love zoning change to affect infill; maybe a presentation to the Board is done which shows where we are with the rest of the Village, like roadways; we do not need the plan approved but the Board needs to be brought up to speed with the proposed roadway networks and connectivity.
- PS mentioned then if the Board saw the plan, you can place road changes on the Official Map. Revised or updated zoning would give the roadway context. If you're advocating for higher density in the Village, it is more economical to build; make housing more affordable while creating roadway improvements.
- GW said the density we could propose was used on Boraten Rd. Housing is set back from the street. It is a gracious concept at 4 units/acre. SC has proposed a road network that makes sense. If we changed zoning from R3 to a designation that allowed for 10,000 square foot lots, the proposed road network has more of an incentive to be at least partially funded by developers.
- DK said this plan will show concepts of what will happen – global recommendations; Township should look at some level of rezoning, we can put roads on a map, and until they are engineered, or a detailed study is done, they will just stay on a map.
- A member of the committee said that if it means we have to give developers a higher density initiative, then maybe we do it. Do not think we have much of a choice.
- PS said that once the next infill comes in that interferes with the proposed road network, then connectivity is lost. SC can work with Greta and Joe on fine tuning road alignments and zoning.
- GW said Planning & Zoning can work out connectivity with SC; recommendation to Board is to consider connectivity. If this is the plan that is considered, it would help a lot. So, a recommendation could be to change current zoning from R3 to something like a Village Residential, with 10,000 sf lots and see where we want to extend VC – everything in VC is predicated on public water and sewer.

Sincerely,

SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Pankaj Jobanputra, AICP





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## MEETING NOTES

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Project:	Linfield Village Master Plan	Project No.:	19091.10
Location:	Limerick Township Municipal Building 646 West Ridge Pike Limerick, PA 19468	Meeting Date/Time:	6.16.2021 7:00pm
Re:	Committee Meeting #5	Issue Date:	7.26.2021

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### GENERAL NOTES:

#### INTRODUCTION

- 1) Peter Simone (PS) started the meeting and reviewed the ideas discussed at the previous committee meeting; conceptual roads and the concept for a one-way pair of roads; conceptual development alternatives; conceptual traffic impacts resulting from potential development and next steps. (See attached roadway plan and traffic impact chart).

#### COMMITTEE FEEDBACK / DISCUSSION

- 1) A committee member asked if there will be an indoor facility at Community Park.
  - There will be an athletic field in the short-term but there is a plan for a building in the long-term.
- 2) A committee member asked if Linfield Sports Park had a stipulation to remain as a facility for softball use.
  - Dan Kerr (DK) mentioned he was not sure. (This was later checked and the answer is no.)
- 3) A committee member asked if Linfield Sports Park was supposed to be a park for the long-term. They do not like the option of removing the park.
  - PS said there was lots of land at Publicker to potentially be used for park and open space. (Also, Dan Kerr had also mentioned at previous meetings that the Sports Park was purchased with Township funds for a possible future rail station – and it did not have to remain as open space.)
- 4) A committee member mentioned that the online survey indicated a desire for open space – so the removal of open space at the Sports Park seems like a wrong move.

- PS said that SC did the Open Space and Recreation Plan for the Township. Also, as noted, there is land at Publicker that can potentially be used for park space.
- 5) A committee member asked what happens to traffic going to Bengal Paper, how does that work?
  - PS said this was a goal of the one-way pair, to address the problem of traffic. Every solution has a trade-off. Traffic at Bengal Paper will be a problem no matter the configuration of a revised road network.
- 6) A committee member said that homeowners along Main St. might be annoyed about a one-way pair and additional driving. Maybe an inconvenience. Sidewalks might not be a worthy tradeoff.
  - PS noted we are planning for the future.
- 7) DK mentioned that if the Sports Park goes away, the fields will be replaced in Limerick/Linfield.
- 8) PS noted that the golf course is looking to sell. As an example, the New Garden Township golf course (Loch Nairn) was sold to the Township for future open space. It is not inconceivable that Limerick Township could buy the Linfield National golf course in the future. (note that this land is deed restricted to remain as some type of open space).
- 9) DK mentioned that the Sports Park could be the site for a future train station or farmer's market.
- 10) PS said the Sports Park could become a community plaza instead of ball fields, or it could be a playground with commercial space nearby.
- 11) PS said that roads in Linfield are not at capacity.
- 12) Traffic peak hours are changing based on the post-Covid effect on work at home patterns. It will most likely be 5 years before traffic impact data will be known.
- 13) A committee member asked if there is enough infill development to pay for roads.
  - PS said it is not specifically known but potentially, there could be. Compared to Township plans at the Sanatoga interchange, these roadway plans are modest.
- 14) A committee member asked that if a light goes in at Limerick Center Rd. and Main St., would it service Church Rd. as well.
  - PS mentioned that yes, perhaps it could.
- 15) A committee member noted that they like the one-way idea – why was this not thought of before? It could help traffic flow and sidewalks are nice. Overall, it is a plus. People that live there now would be distressed but they would get used to it along with the many other advantages this idea would bring.
- 16) Dk noted that it was important to get major truck traffic out of the Village and up to 422 – one-way pairs could push traffic up Longview Road and encourage traffic to go around the Village.
- 17) A committee member asked if traffic calming devices would have to be approved by PennDOT.
  - PS noted yes, they would, and the best traffic calming device is having sidewalks on both sides of the street, with parking, street trees and crosswalks.
- 18) A committee member asked what short-term things are worth doing for traffic calming.

- 19) PS said that the most important short-term thing is enforcement. DK said that a short-term recommendation could also be chicanes at the firehouse and TPD is looking at this. This is a low-cost item.
- 20) A committee member said they thought a focus for this meeting was recommendations for zoning and a discussion on commercial development.
- PS noted that tonight, we wanted to get a consensus on road improvements to get onto the Official Map. Zoning recommendations will flow from that.
- 21) PS said that the proposed connection from the proposed residential development at the cul-de-sac near Main St. was removed.
- 22) DK said that this is all high-level thinking. Topography and engineering would have to be worked out and alignments may shift.
- 23) DK said that a parallel road to Augusta avoids getting onto Augusta, which is a private road.
- 24) A committee member asked what is the covenant on the golf course?
- DK stated that it is deeded to remain as open space (also on the Official Map). If it changes, it does not mean the golf course land cannot be some other type of recreational use.
- 25) PS noted that the suggested road improvements are relatively low cost. If Publicker develops, this could pay for all or some of the roads. It would all be a part of the negotiation.
- 26) PS said we looked at 1,250 units for the Publicker site – we did not look at the type of units. PS noted he would prefer to have more open space and more dense or taller buildings.
- 27) PS reviewed the traffic level of service (LOS) that potential future development would have in the Village, as prepared by TPD (see attached LOS explanation graphic and traffic impact chart). LOS is a term used to describe the service level (wait time) of a roadway intersection.
- LOS for existing traffic conditions was discussed followed by an analysis of the impact an additional 650, 850 and 1,250 housing units would have on the LOS in the Village. Conceptual roadway improvements, like a roundabout at Main and Longview, a traffic light at Main and Limerick Center and a one-way pair on Main and a proposed road north of Linfield Sports Park, were taken into consideration.
  - PS noted that even with an additional 1,250 units, existing levels of service can be maintained with a roundabout, one-way pairs and traffic signal. It is also likely that streetscape improvements will calm traffic and reduce speeds.
  - Several committee members noted that they were surprised at the minor impact an additional 1,250 units would have on local intersections and wait times.
- 28) DK mentioned that if there is consensus on advancing this roadway plan from the Committee, we would like to hear it. The next steps would be looking at: trail connections, zoning for commercial, like R3 and definitions for workforce development and affordable housing and short-term traffic calming measures (with TPD).
- 29) PS asked that, over the next month, if the Committee can let us know if the traffic numbers that were presented change your opinion on development at Publicker.
- 30) A committee member asked how development affects the school system.

- PS noted that any residential development asks this question. When new mixed-use zoning was put into place for King of Prussia, for example, new apartments typically were 1–2-bedroom units. Only 20% of the units were 2+ bedrooms. This has a minimal effect on the local school system. If you wrote this into the zoning for Publicker (# of bedrooms), it would have a minimal effect on schools.
- DK said that this will be presented at the next meeting and that SC will send the ordinances beforehand. SC will also send a model/sample ordinance for workforce housing (see attached regulations for the King of Prussia Mixed-Use District from the Upper Merion Township Zoning Ordinance and regulations for Workforce Housing from the College Township Zoning Ordinance).

31) A committee member asked how we make housing affordable. How do we define affordable?

- PS said that it definitely needs to be defined and written into the ordinance. Workforce housing is in many ordinances, with provisions that a certain number of units in a new development (%) be workforce housing. With a project the size of Publicker, workforce housing could work. If housing is just market-rate housing, blue-collar workers could get priced out.
- PS also mentioned that you can legislate the size of units. Publicker can be developed by right or as a conditional use where certain conditions are met before the development plan is approved. There is also an additional review for building styles, materials and architecture. There are many tools available under PA zoning law to regulate the size and look of the buildings.

32) DK said this committee will make recommendations and the Board of Supervisors will decide next steps.

33) A committee member asked what would the effect be if Reformed Road was one-way?

- DK said the next step after this plan would be engineers looking more closely at the technical aspects of the recommendations and one-way pairs. Then, after that, the Township could apply for grants to obtain funds to implement the recommendations.

34) A committee member suggested that if you are coming down from Longview Rd., adjust the concept so you do not have to go around the whole one-way pair.

35) DK asked if the Publicker roads be shaded a different color (lower loop) as we do not know what is happening there yet.

36) A committee member mentioned they oppose the section coming off Limerick Center Rd.

37) A committee member asked how hard it was to have a road become a private road like Augusta.

- DK said every homeowner along the road would have to say yes.

38) A committee member asked if the new roads in the one-way pair would become PennDOT roads.

- DK said likely not. In fact, PennDOT might ask Township to assume ownership of section of Main Street that is proposed to be part of one way pair.
- PS mentioned they would need to be approved by PennDOT. TPD's initial review is favorable but it would require more detailed scrutiny.

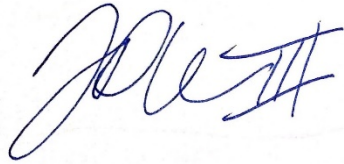


39) PS asked Greta Washington to clarify if the level of service for the scenario with 1,250 units was A/B with only a traffic signal. SC / TPD will clarify.

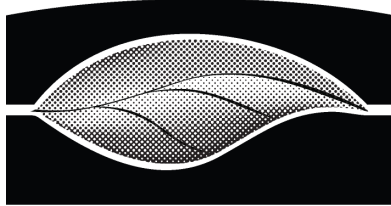
40) The meeting was adjourned after discussion.

Sincerely,

SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Joseph P. Wallace III  
Staff Landscape Architect



**SIMONE COLLINS**  
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## MEETING NOTES

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Project:	<b>Linfield Village Master Plan</b>	Project No.:	<b>19091.10</b>
Location:	<b>Limerick Township Municipal Building 646 West Ridge Pike Limerick, PA 19468</b>	Meeting Date/Time:	<b>9.8.2021 7:00pm</b>
Re:	<b>Committee Meeting #6</b>	Issue Date:	<b>11.23.2021</b>

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### ATTENDEES:

Dan Kerr, Tim Haas, Greta Martin Washington, Linda Irwin, Bill DeGideo, Joseph Antonelli, Christopher Volpe, Alexandria Sasek, Gerard Connelly, Margie Schweitzer  
Simone Collins Landscape Architecture (SC): Peter Simone, Joseph Wallace

### GENERAL NOTES:

### INTRODUCTION

- 1) Peter Simone (PS) started the meeting and reviewed the ideas discussed at the previous committee meeting; conceptual roads and the concept for a one-way pair of roads; conceptual development alternatives; conceptual traffic impacts resulting from potential development and next steps.

### COMMITTEE FEEDBACK / DISCUSSION

- A member of the committee noted that road closures due to truck traffic at Bengal Paper is a major problem for the Village.
  - PS noted the Township has looked at solutions to this. The left-hand turn movement with culvert would be an expensive improvement.
  - A member of the committee noted that there have been 3 - 4 minor accidents in the last 7 days.
  - A member of the committee noted that a "No left turn for trucks" sign could be a short-term solution. Long-term solution is new roadway improvements.
- A member of the committee noted asked if the Township can condemn the Publicker site?
  - PS noted that condemnation is generally for roadway ROW / turning radius expansion.
- A member of the committee asked if the report would recommend that Bengal Paper be rezoned?

- PS noted that this could be a recommendation - village commercial zoning would be expanded to cover Bengal Paper. Such a zoning change would increase value of property for owner. As such there may be increased redevelopment pressure for this site.
- A member of the committee asked if a rail station could be in Linfield Sports Park?
  - PS noted that passenger rail is unlikely in our lifetime. If sports park is redeveloped and leased ground to developer – Township would still have control over the site.
- A member of the committee noted that if Publicker redevelopment never happens – redevelopment in the Village hinges on public water. What amount of redevelopment would justify development and expansion of for public water utilities?
  - SC to get numbers from TWP – the water company needs buy-in from people that will connect to this system (study has been done previously) – SC to get this study from TWP. This study shows how water would come across the river.
  - A redevelopment grant could be acquired and pursued for this utility effort.
    - Cost is approximately 5k per home. Could be covered with grant monies. (PennVEST)
- A member of the committee asked if there is an update on the public survey?
  - PS noted not much change since last update in April.
- Public Opinion Survey
  - A member of the committee suggested the Township send out paper copies, it is important to get more people giving results.
  - PS noted that after draft report is released the Township could send out a post card – this may get us a better return.
- A member of the committee noted that sidewalks would be tight on both sides of the Main Street.
  - PS noted that it would be a tradeoff – also the one-way pair would open up space for sidewalks (may be as narrow as 3’).
- A member of the committee noted that it is important to tie upper developments on Main Street into the sidewalk network.
- A member of the committee asked - wasn’t there an improvement plan for (2019) Linfield Sports Park?
  - PS noted that there was a plan with minor improvements. This space could become the town square or civic space if other development happened with new roads.
- A member of the committee asked about making Church Road one-way. (Instead of the new road below Church)
  - PS noted that this is another option for the road network – the master plan could have different road options and alternatives. Traffic calming devices could be part of this.
- A member of the committee noted that the Township could purchase the golf course which already has infrastructure.
- A member of the committee noted that they support one-way vehicular traffic on Main Street – but they do not support the conceptual road coming through Linfield Sports Park.
- A member of the committee noted that Church Street could be posted “no trucks”.
- A member of the committee noted that the long narrow lots facing Church Road have enough room to subdivide in the rear.
- A member of the committee noted that whether a village green or remains a park as-is, the Linfield community needs a playground.

- A member of the committee noted that SC needs to put the floodplain line on all maps.
- A member of the committee noted that acquisition of property adjacent to Toll House property (Township owns toll house) would be an important acquisition.
- PS noted that Publicker going to be a blighted site until its redeveloped.
- A member of the committee noted that a zoning study at Linfield Village could be a next step (should be a recommendation in this study)
- PS noted that the next public meeting will be November 17 next meeting.

Sincerely,

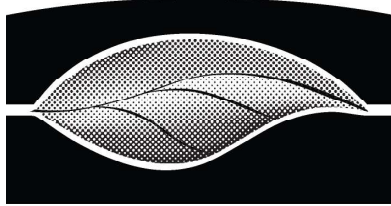
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Joseph P. Wallace III  
Staff Landscape Architect



# **Public Meeting Minutes**



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## MEETING NOTES

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Project:	Linfield Village Master Plan	Project No.:	19091
Location:	Limerick Township Municipal Building 646 West Ridge Pike Limerick, PA 19468	Meeting Date/Time:	2.25.2020 7:00pm
Re:	Public Meeting #1	Issue Date:	3.23.2020

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### ATTENDEES:

See Sign-in Sheet

### GENERAL NOTES:

### INTRODUCTION

- Dan Kerr began the meeting and introduced the Linfield Village Master Plan project and the Simone Collins team. He noted that Limerick Township is beginning to feel development pressure for the Linfield Village area. The Township wants to be proactive with planning for Linfield – Peter Simone (PS) of Simone Collins noted that now is the time for Linfield to ‘plan or be planned for.’
- PS reviewed several important questions for the SC team and the public to consider during the master plan process:
  - What is the future of Linfield Village?
  - What are the future options for the Publicker site?
  - How do we increase property values in Linfield Village?
  - What is the best use of the State Game Lands?
  - How do we preserve and enhance the historic architecture in Linfield Village?
  - How do we encourage walk-to businesses and restaurants?
  - How do we plan for increased traffic?
  - How can public water / public sewer be provided to more residents?
  - What are economically feasible development scenarios?

- PS reviewed previous relevant Simone Collins and 4Ward Planning project experience. 4Ward Planning will help determine what regional market opportunities Linfield Village could take advantage of.
- PS reviewed the project scope of work and the project schedule. The Simone Collins team is in the data gathering process.
- PS reviewed all goals for Linfield Village Master Plan:
  - Support Local Planning that will lead to Redevelopment
  - Improve Quality of Life to Attract Residents and Businesses
  - Enhance Transportation Infrastructure
  - Enhance Other Infrastructure (Water and Sewer)
  - Reduce Congestion by Promoting Alternate Modes & Mixed Use
  - Recommend Viable, Sustainable Redevelopment / Development Concepts that Support the Goals of the Comprehensive Plan
- PS mentioned that the 2009 Limerick Township Comprehensive Plan noted Linfield Village as 1 of 4 suggested growth areas.
- PS reiterated that the Simone Collins team is available throughout the project process and that the public should reach out with questions, comments and relevant information.

## **DATA INVENTORY & MAPPING**

- PS reviewed the historic aerials of Linfield Village:
  - 1937 – Linfield Village had a clearly defined village center. Area beyond is largely agricultural / rural.
  - 1958 – Publicker warehouses constructed by this time.
  - 1971 – Limerick Generating Station under construction at this time.
  - 1985 – Generating station completed by this time.
  - 2002 – Large amount of residential development.
  - 2010 – Not much growth along Main Street – is Publicker a contributing factor?
- PS reviewed the project area map for Linfield Village.
- PS noted that the Simone Collins team has organized Linfield Village by distinct areas, including:
  - Schuylkill River
  - Publicker Site
  - State game lands
  - Main Street Corridor
  - Sports Park & Toll House
  - Main Street and Sacco Road
  - Linfield Farms
  - Villas at Linfield
  - Golf Course and S. River Park
  - Limerick Center Rd. Residences
  - Limerick Generating Station
- PS reviewed relevant case studies from regional projects:
  - SteelStacks (Bethlehem, PA): This post-industrial site has been successful and has helped transform the city. Can Publicker be used for open space or event space?

- GoggleWorks (Reading, PA) This is a successful incubator space and startup space that is within an old manufacturing / warehouse facility.
- Skippack Village: This is a repurposed village, not too dissimilar from 'bones' of Linfield Village.
- River Towns (Frenchtown & Stockton in New Jersey): How can Linfield Village take advantage of the river. Linfield has several important elements that can be capitalized on for growth and redevelopment: river, architecture history. PS noted that the challenge is how to take advantage of these factors.
- Greater Philadelphia Expo Center (Oaks, PA): example of phased long-term development.
- Public Opinion Survey
  - PS explained that it is important to get feedback from the community through the online survey.

## **DISCUSSION / BRAINSTORMING**

- PS led the audience through an interactive brainstorming session, where the following goals, facts, concepts, and partners were discussed as they relate to the Linfield Village Master Plan:

### **GOALS**

- Improve Quality of Life
- Address Access
- Develop a Master Plan

### **FACTS**

- Game Lands
- Historic Structures
- Close to 422
- Local/County Zoning
- Chester County Traffic
- Lots of Through Traffic

### **CONCEPTS**

- Publicer Development
- Safer Routes for Pedestrians/Bicycles
- Popular Retail/Restaurants
- Incubator Space
- Space for Kids
- Fresh Water Supply
- Entertainment



- Connect to the Land
- Safe Passage to the SRT
- Right of Way Along the Golf Course
- Private Land Ownership
- Access Into/From Linfield
- Trucking Traffic
- Development to Pay for Roads?
- Secure the Parks
- Bike and Boat
- River Ferry
- Change in Zoning?
- Heavy Industrial Zoning
- \$12 Million Demolition
- Keep Some of the Warehouses
- Bring in Natural Gas
- Life-expectancy at Power Station: 2044-2049
- Hydro Power
- Loft Apartments
- Sidewalks
- Sidewalk on one side of the street
- Off-Street Parking (Behind Buildings)
- Taxes
- No Sidewalks on Main Street
- Tiny Home Community
- Light Rail Transit
- Public Transit is Expensive
- Trackless Tram
- Norfolk Southern
- 422 Traffic
- Housing Vs Roads
- Amphitheater
- Impacts on Schools
- Royersford Concept
- Extending Longview Rd (to 422)
- Long Term Process

## **PARTNERS**

- Developers
- Montgomery County
- Local Businesses

## GENERAL DISCUSSION

- One member of the audience noted that developing incubator space is a good idea and noted that they renovated an old shoe store in Pottstown and developed apartments and incubator space there.
- One member of the audience noted that they would like to see entertainment areas that could possibly include ice skating or sports facilities.
- A member of the audience noted that an important goal of the project should be to connect the open space and recreation elements with Linfield.
- One member of the audience noted that Phoenixville and Royersford are interesting places that have retail and restaurants. Linfield Village and Main Street do not have these elements.
- A member of the audience noted that vehicle access into and out of Linfield is challenging.
  - PS noted that traffic is a major factor. Could enough development happen in Publicker to warrant offsite investment into surrounding roads?
- One member of the audience noted that the Simone Collins team should think about park safety when planning for connections to the Schuylkill River Park. PS noted that having more 'eyes' on the park is good for security.
- One member of the audience noted that a tiny home community could be built on the Publicker site, and that many that live in these types of communities do not own a car.
  - PS noted that realistically people will have a car if they live in Linfield, as there is little access to public transportation.
- An audience member asked if light rail service is an option in Linfield. PS noted there has been previous efforts to bring rail transit to the region. The Schuylkill Valley Metro project was a large project that planned to bring rail connections to the river communities. PS noted that for the purpose of this study, the Simone Collins team will assume light rail is not part of the equation.
  - State Representative Joseph Ciresi noted that there are plans to reassess the viability of light rail along the Schuylkill River.
- One citizen in the audience asked why the Township is planning for new development, while there is limited transportation infrastructure capacity? PS noted that it is very difficult to block new development, and that it is important to plan responsibly.
- A member of the audience asked if the Simone Collins team will look beyond the borders of Linfield Village to Chester County and traffic in adjacent municipalities. PS confirmed that that is part of the project process.
- A member of the audience noted that an amphitheater (or other event space) could be part of the Publicker redevelopment.
  - PS noted that this can potentially be part Publicker's incremental development. The front of Publicker can theoretically be developed for entertainment uses and future development can come later once more 'eyes' get on the site.

- PS noted that currently Publicker is zoned as heavy industrial. The market analysis may tell us this is not a great site for industrial due to poor transportation access. In order to entertain different uses (such as mixed-used development) the Township will have to change zoning. Zoning dictates what can and cannot be built in certain areas by law.
- PS noted that the Township's role is to set a development agenda that accurately reflects the community's values. The township has an opportunity to set the stage for future development opportunities.
- A member of the audience asked if a ferry system can be implemented along the river. PS noted that a 'bike and boat' program can be an option in Linfield.
- A member of the audience asked if the Publicker warehouse buildings be re-used for loft apartments. PS noted that while this is possible these buildings have been vacant for over 40 years. It may be prohibitively expensive to rehabilitate those buildings and requires investment by the right type of developer.
- A member of the audience noted that the river could be used for small scale hydroelectric generation.
- A member of the audience noted that the Limerick Generating Station has a scheduled life expectancy of 2044 for Unit 1 and 2049 for Unit 2. PS explained that this site will have to be safely contained for hundreds of years after it ceases to generate electricity.
- PS asked the audience if there are any specific areas that could be improved in Linfield beyond the Publicker site:
  - A member of the audience noted that the Simone Collins team should think about how to get sidewalks into Main Street and to connect this area to residential development. This is difficult because of the narrow roadway.
- A member of the audience noted that Skippack Village works well because parking is behind commercial buildings and are not on Main Street.
- A member of the audience noted that there needs to be a balance between residential and commercial taxes, and that the Simone Collins team needs to think about the impact of residential development on the existing school system.
  - PS suggested that one way to mitigate the impact on the school system is to dictate through zoning the number of bedrooms within a development.
- PS noted that the scale of commercial retail has changed with time. Large scale (big box) commercial is not as viable as in previous years. In Linfield there is an opportunity for a blend of unique / specialty stores to be developed by entrepreneurs.
- A member of the audience noted that there is a mixed-use development concept being worked on in Royersford along the river. This community has better transportation access than Linfield.
- The project market study will look at how much of the region's projected residential growth can be captured in Linfield Village.
- A member of the audience asked if improvements to the downtown will continue even if Publicker doesn't develop. Perhaps development only happens at the front of the Publicker site along Main Street.
- A member of the audience asked if there are plans to extend Longview Road to 422. PS noted that there are early-stage concepts that entertain this idea.

## **NEXT STEPS**

- The next public meeting for the Linfield Village Master Plan will be April 16<sup>th</sup> at 7:00 p.m.
- PS encouraged all member of the audience to take the online public opinion survey, and to share with other members of the community.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JP Wallace', is positioned above the printed name.

Joseph P. Wallace

SIMONE COLLINS, INC.  
LANDSCAPE  
ARCHITECTURE



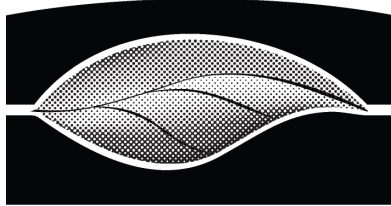
# Linfield Village Master Plan

Public Meeting #1 - February 25th, 2020, 7:00 p.m.

Name	Email
JAY DOERING	
Elaine DeWan	
Susan Costantini / DAN COSTANTINI	
TOM HECKMAN	
Robert KLECKNER	
Alex Teplyakov	
Alexandra Sasek	
Donald Bolonski	
Joe Cirese	
Leonard + DIANA MILLER	
NAVID MOOSA	
Dan & Jill McCarthy	
Linda Inwin	

# Public Meeting #1 - February 25th, 2020, 7:00 p.m.

Simone Collins Landscape Architecture • 119 East Lafayette Street • Norristown, Pennsylvania 19401 • 610 239 7601



**SIMONE COLLINS**  
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## MEETING NOTES

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Project: Linfield Village Master Plan

Project No.: 19091.00

Location: Virtual

Meeting Date/ Time: March 3, 2021  
7 PM

Re: Meeting Memorandum

Issue Date: 2.16.22

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ATTENDEES: see attached list

### NOTES:

1. Can you clarify what "blank slate" means?
  - Whatever happens on Publicker will start from clean piece of ground
2. How many people responded to the survey? Is a fair representation of residents and surrounding communities.
  - 650. We think its good participation. When we used to do phone surveys, 200 was good and can lead to statistically valid sample.
3. It looked like first map shows the bend near Nino's and Cornerstone church as not being part of the village, why is that area excluded?
  - Not our intent, we will double check
4. Are the results indicating that most people walk to work being skewed because of COVID-19? i.e., people working from home
  - Wasn't just walk to work, walk to several things. General representation
5. Can you provide more clarity on what a "mixed use" facility is, and can you help provided clarity on why you would think people want mixed use buildings?
  - Mixed-use is area where you might have residential with commercial or office with apartments. It's been a recent trend and going back to what Linfield was, where all things for daily life might be within walking distance.
6. Do we know if environmental remediation is needed under the Publicker buildings?
  - As far as we know no major remediation, whoever develops it will have to consider
7. who is the owner of the publicker site and are the real estate taxes up to date and are there liens and fines from DEP unpaid regarding environmental issues?
  - Company from NY. As far as we know all taxes are paid up

8. Where is Dinnocenti Park?
9. Further downriver from Trinley
  -
10. How will the hazardous material on public property be removed safely?
  - PS: don't think hazardous on site. Materials could be used onsite
11. What efforts are being made to protect the historic integrity of existing properties in the Village? Limerick does not have an ordinance protecting historic properties like many municipalities in Montgomery County to my knowledge. There are still properties in Linfield dating back to the early 1800's with no guidelines to protect from developers
  - PS: Will look at in master plan to protect older structures
12. Since the removal of the Vincent Dam and replacement with a Y dam farther upstream within the last ten years, the water level is kept low and has lost much of the navigable river channel. Has there been a consultation with USGS to create another dam to increase the pool level on the river in the Linfield area?
  - PS: new dams are difficult – trends are to remove dam. Can inquire with SRDC about new dams. Not aware of any at moment
13. What is the status of the remediation of the dangerous chemicals on the public site?
  - PS: team doesn't know of contamination – would be part of penalty cost.
14. Would this development limit how the state game lands are hunted i.e., there are regulations that prohibit hunting within a certain distance to occupied structures?
  - PS: about 300' limit from residential property. This would affect where hunters would be able to shoot. Would limit hunting
15. The Linfield area river on bow of the river is a natural gathering area for migrating waterfowl to congregate due to the location downstream for the hot water discharge of the power plant, has an environmental impact been conducted of impacts to waterfowl?
  - PS: Out scope does not include environmental impact study. This is a planning study, only come in when construction proposed. Specific guidelines as to what triggers an EIS
16. Do you know how many total dwelling units are currently in Linfield? And how many of those are in the Villas at Linfield?
  - PS: don't know off hand – send email with this question, and we'll follow up
17. What is the estimated tax revenue from the development versus the costs for township?
  - PS: not at that level of detail for this site
18. Drive by the site every day for 20+ years. I am having a hard time seeing how that immediate area can accommodate the additional traffic that comes along with hundreds of units. What are the current levels of service for the immediate intersections and how are you going to accommodate the additional traffic?
  - PS: at times of day, all roads can be busy, and ppl move quickly. LOS not known. Can refer and get LOS data from TWP engineer. Offsite road improvements can help accommodate new development and trips. Whatever is done in Public will increase traffic. With any growth, there are tradeoffs. Increased traffic may be the cost of redevelopment. Important question for the TWP BOS



19. Any possibility of having a commuter train service to Center City or other SEPTA lines since the railroad tracks are already close to the proposed development?
  - PS: No – Schuylkill Valley Metro 20yrs ago looked at this from Phoenixville to Reading. Died. No good proposals to do that. Not in our lifetimes.
20. if I was the owner of the property I would sell it for \$1.00 to get rid of the liability!
  - PS: we'll pass that on
21. Please tell me there will be more detail to follow on the State Game Lands. Casually saying that there could be "changes" in the future will not give the outdoor community any comfort in supporting this project. We need details not assumptions. Speak to the "land swap" options and the associated details especially if adding land to SGL 234 in Schwenksville. You are an expert in real estate, and you obviously know none of this is easy. You mention that the PGC is a partner, when can we hear from them directly? Can we ask for their public participation in these types of forums?
  - PS: State game lands (some informal conversations) with development interest in Publicker – SGL is a very focused mission. Likely SGL will remain, may change in the future. Development at Publicker may make SGL less valuable for hunters. This is a planning document. Status quo likely to continue.
22. Are you aware that there are already proposed developments going in where you had you new roads going in?
  - PS: we know of some new proposals, no approved yet. In fill development already happening.
23. Will curbing along Main Street be included with the proposed sidewalks?
  - PS: likely, very detailed for this type of study
24. Having a road going through the game lands anywhere is a recipe for conflict.
  - PS: Penhurst may be a public road. Limits south aren't fully known. Can be a stimulant for conversation between TWP and SGL.
  - PS: this masterplan is meant to point TWP in a positive direction, MP will not provide all answers
25. All traffic will still need to use Main Street which does not reflect any changes. We live on Main Street and getting out of our driveway now is sketchy
  - PS: Many people drive quickly, paper company part of this. Traffic a major concern.
26. That 'new road' going to Railroad St, that would route the traffic to Trinley...very narrow, and Station Ave, again, another very narrow road that often requires cars to stop and let opposing traffic make the turn. Neither of those would be good outlets to get traffic out of the Publicker area. Where are those 3 traffic lights thought to be needed?
  - PS: exact location of lights not known at moment, can check w/ engineer
  - PS: TWP may need to acquire additional ROW for narrow roads. A long term processes. Original efforts to plan in Linfield started 10 years ago. Takes time to finish planning study
27. Why not build a foot bridge over the river on the south end of the proposed trail system?
  - PS: SRT is under bridged. A major upgrade. Good Idea
28. Are you going to work with PennDOT to upgrade the intersection of Linfield Rd. & 724?
  - As Twp goes forward, PennDOT will be part of discussion

29. There is currently a developer, who spoke at the Township meeting last night, regarding the property that the Rosewood extension goes through, his ideas don't match your proposed suggestion for that area
- PS: We have seen plan; final may be different. About started conversation
30. What side of the main st would the sidewalk be installed?
- PS: Southern side
31. How does this development and increased density impact the Limerick Emergency Operations plan?
- PS: not known, potentially be accommodated. Will refer to TWP with this.
32. Are you planning on the taking of resident's properties for your new roads?
- PS: not known – eminent domain last resource. Not at that level of detail
33. Can the survey be amended to add a question to ask if township residents would support a small tax to be used to support the purchase of open space?
- PS: SC working on OS&R plan for the TWP. Plan identifies parcels for OS acquisition. Small percentage may be acquired. Part of that study and OS acquisition would be an increase in the EIT as part of a referendum. Can be a way to generate money. Not sure if will go forward.
34. The Township should consider a request for Federal and State money funding from Super Fund cleanup and convert the entire area into open space managed by the game commission with open park access trails. The development cost to infrastructure is not worth the cost to the township.
- One option was nothing happens, one shows development, third option is ground purchased as open space, costs are high, neighborhood of \$30 mil for demo, etc. Don't think it qualifies as Superfund, may qualify as brownfields.
35. would it be possible to get "brake retarders prohibited signs" places on Main St, more specifically on the hill between Summerdale Ln and Railroad St/Station Ave.? It is a state Road, so would that come down to a PennDOT decision?
- PS: not sure, will pass on to TWP can follow up w/
36. NOT Lock tender, always Bridge Toll Collector's home
- PS: thanks
37. The proposed land swap with the PGC appears to involve private properties zoned AG/RES#1. Does that mean the landowners will be removed or bought out by the township and gifted to PGC? Does this include the Kurylo Preserve tract in Limerick?
- PS: In OS study we looked at preservation of more OS in vicinity of SGL north of Kurylo tract. Acquiring more land here is to be considered. Had spoken about land swaps at previous OS meetings. After speaking with SGL and hearing from them, likely not to happen.
38. Tim Hass: Great meeting! Thanks for presenting. Appreciate everyone spreading the word about the public meetings and surveys regarding this study.
39. I live in the Villas and there are approximately 200 homes here.
40. 724 is not in Limerick
41. You are going right through the middle of our parcel
- PS: send us an email. Approximate lines on map. Not level of detail

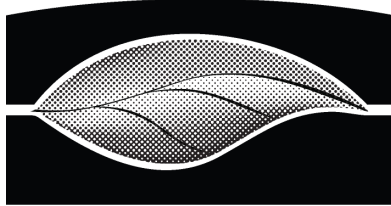
42. Maybe the owner needs a tax write off? He should be approached to get realistic.
43. everything in real estate is timing!!
44. has the property been appraised?
45. Again, where can we get details on the possible SGL "land swap" scenarios. What would this entail since it was obviously discussed and highlighted in previous presentations? Last night's commissioner's meeting this project and the game lands include the direct reference of a land swap. In my opinion the pulse of the outdoor social media is that the game lands will be impacted for many reasons. Many are assuming if game lands will be preserved it will be added to Schwaenksville. Is that new land in Schwenksville likely to happen? Who at the game commission is involved in these discussions? Sorry for the misspelling:)
- PS: idea may have come from SC – informal conversations. No convos w/ SGC happened yet. Legs from planning meetings.
46. Have there been, or will there be, an environmental impact study of demolishing and re-building on the Publicker property?
- PS: EIS a very specific study under federal law. May not be triggered at Publicker. If there is contamination on site, owner will have to deal with it through PA DEP regulations.
47. Great presentation. Thanks SC and 4Ward!
48. How much will it cost to increase police and fire / rescue?
- PS: not known at this level of study. Certainly, will be cost. New development will have to bring this into consideration.
49. there was mention of extending water lines, what about natural gas lines, any plans on that?
- PS: have to confer w/ TWP engineer on this. Important point.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Peter M. Simone  
President



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**LANDSCAPE ARCHITECTURE**  
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## MEETING NOTES

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Project:	Linfield Village Master Plan	Project No.:	19091.10
Location:	Virtual Microsoft Teams Meeting & Limerick Township Municipal Building 646 West Ridge Pike Limerick, PA 19468	Meeting Date/Time:	11.17.2021 7:00pm
Re:	Public Meeting #3	Issue Date:	01.19.2022

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### GENERAL NOTES:

#### INTRODUCTION

- 1) Peter Simone (PS) started the meeting and reviewed the ideas discussed at the previous committee and public meeting; conceptual roads and the concept for a one-way pair of roads; conceptual development alternatives; conceptual traffic impacts resulting from potential development and next steps.

#### ATTENDEE FEEDBACK / DISCUSSION

- A member of the public asked – what is the population of Linfield Village?
  - PS: Probably several thousand.
- A member of the public noted, that regardless of the exact Village population – there will be more traffic with additional people coming from other areas.
  - PS: The Simone Collins (SC) team was surprised when the Township engineer (Traffic Planning and Design) looked at conceptual traffic volumes for future homes – this initial study noted that there will be more cars, but the level of service will be high (A/B or C/D).
- A member of the public noted that the traffic situation at Bengal paper is dire. Tractor trailer traffic backs traffic up toward fire company, this is a major problem now and will be even more so in the future.
  - PS noted that one of the new conceptual roads will help with traffic. The market may eventually dictate that the Bengal Paper land is more valuable as homes / commercial than industrial, and this use may change.
  - A member of the public noted that limiting the size of tractor trailers to 40 feet would be helpful to start.



- Dan Kerr (DK - Township Manager) noted that these traffic issues at Bengal are being looked at by the Township to find a solution. This plan is looking at a long-range vision for Linfield.
  - A member of the public noted that the Township must think about the future of independent businesses that are on the road in front of Bengal Paper.
  - DK noted that one of the solutions is to get Bengal Paper to the table to discuss solutions, the last thing police and fire want to do is dealing with truck traffic issues.
  - PS noted that small unique independent businesses are unique to the Village.
  - DK noted traffic coming from 724 would be diverted along Longview Road to get to 422.
- A member of the public noted that with local Wawa and car dealerships, traffic will continue to go through Linfield, why would they go around, if you put a circle, you're taking away private property.
  - PS noted that no private property is being taken – this plan is at a very early, high-level stage.
- A member of the public asked if Dan Kerr could explain more about the connection from 724 to Linfield Village?
  - DK noted in this plan what we are talking about is diversion of heavy truck traffic, get it up to 422 at Sanatoga interchange. Township just opened one ramp and has been working it for over 10 years - the idea is that truck traffic coming over bridge to 724 (at roundabout) would be forced to go up Longview, to Sanatoga. We can control that type of truck traffic - there may be truck traffic going through Linfield for local deliveries, but with the conceptual one-way road pairing, it will be difficult for trucks to go through the Village.
- A member of the public asked if the Township would need to purchase land for conceptual roadways?
  - PS: this plan is a very loose and high-level. Land will be required in some form if the Township moves forward with conceptual roads. Roads will change and be modified through future design and engineering iterations.
- A member of the public noted concern - how do you control speeding on Church Road?
  - PS: enforcement and traffic calming measures will help.
- A member of the public noted that if this one-way road network was established it could cause more traffic initially.
- A member of the public asked if diverted truck traffic will impact the power plant?
  - PS: we don't anticipate that being a problem.
- A member of the public noted that there have been fires at Publicker site – it is a liability and needs better security.
  - PS: This site is dangerous and a liability to the property owners.
- A member of the public asked if the SC team has talked with the PA Game Commission?
  - PS: There have been some informal discussions with a developer interested in Publicker.
- A member of the public asked – can the SC team help explain how elements of the plan will move forward despite a range of different property owners (private, state, township, County, etc.) How does the Township move forward with lands they do not control?
  - PS: The Township can be catalyst by putting new roads on official map - which helps the private sector and developers. The Township can also put zoning in place that gives landowners more options. If industrial use at Publicker was feasible, it would have

probably happened already. New distribution centers being built are next to major highways.

- The Township can only set the stage for private development. This plan is trying set the agenda for Linfield's future - unless you plan like this and put roads on the official map, the Township can't pursue grants monies for them.
- A member of the public noted that one of the most intriguing parts of the plan is building a trail network.
- A member of the public noted that regarding areas outside Linfield, are there any plans to address the already overcrowded school system?
  - PS: one of the things you could do with zoning, the Township can write zoning that says 85% of units must be 1-2 bedroom. This won't attract families with school age children.
- A member of the public noted that new mixed-use development in Adamstown PA could be a could case study to reference.
- A member of the public asked the SC team to explain why there is a conceptual road parallel to Boraten Road?
  - PS: This is to accommodate new conceptual traffic – would be ideal to use Augusta Drive, however this is a private road.
- A member of the public noted the SC team should make street labels and conceptual improvements very clear in the draft plan.
- A member of the public noted that it would be great if passenger train service came to Linfield.
  - PS: The best chance was 25 years ago, there's a line right now between Norristown and KOP, 5 miles, it's a billion-dollar project. Rail service (passenger) to Linfield is not likely.
- A member of the public asked- where would you put 1250 houses?
  - PS: Likely most would be absorbed within the Publicker site.
- A member of the public asked – are there environmental issues / contamination with the Publicker site, why is it vacant?
  - PS: there's another Publicker site with heavy contamination (down along Delaware river), with everything we know about this site, no contamination in Publicker.
- PS noted that the SC team and the Township will post this meeting's minutes and presentation to the Township website. The final report will have more detailed information.
- A member of the public asked - do you currently know of any developers interested in the Publicker site?
  - PS: think Twp has been talking to a few, nothing set in stone, always good to get input from private sector. The Township wants a good zoning ordinance that provides lots of options for private property owners.

The meeting was adjourned after discussion.

Sincerely,

SIMONE COLLINS, INC.  
LANDSCAPE ARCHITECTURE



Joseph P. Wallace III  
Staff Landscape Architect

# Linfield Village Master Plan

Public Meeting #3 - November 17, 2021, 7:00 p.m.

Name	Email (Optional)
Annette Stephan	
PAT Burke	
Margie Schweitzer	
Elaine Delwan	
Ken McLaughlin	
Rita Lacy	
Mitt Lacy	
John F. Perry	
DIANE HEIDER	
DAN KERN	
Suzanne Moyer	
Wes Moyer	
Bridgette & Steve Lightcap	
KEVIN LAPUSSE	
TIM HAAS	
KARA SHULER	
GERARD J CONNELLY	
LEONARD & DIANA MILLER	
KEVIN KELLY	
Melissa Miller	

## Public Meeting #3 - November 17, 2021, 7:00 p.m.

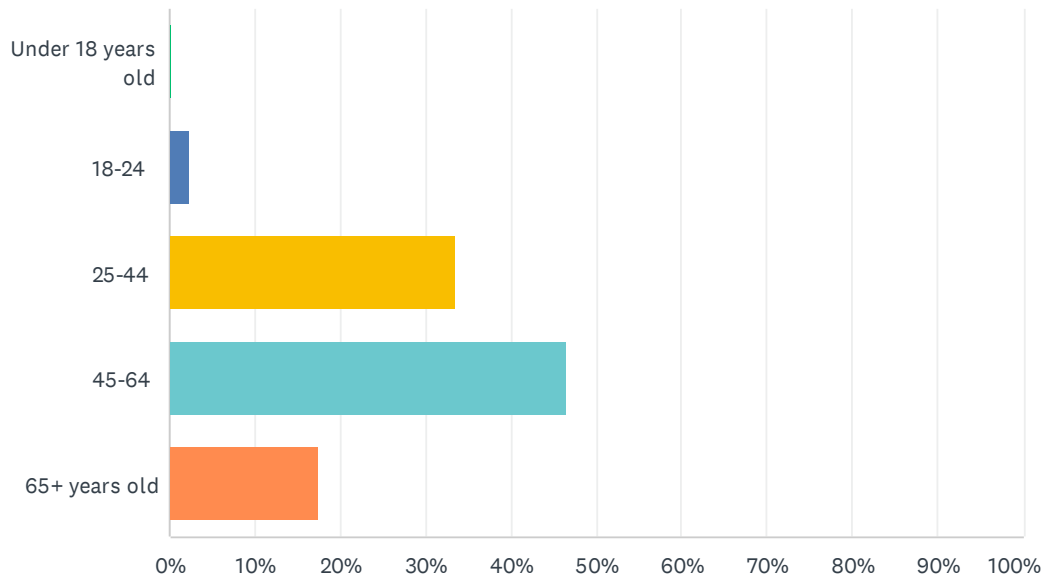
Simone Collins Landscape Architecture • 119 East Lafayette Street • Norristown, Pennsylvania 19401 • 610 239 7601



# **Online Public Opinion Survey Results**

## Q1 What is your age?

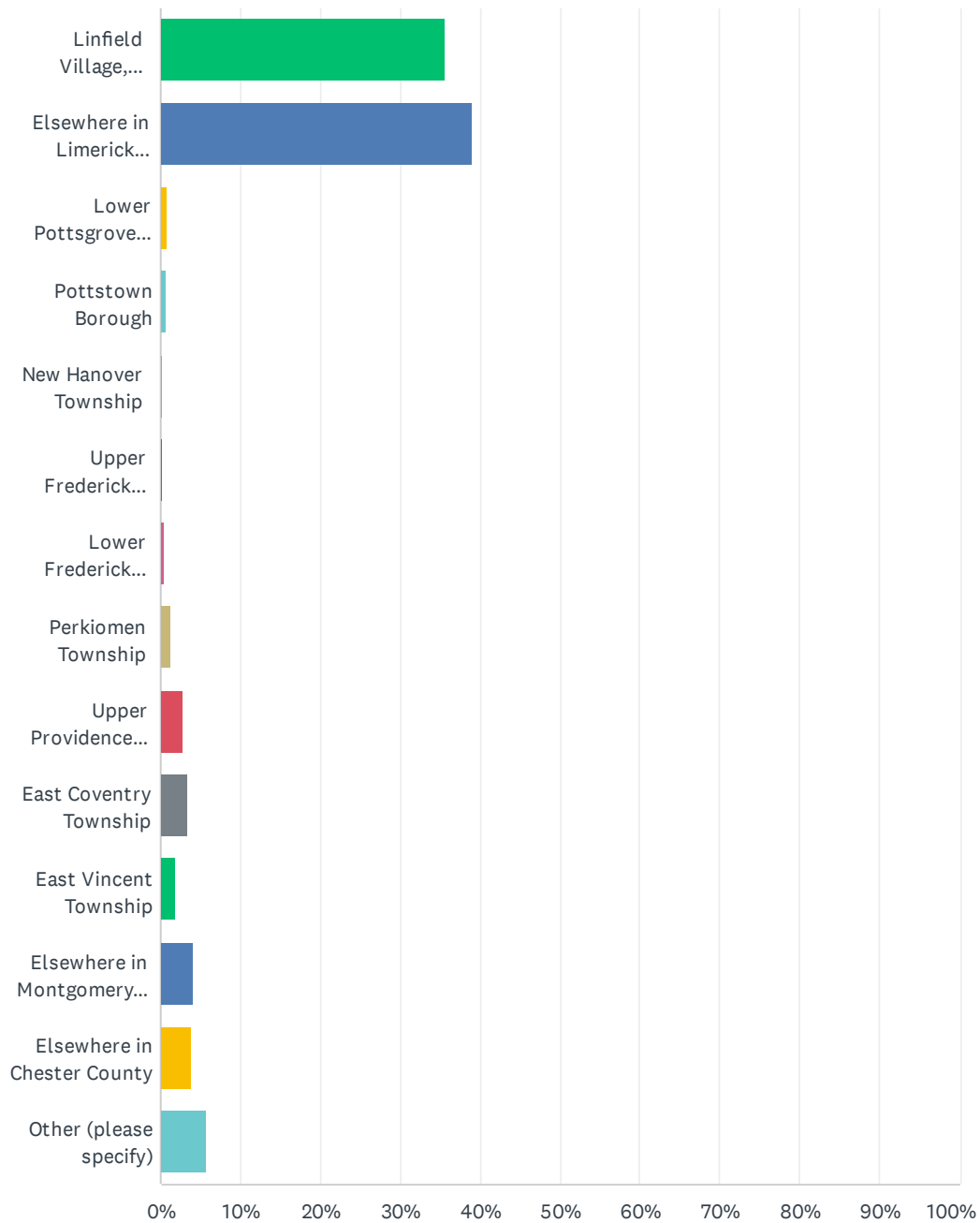
Answered: 836 Skipped: 11



ANSWER CHOICES	RESPONSES	
Under 18 years old	0.24%	2
18-24	2.27%	19
25-44	33.49%	280
45-64	46.53%	389
65+ years old	17.46%	146
TOTAL		836

## Q2 In what area do you live?

Answered: 842 Skipped: 5



# Linfield Village Master Plan

ANSWER CHOICES	RESPONSES	
Linfield Village, Limerick Township	35.63%	300
Elsewhere in Limerick Township	39.07%	329
Lower Pottsgrove Township	0.95%	8
Pottstown Borough	0.71%	6
New Hanover Township	0.12%	1
Upper Frederick Township	0.24%	2
Lower Frederick Township	0.36%	3
Perkiomen Township	1.31%	11
Upper Providence Township	2.73%	23
East Coventry Township	3.33%	28
East Vincent Township	2.02%	17
Elsewhere in Montgomery County	4.04%	34
Elsewhere in Chester County	3.80%	32
Other (please specify)	5.70%	48
<b>TOTAL</b>		<b>842</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Pike township, Berks County, work in Trappe	11/4/2021 10:55 AM
2	Royerford	9/23/2021 11:55 AM
3	Willow Run	8/11/2021 4:44 PM
4	Douglass Township, Berks County	3/11/2021 9:23 PM
5	NJ visit area often for the Game Lands	3/9/2021 6:40 PM
6	Philadelphia	3/7/2021 10:01 AM
7	bucks county	3/6/2021 1:45 PM
8	NA	3/6/2021 12:36 PM
9	Salisbury township	3/6/2021 9:49 AM
10	South Coventry	3/6/2021 9:07 AM
11	South Coventry	3/5/2021 7:32 PM
12	philadelphia	3/4/2021 11:45 AM
13	Royersford	3/3/2021 8:47 PM
14	Boyertown	3/3/2021 12:54 PM
15	Wilmington DE	3/3/2021 10:43 AM
16	Phoenixville, PA	3/3/2021 9:39 AM
17	Philadelphia County	3/3/2021 8:51 AM
18	Spring city	3/2/2021 6:18 PM
19	Phoenixville	3/2/2021 7:06 AM

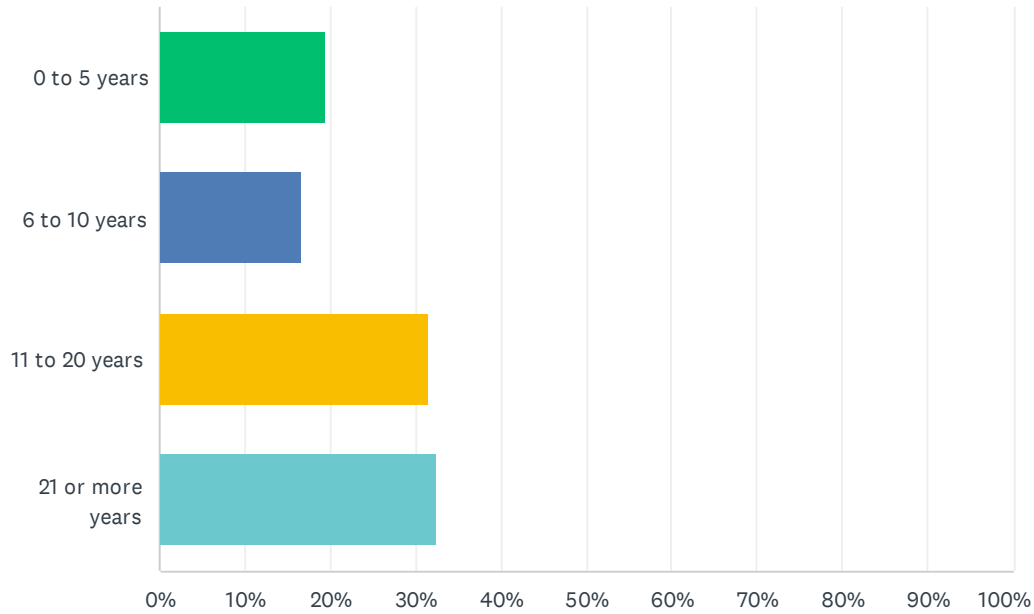


# Linfield Village Master Plan

20	Royersford Borough	3/2/2021 1:34 AM
21	Royersford, next to Limerick Community Park	3/1/2021 11:57 PM
22	Royersford	3/1/2021 10:17 PM
23	Royersford borough	3/1/2021 8:30 PM
24	Royersford	3/1/2021 8:25 PM
25	North Coventry	3/1/2021 6:02 PM
26	Morton in Delaware county	3/1/2021 4:47 PM
27	Royersford Borough	3/1/2021 2:27 PM
28	North Coventry	3/1/2021 1:55 PM
29	Royersford	3/1/2021 11:59 AM
30	Spring City	3/1/2021 10:16 AM
31	Royersford	3/1/2021 10:00 AM
32	Royersford	3/1/2021 9:50 AM
33	linfield farms	3/1/2021 9:40 AM
34	Royersford	3/1/2021 9:24 AM
35	Royersford Boro	2/23/2021 11:40 AM
36	Waterford Greene Community (new, so not sure where that falls!)	2/18/2021 3:24 PM
37	North Coventry Township	2/16/2021 3:02 PM
38	Spring City	2/15/2021 5:22 PM
39	On keen road	2/8/2021 7:39 AM
40	Villas of Linfield	1/31/2021 12:50 PM
41	Skippack	12/18/2020 11:56 PM
42	Upper Pottsgrove Township	11/24/2020 9:53 AM
43	Philadelphia	7/10/2020 8:06 PM
44	Collegeville	7/5/2020 7:43 PM
45	LIMERICK TWP.	3/3/2020 7:08 AM
46	Berks County	3/2/2020 8:39 AM
47	Royersford borough	2/27/2020 2:11 PM
48	Royersford Borough	2/27/2020 10:22 AM

### Q3 How many years have you lived at your current address?

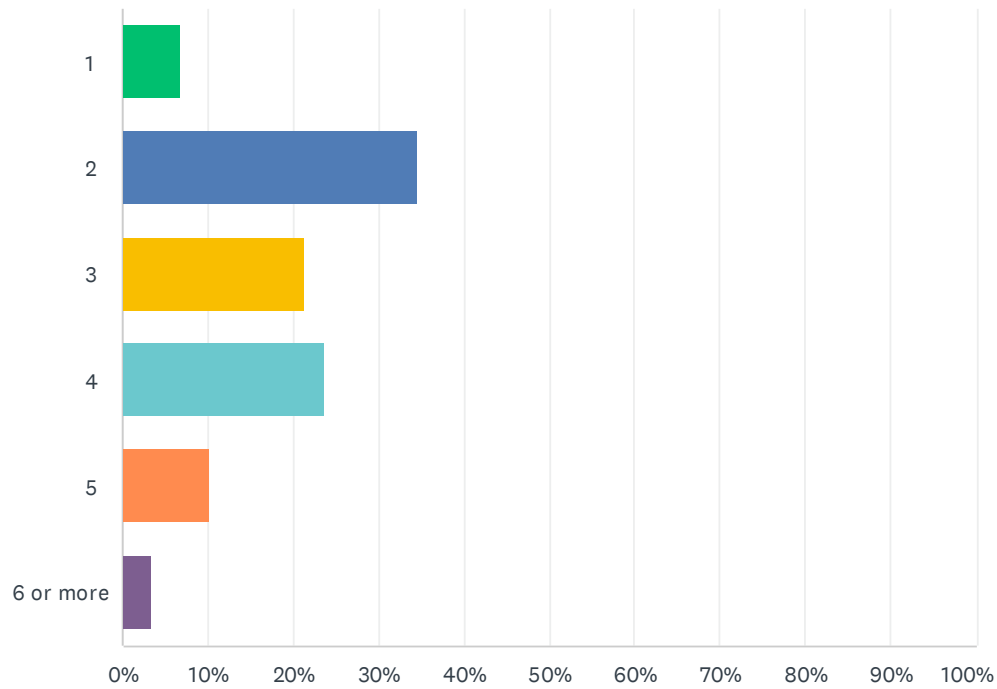
Answered: 841 Skipped: 6



ANSWER CHOICES	RESPONSES	
0 to 5 years	19.50%	164
6 to 10 years	16.53%	139
11 to 20 years	31.63%	266
21 or more years	32.34%	272
TOTAL		841

## Q4 How many people currently live in your household?

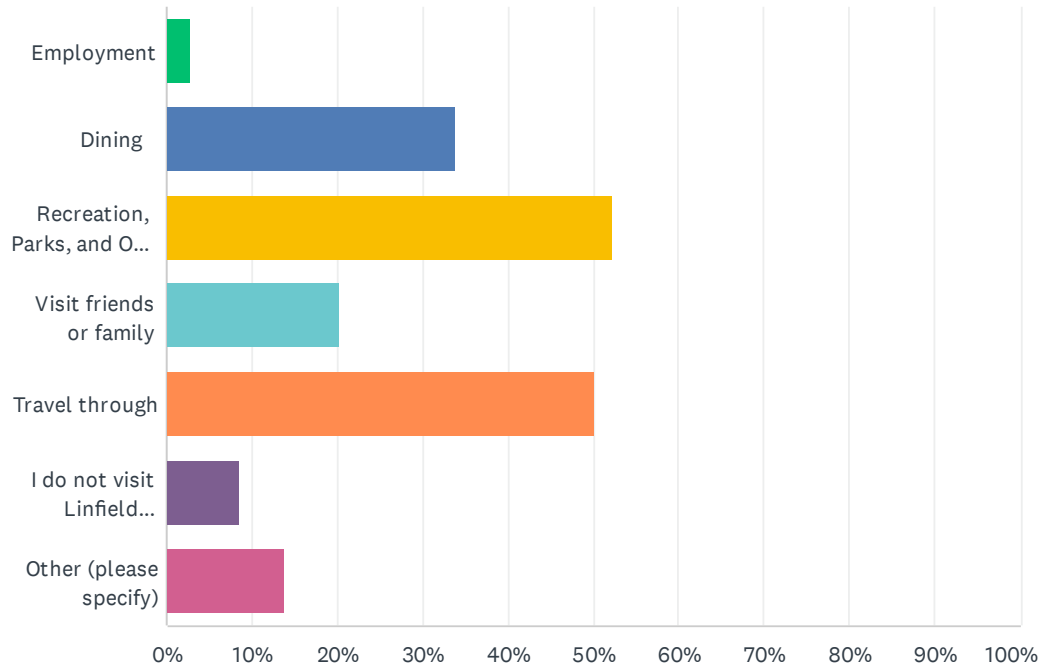
Answered: 839 Skipped: 8



ANSWER CHOICES	RESPONSES	
1	6.91%	58
2	34.45%	289
3	21.22%	178
4	23.72%	199
5	10.25%	86
6 or more	3.46%	29
TOTAL		839

## Q5 If you are not a resident of Linfield Village, what are the primary reasons you visit? Check all that apply.

Answered: 530 Skipped: 317



ANSWER CHOICES	RESPONSES	
Employment	2.83%	15
Dining	33.96%	180
Recreation, Parks, and Open Space	52.26%	277
Visit friends or family	20.19%	107
Travel through	50.00%	265
I do not visit Linfield Village	8.49%	45
Other (please specify)	13.96%	74
Total Respondents: 530		

#	OTHER (PLEASE SPECIFY)	DATE
1	Visiting state game lands	11/1/2021 12:10 PM
2	Live very close to the area	10/18/2021 2:53 PM
3	land purchase	9/26/2021 8:16 AM
4	Senior Housing	9/23/2021 11:55 AM
5	Non	7/28/2021 7:02 AM
6	State game lands hunting	5/4/2021 10:23 AM

# Linfield Village Master Plan

7	Improvements	4/7/2021 8:58 AM
8	Hunt	4/2/2021 6:31 PM
9	HUNTING ON STATE GAMELANDS!!!!	3/21/2021 1:48 PM
10	Regularly Hunt on Pa Game lands and Schuylkill River	3/11/2021 9:23 PM
11	Hunt state game lands 234	3/7/2021 9:55 PM
12	Hunting	3/7/2021 10:01 AM
13	Hunting on state game lands	3/6/2021 6:46 PM
14	Avid outdoorsman. I trap,hunt, and fish.	3/6/2021 4:39 PM
15	SGL234	3/6/2021 12:36 PM
16	State Game Lands	3/6/2021 9:49 AM
17	Hunting, fishing	3/6/2021 9:07 AM
18	Hunting	3/6/2021 9:07 AM
19	Hunting game lands 234	3/6/2021 8:31 AM
20	Hunting the state game land	3/5/2021 7:32 PM
21	Hunting State Game Land	3/5/2021 3:00 PM
22	Gamelands	3/5/2021 2:40 PM
23	I hunt waterfowl on the Schuylkill and pheasants at the Linfield gamelands	3/5/2021 2:17 PM
24	Hunting	3/5/2021 11:27 AM
25	Attend Church	3/4/2021 8:18 PM
26	Hunting Sgl 234	3/4/2021 6:21 PM
27	Church	3/3/2021 8:52 PM
28	Hunting SGL 234	3/3/2021 8:32 PM
29	church & ministry	3/3/2021 6:29 PM
30	Hunting	3/3/2021 3:49 PM
31	Hunting	3/3/2021 10:43 AM
32	Hunting	3/3/2021 8:55 AM
33	hunting	3/3/2021 8:51 AM
34	I lived there for 20 years	3/3/2021 1:24 AM
35	Church	3/2/2021 11:21 PM
36	Hunting	3/2/2021 11:01 PM
37	I live here	3/2/2021 10:22 PM
38	Grew up in Linfield. Grandfather lived on Main Street	3/2/2021 9:58 PM
39	Attend church - Cornerstone Family Church	3/2/2021 9:36 PM
40	State game lands	3/2/2021 8:36 PM
41	Environmental Preservation	3/2/2021 7:59 PM
42	I own property in Limerick Township	3/2/2021 7:26 PM
43	Lived in Linfield for 22 yrs still think of as my home town	3/2/2021 6:41 PM
44	Hunting and fishing	3/2/2021 6:18 PM

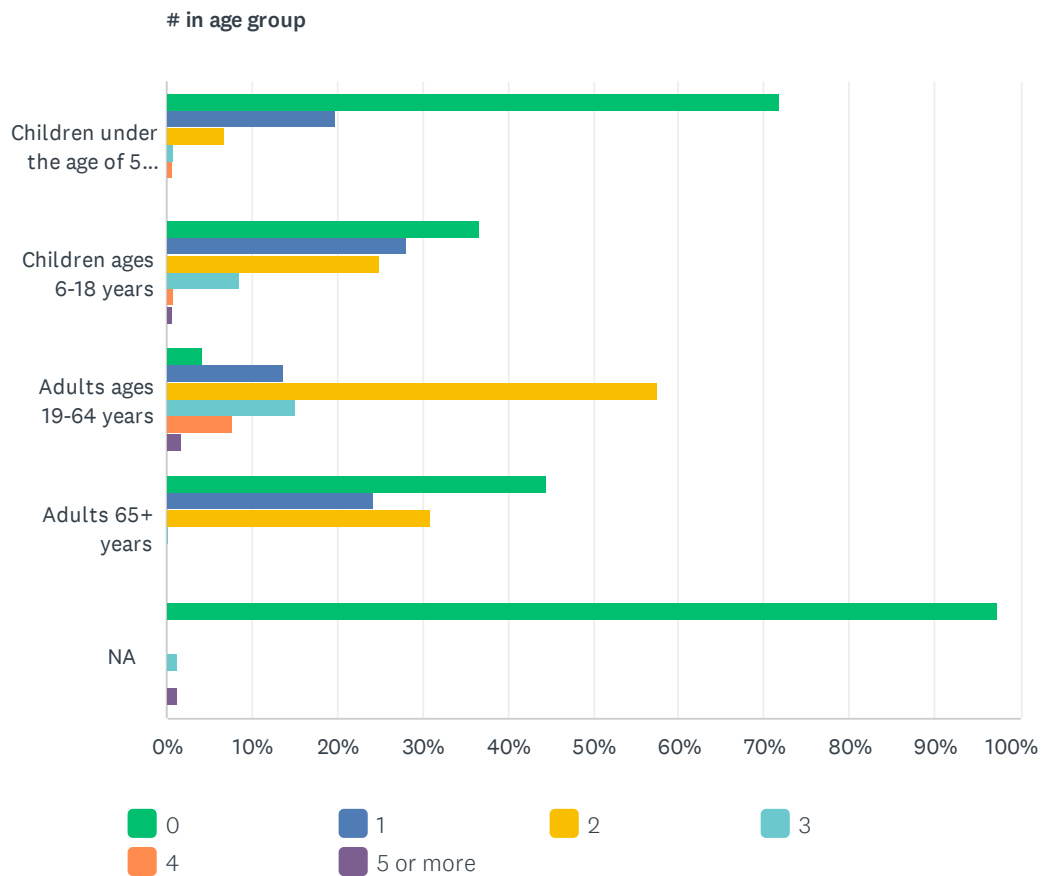


# Linfield Village Master Plan

45	Church	3/2/2021 4:34 PM
46	hunting state game land #234	3/2/2021 11:24 AM
47	Used to live there	3/1/2021 7:26 PM
48	Lived in the area my entire life and currently live 1 mile from the location. Traffic is awful	3/1/2021 7:17 PM
49	Live very close by	3/1/2021 1:21 PM
50	I love very close I would utilize businesses that were this close	3/1/2021 12:07 PM
51	Parks and rec	3/1/2021 10:30 AM
52	church	3/1/2021 9:52 AM
53	I live on the other side of river off of Trinley mill	3/1/2021 9:24 AM
54	Live in Linfield	3/1/2021 9:05 AM
55	I grew up in the village	3/1/2021 8:58 AM
56	Curious	2/18/2021 6:20 PM
57	visit relatives	2/18/2021 5:40 PM
58	Live in Limerick	2/18/2021 5:22 PM
59	NA	2/18/2021 3:24 PM
60	Know people in the area. Used to live in Linfield.	2/16/2021 3:02 PM
61	Dog Walking, Sun bathing, picnic's, boating, etc - local parks	2/15/2021 5:22 PM
62	Golf	2/15/2021 5:09 PM
63	Work	2/7/2021 8:57 PM
64	Hunting in state game lands	1/23/2021 1:41 PM
65	I live here	1/11/2021 11:32 AM
66	I live on Sacco Rd	11/30/2020 3:08 PM
67	I hunt in the state game lands	10/6/2020 7:46 PM
68	Former resident	7/10/2020 8:06 PM
69	Looking to live in the area.	7/5/2020 7:43 PM
70	Thank	4/12/2020 10:23 PM
71	LIVE AND WORK IN LIMERICK TWP.	3/3/2020 7:08 AM
72	A business patron	2/29/2020 9:47 PM
73	Na	2/26/2020 9:51 AM
74	Resident	2/25/2020 4:47 PM

## Q6 Please indicate how many people of each age group currently live in your household?

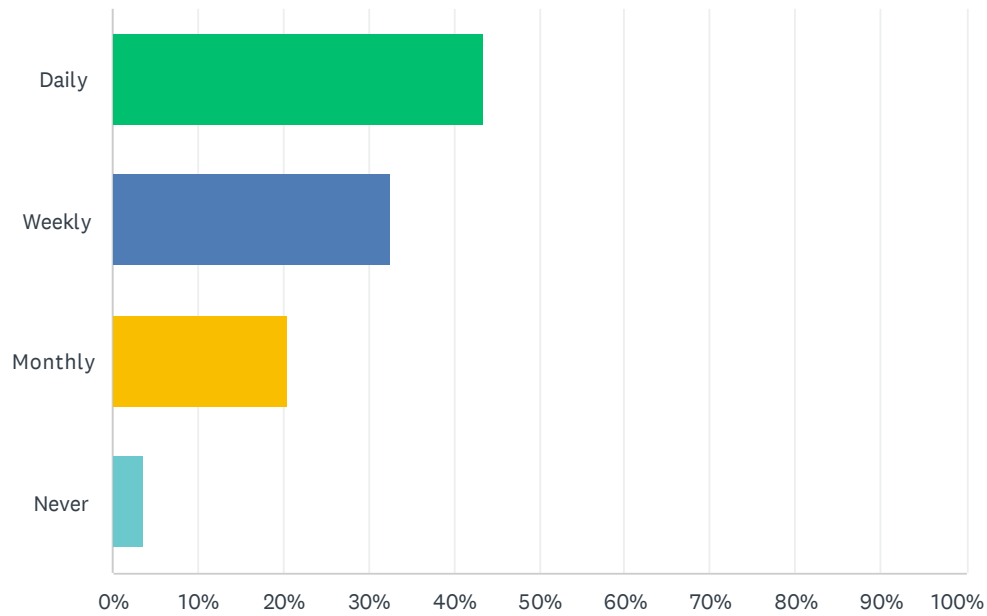
Answered: 827 Skipped: 20



# in age group							
	0	1	2	3	4	5 OR MORE	TOTAL
Children under the age of 5 years	71.82% 260	19.89% 72	6.91% 25	0.83% 3	0.55% 2	0.00% 0	362
Children ages 6-18 years	36.77% 171	28.17% 131	24.95% 116	8.60% 40	0.86% 4	0.65% 3	465
Adults ages 19-64 years	4.28% 31	13.66% 99	57.66% 418	15.03% 109	7.59% 55	1.79% 13	725
Adults 65+ years	44.57% 160	24.23% 87	30.92% 111	0.28% 1	0.00% 0	0.00% 0	359
NA	97.50% 78	0.00% 0	0.00% 0	1.25% 1	0.00% 0	1.25% 1	80

## Q7 How often do you drive through Linfield Village?

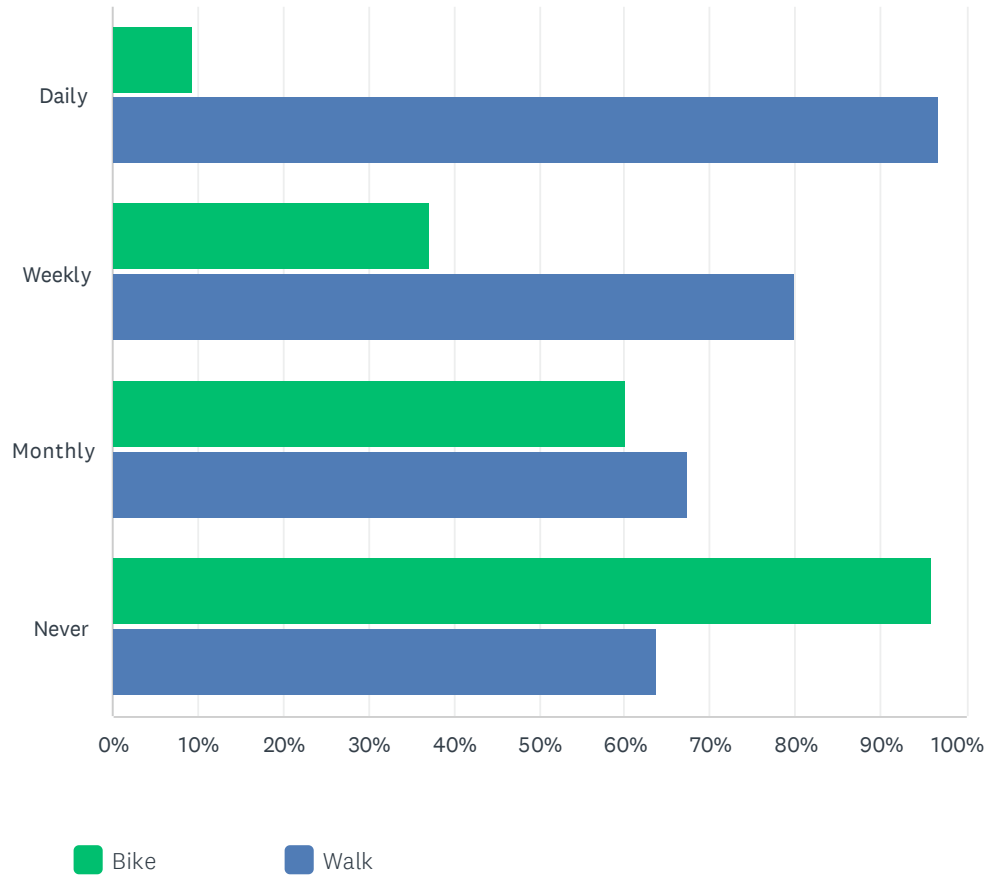
Answered: 785 Skipped: 62



ANSWER CHOICES	RESPONSES	
Daily	43.44%	341
Weekly	32.61%	256
Monthly	20.38%	160
Never	3.57%	28
TOTAL		785

## Q8 How often do you bike or walk to work/school or to run errands, or for recreation?

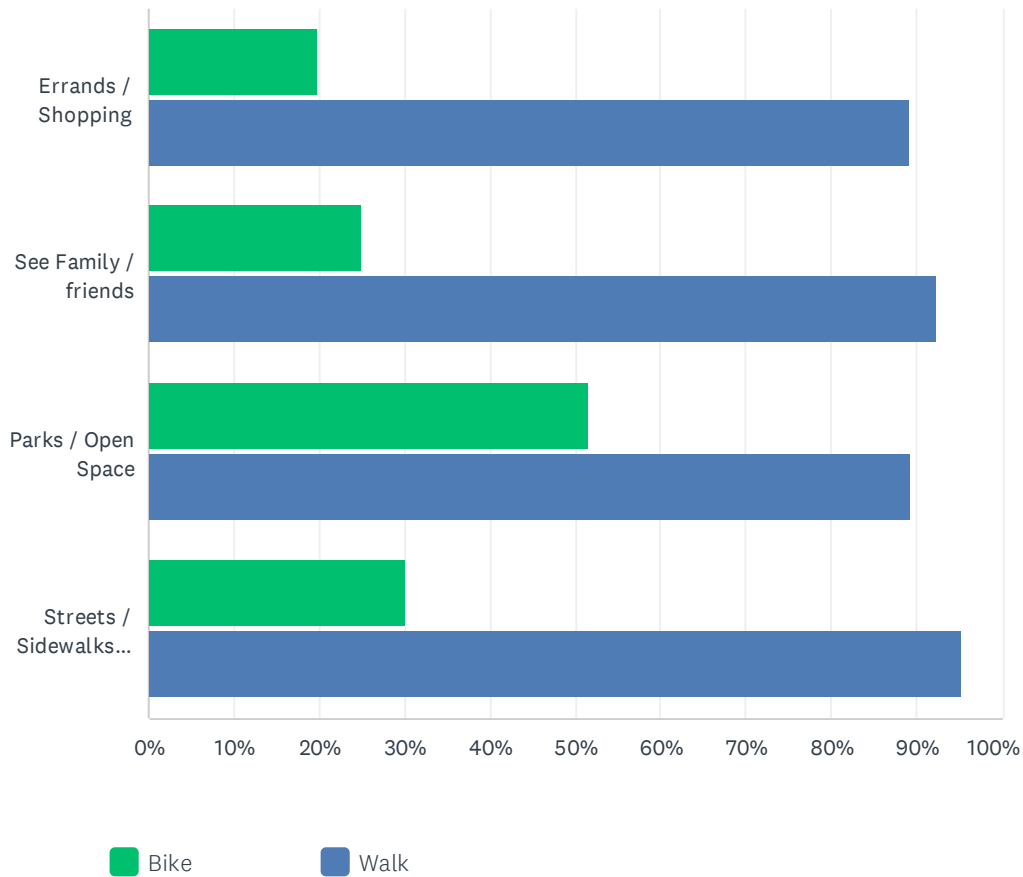
Answered: 737 Skipped: 110



	BIKE	WALK	TOTAL RESPONDENTS
Daily	9.38% 24	96.88% 248	256
Weekly	37.00% 111	80.00% 240	300
Monthly	60.08% 149	67.34% 167	248
Never	96.04% 291	63.70% 193	303

## Q9 Where do you go when you bike or walk?

Answered: 635 Skipped: 212



	BIKE	WALK	TOTAL RESPONDENTS
Errands / Shopping	19.80% 20	89.11% 90	101
See Family / friends	25.00% 33	92.42% 122	132
Parks / Open Space	51.64% 267	89.36% 462	517
Streets / Sidewalks around my residence	30.15% 142	95.33% 449	471

#	OTHER (PLEASE SPECIFY)	DATE
1	Trinley Park	11/16/2021 10:49 AM
2	NA	10/17/2021 4:58 PM
3	Exercise	4/20/2021 7:47 PM
4	Schuylkill River Trail	4/11/2021 11:46 AM
5	Golf	3/22/2021 11:50 AM
6	Perkiomen trail	3/21/2021 8:17 PM



# Linfield Village Master Plan

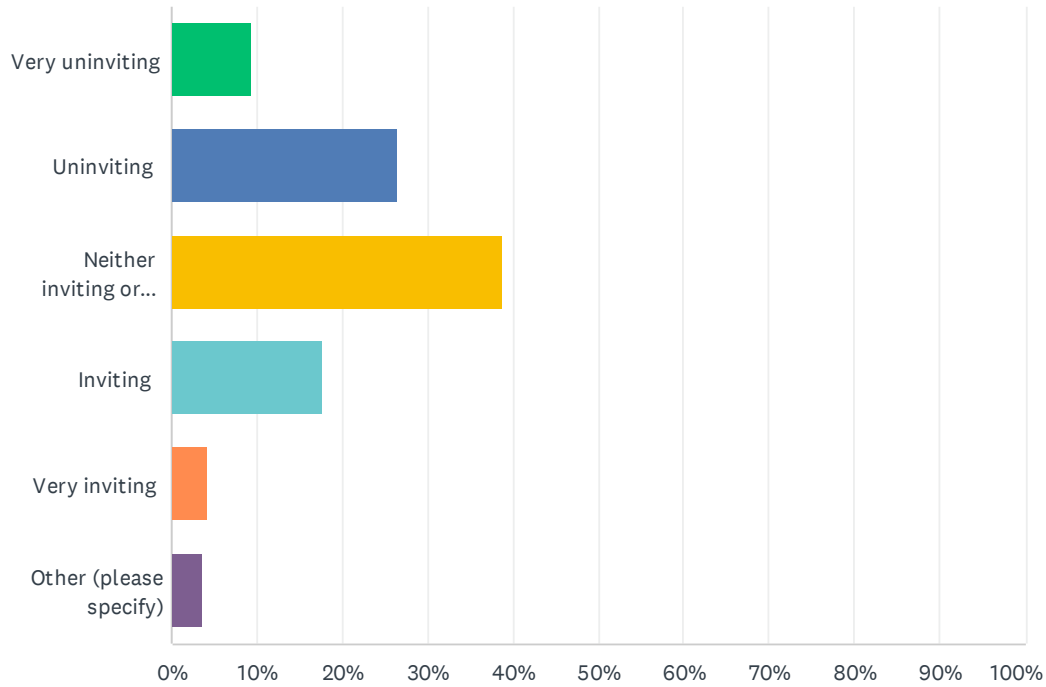
7	STATE GAME LANDS WITH MY DOGS	3/21/2021 1:49 PM
8	Walk/Hunt Game lands	3/11/2021 9:23 PM
9	I hate biking and walking. I only drive places.	3/9/2021 6:31 PM
10	Nature preserve	3/7/2021 9:24 PM
11	Love running, kayaking	3/6/2021 9:12 PM
12	SGL234	3/6/2021 12:38 PM
13	hunting with my dog	3/6/2021 9:49 AM
14	I hunt daily while in season at SGL234	3/6/2021 8:31 AM
15	Game Lands 234	3/5/2021 2:19 PM
16	Hunt state game lands	3/2/2021 11:02 PM
17	I don't bike or walk	3/2/2021 7:10 PM
18	Walk dog and hunt in gamelands	3/2/2021 6:19 PM
19	State Game Lands 234	3/2/2021 4:44 PM
20	State Game Lands	3/2/2021 2:37 PM
21	Paddle the river	3/2/2021 7:06 AM
22	Schuylkill River Trail	3/1/2021 9:11 PM
23	Railroad bar until I get killed crossing main st	3/1/2021 10:47 AM
24	Roads all over the township	3/1/2021 10:18 AM
25	state game lands	3/1/2021 9:13 AM
26	The only sidewalk access to my house	2/28/2021 2:41 PM
27	You can't walk to anything, you would get killed by the speed racers in LT road.	2/21/2021 11:44 AM
28	Trinley park, SRT	2/18/2021 4:28 PM
29	Shops along Lewis Rd Limerick & Main St. Royersford & Brooke Elem	2/14/2021 7:40 PM
30	YMCA	2/10/2021 6:21 PM
31	State Game Lands	2/9/2021 7:44 PM
32	NA	2/9/2021 9:50 AM
33	Never	2/7/2021 9:02 PM
34	Perkiomen and Schuylkill Trails	2/6/2021 7:37 PM
35	Boraten and Church Sts.	2/1/2021 6:52 AM
36	State game lands	1/23/2021 1:42 PM
37	I often bike from the bike trail onto roads in the area, weather permitting; I drive from Schwenksville where I live now across the bridge and park at the trailhead on Linfield road	1/14/2021 8:45 PM
38	I have been active in Limerick Twp and Montgomery County in general regarding public open space and in the planning, development, and preservation of a practical connective public trail system.	1/14/2021 4:50 PM
39	Schuylkill trail	10/10/2020 8:22 AM
40	Both activities are difficult to do directly by my residence. We need to drive to the walking path by 724. When the township repaved our neighborhood roads, the tar and chip makes it unsafe for my kids to rollerblade. My youngest can't bike on the rough road.	3/1/2020 6:59 AM
41	No safe places to walk or bike in this area at this point in time	2/26/2020 10:30 AM

## Linfield Village Master Plan

42	Na	2/26/2020 9:52 AM
43	N/a	2/25/2020 4:47 PM

## Q10 In general, how would you rate the outdoor appearance of Linfield Village?

Answered: 614 Skipped: 233



ANSWER CHOICES	RESPONSES	
Very uninviting	9.28%	57
Uninviting	26.38%	162
Neither inviting or uninviting	38.76%	238
Inviting	17.75%	109
Very inviting	4.23%	26
Other (please specify)	3.58%	22
<b>TOTAL</b>		<b>614</b>

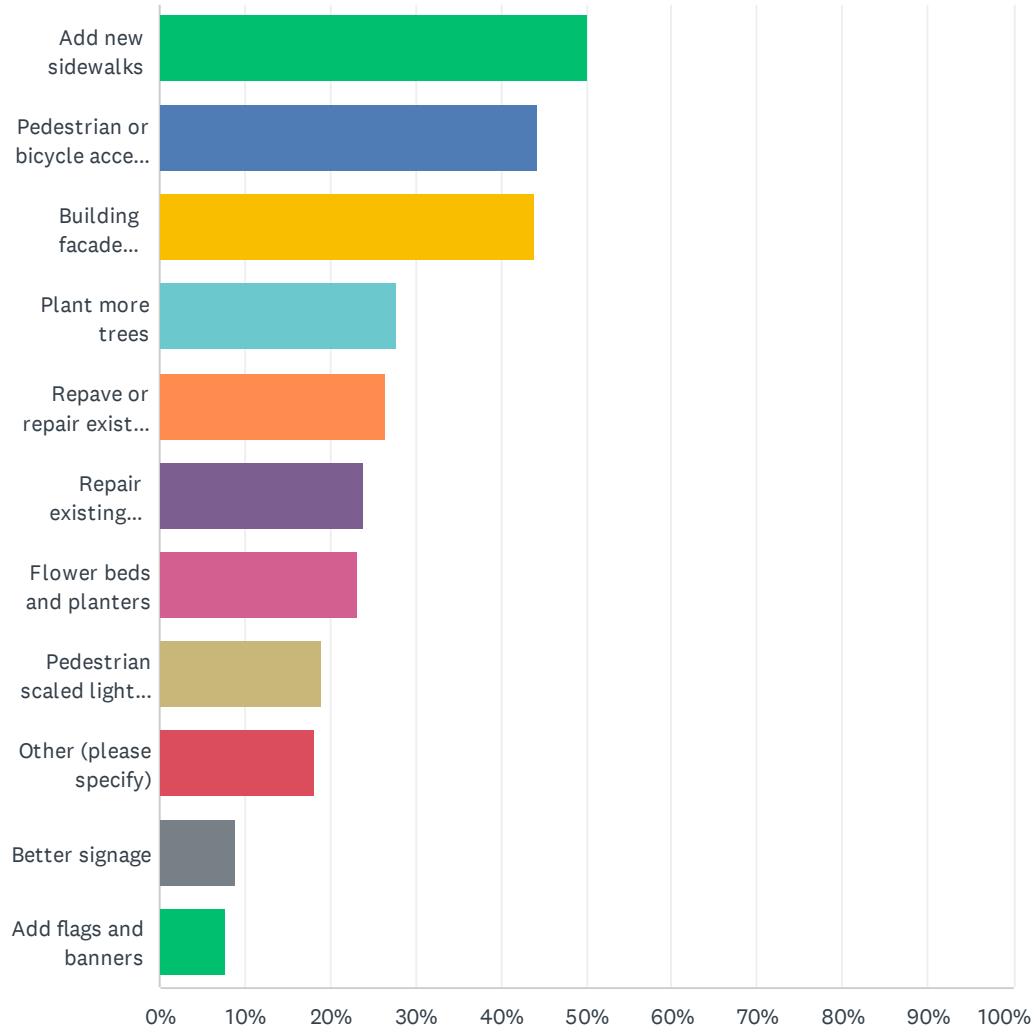
#	OTHER (PLEASE SPECIFY)	DATE
1	unidentifiable as an historic village	11/4/2021 11:18 AM
2	Don't know	10/19/2021 4:17 PM
3	Not for development	4/2/2021 6:40 PM
4	Unique	3/3/2021 3:20 AM
5	It's home to me	3/3/2021 1:30 AM
6	Mixed. Some great architecture but area needs some sprucing up	3/2/2021 11:45 PM
7	No sidewalks, great outdoor space, but no way to safely get to them.	3/2/2021 10:31 PM

## Linfield Village Master Plan

8	The way it is	3/2/2021 6:45 PM
9	Some parts are quaint; others look very rundown	3/2/2021 12:43 PM
10	Overdeveloped	3/1/2021 4:15 PM
11	Interesting and cool very adventurous and mysterious	3/1/2021 10:45 AM
12	Houses are right up on streets which isn't safe	2/28/2021 2:45 PM
13	It has charming hometown appeal. Don't ruin by making a thriving metropolis..go to a city.	2/18/2021 5:19 PM
14	Inconsistant	1/31/2021 4:41 PM
15	Looks like a residence area, not a village	1/31/2021 11:45 AM
16	Area needs development	7/5/2020 7:52 PM
17	Demo Kinsey's and make a drive in movie theater	5/14/2020 6:39 PM
18	interesting, Being surrounded by such its unique. There is a sense of curiosity and such.	4/17/2020 6:43 PM
19	Main Street is charming	4/14/2020 11:49 AM
20	Parts are visually appealing, others are not.	3/1/2020 7:11 AM
21	Properties that are overrun with trash and some looking like junkyards, and nothing done about it	2/26/2020 8:21 PM
22	It varies. Certain areas definitely need improvements	2/26/2020 4:01 PM

## Q11 What are the three (3) most important elements to make Linfield Village more inviting?

Answered: 592 Skipped: 255





# Linfield Village Master Plan

ANSWER CHOICES	RESPONSES	
Add new sidewalks	50.17%	297
Pedestrian or bicycle access and facilities	44.43%	263
Building facade improvements	43.92%	260
Plant more trees	27.70%	164
Repave or repair existing roads	26.52%	157
Repair existing sidewalks	23.99%	142
Flower beds and planters	23.31%	138
Pedestrian scaled lighting	18.92%	112
Other (please specify)	18.07%	107
Better signage	8.95%	53
Add flags and banners	7.60%	45
Total Respondents: 592		

#	OTHER (PLEASE SPECIFY)	DATE
1	Junk removal	11/16/2021 10:51 AM
2	Demolish or remodel generic architecture (box) commercial buildings	11/2/2021 12:26 PM
3	Getting business instead if housing - a brewery or two, gym/mini convention center, park (not playing fields), etc. Things in the area other than more people or pharmacies because we already have too much of both.	10/20/2021 9:17 PM
4	Dk	10/19/2021 4:17 PM
5	Eliminate truck traffic at Bengal	10/17/2021 8:44 PM
6	Improve the overall appearance	10/17/2021 9:49 AM
7	Redesign road from Railroad down to Main St; connect to	10/4/2021 11:01 PM
8	Facelift	9/23/2021 12:00 PM
9	more businesses	6/15/2021 5:18 PM
10	More recreation - Pickleball	4/11/2021 10:06 PM
11	None of the above	4/9/2021 10:57 PM
12	New single family housing	4/7/2021 11:29 AM
13	Modernize which shops and boutiques and places to eat	4/7/2021 9:02 AM
14	bulldoze or nuke it	4/3/2021 10:51 AM
15	Open space/decreased access/no development	4/2/2021 6:40 PM
16	Do something that brings more people	3/21/2021 8:20 PM
17	LEAVE THE ENVIRONMENT ALONE	3/21/2021 1:52 PM
18	Do something with the giant lot in linfield... make it a park tied to the SRT with a bridge to it. Look into Scioto park in Columbus Ohio for example. A community space tied to the SRT.	3/15/2021 5:32 PM
19	Open Space, keep the village small.	3/15/2021 8:51 AM
20	1-Value Traditional use of open outdoor areas used for hunting, dog training and fishing. 2-Limit unnecessary traffic thru the village. 3- Curb all building that creates increase in non-permeable	3/11/2021 9:23 PM

## Linfield Village Master Plan

	surfaces.	
21	More open space,less construction	3/9/2021 4:20 PM
22	Not developing public property	3/7/2021 10:02 PM
23	More Public open spaces	3/7/2021 10:04 AM
24	NOTHING NEEDS TO BE DONE,NICE LITTLE QUIET VILLAGE	3/7/2021 9:29 AM
25	preserve open space	3/6/2021 3:29 PM
26	open space	3/6/2021 9:52 AM
27	Improve state game lands 234	3/6/2021 9:11 AM
28	Turn the brownfield site into an outdoor recreational park with access to the water and maybe even expand the pheasant hunting opportunities there	3/5/2021 7:39 PM
29	Recreational	3/5/2021 3:00 PM
30	Its beautiful just the way it is! Do not change it!	3/5/2021 2:24 PM
31	Leave the game lands alone.	3/5/2021 11:47 AM
32	open space	3/4/2021 11:51 AM
33	I think it could use curbing but I don't feel it is a walking type of village town. and doesn't need fancy lighting.	3/4/2021 10:15 AM
34	Really none it's fine!	3/3/2021 3:20 AM
35	Parking	3/2/2021 11:03 PM
36	More family actives like a park with swings and a slide	3/2/2021 10:31 PM
37	Road lighting	3/2/2021 9:40 PM
38	Leave state game lands alone!	3/2/2021 8:39 PM
39	No attractions in Linfield	3/2/2021 8:03 PM
40	Leave gamelands alone stop building	3/2/2021 6:22 PM
41	leave the space open, any development will cut out any hunting in the area	3/2/2021 4:47 PM
42	Road improvement	3/2/2021 2:49 PM
43	new roads to access riverfront for parks & trails there	3/2/2021 1:50 PM
44	River access	3/2/2021 7:10 AM
45	More open space	3/2/2021 5:57 AM
46	Recreation Access	3/1/2021 9:13 PM
47	Bring it back to a rustic small quiet village	3/1/2021 7:35 PM
48	It's fine the way it is now	3/1/2021 5:35 PM
49	code enforcement regarding blighted properties and junk in yards	3/1/2021 5:09 PM
50	More water access	3/1/2021 4:49 PM
51	Set aside more green space	3/1/2021 4:15 PM
52	Neighbors taking better care of their properties	3/1/2021 2:20 PM
53	Clean up all the trash	3/1/2021 1:42 PM
54	No more development. Just a bicycle lane/trail down Linfield Road connecting us to the trail.	3/1/2021 1:09 PM
55	Add a small boat ramp for kayaking on the river	3/1/2021 1:05 PM
56	outdoor walking parks	3/1/2021 12:37 PM

## Linfield Village Master Plan

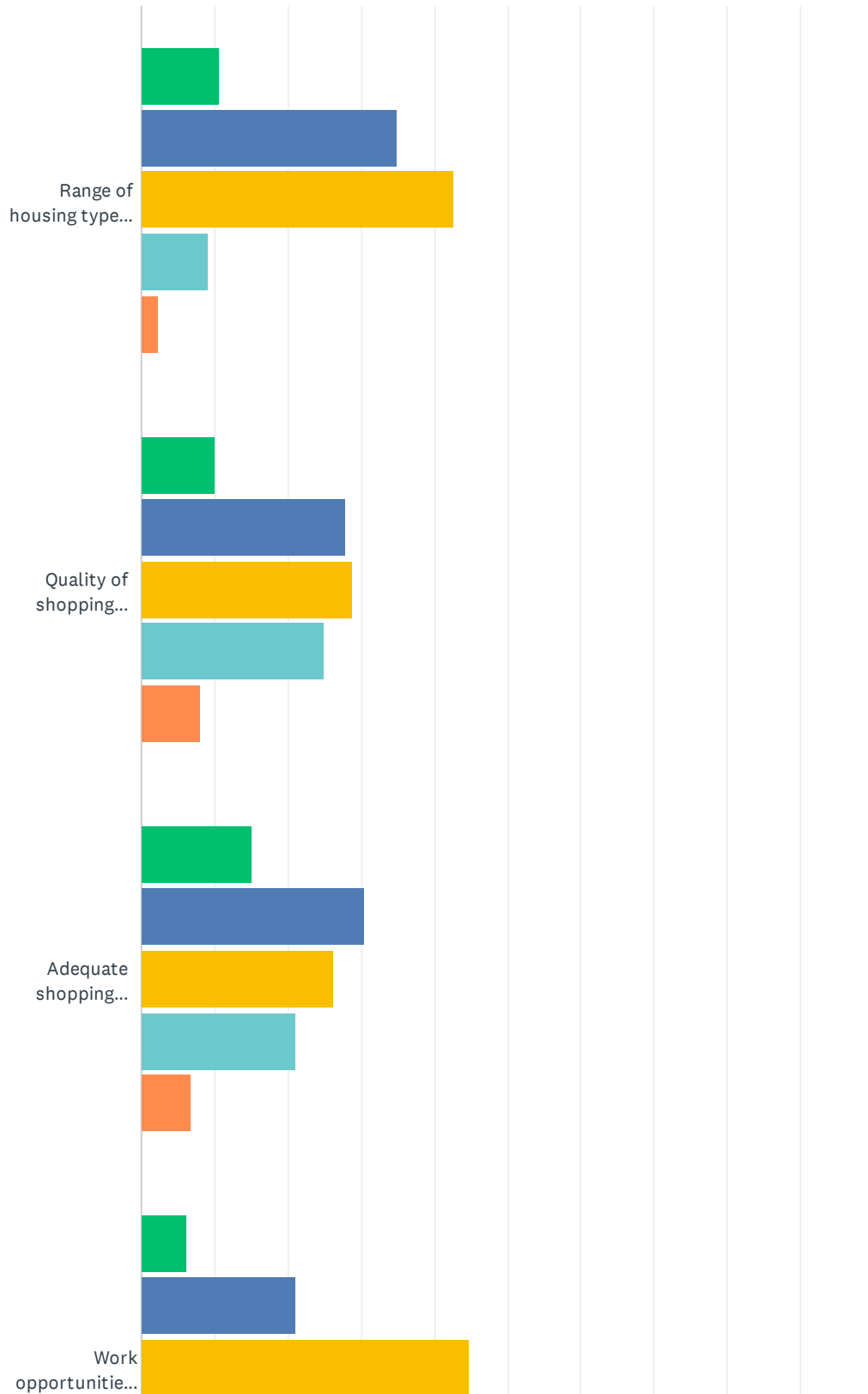
57	Too many homeowners do not take care of their properties.	3/1/2021 12:29 PM
58	Slow down traffic, move section 8 to affluent parts of township	3/1/2021 10:51 AM
59	All of the above but outdoor drinking usually brings people to an area. I'm not a big drinker though.	3/1/2021 10:45 AM
60	Make people clean up their yards/homes	3/1/2021 10:31 AM
61	no opinion	3/1/2021 9:55 AM
62	I think Linfield is charming the way it is and should not be developed more.	3/1/2021 9:47 AM
63	Maintaining the open space around the game lands and along the river front.	3/1/2021 9:25 AM
64	Parking	3/1/2021 8:21 AM
65	Add a park similar to Manderach for residents. Potentially meet up with Manderach and existing Limerick Twp trail structure.	2/25/2021 8:51 AM
66	blight and code enforcement	2/24/2021 2:09 PM
67	Hiking paths to and along river. Parking area for hikers, walkers etc...	2/22/2021 5:51 PM
68	More to do	2/18/2021 5:16 PM
69	raised railway crossings so the trains don't have to signal	2/16/2021 3:39 PM
70	Remediate and remove Publikers	2/16/2021 3:10 PM
71	cut the weeds along roadway and have them knock down the rusty water tower rusty water water on Publicker property	2/13/2021 7:28 PM
72	Add it to the State Game Lands	2/9/2021 3:42 PM
73	more shops and recreation	2/9/2021 1:31 PM
74	clean up blighted properties	2/9/2021 10:00 AM
75	Better access for tractor trailers so they don't stop traffic.	2/9/2021 9:56 AM
76	Clean up the house with all the debris in the yard.	2/8/2021 11:13 AM
77	Access from Linfield to the Schuylkill River Trail	2/7/2021 9:41 PM
78	Clean up trash around homes	1/31/2021 4:41 PM
79	preserve open space	1/20/2021 2:22 PM
80	More available designated open space and restaurants.	1/11/2021 11:38 AM
81	Uncontrolled speed on Main Street and over use of utility poles in the village.	12/9/2020 8:28 PM
82	preserve the state game lands for it's intended purpose: hunting	10/6/2020 7:48 PM
83	Placemaking, Riverfront access outside of Hobbit Land	7/10/2020 8:09 PM
84	Landscape cleanup	7/7/2020 1:32 PM
85	More Stores	7/5/2020 7:52 PM
86	More restaurants/retail	6/17/2020 4:42 PM
87	Encourage responsible commercial development	6/17/2020 4:34 PM
88	Demo Kinsey's and make a drive in movie theater	5/14/2020 6:39 PM
89	cleaning up old distillery site	5/10/2020 9:45 AM
90	Panera	3/17/2020 7:35 PM
91	Demolish Kinsey factory. Huge draw for undesirables	3/17/2020 4:50 PM
92	cars not driving 50 mph would be nice	3/3/2020 1:42 PM
93	Retail shops	3/1/2020 7:29 AM

## Linfield Village Master Plan

94	Require private properties to clean their appearance	2/29/2020 9:56 PM
95	Fix the current traffic issues, large trucks holding up traffic and causing property damage	2/29/2020 7:53 PM
96	Better roads	2/29/2020 3:11 PM
97	More shops and jobs	2/29/2020 12:29 PM
98	Clean up houses that look like junkyards	2/28/2020 9:34 AM
99	Development of the distillery	2/27/2020 5:02 PM
100	Restaurants	2/27/2020 2:34 PM
101	Make property owners clean up their property	2/26/2020 8:21 PM
102	retail and/or dining options above and beyond the status quo	2/26/2020 4:01 PM
103	Publickickers is a disgrace, homes that are not kept up. Junk and junk cars	2/26/2020 1:24 PM
104	Using the old distillery for an area like Providence park town center	2/26/2020 11:52 AM
105	People need to clean up there yards and have more pride in their homes,i have neighbors that have at least 6 old cars sitting in their backyard and hoarding of old equipment which is causing rat,mice and mosquito problems.	2/26/2020 10:47 AM
106	Eliminate the tractor trailer's	2/26/2020 9:55 AM
107	Control speed	2/25/2020 4:50 PM

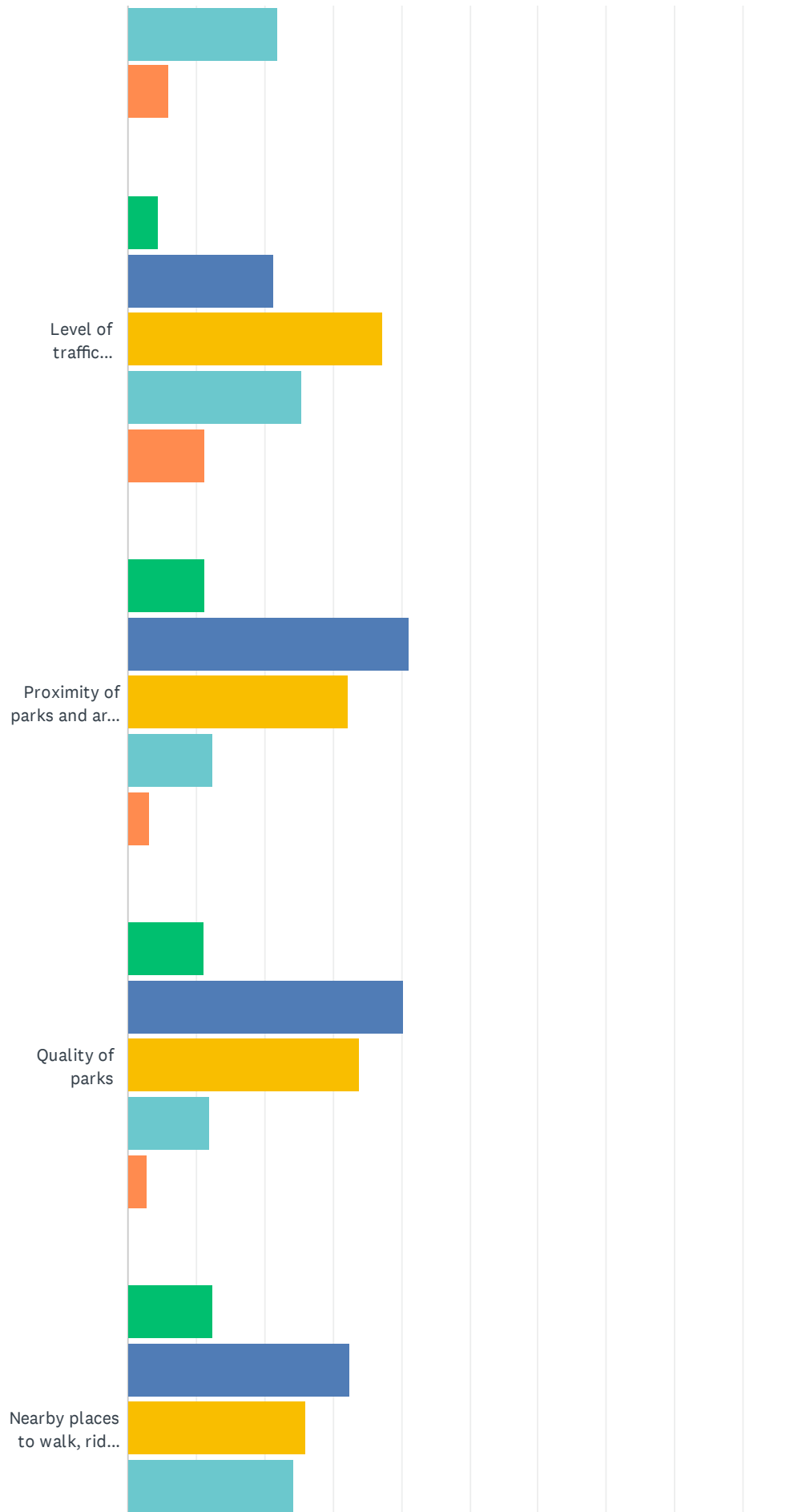
## Q12 How would you rate Linfield Village in the following categories? (Please check one box in each row)

Answered: 608 Skipped: 239

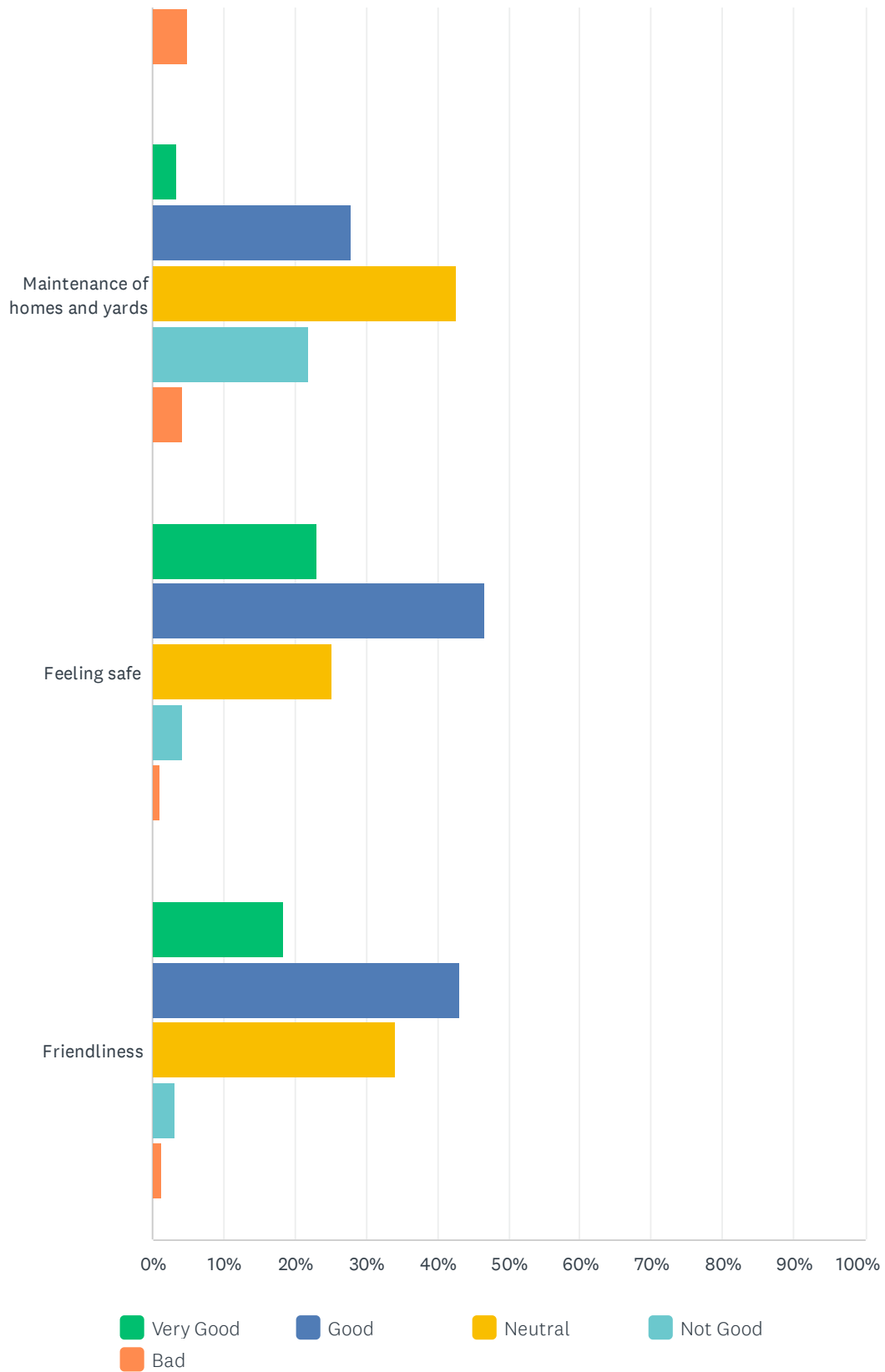




# Linfield Village Master Plan



## Linfield Village Master Plan

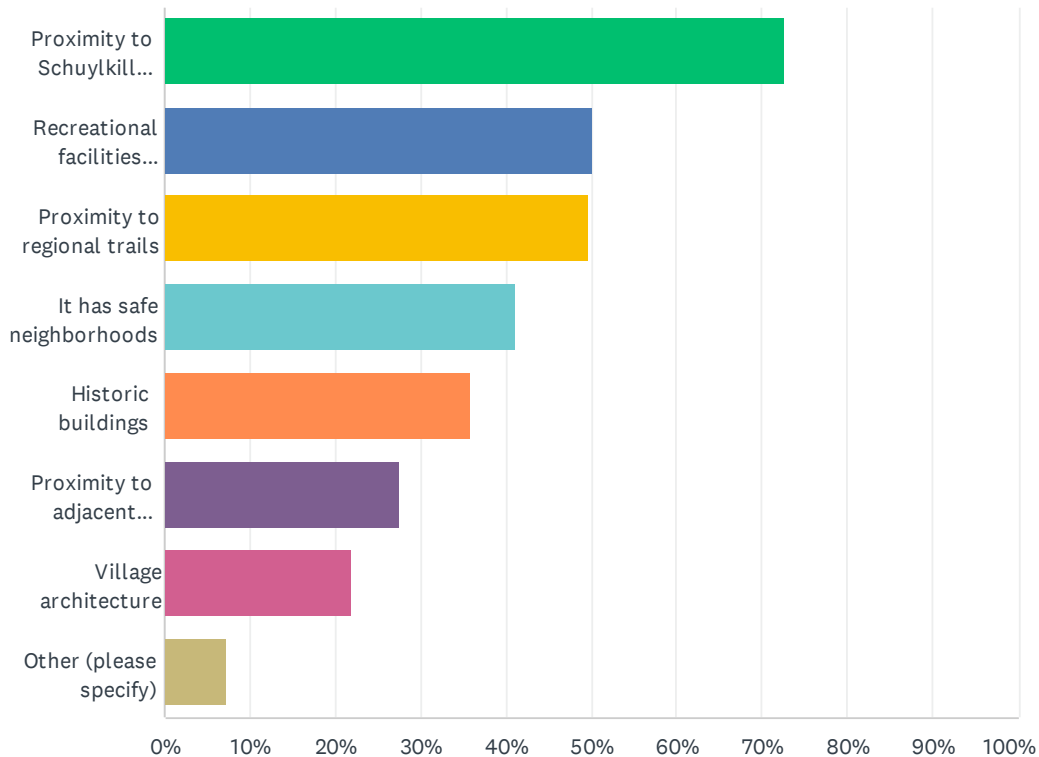


# Linfield Village Master Plan

	VERY GOOD	GOOD	NEUTRAL	NOT GOOD	BAD	TOTAL
Range of housing types and sizes	10.74% 65	35.04% 212	42.64% 258	9.26% 56	2.31% 14	605
Quality of shopping establishments (nearby)	10.10% 61	27.98% 169	28.81% 174	25.00% 151	8.11% 49	604
Adequate shopping (nearby)	15.21% 92	30.58% 185	26.28% 159	21.16% 128	6.78% 41	605
Work opportunities (nearby)	6.19% 37	21.07% 126	44.82% 268	21.91% 131	6.02% 36	598
Level of traffic congestion	4.51% 27	21.37% 128	37.40% 224	25.38% 152	11.35% 68	599
Proximity of parks and areas for play	11.31% 68	41.10% 247	32.11% 193	12.31% 74	3.16% 19	601
Quality of parks	11.04% 66	40.30% 241	33.95% 203	11.87% 71	2.84% 17	598
Nearby places to walk, ride bikes	12.29% 73	32.49% 193	26.09% 155	24.24% 144	4.88% 29	594
Maintenance of homes and yards	3.51% 21	27.88% 167	42.57% 255	21.87% 131	4.17% 25	599
Feeling safe	22.96% 138	46.59% 280	25.12% 151	4.33% 26	1.00% 6	601
Friendliness	18.36% 110	43.07% 258	34.06% 204	3.17% 19	1.34% 8	599

## Q13 What are the most prominent features or characteristics of Linfield Village that make it different and / or more attractive from the rest of the surrounding area? (check all that apply)

Answered: 599 Skipped: 248



ANSWER CHOICES		RESPONSES	
Proximity to Schuylkill River		72.62%	435
Recreational facilities (parks, golf course, game land)		50.08%	300
Proximity to regional trails		49.58%	297
It has safe neighborhoods		41.07%	246
Historic buildings		35.89%	215
Proximity to adjacent municipalities		27.55%	165
Village architecture		22.04%	132
Other (please specify)		7.18%	43
Total Respondents: 599			

#	OTHER (PLEASE SPECIFY)	DATE
1	Small town feel	10/17/2021 9:49 AM
2	+da;	7/28/2021 7:43 AM

## Linfield Village Master Plan

3	Looks like a dump	5/26/2021 8:31 PM
4	State game lands	5/4/2021 10:29 AM
5	Natural lands opportunity	4/2/2021 6:40 PM
6	OPEN SPACES	3/21/2021 1:52 PM
7	The large amount of open space.	3/13/2021 8:32 AM
8	Great hunting	3/7/2021 10:04 AM
9	close proximity to state game lands	3/6/2021 9:52 AM
10	State game lands 234	3/6/2021 9:11 AM
11	A significant hunting and outdoor recreation attraction	3/6/2021 8:33 AM
12	Proximity to PA gamelands 234	3/5/2021 2:24 PM
13	Hunting	3/3/2021 3:51 PM
14	State Game Lands	3/3/2021 11:17 AM
15	Good Neighbors	3/2/2021 10:31 PM
16	State game lands	3/2/2021 8:39 PM
17	It is original. It's a quiet area. We don't need more houses, more people or more parks or bicycles!!!	3/2/2021 7:13 PM
18	Small and quaint	3/1/2021 8:49 PM
19	Pro: We have long term residents. Con: too many new yuppies	3/1/2021 5:35 PM
20	close to family member	3/1/2021 5:09 PM
21	Offer pheasant hunting opportunities	3/1/2021 4:50 PM
22	I like that we are away from the hussle of an overpopulated space. But shopping and errands are not far away	3/1/2021 2:40 PM
23	Low population density and lack of commercial development is an attraction. We do not want Publiker developed as a shopping center.	3/1/2021 1:09 PM
24	Not far from reading or Philadelphia	3/1/2021 10:45 AM
25	Linfield is a quaint, quiet town. It's charm is rare these days and should be preserved. It would be a shame to develop Linfield to look like all other towns. Too much traffic and congestion would ruin the appeal of this lovely town.	3/1/2021 9:47 AM
26	Not familiar	2/22/2021 5:15 PM
27	I	2/18/2021 4:10 PM
28	other side of historic Parker ford where the Continental army crossed 1777	2/16/2021 3:39 PM
29	open area for animals, they need space too	2/15/2021 12:04 PM
30	Small, quiet village	2/7/2021 9:00 PM
31	We live in the Villas, which is a community within "The Village" and some our answers reflect our microcommunity status	2/1/2021 7:05 AM
32	stores, hardware & restaurants nearby	1/31/2021 10:21 AM
33	OPEN SPACE	1/20/2021 2:22 PM
34	Quiet	7/10/2020 8:09 PM
35	Xxx	4/30/2020 5:58 PM
36	Being away from built up towns yet shopping is not to far	4/18/2020 10:49 AM
37	Very Rural but easy access to everything	4/15/2020 4:42 AM

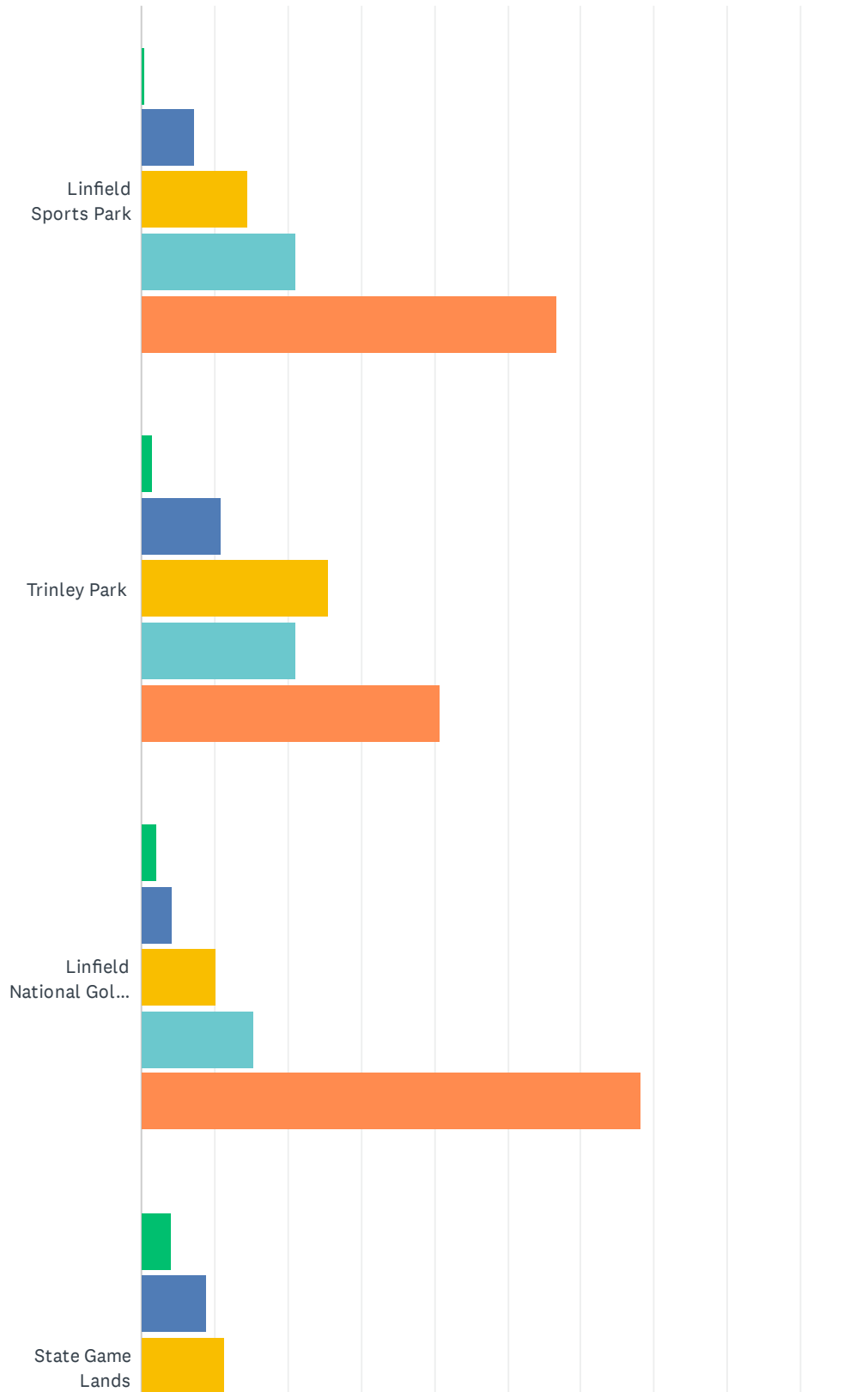


## Linfield Village Master Plan

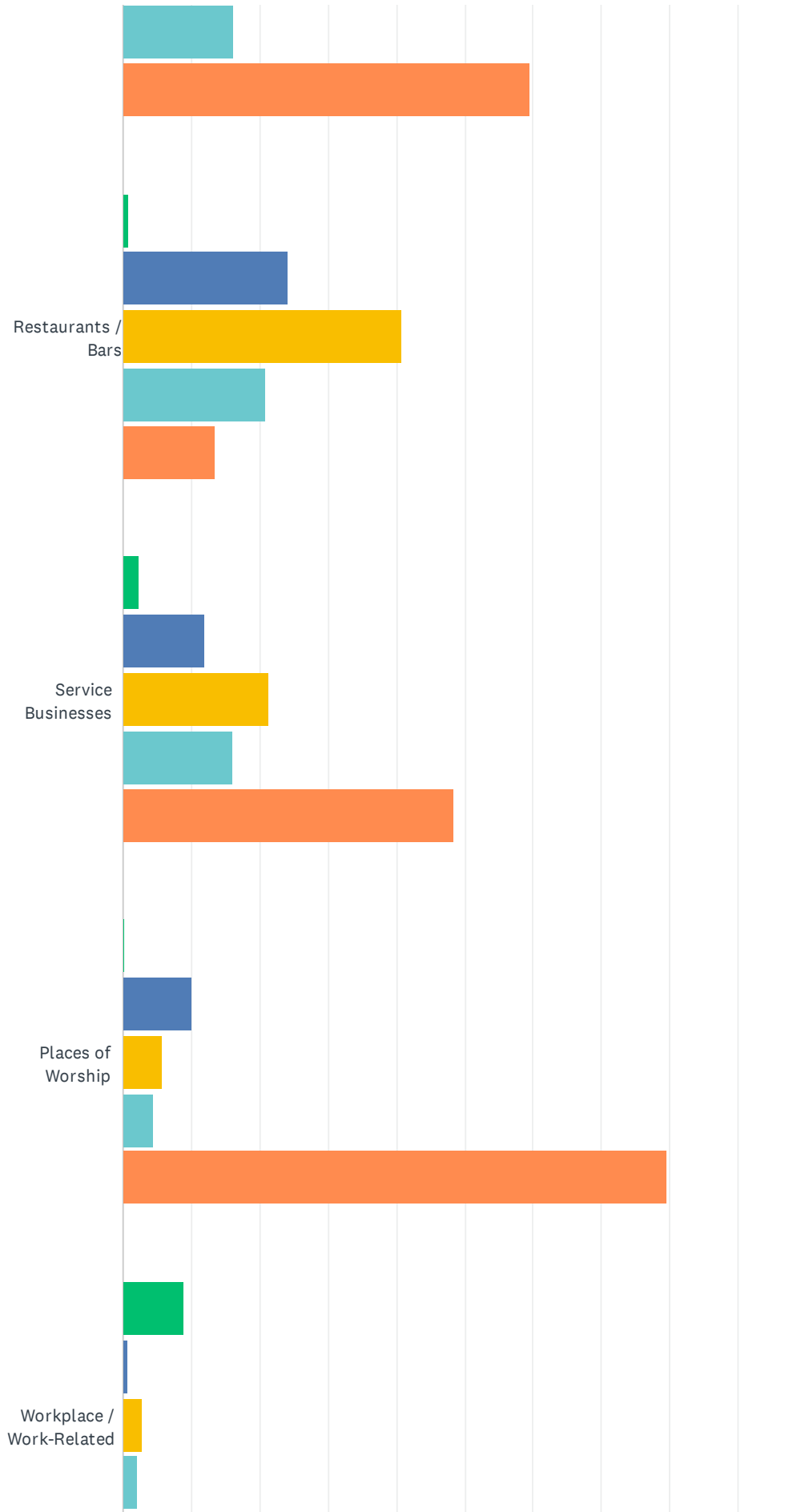
38	Quaint, small, location to River, wish to keep it very small	4/14/2020 11:49 AM
39	Neighbors	3/17/2020 4:50 PM
40	kids can't use recreation because of speeding	3/3/2020 1:42 PM
41	none	3/2/2020 10:56 AM
42	This little village has made limerick and surrounding area what they are today, this is where it all started. Linfield deserves to be renewed. People in this village need to take better care of there homes and yards.	2/26/2020 10:47 AM
43	There is potential for business if the area is restored,	2/25/2020 8:30 PM

# Q14 On average, how frequently do you visit the following Village destinations? (Please check one box in each row)

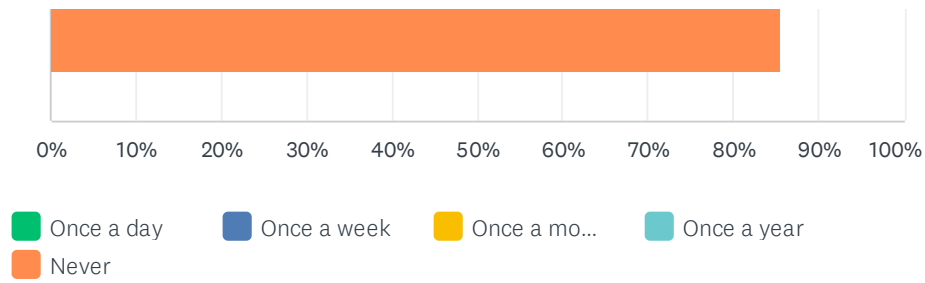
Answered: 608 Skipped: 239



# Linfield Village Master Plan



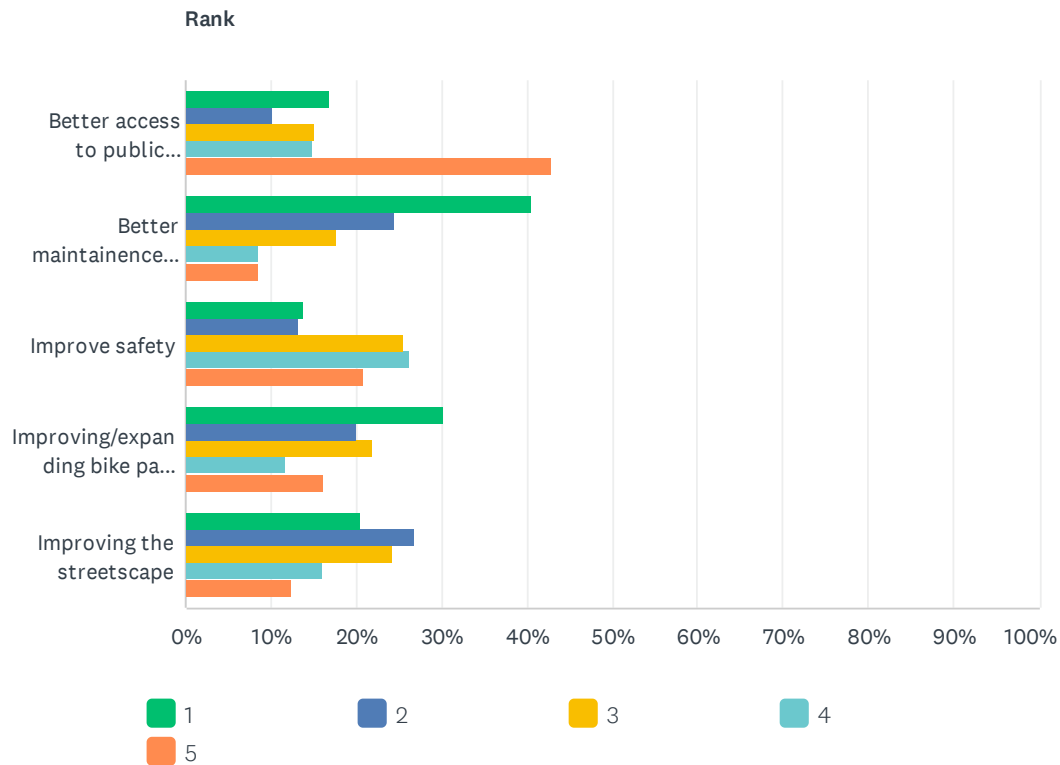
## Linfield Village Master Plan



	ONCE A DAY	ONCE A WEEK	ONCE A MONTH	ONCE A YEAR	NEVER	TOTAL
Linfield Sports Park	0.34% 2	7.31% 43	14.46% 85	21.09% 124	56.80% 334	588
Trinley Park	1.54% 9	10.94% 64	25.64% 150	21.20% 124	40.68% 238	585
Linfield National Golf Club	2.08% 12	4.16% 24	10.23% 59	15.25% 88	68.28% 394	577
State Game Lands	4.03% 24	8.91% 53	11.26% 67	16.30% 97	59.50% 354	595
Restaurants / Bars	0.83% 5	24.04% 144	40.73% 244	20.87% 125	13.52% 81	599
Service Businesses	2.26% 13	11.85% 68	21.43% 123	16.03% 92	48.43% 278	574
Places of Worship	0.17% 1	9.97% 58	5.84% 34	4.47% 26	79.55% 463	582
Workplace / Work-Related	8.92% 52	0.69% 4	2.74% 16	2.23% 13	85.42% 498	583

## Q15 Rank the five (5) most important issues that could create better connectivity (motor vehicle, bike, pedestrian) in Linfield Village (1 = High Priority, 5 = Low Priority)

Answered: 538 Skipped: 309



Rank	1	2	3	4	5	TOTAL
Better access to public transportation	16.83% 87	10.25% 53	15.09% 78	14.89% 77	42.94% 222	517
Better maintenance of existing infrastructure (sidewalks, roadways, etc.)	40.53% 214	24.62% 130	17.80% 94	8.52% 45	8.52% 45	528
Improve safety	13.89% 71	13.31% 68	25.64% 131	26.22% 134	20.94% 107	511
Improving/expanding bike paths and routes	30.19% 157	20.00% 104	21.92% 114	11.73% 61	16.15% 84	520
Improving the streetscape	20.54% 107	26.87% 140	24.38% 127	15.93% 83	12.28% 64	521

#	OTHER (PLEASE SPECIFY)	DATE
1	Stop light at Limerick Center & Linfield-Trappe Roads	11/16/2021 10:53 AM
2	Traffic congestion should be the number one priority	10/18/2021 2:58 PM
3	Better voting facilities	10/18/2021 9:52 AM
4	Enforce the speed limit on Linfield Road/Main Street.	4/3/2021 6:01 PM



## Linfield Village Master Plan

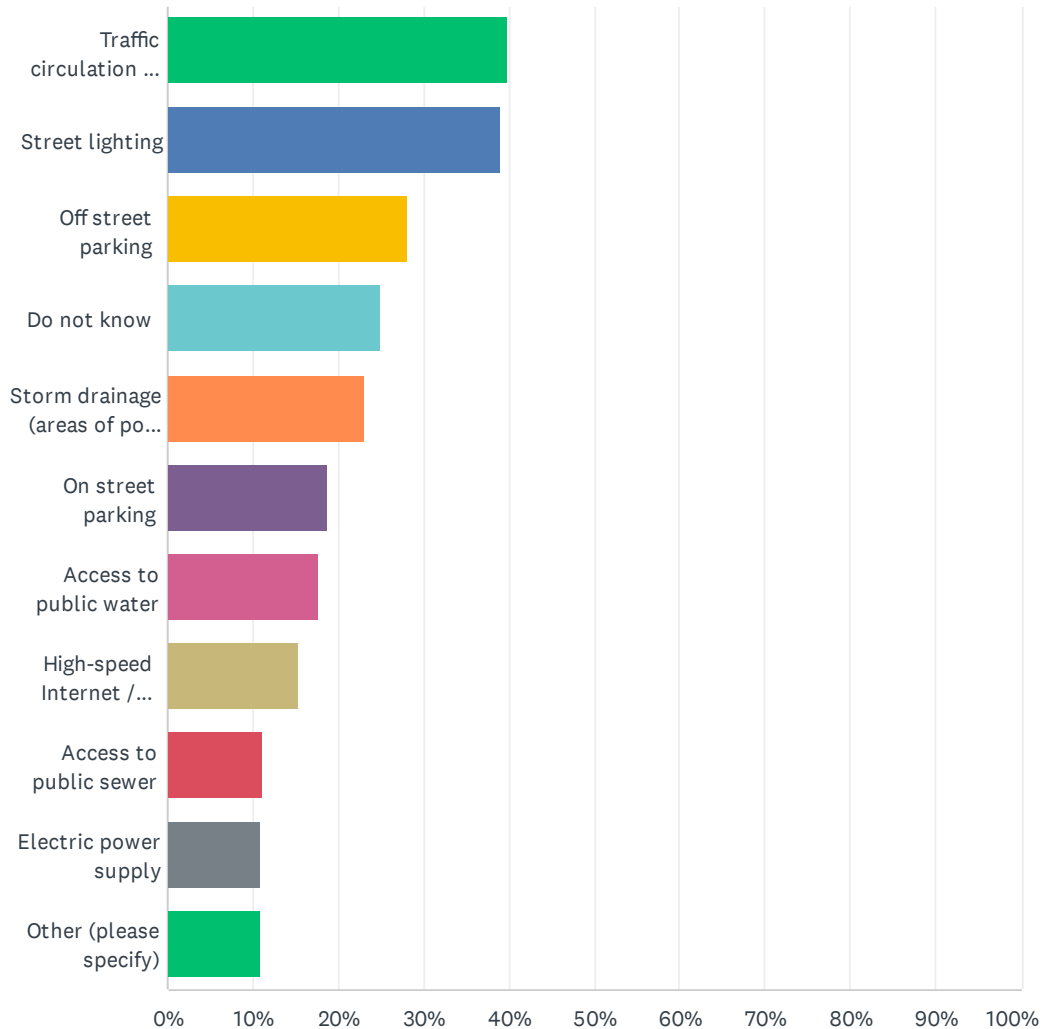
5	bulldoze	4/3/2021 10:52 AM
6	What was the area's environment before development. Before distillery	4/2/2021 6:47 PM
7	More human friendly spaces	3/21/2021 8:21 PM
8	Expand game lands and river access	3/11/2021 9:24 PM
9	sidewalks, sidewalks, sidewalks - too many roads with no sidewalks so you can not walk safely outside of individual developments making it hard to be a community.	3/8/2021 9:06 PM
10	Game lands	3/7/2021 10:05 AM
11	Improve state game lands 234	3/6/2021 9:12 AM
12	Better downtown industry, but respecting the long history of hunting in the stea	3/6/2021 8:34 AM
13	I always enjoy towns that have the street banners paying respect to fallen servicemen	3/5/2021 7:42 PM
14	Donot encroach on existing PAGL234 and open space rank 1	3/5/2021 2:29 PM
15	Leave game lands alone	3/5/2021 11:48 AM
16	The previous answers are given with today's socializing in mind. Meaning covid and winter are keeping me home more	3/3/2021 1:34 AM
17	Improving roads highest priority	3/2/2021 11:50 PM
18	Community garden would love something like that	3/2/2021 10:34 PM
19	Leave state game lands alone!	3/2/2021 8:41 PM
20	We don't need anymore bicycle paths or people walking. They have their trails for that. Stop destroying the area.	3/2/2021 7:15 PM
21	Gamelands are amazing	3/2/2021 6:23 PM
22	A dog park in the area would be great.	3/2/2021 12:45 PM
23	Improved River Access. Bicycle connectivity to Parkerford/SRT	3/1/2021 9:14 PM
24	Add Sidewalks	3/1/2021 8:21 PM
25	Don't want to see over population or greatly increased traffic	3/1/2021 2:42 PM
26	No more commercial or residential development.	3/1/2021 1:10 PM
27	Improving the access to the River for kayaking	3/1/2021 1:06 PM
28	some how get home owners to clean up their propertie	3/1/2021 12:31 PM
29	Slow down it's not 55 mph from Lewis road to the river	3/1/2021 10:56 AM
30	?	2/22/2021 5:16 PM
31	Sidewalks on Main Street would be so helpful. Cars drive really fast and there are often people walking to wawa and it's not safe on the side of the road	2/19/2021 8:04 AM
32	There's barely any sidewalks.	2/8/2021 11:14 AM
33	Clean up yards etc	1/31/2021 4:43 PM
34	The truck depot on Main Street - make it easier for the large semis to get in an out.	1/31/2021 12:54 PM
35	Biking amenities and support of local/visitor cafe, bakery or other establishment	7/10/2020 8:11 PM
36	Demolition of Kinsey factory	3/17/2020 4:51 PM
37	Have you ever even walked in here? Nastiest people on face of earth we will not participate it use any of their facilities and we pay each month	3/10/2020 10:08 PM
38	Jobs to bring in money	2/29/2020 12:30 PM
39	Lights in our Village are very poor especially at nite very dark areas	2/28/2020 11:40 AM

## Linfield Village Master Plan

40	Clean up unkept properties especially Limerick center road	2/26/2020 8:23 PM
41	Adjusting and lowering speed limits in and around linfield village	2/26/2020 10:50 AM

## Q16 What issues related to existing infrastructure need to be improved in Linfield Village? (Please check all that apply)

Answered: 532 Skipped: 315



# Linfield Village Master Plan

ANSWER CHOICES	RESPONSES	
Traffic circulation / Congestion	39.85%	212
Street lighting	39.10%	208
Off street parking	28.20%	150
Do not know	25.00%	133
Storm drainage (areas of poor drainage)	22.93%	122
On street parking	18.80%	100
Access to public water	17.67%	94
High-speed Internet / Wi-fi	15.41%	82
Access to public sewer	11.09%	59
Electric power supply	10.90%	58
Other (please specify)	10.90%	58
Total Respondents: 532		

#	OTHER (PLEASE SPECIFY)	DATE
1	Parking one side only on Mill Lane	11/16/2021 11:07 AM
2	Parking one side only on Mill Lane	11/16/2021 10:53 AM
3	provide incentives to bring business in and make the town more pedestrian and walking friendly	10/18/2021 5:54 PM
4	Bengal truck congestion noise	10/17/2021 8:46 PM
5	There is no draw to visit	10/17/2021 3:09 PM
6	Trucks getting stuck trying to get in and out of Bengal which block traffic	10/17/2021 11:50 AM
7	Overall appearance a lot of run down homes that are not taken care of	10/17/2021 9:51 AM
8	Prevention of persistent speeders throughout Linfield. More specifically Church Rd	9/7/2021 10:00 PM
9	I have a friend that lives on sacco road who has hard water	7/25/2021 4:22 PM
10	Think ecologically not economically	4/2/2021 6:47 PM
11	More inviting options	3/21/2021 8:21 PM
12	Stop overdevelopment !	3/11/2021 9:24 PM
13	sidewalks are NEEDED	3/8/2021 9:06 PM
14	Game lands	3/7/2021 10:05 AM
15	DOES NOT NEED IMPROVEMENT	3/7/2021 9:31 AM
16	Access to SGL	3/6/2021 12:40 PM
17	State game lands 234 needs to be protected and expanded	3/6/2021 9:12 AM
18	Do not encroach on existing PAGL 234 and open space	3/5/2021 2:29 PM
19	Removal of Publicker buildings and replaced with housing, parks and light retail/service.	3/2/2021 9:27 PM
20	Natural gas lines	3/2/2021 8:15 PM
21	Looks like a dead river town	3/2/2021 8:05 PM

## Linfield Village Master Plan

22	Leave a quiet quaint town alone.	3/2/2021 7:15 PM
23	leaving the open space, OPEN	3/2/2021 4:56 PM
24	Roads	3/2/2021 2:51 PM
25	Poto john at Trinley Park	3/2/2021 10:47 AM
26	Multi-use residential and small industrial capacity area	3/2/2021 9:30 AM
27	Make it more pedestrian friendly	3/2/2021 8:21 AM
28	Dog park	3/1/2021 8:35 PM
29	The town does not have road infrastructure to support additional housing or shopping district	3/1/2021 7:37 PM
30	More parking for state game lands	3/1/2021 4:52 PM
31	besides Railroad Bar and Grill, Linfield is just a pass through	3/1/2021 3:37 PM
32	Only the village loses power all the time and peco says it's normal and nothing they can do about it. At least we didn't get the trash to steam plant from the convicted felon supervisor	3/1/2021 10:56 AM
33	Add additional sidewalks for residents	2/25/2021 8:53 AM
34	Nonmakers garage run off makes main St rest very icy	2/20/2021 4:18 PM
35	Access to the riverfront and a park would be nice where the old industrial park is. Maybe refurbish a few of the old buildings for new businesses	2/18/2021 7:13 PM
36	Doesn't feel overly inviting not sure how else to say it	2/18/2021 5:17 PM
37	Sidewalks and getting rid of train whistles sounding	2/16/2021 3:41 PM
38	More stores	2/9/2021 9:24 PM
39	Sidewalks	2/9/2021 8:35 PM
40	Weekly speed enforcement	2/9/2021 7:54 PM
41	Too many big rigs on the one 2 lane roadway driving too fast for conditions	2/9/2021 6:54 PM
42	Sidewalks	2/8/2021 11:38 AM
43	We're comfortable at the "Villas at Linfield".	2/1/2021 7:11 AM
44	Power availability can be an issue	1/31/2021 5:33 PM
45	Prevent excessive development, OPEN SPACE	1/20/2021 2:23 PM
46	Lack of safe walking routes through the village. Lacking sidewalks, and in some places nonexistent road shoulder for walking.	12/9/2020 8:32 PM
47	Sidewalks and pedestrian usability analysis. Dangerous to walk on main street due to lack of pedestrian lane.	7/10/2020 8:11 PM
48	Natural Gas service	6/5/2020 11:14 AM
49	More sidewalks and figure out something to do with the old distillery	4/15/2020 4:44 AM
50	Guess	3/17/2020 4:51 PM
51	good walking sidewalks or trails throughout village	3/10/2020 4:31 PM
52	church rd parking should be on other side of street	3/3/2020 1:44 PM
53	Clean up trashy homes	2/28/2020 9:35 AM
54	Sidewalks	2/27/2020 2:35 PM
55	natural gas lines	2/26/2020 8:29 PM
56	i	2/26/2020 4:38 PM
57	sidewalks	2/26/2020 2:15 PM

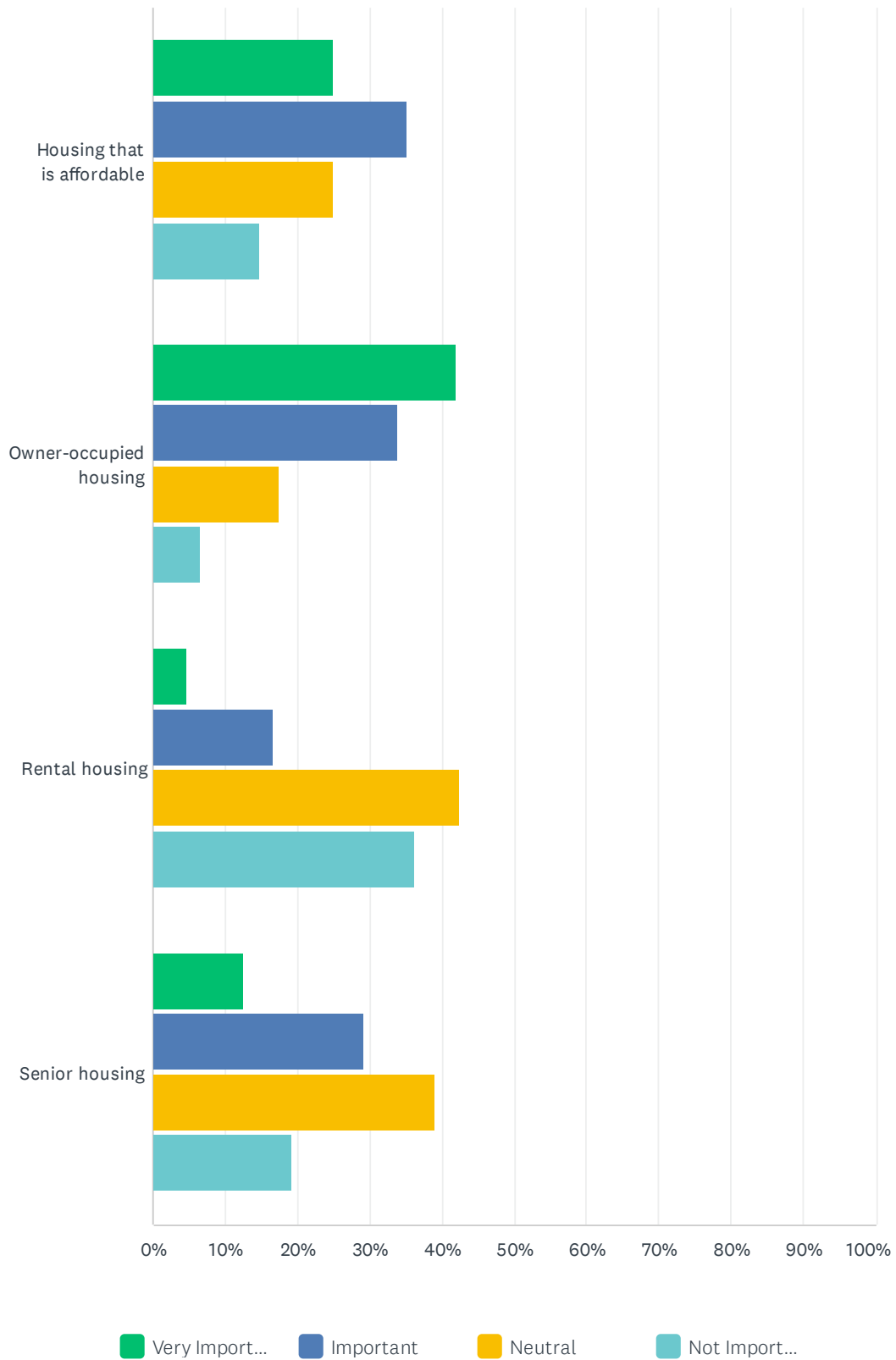




Q17 How important is it that the following types of housing are available in Linfield Village? Please indicate if it's very important, important, if you are neutral or not important.

Answered: 549   Skipped: 298

## Linfield Village Master Plan

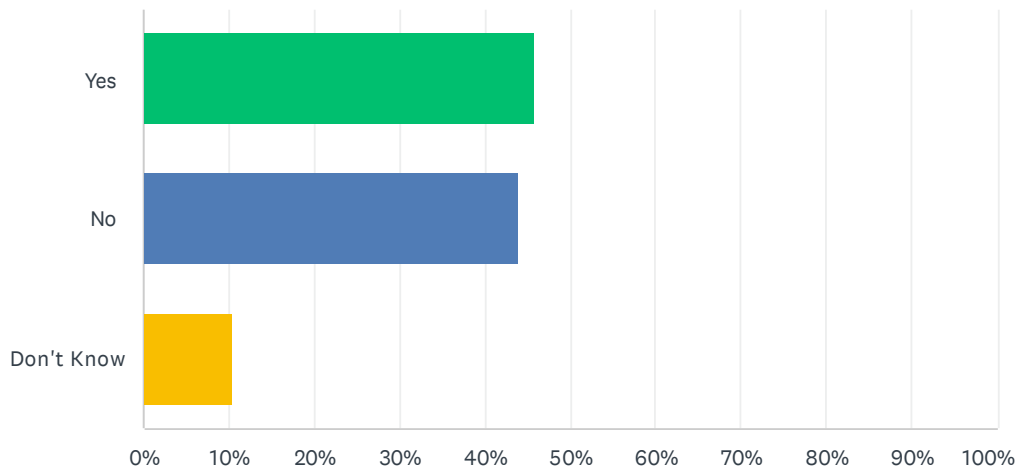


# Linfield Village Master Plan

	VERY IMPORTANT	IMPORTANT	NEUTRAL	NOT IMPORTANT	TOTAL	WEIGHTED AVERAGE
Housing that is affordable	24.86% 136	35.28% 193	25.05% 137	14.81% 81	547	2.30
Owner-occupied housing	42.02% 229	33.94% 185	17.43% 95	6.61% 36	545	1.89
Rental housing	4.77% 26	16.70% 91	42.39% 231	36.15% 197	545	3.10
Senior housing	12.48% 68	29.17% 159	39.08% 213	19.27% 105	545	2.65

Q18 Do you spend more than 30% of your income on housing costs? (ex. principal or interest on mortgage, insurance, taxes; rent and utilities for renters)

Answered: 550 Skipped: 297

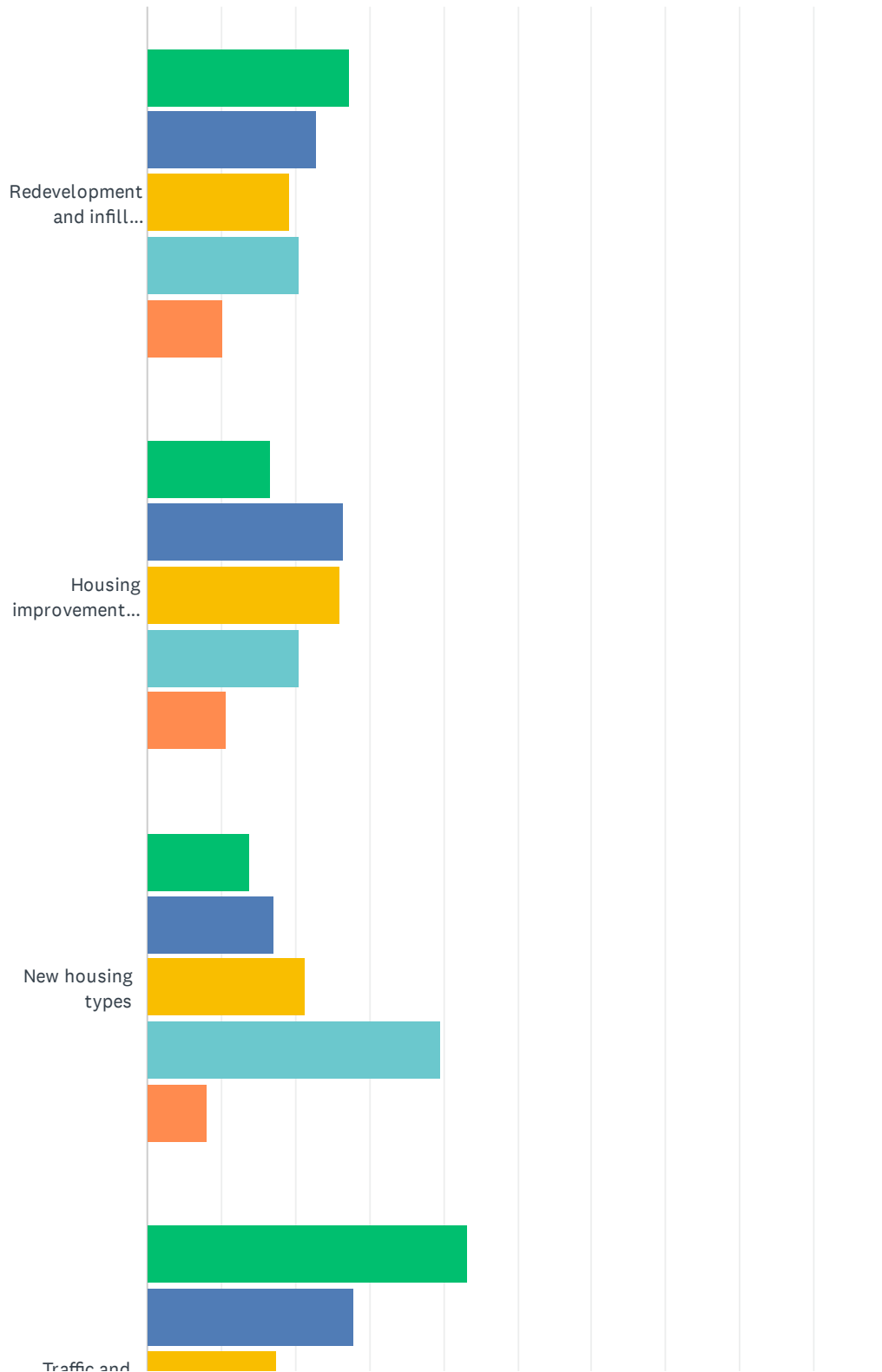


ANSWER CHOICES	RESPONSES	
Yes	45.82%	252
No	43.82%	241
Don't Know	10.36%	57
TOTAL		550

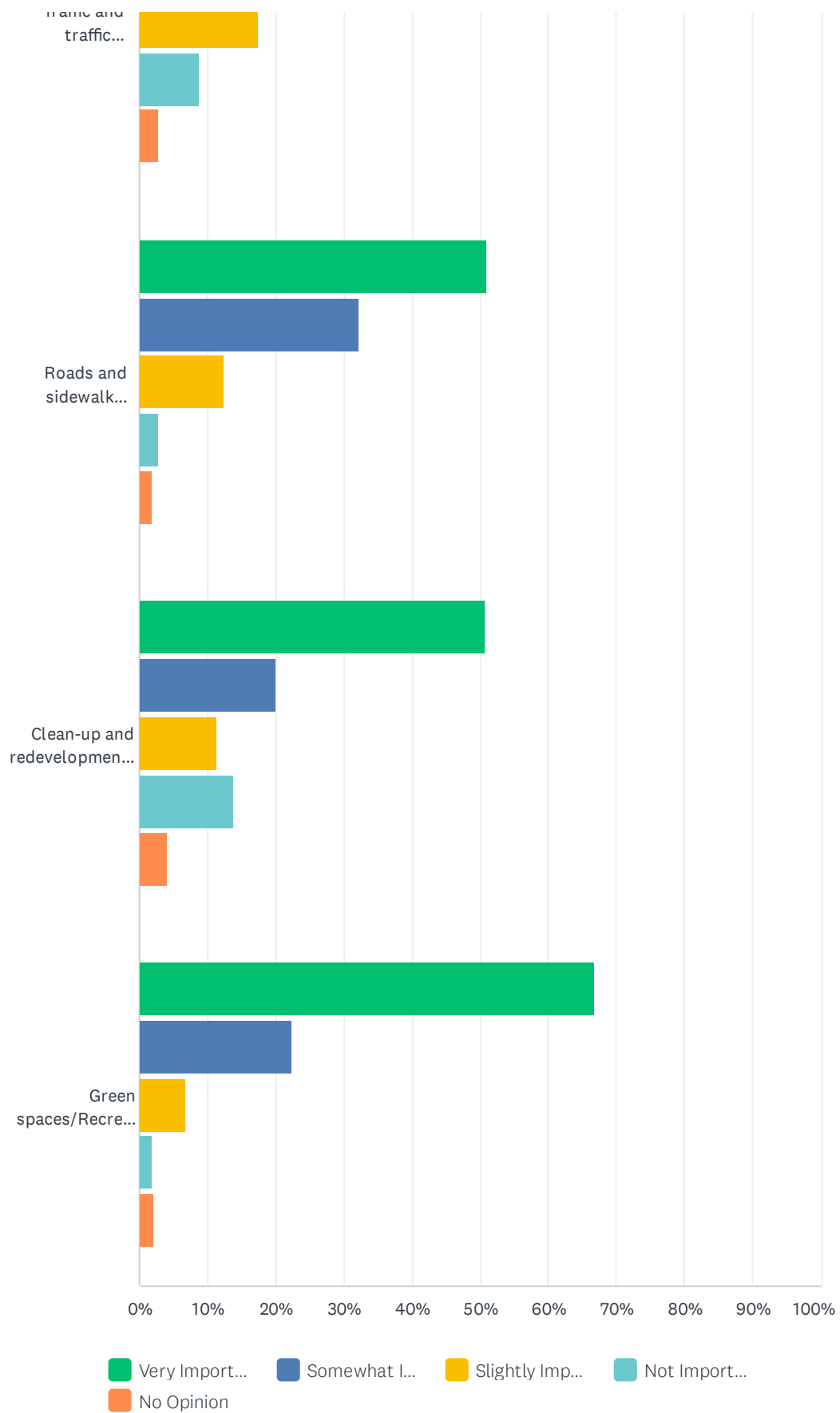


Q19 In general, what do you think are the most important issues facing Linfield Village today? (please select very important, somewhat important, slightly important, not important, or no opinion)

Answered: 529 Skipped: 318



## Linfield Village Master Plan

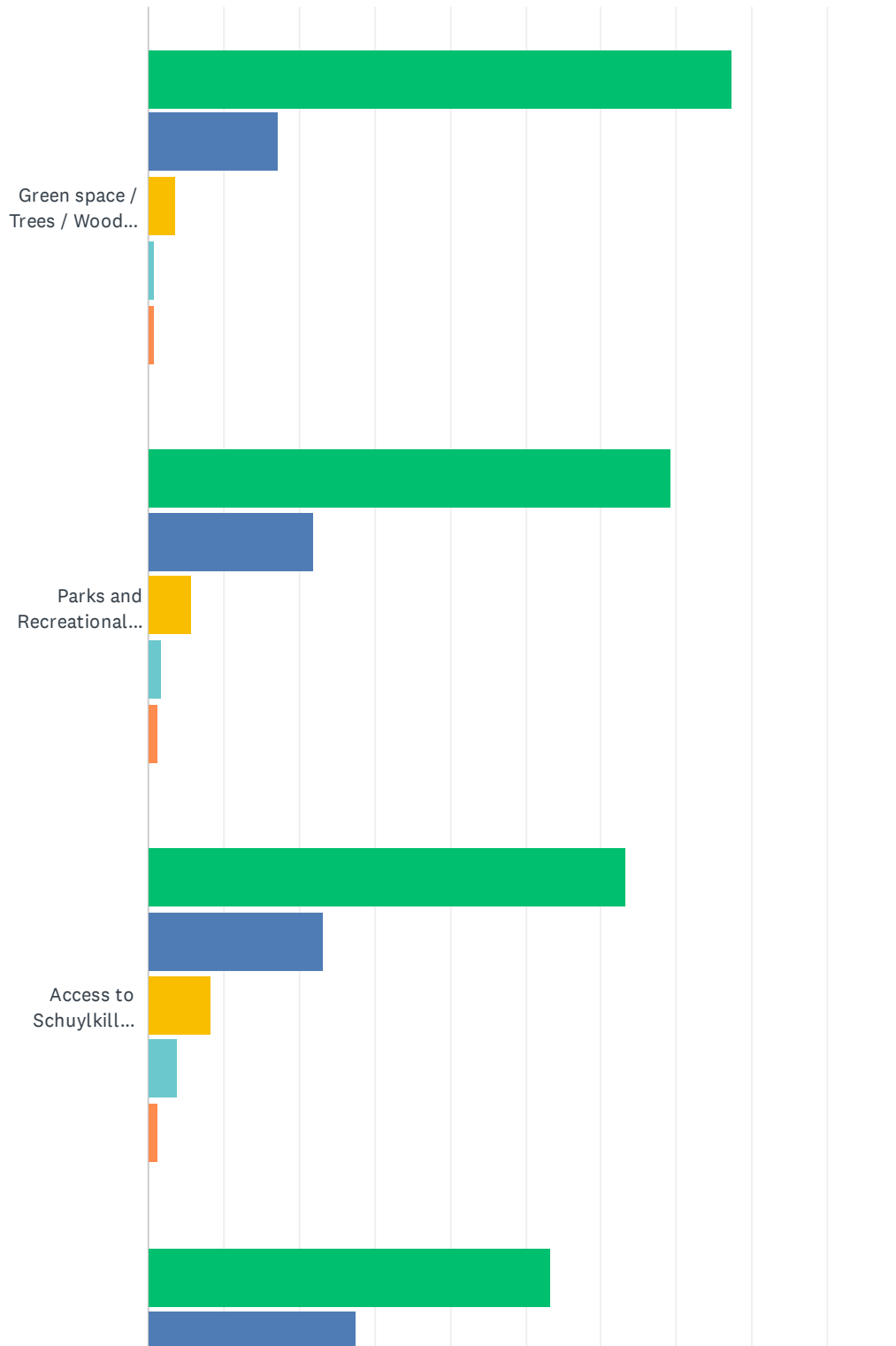


# Linfield Village Master Plan

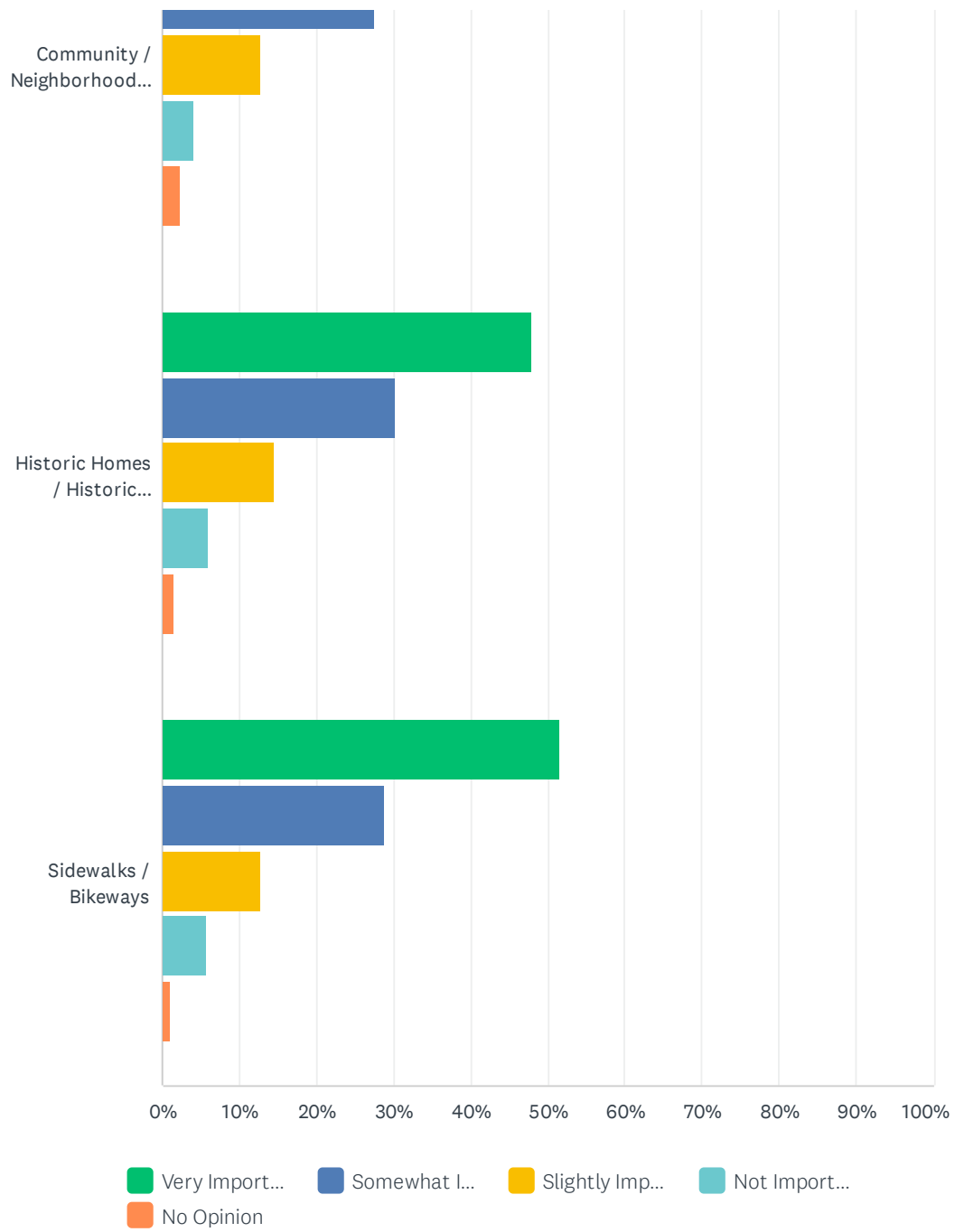
	VERY IMPORTANT	SOMEWHAT IMPORTANT	SLIGHTLY IMPORTANT	NOT IMPORTANT	NO OPINION	TOTAL
Redevelopment and infill development	27.31% 142	22.88% 119	19.23% 100	20.38% 106	10.19% 53	520
Housing improvement programs and loan programs	16.57% 86	26.40% 137	26.01% 135	20.42% 106	10.60% 55	519
New housing types	13.79% 71	17.09% 88	21.36% 110	39.61% 204	8.16% 42	515
Traffic and traffic congestion	43.19% 225	28.02% 146	17.47% 91	8.64% 45	2.69% 14	521
Roads and sidewalk conditions	50.96% 265	32.12% 167	12.31% 64	2.69% 14	1.92% 10	520
Clean-up and redevelopment of the Publicker site	50.67% 265	20.08% 105	11.28% 59	13.96% 73	4.02% 21	523
Green spaces/Recreation opportunities	66.67% 350	22.48% 118	6.86% 36	1.90% 10	2.10% 11	525

Q20 Thinking about land use planning for the future, what qualities of Linfield Village and the surrounding areas do you think are most important to be preserved? (please select very important, somewhat important, slightly important, not important, or no opinion)

Answered: 532 Skipped: 315



## Linfield Village Master Plan



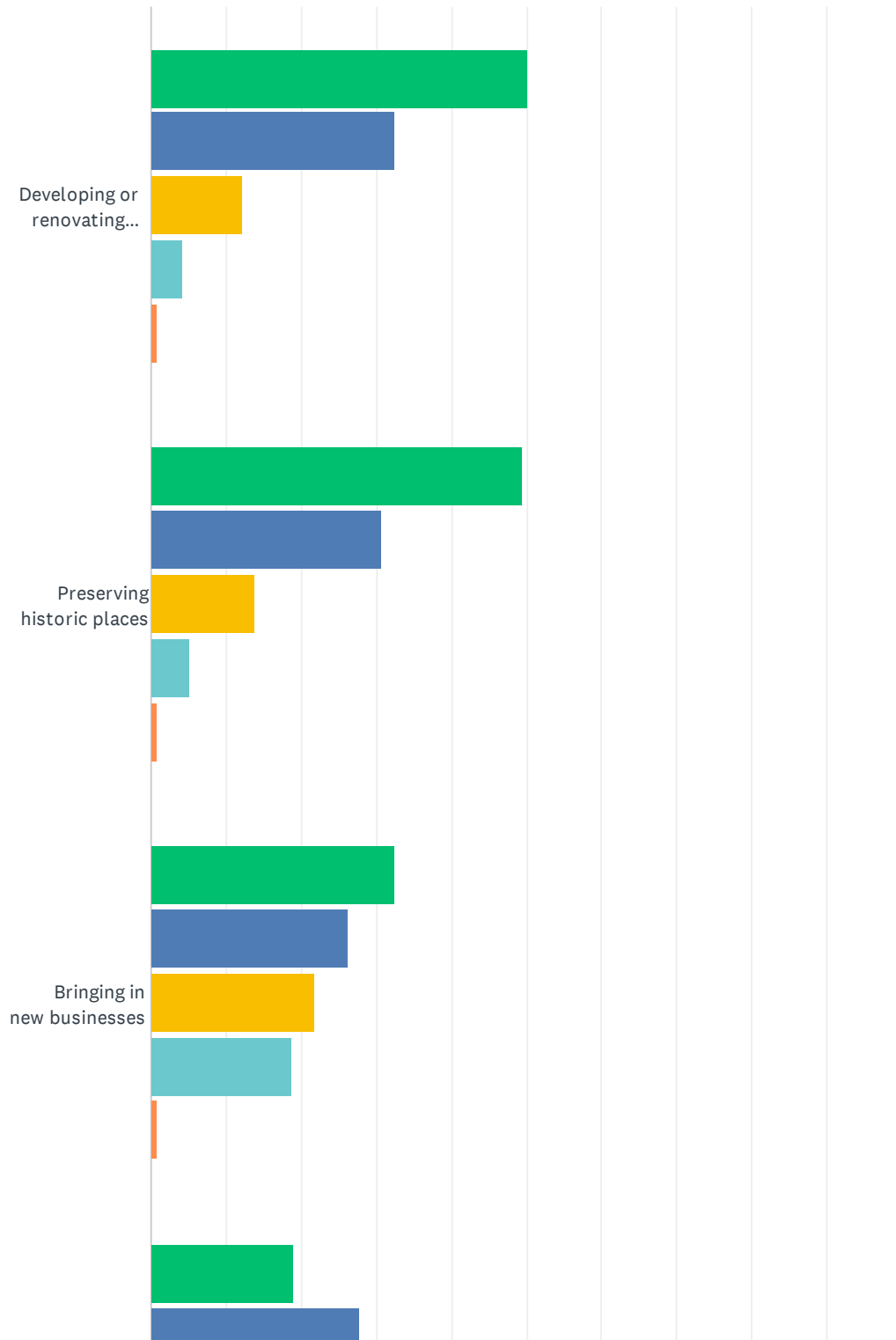


# Linfield Village Master Plan

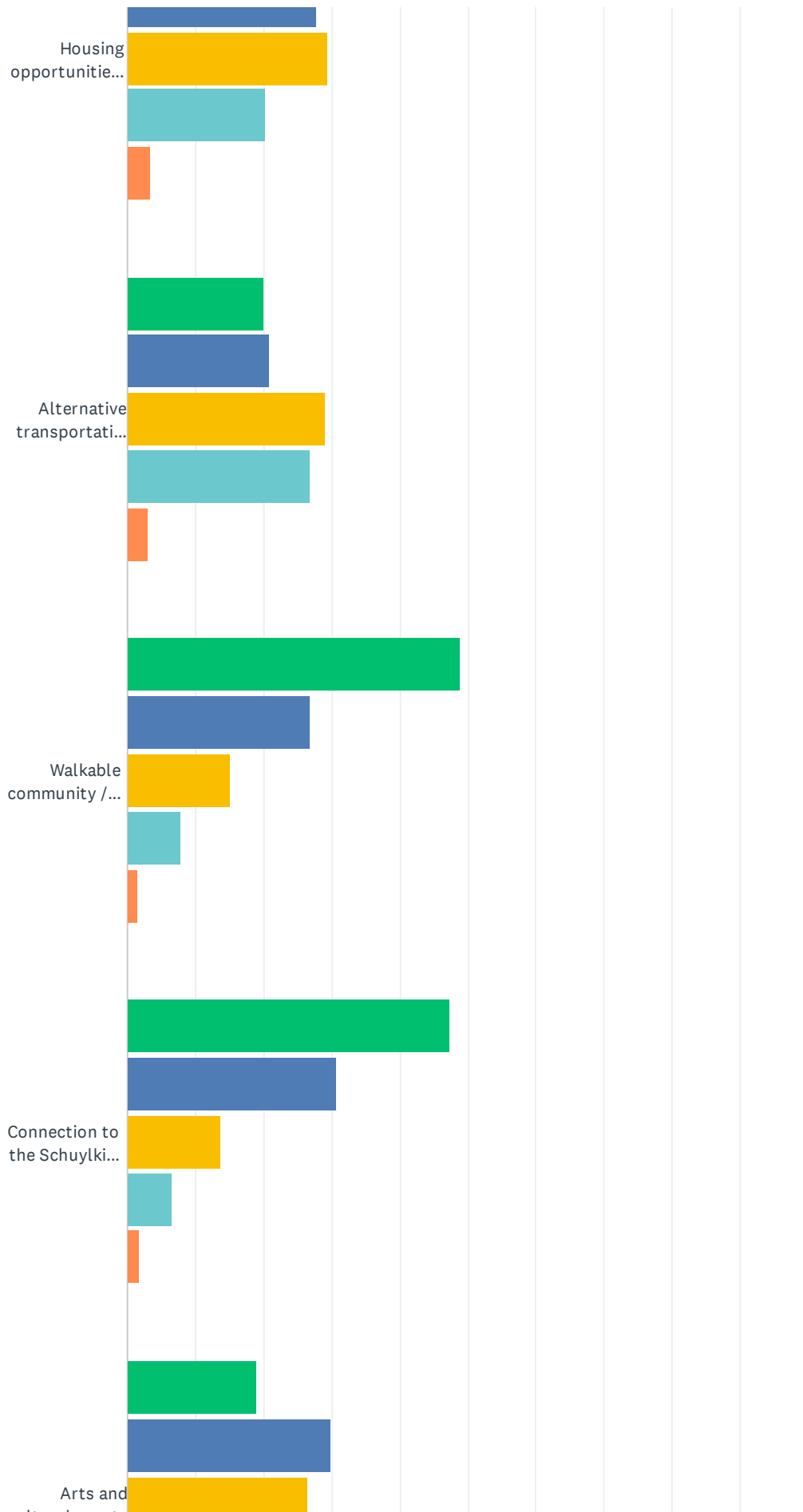
	VERY IMPORTANT	SOMEWHAT IMPORTANT	SLIGHTLY IMPORTANT	NOT IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
Green space / Trees / Woods / Open Space	77.36% 410	17.36% 92	3.58% 19	0.75% 4	0.94% 5	530	1.31
Parks and Recreational Facilities	69.32% 366	21.97% 116	5.68% 30	1.70% 9	1.33% 7	528	1.44
Access to Schuylkill River Trail	63.33% 335	23.25% 123	8.32% 44	3.78% 20	1.32% 7	529	1.57
Community / Neighborhood Feel	53.41% 282	27.46% 145	12.88% 68	3.98% 21	2.27% 12	528	1.74
Historic Homes / Historic Areas	47.92% 253	30.30% 160	14.39% 76	5.87% 31	1.52% 8	528	1.83
Sidewalks / Bikeways	51.52% 272	28.79% 152	12.88% 68	5.68% 30	1.14% 6	528	1.76

Q21 Now, thinking about land use planning in Linfield Village, how important to you is each of the following issues? (please select very important, somewhat important, slightly important, not important, or no opinion)

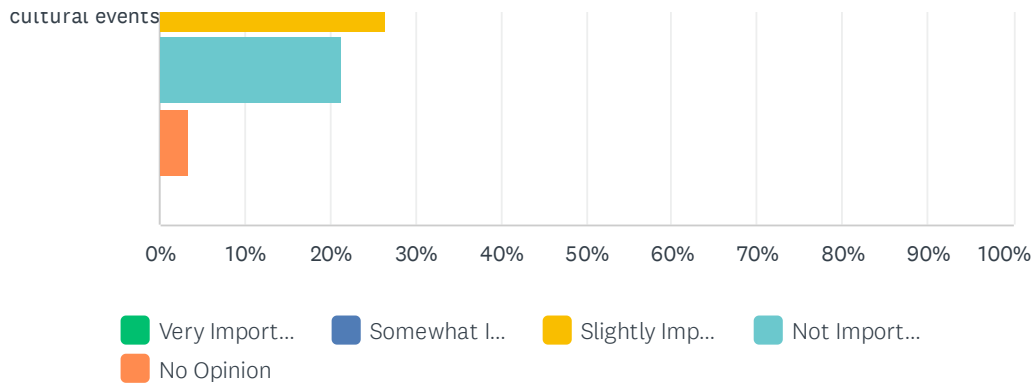
Answered: 532 Skipped: 315



# Linfield Village Master Plan



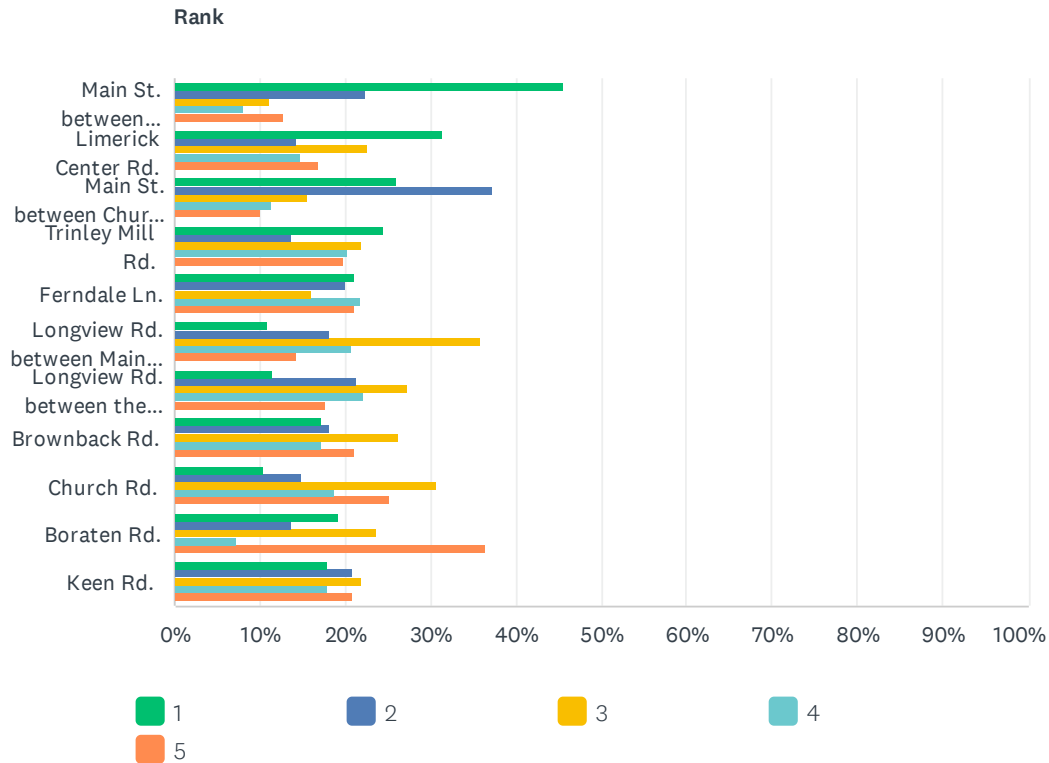
## Linfield Village Master Plan



	VERY IMPORTANT	SOMEWHAT IMPORTANT	SLIGHTLY IMPORTANT	NOT IMPORTANT	NO OPINION	TOTAL
Developing or renovating parks and recreation facilities	50.09% 265	32.51% 172	12.10% 64	4.35% 23	0.95% 5	529
Preserving historic places	49.53% 262	30.62% 162	13.80% 73	5.10% 27	0.95% 5	529
Bringing in new businesses	32.32% 170	26.24% 138	21.67% 114	18.82% 99	0.95% 5	526
Housing opportunities for seniors and young families	19.01% 100	27.76% 146	29.47% 155	20.34% 107	3.42% 18	526
Alternative transportation options	20.04% 105	20.99% 110	29.01% 152	26.91% 141	3.05% 16	524
Walkable community / sidewalks and bikeways	48.76% 256	26.86% 141	15.05% 79	7.81% 41	1.52% 8	525
Connection to the Schuylkill River Trail	47.34% 249	30.61% 161	13.69% 72	6.65% 35	1.71% 9	526
Arts and cultural events	19.04% 99	29.81% 155	26.35% 137	21.35% 111	3.46% 18	520

# Q22 New development/redevelopment in Linfield Village will create the need for improvements to local roads. Which local roads are most in need of improvements? (Please rank your top 5)

Answered: 437 Skipped: 410



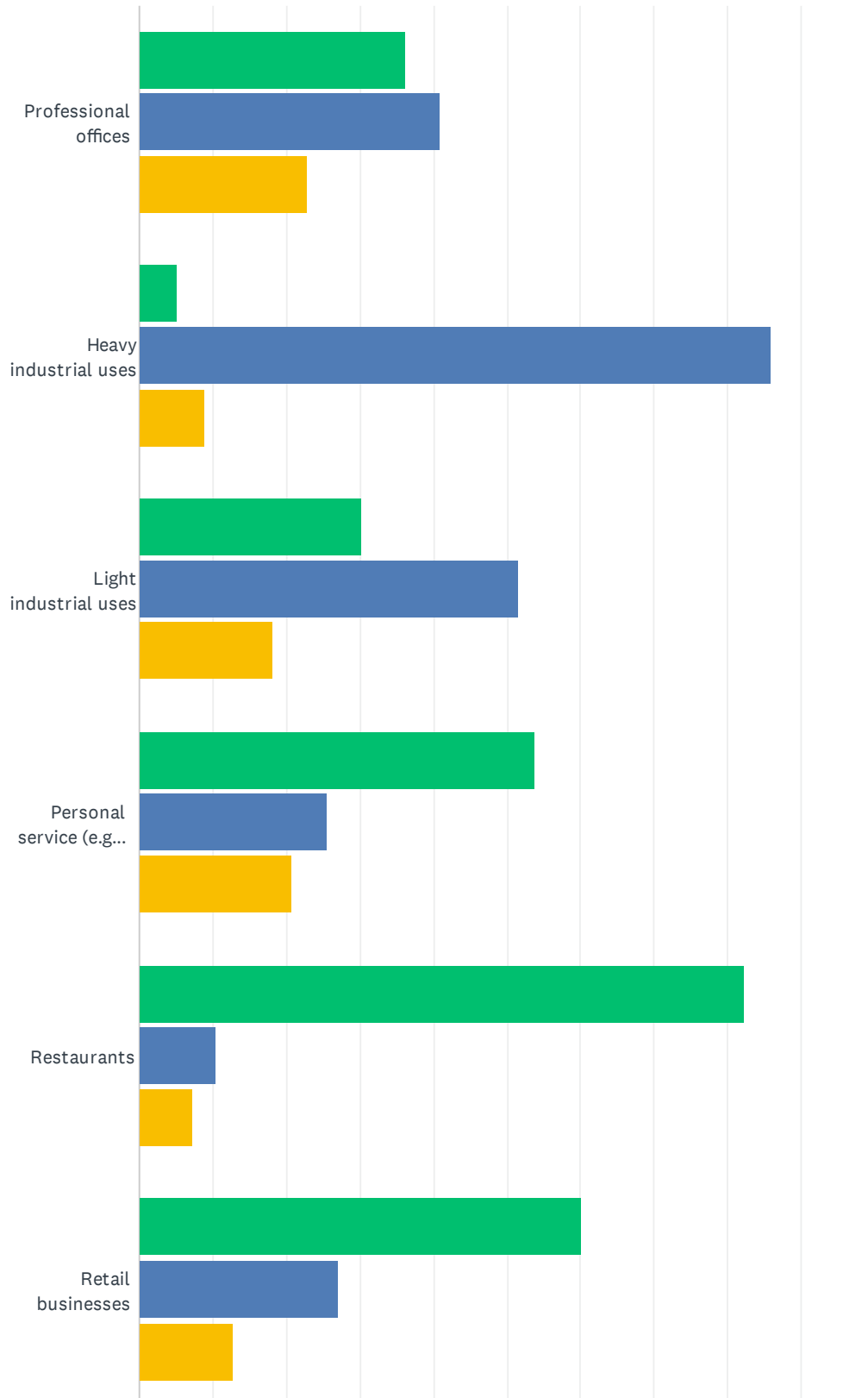


# Linfield Village Master Plan

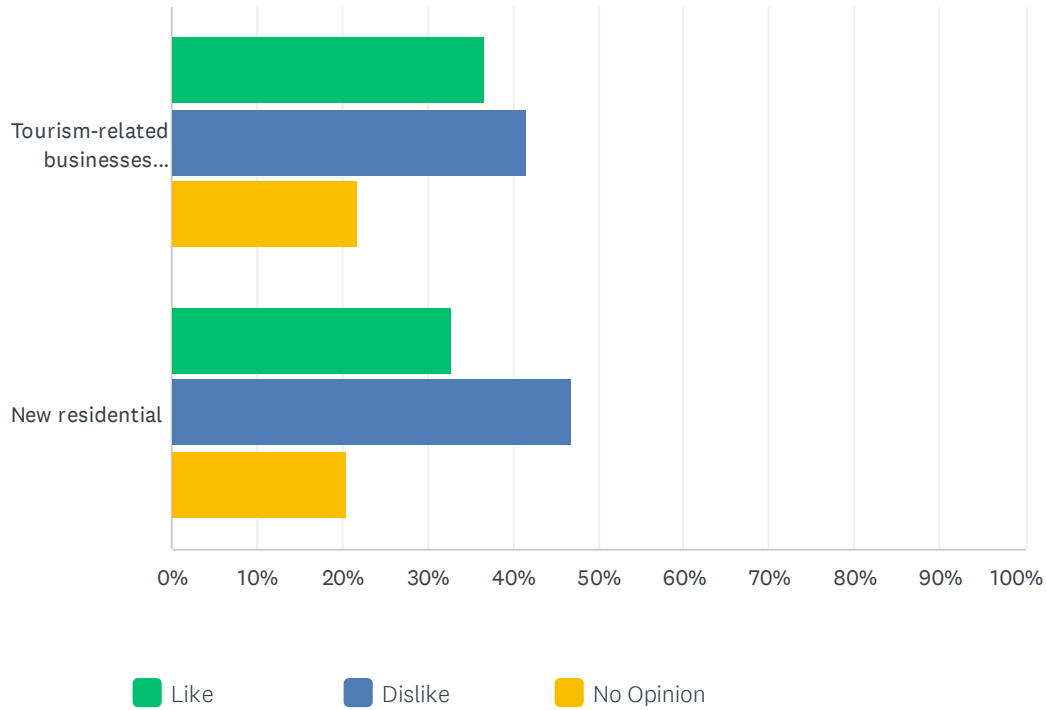
Rank						
	1	2	3	4	5	TOTAL
Main St. between Linfield Bridge and Church Rd.	45.71% 165	22.44% 81	11.08% 40	8.03% 29	12.74% 46	361
Limerick Center Rd.	31.42% 104	14.20% 47	22.66% 75	14.80% 49	16.92% 56	331
Main St. between Church Rd. and Trinley Mill Rd.	25.97% 94	37.29% 135	15.47% 56	11.33% 41	9.94% 36	362
Trinley Mill Rd.	24.48% 47	13.54% 26	21.88% 42	20.31% 39	19.79% 38	192
Ferndale Ln.	21.14% 37	20.00% 35	16.00% 28	21.71% 38	21.14% 37	175
Longview Rd. between Main St. and the Power Plant	10.97% 26	18.14% 43	35.86% 85	20.68% 49	14.35% 34	237
Longview Rd. between the Power Plant and Sanatoga Rd.	11.57% 25	21.30% 46	27.31% 59	22.22% 48	17.59% 38	216
Brownback Rd.	17.29% 23	18.05% 24	26.32% 35	17.29% 23	21.05% 28	133
Church Rd.	10.40% 21	14.85% 30	30.69% 62	18.81% 38	25.25% 51	202
Boraten Rd.	19.09% 21	13.64% 15	23.64% 26	7.27% 8	36.36% 40	110
Keen Rd.	18.00% 18	21.00% 21	22.00% 22	18.00% 18	21.00% 21	100

# Q23 Which of the following commercial enterprises would you like to see more of in Linfield Village? (please select like, dislike, or no opinion)

Answered: 512 Skipped: 335



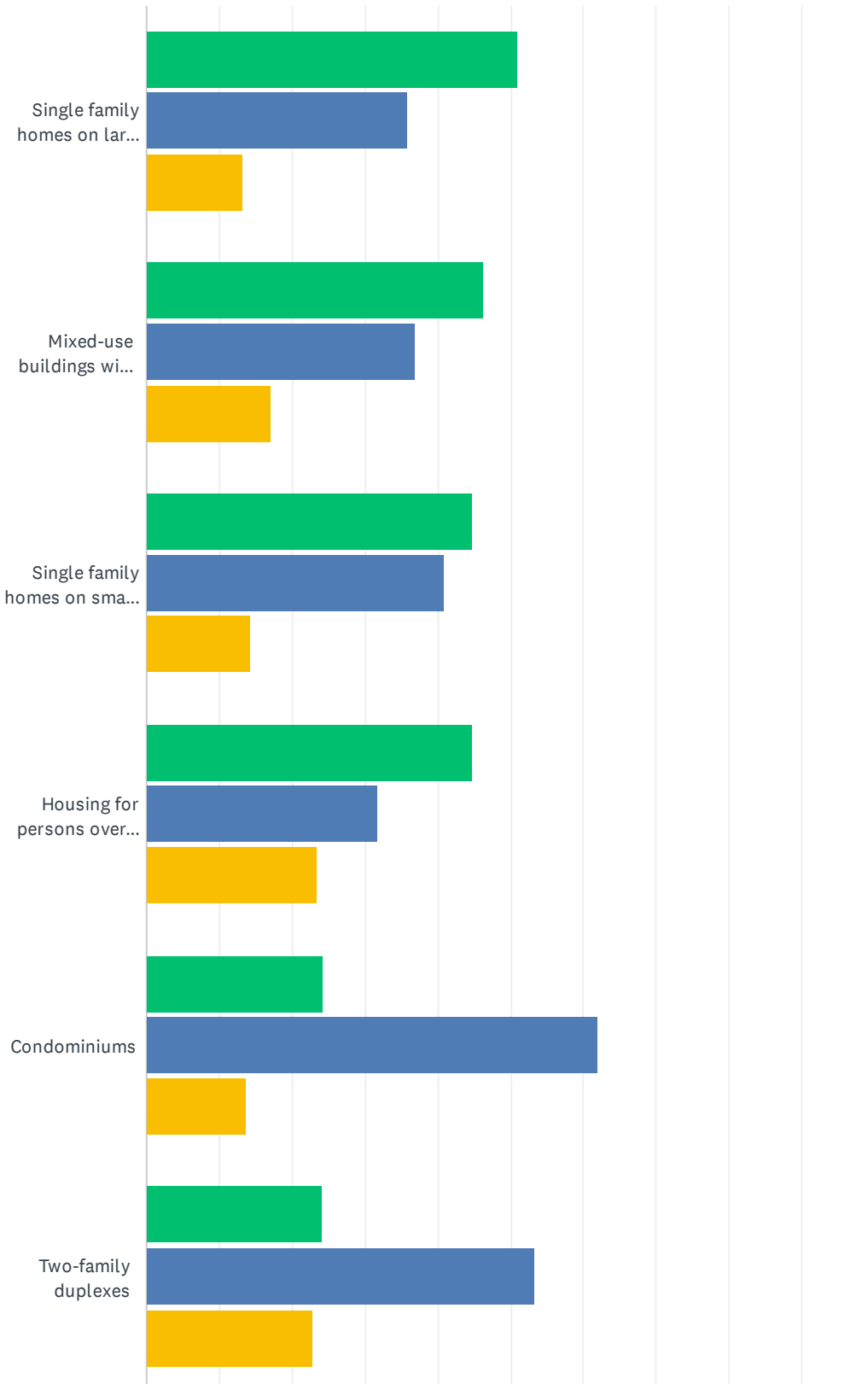
## Linfield Village Master Plan



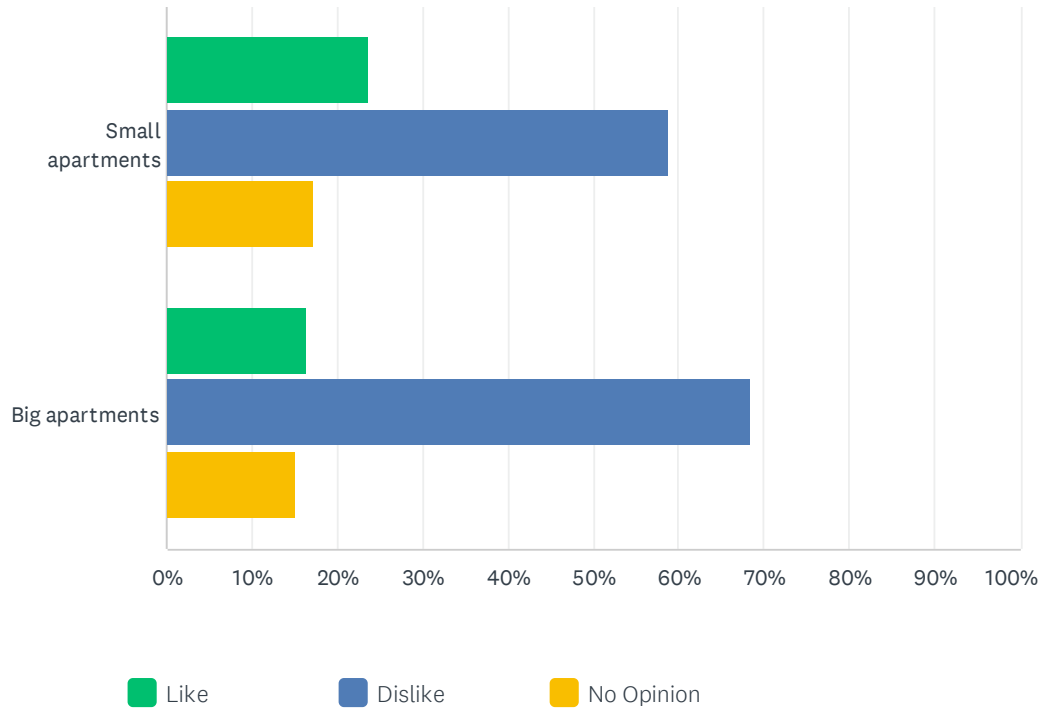
	LIKE	DISLIKE	NO OPINION	TOTAL
Professional offices	36.25% 182	41.04% 206	22.71% 114	502
Heavy industrial uses	5.16% 26	85.91% 433	8.93% 45	504
Light industrial uses	30.22% 152	51.69% 260	18.09% 91	503
Personal service (e.g. pharmacy, dry-cleaners, hair dresser, etc.)	53.77% 271	25.60% 129	20.63% 104	504
Restaurants	82.32% 419	10.41% 53	7.27% 37	509
Retail businesses	60.16% 302	27.09% 136	12.75% 64	502
Tourism-related businesses (e.g. hotel/motel, bed & breakfast, etc.)	36.63% 185	41.58% 210	21.78% 110	505
New residential	32.74% 165	46.83% 236	20.44% 103	504

## Q24 Which of the following types of housing would you like to see in Linfield Village? (please select like, dislike, or no opinion)

Answered: 509 Skipped: 338



## Linfield Village Master Plan

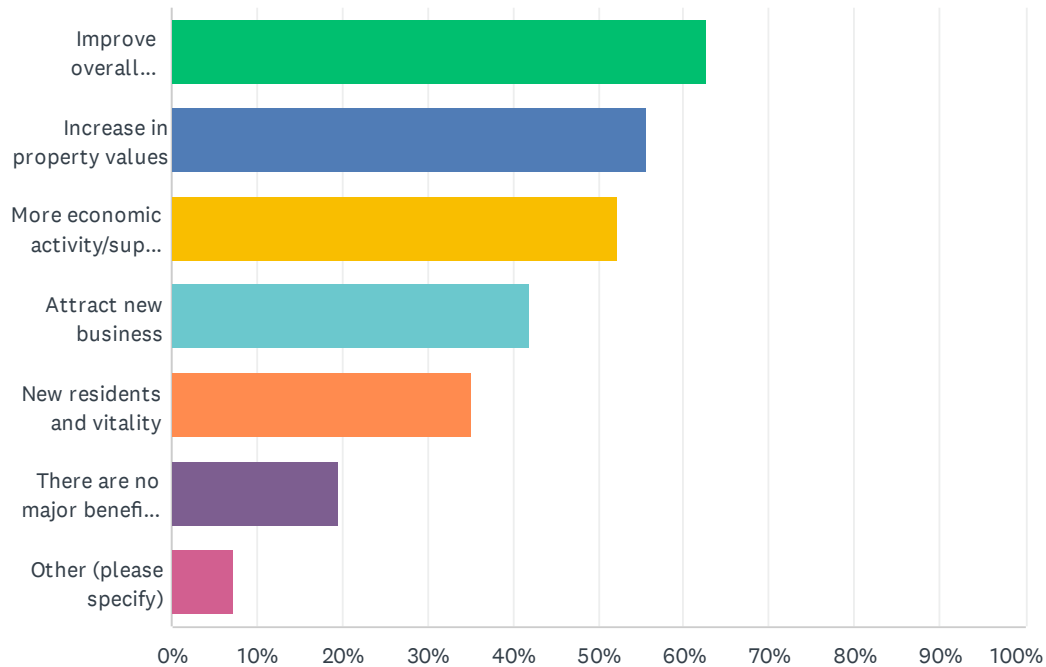


	LIKE	DISLIKE	NO OPINION	TOTAL
Single family homes on large lots	50.89% 257	35.84% 181	13.27% 67	505
Mixed-use buildings with ground floor retail and residential above	46.20% 231	36.80% 184	17.00% 85	500
Single family homes on small lots	44.82% 225	40.84% 205	14.34% 72	502
Housing for persons over 55 years of age	44.78% 223	31.73% 158	23.49% 117	498
Condominiums	24.24% 120	62.02% 307	13.74% 68	495
Two-family duplexes	23.99% 119	53.23% 264	22.78% 113	496
Small apartments	23.74% 118	58.95% 293	17.30% 86	497
Big apartments	16.50% 82	68.41% 340	15.09% 75	497



## Q25 What do you think are major benefits to new development/redevelopment in Linfield Village? (Please check all that apply)

Answered: 499 Skipped: 348



ANSWER CHOICES	RESPONSES	
Improve overall aesthetics in the Village	62.73%	313
Increase in property values	55.71%	278
More economic activity/support for local businesses	52.30%	261
Attract new business	42.08%	210
New residents and vitality	35.27%	176
There are no major benefits related to new development in Linfield Village	19.64%	98
Other (please specify)	7.21%	36
Total Respondents: 499		

#	OTHER (PLEASE SPECIFY)	DATE
1	Clean up of Publiker Site	11/16/2021 11:10 AM
2	Clean up of Publiker Site	11/16/2021 10:57 AM
3	More traffic and tax revenue	11/2/2021 1:27 PM
4	Improved quality of living for current residents	10/23/2021 7:09 PM
5	Anything where houses are built and more people are brought in should not be a project "for"	10/20/2021 9:39 PM

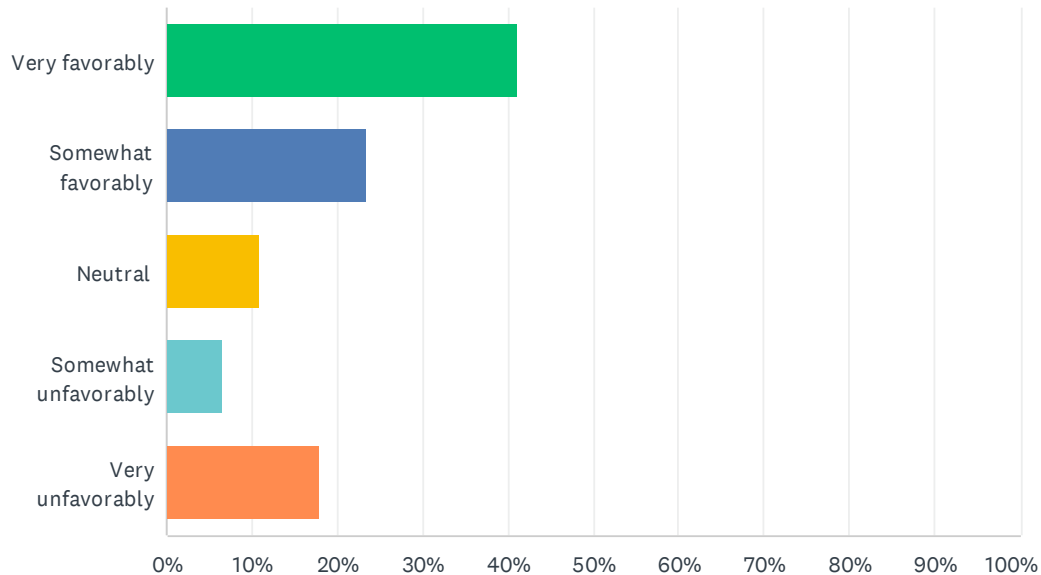
## Linfield Village Master Plan

the village. If you're truly doing something to improve the village, places people come to like local breweries and bars as well as rec center/basketball courts (indoor)/convention center, programs, locally-owned businesses that increase property value and bring in taxes/revenue through business and better support those in the area already is what is needed. Otherwise, it's just gentrification.

6	recreation area, park, open space	10/18/2021 3:05 PM
7	Address truck traffic at Bengal	10/17/2021 9:30 PM
8	STOP building!!!!!! STOP the speeders!!!!	9/8/2021 11:25 AM
9	R/M distillery and allow natural landscape	4/2/2021 7:00 PM
10	Good careful planning can make us a destination place	3/21/2021 8:27 PM
11	Do not support new construction	3/9/2021 4:24 PM
12	Not a benefit	3/7/2021 10:09 AM
13	None. Leave it alone. If they take the last of the woods we have I will soon move to somewhere nicer. This is why we live here	3/6/2021 11:05 PM
14	Leave the game lands alone.	3/5/2021 11:55 AM
15	end partying in the vacant areas	3/3/2021 6:45 PM
16	None just leave it alone	3/3/2021 3:28 AM
17	The site is getting very raggedy, needs to be cleaned up and used used. I would personally love a farmers market near by.	3/3/2021 1:48 AM
18	Leave the town alone. You've already destroyed Limerick Township with all your housing. Try picking up the trash flying around the entire area from all these people you brought here.	3/2/2021 7:22 PM
19	Stop building Limerick is horrible now	3/2/2021 6:28 PM
20	Game reserves and nature	3/2/2021 1:47 PM
21	recreation opportunities, fitness, natural spaces	3/1/2021 9:19 PM
22	NO MORE HOUSES!!!!!!!!!!!! ANYTHING OTHER THAN HOUSES!!!!!!!!	3/1/2021 8:01 PM
23	Quality of life living. Mixed use allows people to walk to do things	3/1/2021 7:34 PM
24	Taxes	3/1/2021 1:28 PM
25	Such a burden on school district	3/1/2021 1:03 PM
26	want to improve and expand green spaces	3/1/2021 12:54 PM
27	I have a concern of redevelopment of putting in retail space, apartments and senior housing as there is a lot of that available (and empty) in the township.	3/1/2021 12:38 PM
28	Improve parks and recreational spaces/trails	3/1/2021 11:48 AM
29	Traffic safety is the worst in the area. Also w new housing I'm sure it would include low income so the rest of township can feel good about themselves. Section 8 should be built in the culdesacs with the hate has no home here signs	3/1/2021 11:08 AM
30	we need open space for the animals and the environment	2/15/2021 12:14 PM
31	Will increase tax base and take some of the burden off home owners.	2/10/2021 2:11 PM
32	Hopefully more development means more tax payers which leads to lower taxes	2/9/2021 2:12 PM
33	Xx	4/30/2020 6:10 PM
34	To have more open areas with small businesses and affordable housing for young families and elderly	4/18/2020 11:16 AM
35	In my opinion everything is fine the way it is.	4/17/2020 6:58 PM
36	improved quality of life for residents	2/26/2020 5:09 PM

**Q26 In general, how do you view the potential for new development/redevelopment at the Publicker site? (please select very favorably, somewhat favorably, neutral, somewhat unfavorably, very unfavorably)**

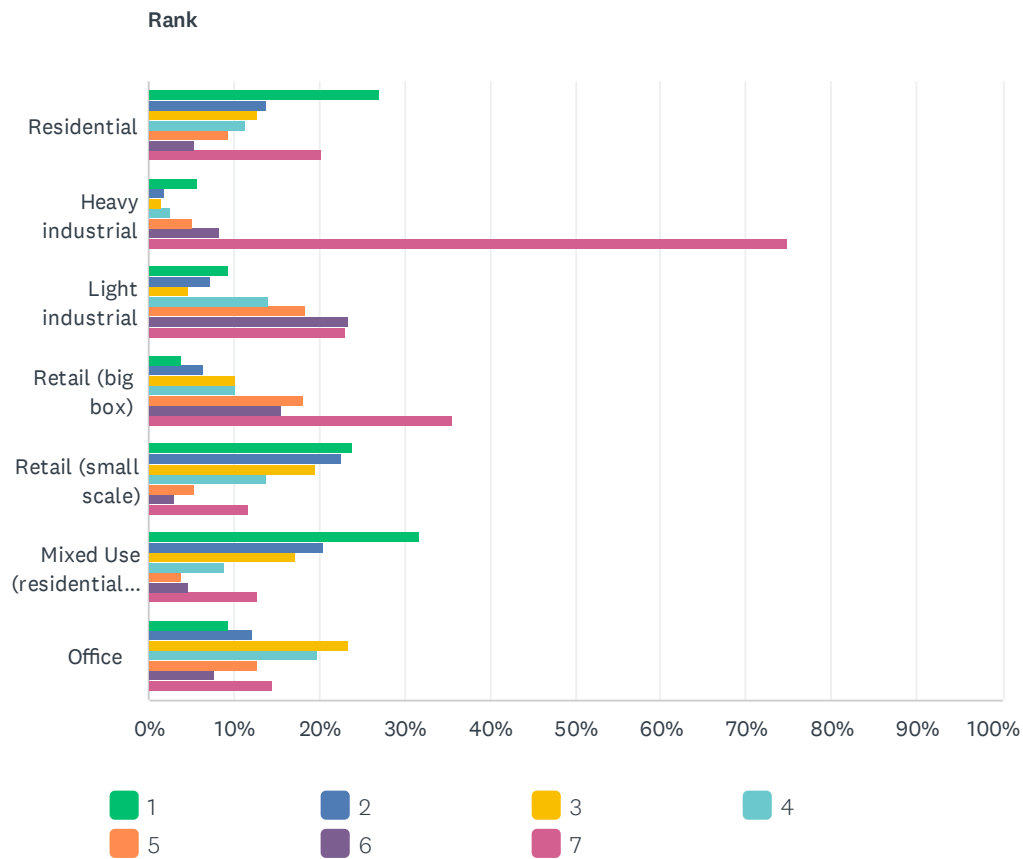
Answered: 507    Skipped: 340



ANSWER CHOICES	RESPONSES	
Very favorably	41.22%	209
Somewhat favorably	23.47%	119
Neutral	10.85%	55
Somewhat unfavorably	6.51%	33
Very unfavorably	17.95%	91
<b>TOTAL</b>		<b>507</b>

## Q27 Please rank the type of development you would prefer to see on the Publicker site? (1 = High Priority, 7 = Low Priority)

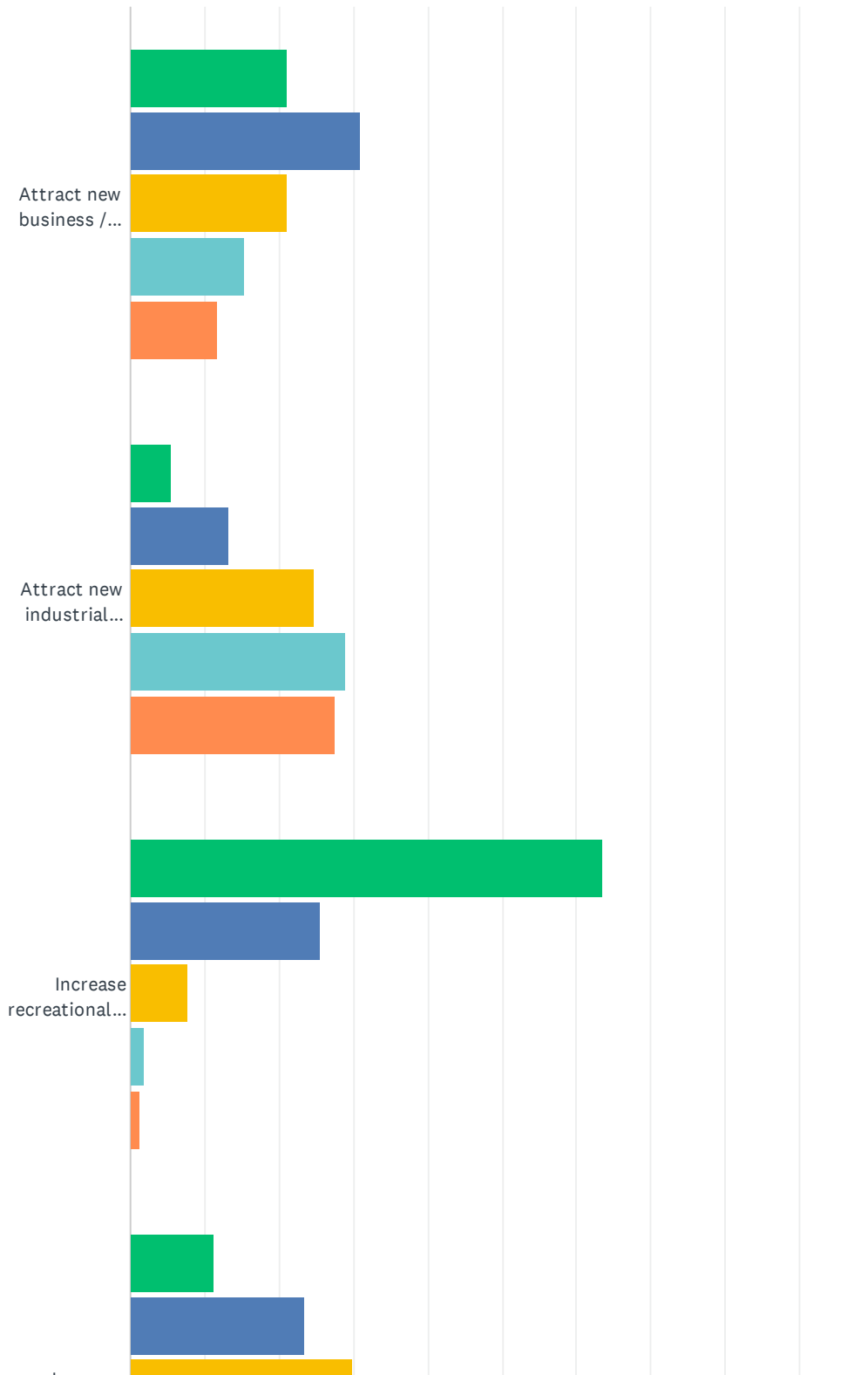
Answered: 468 Skipped: 379



Rank								
	1	2	3	4	5	6	7	TOTAL
Residential	27.15% 117	13.92% 60	12.76% 55	11.37% 49	9.28% 40	5.34% 23	20.19% 87	431
Heavy industrial	5.76% 23	2.01% 8	1.50% 6	2.51% 10	5.01% 20	8.27% 33	74.94% 299	399
Light industrial	9.42% 39	7.25% 30	4.59% 19	14.01% 58	18.36% 76	23.43% 97	22.95% 95	414
Retail (big box)	3.90% 16	6.34% 26	10.24% 42	10.24% 42	18.05% 74	15.61% 64	35.61% 146	410
Retail (small scale)	23.95% 103	22.56% 97	19.53% 84	13.95% 60	5.35% 23	3.02% 13	11.63% 50	430
Mixed Use (residential + other)	31.76% 141	20.50% 91	17.34% 77	9.01% 40	3.83% 17	4.73% 21	12.84% 57	444
Office	9.41% 38	12.13% 49	23.51% 95	19.80% 80	12.87% 52	7.67% 31	14.60% 59	404

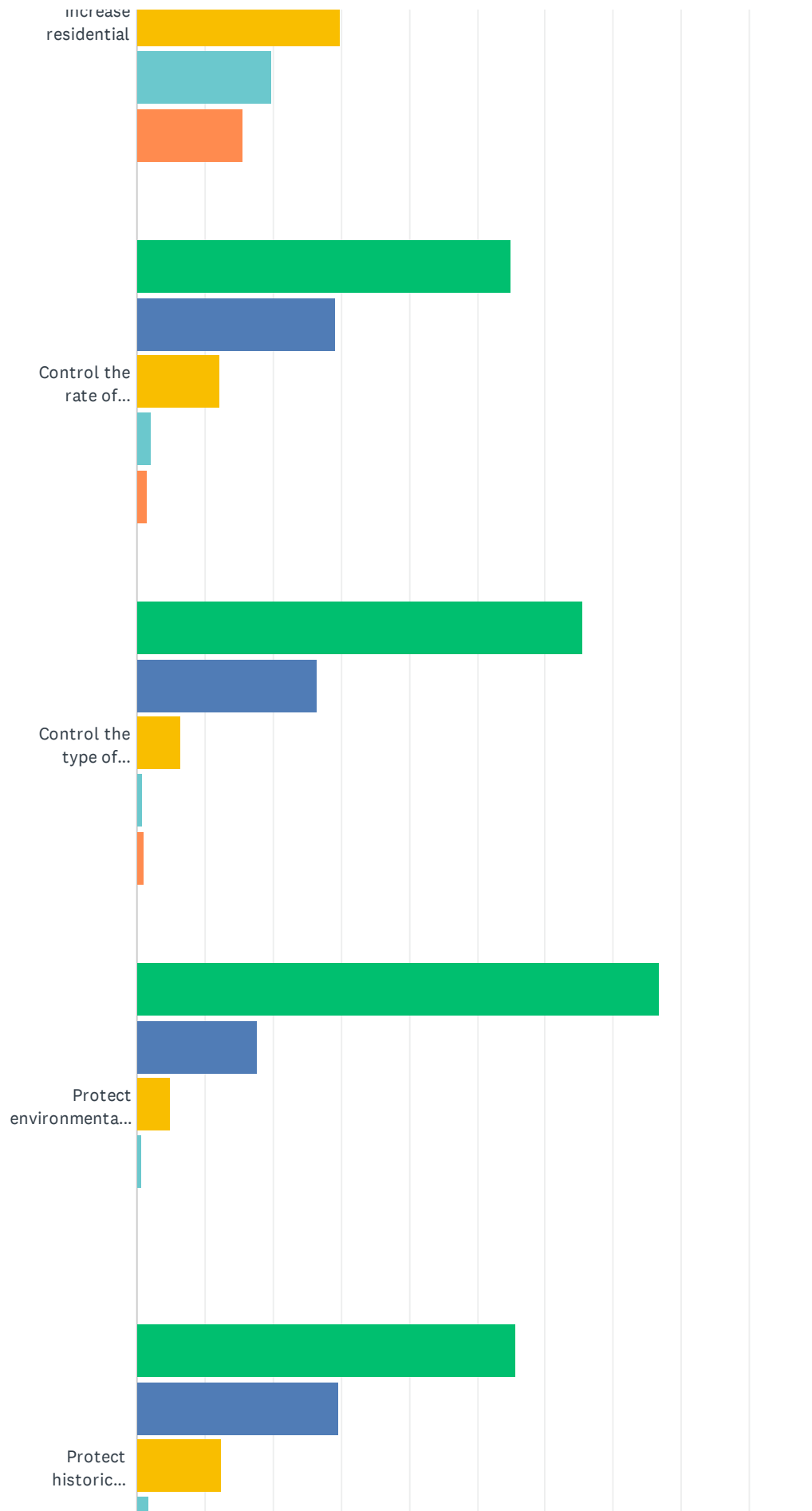
Q28 Over the next 10 years, with regards to Linfield Village, Limerick Township should try to: (please select whether you strongly agree, agree, are neutral, disagree or strongly disagree)

Answered: 506 Skipped: 341

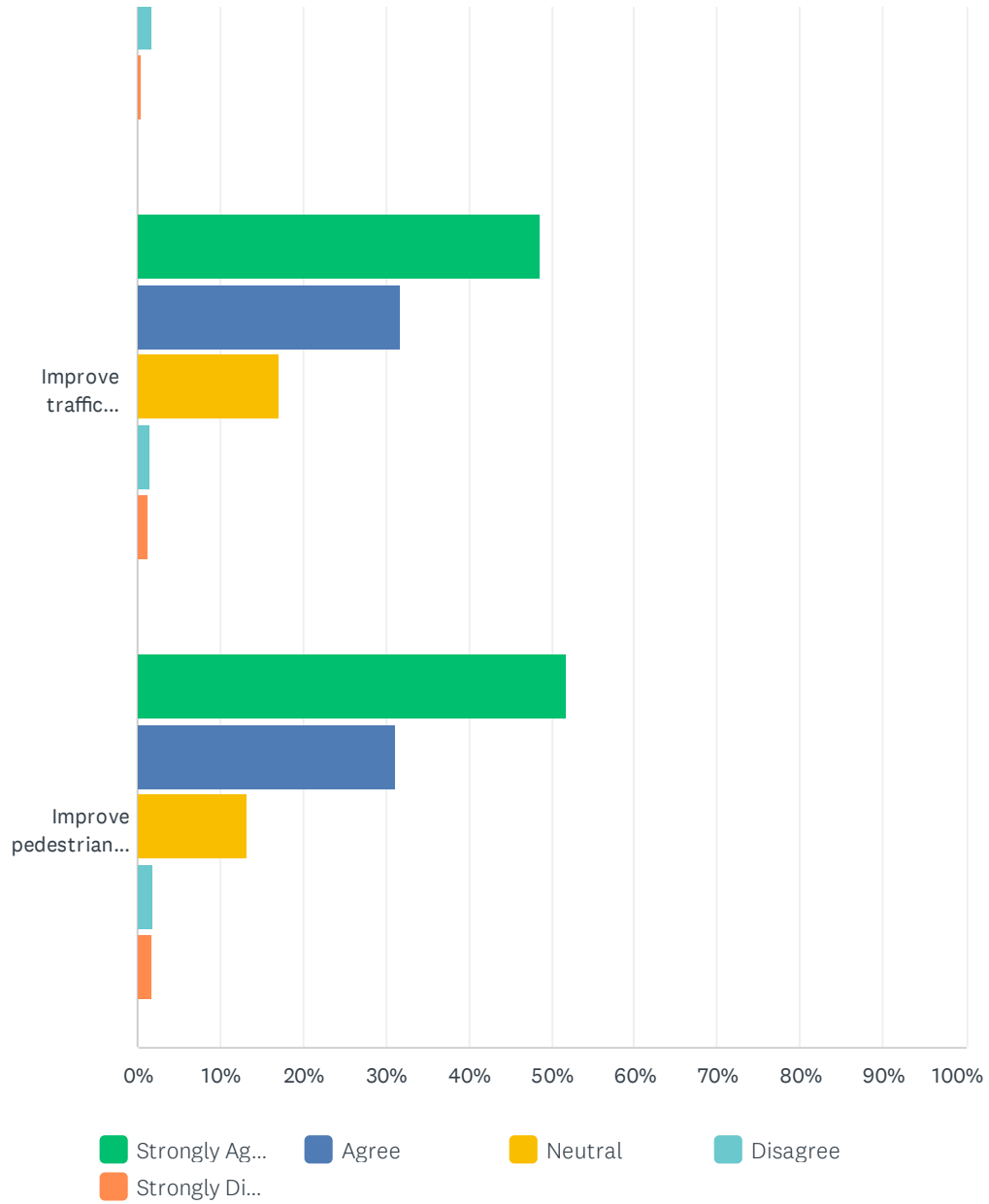




# Linfield Village Master Plan



## Linfield Village Master Plan



# Linfield Village Master Plan

	STRONGLY AGREE	AGREE	NEUTRAL	DISAGREE	STRONGLY DISAGREE	TOTAL
Attract new business / commercial development	21.01% 104	30.91% 153	21.01% 104	15.35% 76	11.72% 58	495
Attract new industrial development	5.48% 27	13.18% 65	24.75% 122	29.01% 143	27.59% 136	493
Increase recreational opportunities and open space	63.55% 319	25.50% 128	7.77% 39	1.99% 10	1.20% 6	502
Increase residential	11.24% 56	23.49% 117	29.92% 149	19.88% 99	15.46% 77	498
Control the rate of development	55.00% 275	29.20% 146	12.20% 61	2.20% 11	1.40% 7	500
Control the type of development	65.47% 328	26.35% 132	6.39% 32	0.80% 4	1.00% 5	501
Protect environmental quality	76.69% 385	17.73% 89	4.98% 25	0.60% 3	0.00% 0	502
Protect historic structures	55.69% 279	29.74% 149	12.38% 62	1.80% 9	0.40% 2	501
Improve traffic circulation in and around Linfield Village	48.60% 243	31.80% 159	17.00% 85	1.40% 7	1.20% 6	500
Improve pedestrian circulation in Linfield Village	51.80% 259	31.20% 156	13.20% 66	2.00% 10	1.80% 9	500

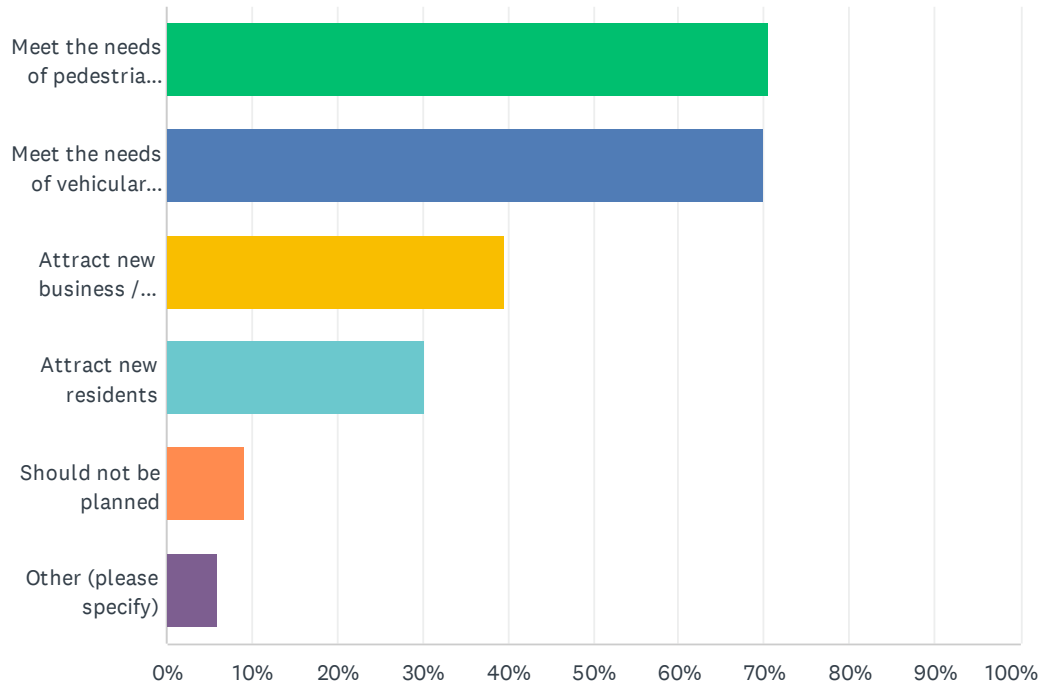
#	OTHER (PLEASE SPECIFY)	DATE
1	Improve access to Schuylkill Bike trail and to river (above the rock dam)	10/23/2021 7:09 PM
2	If we, rightly, prioritize small business and breweries and add indoor centers for conventions/basketball/etc. there will need to be parking and sidewalks. If using Publicker, it needs to connect with the existing town area so places such as the Railroad are not left out of events. Multi-use buildings are much preferred to destroying more environmental places, so that green thinking should be a close second priority.	10/20/2021 9:39 PM
3	SIDEWALKS	10/18/2021 10:01 AM
4	Address Bengal trucking congestion	10/17/2021 9:30 PM
5	do something about that curve on Main right in front of Bengals	6/15/2021 5:29 PM
6	More parks and recreation facilities	3/21/2021 8:27 PM
7	Increase size of game lands and improve parking.	3/11/2021 9:29 PM
8	No more developing!!!! Your ruing our town	3/6/2021 11:05 PM
9	Improve and protect SGL 234	3/6/2021 9:19 AM
10	Do not disturb PA Gamelands 234	3/5/2021 2:42 PM
11	Leave the game lands alone.	3/5/2021 11:55 AM
12	We don't need more people, more bikes, more houses, more parks, more trails, more sidewalks, etc...	3/2/2021 7:22 PM
13	U are overbuilding it's disgusting	3/2/2021 6:28 PM
14	Build Dog park	3/1/2021 8:42 PM
15	No more residential	3/1/2021 7:18 PM
16	Can't walk anywhere without putting life in danger	3/1/2021 11:08 AM

## Linfield Village Master Plan

17	Lindfield could be a small version of Phoenixville in the restaurant retail space if done well	2/18/2021 5:24 PM
18	get rid of train whistles	2/16/2021 3:51 PM
19	Provide public transportation (rail lines ) to Philadelphia	1/31/2021 2:05 PM
20	In regards to business development it should be small business to create and continue the small village open space feel	4/18/2020 11:16 AM
21	Leave everything the way it is. No need for business (Strongly Agree)	4/17/2020 6:58 PM
22	Sports complex on the Publicker site Turf fields like every other township	2/26/2020 12:01 PM

## Q29 The Main Street Corridor in Linfield Village should be planned in a manner that will: (Please check all that apply)

Answered: 494 Skipped: 353



ANSWER CHOICES	RESPONSES	
Meet the needs of pedestrian traffic	70.65%	349
Meet the needs of vehicular traffic	69.84%	345
Attract new business / commercial growth	39.68%	196
Attract new residents	30.36%	150
Should not be planned	9.11%	45
Other (please specify)	5.87%	29
Total Respondents: 494		

#	OTHER (PLEASE SPECIFY)	DATE
1	Stop light to slow cars down!	11/16/2021 11:10 AM
2	Traffic light to slow cars down	11/16/2021 10:57 AM
3	Keep the village feel by protecting current traffic level and discouraging increased vehicular traffic	11/2/2021 1:27 PM
4	improve quality of life, for instance, traffic calming	10/23/2021 7:09 PM
5	Breweries and events/conventions in a convention center/gymnasium will attract foot traffic that should also be able to reach the existing businesses to support them. Might suggest some raised walking bridges to help with space/environmental concerns.	10/20/2021 9:39 PM

## Linfield Village Master Plan

6	Decrease vehicle speed.	9/7/2021 10:07 PM
7	Is there not enough development???	4/2/2021 7:00 PM
8	More attractive to the general public for recreation and shopping	3/21/2021 8:27 PM
9	Maintain the most open/wild space possible.	3/11/2021 9:29 PM
10	Keep as much green/natural space as possible. Stop developing	3/7/2021 9:35 PM
11	Protect SGL 234	3/6/2021 9:19 AM
12	It is a quaint villiage - do not turn this village into Phoenixville!	3/5/2021 2:42 PM
13	Leave the game lands alone.	3/5/2021 11:55 AM
14	not sacrifice one of the above for another.	3/3/2021 6:45 PM
15	Protect state game lands	3/2/2021 8:47 PM
16	Preserve land for wildlife and opportunities for enjoyment	3/2/2021 8:13 PM
17	include river access points	3/1/2021 9:19 PM
18	Just clean it up	3/1/2021 1:49 PM
19	Keep open space, build a park not more buildings	3/1/2021 1:03 PM
20	Small shops	3/1/2021 11:35 AM
21	25 mph should be strictly enforced	3/1/2021 11:08 AM
22	Only do what is needed for current community. Not for a development to go in	2/28/2021 2:57 PM
23	let people walk safely	2/16/2021 3:51 PM
24	Small local community business	2/8/2021 8:47 PM
25	Keeps the small village feel	4/18/2020 11:16 AM
26	Sidewalks throughout	4/14/2020 11:57 AM
27	no more section 8. put it where you live not me	3/3/2020 1:54 PM
28	No more residential homes/apartments/developments	3/2/2020 10:16 AM
29	Slow speed down	2/26/2020 11:09 AM



## Q30 Please share any additional thoughts, comments, or ideas you have for the Linfield Village Master Plan.

Answered: 198 Skipped: 649

#	RESPONSES	DATE
1	Clean up properties in disrepair and collecting junk about the property	11/16/2021 11:11 AM
2	Clean up properties that have junk (excessive)	11/16/2021 10:58 AM
3	We don't need anymore new neighborhoods that will bring more people to congest the area.	10/29/2021 9:50 AM
4	Linfield is a main access for regions of Chester county to Rt 422. That MUST be recognized and addressed by traffic calming at both ends of the village. The pedestrian walkway on the Linfield bridge should be made safely accessible and useable. It is currently a wasted resource. The undeveloped portion of Publikers should not be developed except for open space and river access. The current truck access to "Bengal" must be improved or any Master Plan will be a waste of township money.	10/23/2021 7:19 PM
5	Thank you for this opportunity to provide personal input.	10/22/2021 8:42 PM
6	It is already too congested due to and from access from Rt. 724. Bengel Trucking is absolutely ridiculous. Trucks turn illegally and cause traffic jams and slow down traffic. It craps up our village with the unsightly looks of the tractor trailers. Cars cut through Boraten Road and fly through the neighborhood which houses at least 3-4 dozen small children and no one ever does anything about it! If I knew this 16 years ago, I would have never lived here.	10/21/2021 11:44 AM
7	1. NEW HOUSES ARE NOT NEEDED 2. Ideal additions are a brewery/bar or two (maybe more). Help to increase people spending money in local business area by utilizing them and Railroad for events and maybe even a beer trail. 3. A convention center (not Oaks-sized, but one big room) should be highly considered. This space could be rented to make money, but also be used as a community rec center for things like basketball when not in use and host events like career fairs, community yard sales, and even host home-brew conventions if you follow through on the other breweries coming in. 4. Having the connection to the SRT could help to boost the above suggestions if advertised properly, which could bring in significant revenues for local/new business as well as the Township should they go with my suggestion to rent out a large space and run shows and whatnot.	10/20/2021 9:48 PM
8	We need more small business/industry. Limerick Township needs to accept that small business, offices, restaurants and bars are what is needed far more than another big housing development. We need income generated here - not everyone living here and having to go elsewhere to earn and spend their income. Stop building houses and start building business. Improve the roads and sidewalks and don't put more houses on them.	10/18/2021 10:21 PM
9	No more multi-family housing townhouses or low income housing. We don't want it or need the burden on the township and taxpayers. We want either businesses or preserved space. No low income housing!!! We don't want the crime or taxes!	10/18/2021 6:25 PM
10	We do not need any more industrial of any kind in Limerick Township. Any development should enhance the historic character of the village. New business should be small and open space should be increased.	10/18/2021 6:03 PM
11	The building in Limerick is off the charts. We need to slow it down. My kids had almost 700 kids in their class. I didn't move out here just to sit in traffic all day. Bad enough it takes me forever to pull out of my street. Thinking of moving soon out of this area. Ridge Pike has all kinds of new development and now has a bunch of abandon businesses. Looks like garbage.	10/18/2021 3:43 PM
12	Please stop building in Limerick Township- Traffic is becoming a nightmare, our schools are becoming over crowded. People are becoming disgusted	10/18/2021 3:06 PM
13	Would love to see Linfield be a version of phoenixville attract more cultural arts	10/17/2021 9:31 PM
14	Main street is out of control with the number of cars and the speeding and now where getting	10/17/2021 10:52 AM

## Linfield Village Master Plan

	more and more big trucks , they need to address this before anything else	
15	This project should focus on the residents here and the historic value this town has. Don't look to grow the residents or business like to beautify this community, no need to grow it or build it up. Make it nice and people will come to enjoy the parks, river trail, etc.	10/17/2021 10:04 AM
16	Linfield Village has great potential being close to the river and the Publicker site. Kayak rentals or a path along the river with restaurants and retail would elevate Linfield to a destination site.	10/17/2021 9:38 AM
17	I think Linfield Village should be exactly as the names sounds attracting Craft Shops, Food Venues and River Trail with Biking and recreational opportunities and New affordable housing along the River.	9/23/2021 12:17 PM
18	Stop building residential homes, we have enough apartments and existing homes that people can move into. We don't need more to feed greedy contractors and the township who seem to want all the money in the world. Schools are over populated, traffic is insane, and the more people there is the more crime there will be. We don't want to be like Philadelphia or Pottstown where we have to watch our backs, we like being able to go and do things and not have to lock our doors because we will be gone for 5 minutes. The speeders are unreal, there are children! If these people are to hit those kids, all because you won't try to discipline those who are breaking laws, then it won't be the families who are just to be blamed. The speeding has ALWAYS been an issue and continues to get worse! Kids are going to get hit while YOU sit on your a\$\$es and do absolutely nothing about it. All because speed bumps look "ugly" and they "might" cause an accident guess what if the person who is speeding hits the bump and gets into an accident I guess it was their fault for speeding. Not the townships fault who is trying to get things under control. It's the drivers fault who lost control of their own vehicle, it's the drivers fault for speeding, it's the drivers fault for getting into an accident. Getting the picture? But hey let's put speed bumps around car dealerships so people won't hit the people? Kids? Nope the "nice shiny" new cars. Shows where the townships board loyalties truly lie and where they think safety truly needs to be.	9/8/2021 11:45 AM
19	Church road needs more restrictive speed limits. Too many people speed through Church Rd when other roads are closed. Church Rd needs speed bumps put in immediately to prevent speeders and increase safety.	9/7/2021 10:09 PM
20	We do not need more residents in the township. We need more industry, something that creates jobs.	8/17/2021 5:22 PM
21	Often times there is a correlation between crime, litter, property value, and poor schooling when increase things like public transportation and low income housing. I support small business, and success for hard working communities.	8/8/2021 6:29 AM
22	Great small village that has potential of a New Hope	7/28/2021 8:17 AM
23	I'd prefer the Publicker site be mainly focused on parks / open space / trail, included actual wooded parks with natural surface trails and connections to other trail networks.	7/15/2021 7:05 PM
24	The publiker area NEEDS to be used to attract new residents and repair the area. A buyout should be offered to residents nearby.	5/13/2021 10:03 AM
25	I agree that the Publicker site is dangerous and should be torn down. However, building apartment complexes and townhomes will create too much traffic and the infrastructure of the town will not be able to handle it without making MAJOR changes, which could damage its current integrity. Not to mention the education system, in terms of the teacher to student ratio and quality of education, will greatly suffer with too heavy of a population increase. Linfield Village is a quiet, quaint town and adding too much foot traffic will be devastating to the current residents. Building a small museum dedicated to the historical importance of the town and its surrounding areas (including the Pennhurst Asylum) seems much more logical than apartment complexes, townhomes, and shopping centers. Creating a historical museum will not only bring in foot traffic all year long because of the surrounding areas, but add interest to the town. This could be a generous stream of revenue while the current residents can still enjoy the area the way they know and love it.	5/11/2021 9:12 PM
26	State games lands must stay! It's one of the only public hunting lands in the area	5/4/2021 10:38 AM
27	Would really like to see development of Pickleball courts. It is the fastest growing sport that can be played across a large age range	4/11/2021 10:15 PM
28	Thank you for making a plan to improve Linfield Village	4/11/2021 12:00 PM

## Linfield Village Master Plan

29	Let it stay a small town !!	4/9/2021 11:10 PM
30	Do not add development that will increase traffic congestion.	4/8/2021 9:04 PM
31	Why is Sacco Road not included? This street is an important street in Linfield Village. It does not have through traffic but could have at least been mentioned.	4/7/2021 3:24 PM
32	To make it a village must have sidewalks. Ample and decorative lighting safe roads and speed limits and design entranceways to be easy to get into and fully operational with taking in consideration of the residents that have lived there for a long time	4/7/2021 9:16 AM
33	I am a supporter of developing the Publicker site, as long as it's done with a plan and does not include heavy industrial or big-box retail. It should pay homage to the Village's history while showcasing the gorgeous riverbend currently hidden by the rotting infrastructure and vegetation. (As an aside, I'm an avid hunter and I would be willing to give up the gamelands adjacent to the site as well -- they suck for hunting anyway. Would make a wonderful riverfront park.)	4/5/2021 9:15 AM
34	If the Publicker property has to be developed, it should be developed in a way that causes the least amount of traffic on Main Street. My main concern in development is high traffic on Linfield Road/Main Street. The Village was not built to sustain thousands and thousands of cars passing through each day. The speed limit in Linfield does not seem to be enforced...people can get killed just pulling out of their driveway or mowing their lawn. If lots of homes or shops are developed on Publicker property, the amount of speeding cars will increase. It would be nice to see some major speed bumps added to Main Street between Nino's Pizza and Nonamaker's Garage, just like speed bumps were added to Main Street in Spring City.	4/3/2021 6:29 PM
35	Pearls to swine ,board of supervisors rides again .	4/3/2021 11:00 AM
36	The Publicker site should be developed if possible. It's wasted land now.	4/3/2021 9:17 AM
37	Exciting!	4/2/2021 7:35 PM
38	Steer development to areas already being developed. Airport rd.,, Rothman institute area. RIDGE PIKE, RIDGE PIKE. LEWIS RD. .. LET IT BE	4/2/2021 7:04 PM
39	Main street flow is the biggest concern. With increased development, especially of the Publicker site, improvement of this road and other roads in the village is of the utmost importance. Tractor trailer and other large vehicle traffic makes it scary and dangerous to navigate this road.	4/2/2021 5:03 PM
40	We need to become a fun destination. Parks, biking, stores, some housing, better care of pedestrians, good parking, imaginative and nice hiking and nature interface. Decent restaurants.	3/21/2021 8:29 PM
41	LEAVE WHAT MOTHER NATURE HAS CREATED ALONE!!!! CORRECT WHAT MANKIND HAS SCREWED UP!!!!	3/21/2021 2:00 PM
42	Revitalizing the town center and correct the road issues around bengal paper. Trucks are getting stuck constantly trying to make turns off Railroad at near the creek. This are needs to be improved for traffic flow	3/15/2021 9:09 AM
43	Please do everything in your power to control new development, not only in Linfield, but throughout the entire township. We have a great township, please keep it that way. Thank You!	3/13/2021 8:52 AM
44	Maintain all open space as open and wild with limited access.	3/11/2021 9:32 PM
45	As a game lands user and an out of state visitor to your town I hope that the redevelopment area can be added to the game lands to continue to draw in sportsmen and women's dollars to your community	3/9/2021 6:46 PM
46	No big industry we are a small Village and it would be nice for it to stay that way.that is why I moved here.	3/9/2021 10:38 AM
47	Parks are nice, but let's be honest, the kids want to create games and play with friends in their neighborhoods and the parents want to be able to check in on them while still being at home. You want to make improvements and places for kids to play. REPAVE ROADS IN THE NEIGHBORHOODS WITH NORMAL SMOOTH PAVEMENT, NOT ROCKS OVER TAR THAT	3/8/2021 9:55 PM

## Linfield Village Master Plan

KICKUP AND CAUSE WOUNDS THAT SCAR HORRIBLY OR LEAVE ROCKS IMPEDDED. THIS IS A BIG REASON WHY KIDS HAVE NO PLACE TO PLAY!!!!!!!!!!!!!! You took away the neighborhood streets where they could play street hockey, basketball, skateboard, rip stick, dodgeball, ride scooters, and anything else they can think of to be outside instead of inside staring at screens all day!!!!!!!!!!!!!! You took it away, and now it is time to give it back by repaving properly so kids can play and have fun without the fear of falling on rocks that are very painful to remove!!!!!!!!!!!!!! you can also make is safer with sidewalks on main street and connecting neighborhoods so the kids can get to each other with out needing a driver because if just is not safe to walk on main street.

48	protect state game lands 234 and don't develop the publicker site	3/7/2021 10:13 PM
49	Open space was what drew us to this area. It is important to keep the Game Lands intact as safe space for animals and environment.	3/7/2021 9:37 PM
50	As one of the only public hunting areas adjacent to the schuykil river, this land must be protected.	3/7/2021 10:10 AM
51	PERFECT THE WAY IT IS,WHY DESTROY A QUAINT LITTLE VILLAGE !!	3/7/2021 9:40 AM
52	My concern is the traffic on main st, 724 area. There is no outlet. Need to consider traffic and the possibility of using the railroad to move people. Lets also consider the cost to the township, more police, fire etc. Thank You.	3/7/2021 8:45 AM
53	Do not ruin the beautiful landscape we have with more developing. Enough is enough!	3/6/2021 11:05 PM
54	The plan should consider the highly valuable state game lands, and other open space, and do everything it can to preserve them	3/6/2021 10:25 PM
55	OPEN SPACE OPEN SPACE OPEN SPACE	3/6/2021 3:48 PM
56	Bottom line nothing should be done that will disturb the open space that already is established. The entire area is quiet and peaceful and limerick twp just wants to destroy that atmosphere and the use of the Game lands by surrounding it with houses and business we don't need or want.	3/6/2021 9:35 AM
57	State game lands is used by a large portion of the community and has for many years. The new plan for development adjacent to the property will drastically affect how this land is used. A better plan must be made to preserve the traditions hundreds of families participate in using state game lands 234.	3/6/2021 9:22 AM
58	The Publicker site should remain zoned as an industrial site. The adjoining state game lands are used significantly during the fall and winter hunting seasons, with hundreds of people using those sites daily/weekly. Often dining in the area locally after hunting. Residential development in that area will create major quality of life complaints from new residents. Industrial use of the Publicker site will keep the intended use of adjoining game land undisturbed. Retail business is also a bad idea. People will be coming to the area during day time hours will cause conflict with hunting activities also taking place. We don't need houses in every open lot of land. Bring in tax base from industrial businesses and cut some taxes for existing homes.	3/6/2021 8:44 AM
59	I think redeveloping the area by the schuykill river is a big mistake. As a limerick resident I enjoy our green spaces along the river and would hate to see it developed. Greed will ruin us all.	3/6/2021 6:30 AM
60	This development plan would ruin the use of the state game lands for thousands of men and women who enjoy that public land each year.	3/5/2021 9:07 PM
61	Your greatest resource is the river. Start using it.	3/5/2021 7:53 PM
62	Keep open spaces and state game lands open for future generations	3/5/2021 3:08 PM
63	Leave Linfield village just the way it is; go develop some other area and leave our town undisturbed. Development does not always improve an already beautiful area.	3/5/2021 2:45 PM
64	Leave the game lands alone. They have been there and used heavily for years, now they are in jeopardy of being ruined because of unneeded "progress" and simple greed in Linfield. Preserve open space and stop trying to bring Philadelphia to the suburbs.	3/5/2021 11:57 AM
65	Don't make changes that affect the SGL in a negative manner. It's the only reason some come into Limerick and spend money while there.	3/4/2021 6:46 PM

## Linfield Village Master Plan

66	I've hunted Sgl 234 for over 15 years. It is a great asset. Please do not develop on or near it.	3/4/2021 6:29 PM
67	the ideal solution would be for the old distillery property to be absorbed into the linfield track of SGL234. i grew up and was one of the last family's living in fritz lock village the area doesn't need more development or redevelopment	3/4/2021 12:07 PM
68	In conjunction of the state game lands I bilieve it should be cleaned up and kept as natural as possible for people to use and have access to the river. there are to many empty businesses already in limerick township.	3/4/2021 10:30 AM
69	Update the Village while increasing the casual attractiveness, add some interesting, artisan co-ops or private businesses, some commercial; make it safer with regards to both pedestrian and vehicular traffic.	3/3/2021 8:59 PM
70	Planning development of the Publicker site directly next to a highly utilized gameland is a horrible idea what will only end in tragedy or conflict. But you only care about money so it is what it is.	3/3/2021 8:43 PM
71	Please weigh all aspects of "development" critically. There is no easy fix here.	3/3/2021 6:46 PM
72	Let the Publicker site be visionary and serve all people and future generations. Do not let it be strong-armed by monied developers. You will have one chance to get it right and draw people in as an attractive / attraction place to visit / utilize. In Phoenixville, they had the entire Steel Mill property do do something interesting with, however, it has been developed with only high-density housing - an improvement on what was there but of no real interest to the community at large. Don't sell out this amazing location!	3/3/2021 12:05 PM
73	Please prioritize natural open space (like Kurylo Preserve) and some restoration of the historic buildings. People are excited to welcome small business and to have a true shopping/dining village like Skippack or Royersford, but you have to work to retain the character of the area--and that means keeping open space and trails.	3/3/2021 10:22 AM
74	The development of linfield village will severely affect the state game lands which are used by thousands of residents in the area.	3/3/2021 9:47 AM
75	This is the second time I am doing this. I very much strongly disagree with this all. Just please leave the industrial park alone. There are too many developments being in progress as it is! I live on Sacco road, I have been here since I was 5 years old being I am 21 now. It's a historical place and it makes it interesting to come here! Not trashy or unwelcoming. It's truly a captivating and unique touch to the area. If your so interested in building on it why not make it a historic sight since so many come here just to explore it. It has its own beauty. Just please leave it alone. We're a small town as it is. It's nice that way.	3/3/2021 3:34 AM
76	Linfield is too small to attract a lot of business. The areas in and around linfield have grown too much there must be at least 20 times the amount of houses now compared to 25 years ago. It would be nice to see a place that isn't overdeveloped.	3/3/2021 1:53 AM
77	Would love to see some kind of kids space other than a ball field swing sets slides definitely more safe sidewalks and safer ways to get to places like a park or an outdoor space like the state game lands also community garden wouldn't be too bad either	3/2/2021 10:58 PM
78	Some of the homes along Main Street need some TLC. You have beautiful waterfront property. I feel it should be able to be accessed by the entire community.	3/2/2021 10:11 PM
79	Make recreational park on publicker property.	3/2/2021 9:58 PM
80	Relocate state game lands and turn them into parks and recreational. Definitely remove Publicker and develop residential and parks/trails.	3/2/2021 9:45 PM
81	The planning map of Linfield Village shows a thoughtful plan for new and re-aligned roads in the area.	3/2/2021 8:27 PM
82	The industrial site should have been cleaned up many years ago. Likely heavy metal contamination of the site would pollute the river system if developed.	3/2/2021 8:15 PM
83	There needs to be improvements NOW for traffic and speed. Linfield-Trappe road is extremely dangerous, especially at Ferndale lane.	3/2/2021 7:46 PM
84	Leave Linfield alone. First off, since when has the township acquired the Publiker site? Why would they be making plans for property that they don't even own? We do not need any more	3/2/2021 7:26 PM



## Linfield Village Master Plan

people, any more parks, any more bikes, any more trails, any more houses or any more businesses or vehicles. I've lived here for over 30+ years and the reason I purchased my first home here was because it was a very quiet, country landscape and now it's no longer even recognizable. It's disheartening and depressive to see this areas farm lands all becoming mass developments bringing ignorant people who destroy everything beautiful about it. Just look at the sides of the roadways around here. They are filled with trash and garbage up and down every street. It's disgusting.

85	I am a outdoorsman and have to say Limerick township has made it very difficult to enjoy hunting anymore. You are overbuilding this area at a alarming rate. Anything that's a field u want to put a house on it. All you care about is tax money. Why would u need a 55+ year old community when u just destroyed school road for this? I am 42 years old and lived in limerick 30 years and I have to say I am completely disgusted at what you have done to this town. It use to be nice farmland where people enjoyed going outside and enjoying the outdoors. It's now like living in a city. U all should be ashamed at what u have created!!	3/2/2021 6:31 PM
86	there are other areas that would help the Limerick Twp. and the developer, This area is the only area that hunters in the SE area have access to. Its bad enough we are losing access to the small privet areas because of developments and housing. The rest of the Limerick Twps roads and infrastructures needs improvements before we develop and build more!	3/2/2021 5:06 PM
87	The roads cannot take the traffic so increased traffic on either 724 or across main st toward 422 will be the biggest impact with no easy solution	3/2/2021 3:03 PM
88	Should the Pennsylvania Game Commission decide to give up the portion of State Game Lands #234 located in the Linfield Village area, please insist that the Pennsylvania Game Commission retain the portion of SGL #234 located in the Stone Hill Greenway region, and expand upon it as much as possible following any divestiture of the Linfield Village portion of SGL #234. Should the Stone Hill greenway region be considered, the adjoining residents impacted greatest by this decision should be notified and met with to obtain the interest of the community. Additionally, if adjoining land is to be removed from SGL management, and not maintained as an open space, resident adjoining land owners should be provided first rights to obtain the land.	3/2/2021 2:53 PM
89	Would like bathroom at Trinley Park	3/2/2021 10:52 AM
90	The Publicker Tract represents an opportunity to shape the future growth and physical characteristics of a planned community, very similar to the NEW TOWNS constructed in various local communities across the United States	3/2/2021 9:42 AM
91	Put a traffic light at Ferndale and Main Street, leading to Limerick Center, then Brownback then into Villas at Linfield. We have over 200 families living here and at times it is very difficult to get up to Lewis Road and 422	3/2/2021 9:42 AM
92	New development in this area could really benefit from an outdoor retail and entertainment space with some homes mixed in. Similar to what king of Prussia developed several years ago. But on a smaller scale. We need more entertainment in the area. We're a small town, keep it to small, family owned businesses to continue to support our community	3/2/2021 9:11 AM
93	The single most important thing will be making the village more pedestrian friendly so people are comfortable getting out of their cars and being in the village.	3/2/2021 8:29 AM
94	The quality of life needs to be improved in the area first before thinking about additional development. Main Street is not a safe space for families trying to walk to the sports park, river park or the bike trail. There is too much traffic to not have sidewalks so people who live in the village can access these areas without having to drive to them. The safety issue of using the abandoned site for development should be addressed. The amount of toxic dust and runoff that would be generated during a massive construction would hurt the health of those living nearby, the safety of their water supply (since they all have wells) and the river that runs along it. You need to think about the people who already live here first!	3/2/2021 7:50 AM
95	Keep as much nature as possible near the river. Support the eagles and wildlife that lives there.	3/2/2021 7:18 AM
96	I am all for Open space	3/2/2021 6:07 AM
97	As it currently exists, there is little to no interest to me to visit this area. Aside from the Railroad Street Bar & Grill, the only time I am in this area is driving through, to cross the bridge	3/2/2021 1:07 AM



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into Chester County. If I were given free conceptual vision to a project here, I would want to bring something that there is nothing similar to, in our region. A combination of dining, shopping, entertainment and living. Imagine combining the atmospheres of Bucks County's Peddler's Village, with Phoenixville's Bridge Street corridor and an entertainment venue like Philadelphia's Mann Music Center, into one massive central complex. Craft stores, Restaurants, Wineries, Breweries and Distilleries alongside an arts and entertainment venue or banquet facility. Daytime shoppers, followed by pre/post event attendees and late-night partiers. A safe, no vehicular traffic, "village" zone. In place of an open air performance venue, an enclosed facility would allow for yearlong activities. Any attempt to bring any type of a standard shopping/business model I fear would simply be a waste of effort. This entire region is drowning in standard brick and mortar stores. The Coventry Mall is on life support. If not for Boscov's and Kohls, the mall would cease to exist. With the exception of residential housing or apartment communities, if you want to build a business/shopping/entertainment district and survive, the only thing that will sustain is something unique and "outside the box". Who knows? SEPTA may actually commit to rebuilding regional rail service from Philadelphia to Reading once again. The Linfield Station, would be a perfect stop for day/night travelers. People will go out of their way to do or go somewhere unique or interesting. Outdoor dining and drinking under the stars. What they won't do is drive past 20 other stores/restaurants for ordinary shopping, for something they already have, "just down the street".

98	There is an incredible opportunity along the river to offer patrons and residents water views while eating and living along the river that other local towns cant. Take advantage of the location and build it out with apartments, shops, restaurants and offices, with walking paths, boat slip, and other recreational opps.	3/1/2021 10:21 PM
99	There should be the possibility of low income/affordable housing with greater access to those in need	3/1/2021 9:53 PM
100	Focus on preserving green spaces, open spaces, building trails for pedestrians and bicycles and add a dog park.	3/1/2021 8:43 PM
101	There is already enough houses, apartments etc.... Leave the open space alone, Kinseys could be used as a park open it up but don't make it into more residential.	3/1/2021 8:05 PM
102	I think the old Publiker site should become more retail like the shopping center in Collegeville & Exton.	3/1/2021 8:01 PM
103	Leave the open space alone. We are changing runoff where flooding because more of a problem by cleaning fields. My background is in environmental design and we are doing an injustice by removing trees and adding housing complexes. We are destroying our our backyards for financial gains.	3/1/2021 7:49 PM
104	Plan on a town community not development. Ie Eagleview in Lionville is very popular with residents because of it mixed use	3/1/2021 7:36 PM
105	Linfield Village needs to stay historic. There is no need for more residential developments or retail. It is a village not a town or a city. We need industrial to help with the stress us residents have on taxes. We do not need the small city of apartments and retail like Phoenixville or Valley Forge.	3/1/2021 7:23 PM
106	Would like to see the Publiker site made into a town center type of development with entertainment, dining, and retail, preferably mostly small/local businesses and limit big box and corporate businesses.	3/1/2021 6:59 PM
107	No more houses. Business and jobs! Not retail	3/1/2021 6:08 PM
108	Leave the publiker site alone and stop bro g in the damn yuppies into our community. Property values and taxes are over inflated as is. Leave our town alone!	3/1/2021 5:44 PM
109	The number one priority should be the clean up of the Publiker site. Being a newer resident of the Villas at Linfield and after doing some research I was shocked to see how long this environmental nightmare has existed and it seems like nothing has been done to mitigate same ie DEP & fines and hold someone accountable etc. There should be "super fund money" available for this as it is polluting the Schuylkill!!!	3/1/2021 5:34 PM
110	Need more access to the Schuylkill river and open spaces. Making a recreational destination and small commercial and dining in the historic area will thrive. It is time to start enjoying the Schuylkill river and natural beauty rather than building over it and ignoring it.	3/1/2021 5:32 PM

## Linfield Village Master Plan

111	I've lived in Pennsylvania for most of my life and have watched it become a nightmares suburban sprawl. I encourage you to protect green spaces for the generations yet to come.	3/1/2021 4:28 PM
112	I would love to see more access to the Schuylkill river trail and more outdoor recreation spaces along the river.	3/1/2021 4:21 PM
113	trail connections and protection of the River are very important.	3/1/2021 4:15 PM
114	Linfield Village is such a cute little place. I'd like to see it developed while keeping the feel of the original village. It's a hidden gem.	3/1/2021 3:58 PM
115	While the Publiker site needs cleaned up to keep people/kids out I don't want to see major developmental of businesses and housing. Would like to see open space, parker other recreational development maybe something historical to teach about the development and history off there area	3/1/2021 2:57 PM
116	I live on Sacco rd. and although this street has improved with better service (as we are normally forgotten being a dead end street) we currently have only 2 street lights, I think landlords should be held more accountable for their property maintenance and tenants up keep. I also think development of this area would be key as the abandoned areas have brought countless fires and calls to our police where there time could be better spent elsewhere. I'm all for the development of this land and look forward to seeing what decisions will be made.	3/1/2021 2:46 PM
117	Tim Hendricks bankrupted his previous company and disservice many many employees and home buyers. Putting that many homes in will not help the township at this time. The publisher site should be leveled and put nice homes in on sizable lots to preserve the beauty of the area. Look what happened to skippack, limerick, collegeville etc....	3/1/2021 1:50 PM
118	It's getting too crowded around here, we need our space to breathe!	3/1/2021 1:47 PM
119	I think you have a great opportunity to make this area a one of a kind attraction near the waterfront. To attract all type of business, senior living, parks, restaurants, etc.	3/1/2021 1:40 PM
120	Not thrilled with this plan. Infrastructure in limerick is not the best. Not happy with more traffic or loss of wild land. Need to stop developing every square inch of the township. It won't help our taxes even though the officials are greedy for more money	3/1/2021 1:30 PM
121	We live in Linfield because of the existing character, open space, low population density and lack of commercial development. I will move if it is turned into another Limerick or Royersford.	3/1/2021 1:19 PM
122	Mixed use "5 over 1" houses over business are ugly, bad for the environment and bad for the local people by creating housing that only the rich can afford. Please develop that area into something that every economic background can use and enjoy.	3/1/2021 1:13 PM
123	PLEASE prioritize the expansion and maintenance of parks and green spaces in this area instead of building businesses and homes. We just bought a house in Linfield Village summer of 2020 because we fell in love with the woods and green area. We would be devastated to lose this.	3/1/2021 12:56 PM
124	Again concerned about over development and bringing in buildings that will sit vacant as many of other small retail structures in the township. Overdevelopment of housing that stresses old roads and the school system.	3/1/2021 12:40 PM
125	I personally live on limerick center rd and we like it like it is with nature and trees quiet. No more homes or development. Our home was built in 1807. Putting up more development will lose the old farm setting.	3/1/2021 11:38 AM
126	The road system and schools can not take adding 150 new houses. Over the long run would be a lot cheaper to buy the land and just make the game lands bigger.	3/1/2021 11:29 AM
127	No more new houses!	3/1/2021 11:21 AM
128	No plan will work if you do not address the unsafe traffic conditions. Also it would be nice not to lose power all the time, sometimes for days, and it would be nice to have public water which church rd is listed as having on county website. Never heard of public sewer but not water	3/1/2021 11:11 AM
129	We need new growth in the area, But new homes or businesses will bring more traffic. Just plan for this. And remember, your never going to please everyone.	3/1/2021 10:58 AM
130	Low traffic, large single homes, keep open space preserved	3/1/2021 10:39 AM

## Linfield Village Master Plan

131	Preservation of this historic village is very important. Any business that moves into the village should fit in aesthetically.	3/1/2021 10:37 AM
132	I think we should keep Linfield the way it is. There is plenty of business in the surrounding communities. Development would cause a traffic nightmare. Please leave Linfield the way it is	3/1/2021 10:37 AM
133	Please preserve the charm and history of Linfield! Do not destroy this special little town by adding housing developments or shopping centers. The world needs lovely little towns like this. There are so few left in the world. How tragic it would be to lose a diamond in the rough like Linfield. Thank you.	3/1/2021 10:19 AM
134	development is moving too fast as it is. please slow it up	3/1/2021 9:46 AM
135	Please maintain as much open space adjacent to the game lands and river as possible. Both sections of the game lands in this township are true gems. I use them for hiking and nature observation most of the year, except during hunting season. I don't hunt but I have no problem with it. I would gladly pay more in taxes to preserve as much of this beatific township as possible. When it's gone it's gone, look at how terrible Upper Providence has become, let's not end up like them. Please.	3/1/2021 9:33 AM
136	Our area can not handle any more homes, big businesses, heavy or light industrial. That space should be kept as open space and parks for the residents that currently live there. There are no playgrounds. We need another boat ramp and a nice place to picnic. Every piece of land in this township gets built up on. Limerick was a farming township eons ago. It has lost that history.	3/1/2021 9:27 AM
137	I am so SICK of seeing developments and offices going up on every piece of open land in this area. This has to stop. We are losing the very reason people like it here and the traffic is getting out of control. Make it open space!!!	3/1/2021 9:03 AM
138	This area is not able to handle any additional traffic or people.	2/28/2021 2:57 PM
139	Please, no high-density housing!	2/28/2021 9:53 AM
140	There is a big opportunity to reshape Linfield with the Publicker site and we should take advantage of it. Make this area similar to Phoenixville and have more local residents go out in this area. Also, expanding local rail options to Pottstown and King of Prussia should be in the future planning.	2/25/2021 9:01 AM
141	From what I understand the Publicker site is recognized as a top environmental hazard in PA and the clean up should begin asap.	2/24/2021 2:31 PM
142	No massive developments (less than 1 acre lots) or big box stores	2/18/2021 5:24 PM
143	The Industrial Park is a very unique spot that attracts people from all over the country and it should remain untouched for historic purposes.	2/18/2021 3:16 PM
144	I propose a disk golf course to be laid out at one of your open space properties because it promotes social distancing and exercise. Plus it is FUN	2/16/2021 4:52 PM
145	If they put houses on the publicker site where will heavy industrial move to?	2/16/2021 3:51 PM
146	Senior housing with assistant living and memory. Care	2/16/2021 1:40 PM
147	stop building townhouses. get us a train.	2/15/2021 11:18 PM
148	Waiting for fruition of reuse of the Publicker Site for years!!	2/15/2021 5:46 PM
149	please stop the congestion of this area, we need open space for wild life, to enjoy and not be filled with pollution, vacant buildings, etc. take locations that have vacant buildings and reuse those don't use open land	2/15/2021 12:15 PM
150	hold Publicker owners accountable for their abandoned, dangerous buildings and cut down the weeds that grow along Main Street, especially in the spring and summer	2/13/2021 7:41 PM
151	Traffic is currently hazardous and tractor trailers need to be redirected off Main st. No more development should be approved until roadways are improved.	2/9/2021 7:04 PM
152	Use the land for State Game Lands (maybe sell some bordering med-large lots for single family residential purposes) similar to Game Farm Road, Metka Road, etc.	2/9/2021 3:51 PM

## Linfield Village Master Plan

153	Please no light or heavy industrial development! Linfield Village is quaint and historic, we would be better served bringing in small business, preserving the history, and creating more accessible greenspace	2/9/2021 11:18 AM
154	I love living in Linfield. It has a wonderful hometown feel & sense of community. It's history & community are obvious( RxR 2020). I would hate to see that lost for the sake of progress but rather enhanced & nurtured.	2/8/2021 8:56 PM
155	Please stop building houses, we don't need anymore people or housing around here. All of our beautiful open spec is being taken up by large ugly cookie cutter houses on small lots with no trees. Stop already.	2/8/2021 7:50 AM
156	If the Game Commission decides to give up Gameland #234 in Linfield Village area, then Limerick Township should request that the PA Game Commission invests in land in proximity to Gamelands #234 in the north tier near the Stone Hill Greenway region. This would preserve corresponding natural open space areas -- within Limerick Township. This natural open space is a valuable attraction of the region.	2/6/2021 8:05 PM
157	Everything can be improved, but everything also requires balance. My responses reflect my bias based on the Villas experience. Good luck.	2/1/2021 7:58 AM
158	Enforce clean up of junk	1/31/2021 4:55 PM
159	We could also use a new library! The Royersford Library is too small for the growing population especially if future plans include an increase in housing for the area. The library building is antiquated and not accessible for those handicap who are handicap. I feel that this is more important than some of the other areas mentioned in your survey.	1/31/2021 1:04 PM
160	whiskey distillery property, roads around property are narrow, bridge across river is narrow.. improvements to the infrastructure needed before any development of that property can start. need to see overall plan before I would be in favor of that land redevelopment there	1/31/2021 11:32 AM
161	Should the Pa. Game Commission wish to give up its Gameland #234 in the Limerick Township's Linfield Village area, the Township should insist the Pa. Commission invest in land that are added to Gamelands #234 in the township's north tier within the Stone Hill Greenway region.	1/14/2021 8:52 PM
162	For the proposed project: If the decision is made to utilize the portion of land in the Linfield Village area that belongs to the Pa. Game Commission, tract #234, I urge that the proceeds be used to obtain additional open space in northern Limerick Township, adjoining existing Game Commission land along Game Farm Road and near the Meng Sanctuary/Stone Hill Area.	1/14/2021 4:31 PM
163	Prioritize open space and recreation near the river.	1/12/2021 7:35 PM
164	Thank you for discussing this and asking opinions. This abandoned buildings in Linfield are a serious problem and need to be cleaned up with the space better used.	1/11/2021 11:50 AM
165	If the Pa. Game Commission is to desire giving up ownership of their Linfield Gamelands #234 then Limerick Township should insist that they seek additional lands to be added to the Stone Hill Pa. Gamelands, #234 (former Eastern State Game Farm) in the northern tier of Limerick Township.	1/11/2021 9:13 AM
166	There are ample sites in and near Linfield dedicated to commercial/industrial use. The village should be developed as a historic based residential center with easy access to walking, biking, recreational facilities, etc.	12/9/2020 8:44 PM
167	The public area needs to be turned into something. If it could become what the downtown of Phoenixville is like with mixed use, apartments, restaurants, bars, etc. that would be great. Think like the town center in King of Prussia.	11/30/2020 3:22 PM
168	We do not want linfield developed. We live here for a reason. We don't need new businesses or more houses. We like the quiet. The traffic already goes too fast on main street doing 60+ in a 35	10/27/2020 4:37 PM
169	I do not support reducing the amount of acreage available in the State Game Land in Linfield or placing homes within 150 yards of State Game Lands that would effectively eliminate the ability to hunt on the property. There are so few opportunities to hunt or have access to public hunting in Montgomery County. The State Game Lands in Limerick is one of the few remaining places to hunt on public lands.	10/6/2020 7:55 PM

## Linfield Village Master Plan

170	Please put me on the committee - Kevin Rafuse 1178 Main Street, Linfield	9/26/2020 1:03 PM
171	Consider incentives that would enable sprawling campus of worker spaces (light or heavy industrial/manufacturing), offices, and potentially housing at site as a local economic engine at Kinsey's.	7/10/2020 8:19 PM
172	Linfield needs better development and attraction of small businesses along with walking trails	7/5/2020 8:08 PM
173	I would love to see a development such as Steel Stacks at the Pickering. We moved to Linfield/Limerick to own a historic property with land, as such, responsible development and protecting open space and historical integrity are extremely important to my family.	6/17/2020 4:47 PM
174	Look at successes and challenges of other communities. Tremendous potential exists with water front access to the river... perhaps utilize elements from areas like new hope, St. Peter's village, Phoenixville , pedders village, skippack...	5/24/2020 9:39 PM
175	Keep open spaces...Stop adding apartment buildings...Stop!!!! I am a homeowner - stop affecting my home values with rental properties...No one wants to live near them. Add more parks and small businesses. Limerick Township Board of Supervisors have glutted Limerick with refinery, truck trailer sites and apartment buildings.	4/30/2020 6:14 PM
176	It would be nice to continue the small village atmosphere. With the development of small businesses, artisans open space and address the safety of the game lands and housing/businesses	4/18/2020 11:21 AM
177	PLEASE READ: I am currently a resident on Sacco Road (Linfield Village), of 16 years and am 20 years old. This little "Village" gives itself its own sense of character and uniqueness. This "Village" gives a welcoming small hometown and old rustic/historic vibe to it. To many people it gives a sense of curiosity and a sense to find adventure as there is a lot this "Village" has to offer than meets the eye. Growing up, Us children did not need a fancy park or new street light and such crazy things. Us children grew up playing with our bikes, our own imagination, outside games, catching the lightening bugs and local toads/frogs etc. I have gotten the chance to explore (Of course with an adult as a kid) the Industrial Park. I had the amazing opportunity and one of a kind chance to see and learn from such. Like learning the animals, What the buildings were and served as and hunting grounds. I got to see the buildings age and see the beauty of earth claim what was once a belonging. The Industrial Park holds a sentimental value to myself. I have walk the trail with my father during his cancer treatments pushing him every step of the way and i learned a lot from my father there. I got the chance to ride my own four wheelers with no complains and got into no trouble for doing so. I also am a residential hunter. I do hunt at the state game lands on Pennhurst Road .It is one of the most popular and well known hunting grounds for Montgomery County hunters. Game Farm Road is another known hunting ground for Montgomery County, but taking away 1 location will affect the others left remaining. As an Example: Game farm Road will then become overran with too many local hunters resulting in putting risk for safety, also noting in Game farm Road the game to hunt is already hard enough to find due to such big fields. Going back to the Industrial Park, I would really prefer the buildings and such to be preserved and left be. Due to many of those who come and wanting to explore the Park, Why not work towards the issue given and in response give safe touring? If so due to safety give provided weavers. Thank you for taking your time and letting me express my views. Hope to see it stay.	4/17/2020 9:38 PM
178	Higher Education like a vocational technical school similar to Williamson College of the Trades in Delaware County to train students to be electricians, plumbers, carpentry, masonry, etc. we are going to have a shortage of these skills in the future. <a href="http://www.williamson.edu">www.williamson.edu</a>	3/16/2020 10:29 AM
179	The name you gave Linfield village imply being Village should be more of a village concept stores selling local foods / artwork / farmers market type : also small inns . Restaurants make it like village that you could park shop dine listen to some local talent in summer months in gazebos - have hoildy themed times get back to more neighborly towns	3/10/2020 10:20 PM
180	a sidewalk all the way from Wawa to Schuylkill river bridge will be a huge improvement	3/10/2020 4:40 PM
181	anything you do to connect Linfield will not work unless you address the speeding issue. main st is a death trap, church rd is a speedway, etc. can't walk to railroad bar or trinley park. It's ridiculous that Township is aware but claim there is nothing they can do about it. If that's the case, there's no reason to have a board of supervisors	3/3/2020 1:58 PM
182	Main Street needs major cleaning and facial uplifting. Developments are fine as they are kept nice. Need people to take more pride in their home appearances.	3/3/2020 12:25 PM



## Linfield Village Master Plan

183	I would like to see the playground that was originally promised to go in at the Sportsman's field. I would like to see the trail extension to the Schuylkill River Trail in Chester County. Like to see more maybe police presence to slow down the Speeders on Main Street. It is 35 miles an hour after Ferndale and people do 70 down to the Curve. Like to see no more housing developments come in and leave the open space we have now alone. I live my whole life in Linfield. I do want to see something done with the Kinsey's old lot but I don't want heavy Industrial and it would not like to see a bunch more housing because Main Street and definitely that area on the hill cannot handle traffic coming out of there and it definitely can't handle the traffic that's there now	3/2/2020 6:21 PM
184	By building even more residential, it puts a strain on our already jam packed schools and adds an even more ridiculous amount of traffic. Why must every inch in Limerick Township be developed. It's terrible.	3/2/2020 1:47 PM
185	Save the iconic water tower	3/2/2020 9:05 AM
186	Turn the Publicker property into a multi use town with grocery store, other shops, restaurants, fitness, dentist, etc. Giving it a small town or village atmosphere like Exton Main Street or Providence Towne Center. NO fast food or Wawa!	2/28/2020 9:52 PM
187	No industrial development, we need more sidewalks, lower the speed limit, and clean up houses that look like junk	2/28/2020 9:49 AM
188	I'd like to see more synergies between Linfield Village and nearby river-accessible town centers like Royersford, Pottstown and Phoenixville.	2/27/2020 10:35 AM
189	There should be a trail connection to the Riverfront at Royersford (talk to Rick Lewis about this). Or let me know how I could help - Mark Shumaker (Trestle Steering Committee) (610)457-3044	2/26/2020 11:18 PM
190	Keep Linfield a village and improve appearance	2/26/2020 8:37 PM
191	Add a dog park	2/26/2020 5:40 PM
192	Opportunity to make a beautiful place near water.	2/26/2020 5:30 PM
193	I would recommend a traffic calming circle at the intersection of Longview and Main St. to moderate the use of Main St. for through traffic and to encourage alternate routing on Longview. The Publicker property is ideal for locating the circle with slight road modifications. Immediately provide safe access to the walkway on Linfield Bridge to develop access to the Schuylkill Trail. Investigate a traffic calming design at the other end of Main St. perhaps as far out as Ferndale. That could regulate peak traffic density in the village and discourage increased use of Main St. by Chester County residents for accessing 422. one aspect of recreation that needs immediate attention is accessible playground space.	2/26/2020 5:16 PM
194	Villages are disappearing. Anything that could be done to keep the village feel would be wonderful	2/26/2020 1:46 PM
195	I think Linfield Village is too small of an area/neighborhood to support any kind of Heavy Industry. As it is the trucks that come in and out of Linfield to the Bengel warehouses causes a lot of hazardous traffic situations in that corridor. I've lived in Linfield all of my life, and have seen the traffic get progressively worse throughout the years. People use Main Street as a pass through from 422 to 724. Maybe a few stop signs along Main Street would deter the traffic. For instance, a three way stop at Main and Ferndale. Also, if the 35 mile an hour speed limit was enforced on a regular basis that might also deter people from using our town as a pass through. I used to love the quaintness of Linfield. It would be nice if we could bring some of that back.	2/26/2020 1:41 PM
196	Keep the lines of communications going on this project. Involve the right people with decisions making and get the ball rolling on some projects	2/26/2020 12:04 PM
197	This is a wonderful little village that obviously needs improvements it's helped the growth of the surrounding areas for a long time and now it's time for linfield village The resurrected and brought back to the beautiful little village it use To be.	2/26/2020 11:11 AM
198	Any plans need to include complete overhaul of Linfield rd from the river to Lewis rd. I cannot handle the traffic now.	2/26/2020 10:48 AM