

1) Threatened or Endangered Species:

The Pennsylvania Natural Diversity Inventory (PNDI) environmental review for Lower Frederick Township indicates that there are three sites that provide habitat for species of special concern, locally significant plant communities and riparian and aquatic habitat. Please see exhibit 1, "PNDI Map" for the locations of these sites.

- **Route 29 Roadbank Site:** A plant species of concern found growing on an open, dry, slope of a road bank.
- **Spring Mountain Woods:** Woods on the northwest slope contain locally significant natural community that supports two plant species of concern and provides a good buffer along Perkiomen Creek.
- **Swamp Creek at Sunrise Mill:** Woodland (hemlock-hardwoods) and flora in and along creek.

2) Developability:

Developability refers to the likelihood or ability of a property to be developed for residential or commercial construction. Properties with level terrain and minimal to no floodplains are considered more developable; properties with considerable floodplains and steep slopes are considered less developable. Developability should be considered to ensure that tax dollars are being used effectively. For example, if the protection of a property only prevents two structures from being developed, Township funds would have been used to achieve a result that is not significantly different than what would have occurred without spending public funds.

3) Property Size:

The conservation opportunity map highlights properties that are more than 10 acres. Small properties are often more affordable; however, costs associated with due diligence, or the preparation of a conservation easement are consistent no matter how large or small a property is, so smaller properties should be prioritized only if there are significant environmental features or public access.

4) Connection to Protected Properties:

Related to size, the proximity of a property to an already protected property is significant, as it creates the potential to create strategic links between properties and maximize the amount of contiguous protected property within Lower Frederick Township. Having protected properties that are either directly contiguous or proximal to each other promotes diverse use and public access between these properties, as opposed to a property that is isolated or far removed from similar protected properties.

5) Diabase Landscape:

Diabase, formed from molten rock that intruded into our region and solidified about 330 million years ago, comprises much of the township's unusual highland geology, dictates its watershed drainage, and contributes to unique plants and habitat. While these areas generally are neither agriculturally active nor are targeted for large-scale residential development, due to their conservation benefits, they should be prioritized for preservation. See exhibit 2, "Diabase Map" for the location of the Diabase Landscape.

6) Heritage Property:

This criteria refers to large properties, with a particular emphasis on farmland, that have remained substantially unchanged as part of the landscape and character of Lower Frederick Township, and have no logical potential buyer that is willing to retain the property as such.

7) Scenic Views:

Lower Frederick Township is defined by its rural character and protecting scenic views is critical to maintaining that rural character.

8) Public Access:

It is important for the public to be able to access trails and waterways. Access for anglers would provide an additional recreation opportunity in the Township.

9) Alternate Funding Sources:

If alternate is provided or made available to the township by non-profit organizations, private organizations, individuals, etc., for the purpose open space preservation for a particular property, the Open Space Committee will recognize the value of this alternate funding and consider it in the overall analysis and review of the property.

[SAMPLE] Lower Frederick Township Open Space Criteria Evaluation

Name of Reviewer: _____ Date of Review: _____

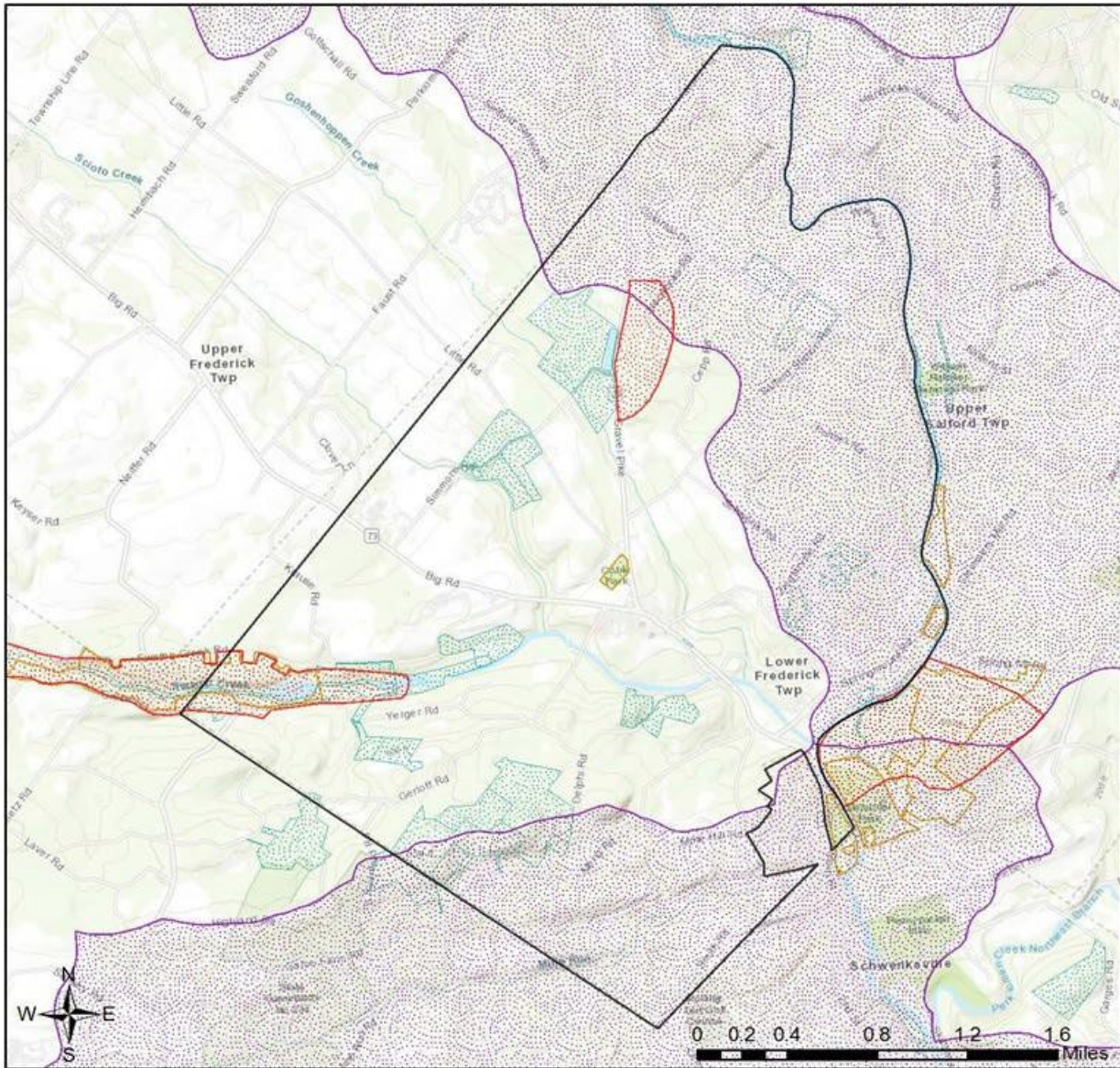
Property Name: _____ Property Address: _____

Parcel ID: _____ Acres: _____

Type of Property: (Circle One) Natural Areas Farmland Both

Site Components (Minimum Score of 0, Maximum Score of 23)	Score	Notes
Protecting Habitats (with special emphasis on aquatic/watershed habitats and habitats for threatened and endangered species: See PNDI map (exhibit 1) to confirm if the property contains Threatened or Endangered Species (T&E). 0 = No aquatic habitat or habitat for T&E 3 = A portion of the property provides aquatic habitat or habitat for T&E 5 = Entire property provides aquatic habitat or habitat for T&E	0 - 5	
Developability: (How likely is it that the property would be developed? / How many properties could be built on the property?) 0 = Zero to five homes or less developable 3 = Five to ten homes or moderately developable 5 = More than ten homes or developable	0 - 5	
Size of Property: 0 = Property is up to 5 acres in size 1 = Property is up to 10 acres in size 2 = Property is up to 25 acres in size 3 = Property is greater than 25 acres in size	0 - 3	
Connection to Protected Properties: 0 = Not located near any protected property 1 = Located proximal to protected property 2 = Located directly contiguous to protected property	0 - 2	
Diabase Landscape and Associated Woodlands See map (exhibit 2) to confirm if this property is part of the diabase landscape. 0 = Not located in the diabase landscape 3 = Located in the diabase landscape	0 - 3	
Heritage Property: Property owner has maintained this property for over a decade with no logical subsequent buyer for the property. 0 = No 1 = Yes	0 - 1	
Scenic Views: Does the property provide scenic views? 0 = No particular scenic/visual appeal 1 = Clear scenic/visual appeal	0 - 1	
Public Access: 0 = No public access 1 = Limited public access, trails only 2 = Greater public access, access to waterways, parking and trails, access to other trails	0 - 2	
Alternate Funding: Are there alternate funding sources available that can be used to provide for the preservation of the property? 0 = No 1 = Yes	0 - 1	

Lower Frederick Township



-  Project Boundary
 -  Core Habitats
 -  Supporting Landscapes
 -  Local Parks
- Protected_Areas_Map**
-  Protected Areas



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LOWER FREDERICK TOWNSHIP
COMPREHENSIVE PLAN

Figure 2.1 | Geology

