

COMPREHENSIVE PLAN

as amended, 2008

DOYLESTOWN TOWNSHIP
BUCKS COUNTY, PA

COMPREHENSIVE PLAN as amended, 2008

DOYLESTOWN TOWNSHIP OFFICIALS

Board of Supervisors

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Township Manager

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Professional Planning Consultant

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1456 Ferry Road, Bldg. 500
Doylestown, PA 18901

RESOLUTION NO. 1425

**A RESOLUTION OF THE BOARD OF SUPERVISORS
OF DOYLESTOWN TOWNSHIP AMENDING THE
COMPREHENSIVE PLAN OF DOYLESTOWN TOWNSHIP**

WHEREAS, on or about September 19, 1989, the Board of Supervisors approved the Doylestown Township Comprehensive Plan;

WHEREAS, subsequent thereto, the Township has undertaken numerous studies, which said studies have generated reports and documents which should appropriately be included within the Comprehensive Plan of Doylestown Township;

WHEREAS, notice of the intention of the Board of Supervisors to consider amending the Township's Comprehensive Plan was provided to the Bucks County Planning Commission, the County of Bucks, the Doylestown Township Planning Commission, the Central Bucks School District, Warrington Township, New Britain Township, New Britain Borough, Doylestown Borough, Plumstead Township, Buckingham Township, and Warwick Township; and

WHEREAS, after public hearing, the Board of Supervisors has concluded that it is in the best interest of the Township that the Comprehensive Plan of Doylestown Township be amended as hereinafter provided.

NOW, THEREFORE, be it resolved by the Board of Supervisors as follows:

1. The preface to the Comprehensive Plan adopted in September of 1989 shall be amended so as to include the following language:

The Comprehensive Plan of Doylestown Township is a living document that establishes the goals and objectives of the Township with respect to natural features, land use and housing, non-residential development, open space and recreation area, circulation and community facilities and services. The Comprehensive Plan is intended to be reviewed, updated, amended and/or appended from time to time as conditions warrant. It is also merely one of the

many planning documents that Doylestown Township has adopted and uses on a regular basis to set planning policy and procedures for the Township.

In the time since the current Comprehensive Plan was adopted in 1989, Doylestown Township has performed studies and has prepared many planning reports and documents. These planning studies, reports and documents span a wide variety of topics, each of which has been intended to become a part of the Township's overall planning tools, and by reference, a part of this Comprehensive Plan.

In 1994, the Doylestown Community Hike & Bike Path System design requirements and construction standards were incorporated into the 1989 Comprehensive Plan.

The following additional studies, reports and documents shall be incorporated and become a part of the Comprehensive Plan.

- (a) Doylestown Township Open Space Plan, June, 1998;
- (b) Neshaminy Creek Watershed Rivers Conservation Plan, 1997;
- (c) The Gateway Study, November, 2000 (study of North Main Street)
- (d) The Gateway/Corridor Study of October, 2005 (Study of S. Easton Road);
- (e) Design Requirements and Construction Standards for Doylestown Township Pedestrian and Bike Facilities, April, 1996;
- (f) Edison Village Study;
- (g) Route 611 Corridor Study, 1992;
- (h) The Doylestown Township Park, Recreation and Open Space Plan, 1992;
- (i) The Doylestown Township Act 537 Sewage Facilities Plan, 1999, as amended;
- (j) Doylestown Community Park, Recreation and Open Space Plan 2007; and
- (k) Act 167 Neshaminy Creek Watershed Stormwater Management Plan.

Since the current Comprehensive Plan was adopted in 1989, population changes and development have occurred within the Township. An analysis was done to determine if sufficient area is available in the Township to accommodate housing for the projected population increase. Based on current zoning regulations, the amount of vacant land available within the

residential districts of the Township and population estimates, it has been determined that land available within the Township is sufficient to provide housing for the anticipated population growth.

2. In all other respects the 1989 Doylestown Township Comprehensive Plan is reapproved subject to the amendments to same as set forth herein.

3. The Doylestown Township Comprehensive Plan will hereafter be referred to as the Doylestown Comprehensive Plan, as amended, 2008.

4. Comprehensive planning in Doylestown Township will continue to respect municipal land use and land use policies of neighboring municipalities.

5. Any planning instruments adopted by Doylestown Township following this amendment may be included in an Amended Comprehensive Plan by Resolution.

6. If there are any planning documents adopted subsequent to the adoption of this Resolution that are in conflict with a prior planning document, it is understood that the later planning document shall apply.

7. Comprehensive planning shall continue and shall include periodic community meetings with the residents, the Township Planning Commission, the Township Planner and the Board of Supervisors, as appropriate.

THIS RESOLUTION was duly adopted at a meeting of the Board of Supervisors held on the 16th day of September, 2008.

**DOYLESTOWN TOWNSHIP BOARD OF
SUPERVISORS**

By:


Barbara N. Lyons, Chairman


E. Thomas Scarborough, Vice Chairman


Jeffrey A. Bennett

Barbara Eisenhardt

Cynthia M. Philo

Memo

To: Doylestown Township Planning Commission
From: Valerie Spooner and Judy Stern Goldstein
Subject: Comprehensive Plan Update
Date: March 25, 2008

As requested I calculated the amount of vacant residential land within Doylestown Township and the number of dwelling units and people that could be supported by that area in order to determine if vacant residential land within the Township is sufficient to meet the housing needs of the anticipated future population of the Township. Following are my calculations:

In the time since the current Comprehensive Plan was adopted in 1989, population changes and development have occurred within the Township. Following is an assessment of expected population change and the amount of land available to fulfill housing needs:

Doylestown Population Projections 2005-2020

Year	Population / Projection
2000	17,619
2005	18,570
2010	19,520
2020	21,430

% Change projected 2005-2020 = 21.6%, or an increase of 2,860 people.

The average household size in Doylestown Township is 2.63 persons according to the year 2000 Census Data from the U.S. Census Bureau. Therefore, approximately 1,088 homes are required to accommodate the population increase between 2005-2020 ($2,860/2.63 = 1,087.45$)

Vacant land within residential districts in Doylestown Township totals approximately 1,402.11 acres. An estimate of the number of lots this area can support is calculated as follows:

Zoning District	Vacant Land AC (SF)	Minimum Open Space Ratio	Minimum Residential Lot Size	Number of Dwelling Units
R1	577.33(25,148,735.71)	0.32	22,000 SF (single-family with lot averaging B-9)	777

Memo

To: Stephanie Mason, Township Manager
Doylestown Township

From: Judy Stern Goldstein, Stacy J. Ogur

Subject: U.S. Census Bureau: Population Estimates for 2007

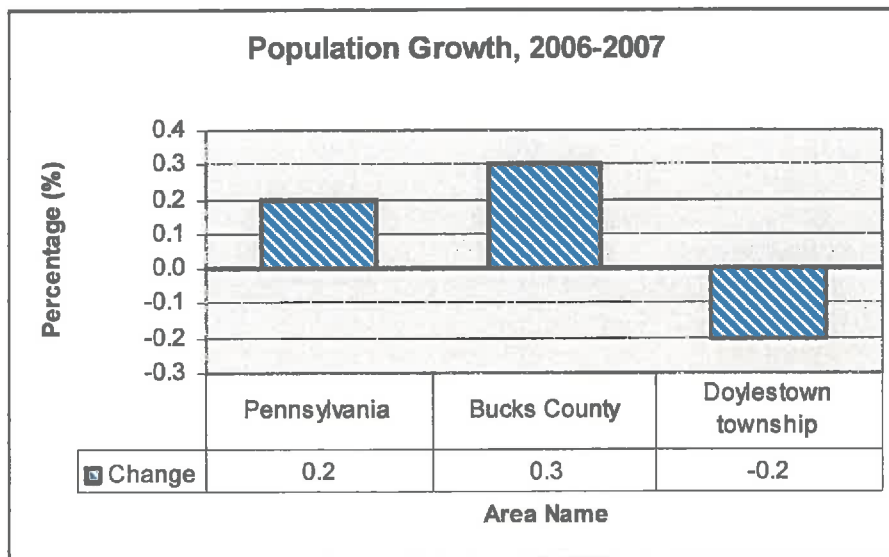
Date: July 10, 2008

The U.S. Census Bureau today released 2007 population estimates for sub-county geographies, including Pennsylvania cities, boroughs and townships.

Pennsylvania, as a whole, increased in population by 29,975 or 0.2% between July 1, 2006 and July 1, 2007. The state population in 2006 was 12,402,817 and increased to 12,432,792 by 2007.

Bucks County experienced a growth rate similar to Pennsylvania increasing by 0.3%, from 619,407 to 621,144 between July 1, 2006 and July 1, 2007.

Despite growth in the County, Doylestown Township experienced a decrease in its population. As of July 1, 2006 the Township population was 18,736. On July 1, 2007 the population was down to 18,706, a decrease of 0.2%.



COMPREHENSIVE PLAN

**DOYLESTOWN TOWNSHIP
BUCKS COUNTY • PA**

1989

Comprehensive Plan

Doylestown Township Officials Board of Supervisors

Walter J. Conti, Jr. - Chairman
John T. Carson, Jr. - Vice-Chairman
Gregory Dubas
Richard Gaver
Jeffrey M. Williams

Planning Commission

George Lowenstein - Chairman
Andrew Cervelli - Vice-Chairman
Susan Heckler
Thomas Kelso
Carolyn Waltz

Township Manager

David R. Jones

Township Assistant Manager

Stephanie J. Mason

Professional Planning Consultant

Lynn Froehlich, AICP
23 Chestnut Drive
Doylestown, Pennsylvania

RESOLUTION # 327

A RESOLUTION OF THE DOYLESTOWN TOWNSHIP BOARD OF SUPERVISORS DOYLESTOWN, BUCKS COUNTY, PENNSYLVANIA, ADOPTING A REVISED COMPREHENSIVE PLAN FOR THE TOWNSHIP OF DOYLESTOWN.

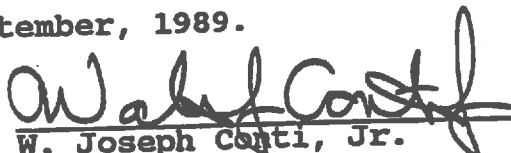
WHEREAS, the Board of Supervisors of Doylestown Township adopted the first Comprehensive Plan back in 1963 and last revised it in 1972 and;

WHEREAS, the present Board of Supervisors and Planning Commission believe that the Township has experienced significant growth and changes in development over the years since the last Comprehensive Plan was revised and;

WHEREAS, the Board of Supervisors and Planning Commission thought that it was the appropriate time to update the Township's Comprehensive Plan inconjunction with the revisions that were made to the Township Zoning Ordinance in October of 1988.

NOW THEREFORE BE IT RESOLVED, By the Board of Supervisors of Doylestown Township that the Comprehensive Plan be revised in accordance with the draft prepared by the Township Planning Commission and dated April, 1989.

Resolved this 19th day of September, 1989.


W. Joseph Conti, Jr.
Chairman

John T. Carson, Jr.
Vice Chairman


Gregory E. Dubas


Richard K. Gaver


Jeffrey M. Williams

Attest:


Secretary

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INTRODUCTION

The comprehensive plan is a tool which local governments use to direct growth and change in the community. Doylestown Township, like other Pennsylvania municipalities, has the power to influence community development through the comprehensive planning process so that both the individual rights of citizens and the overall good of the community can be safeguarded.

Guidelines for Planning Established by the Commonwealth of Pennsylvania • The Commonwealth of Pennsylvania grants the power to municipalities to prepare comprehensive plans through its Municipalities Planning Code (Act 247). With this power comes the responsibility of complying with the Code's provisions for plan content and with other guidelines for community development which have been established by other laws and court decisions. Each municipality must protect the health, safety and welfare of its residents.

How the Plan is Organized • The plan is organized around the goals for community development. Goal statements are accompanied by a discussion of background information and data. Suggestions for policies and approaches to implement the plan are summarized for each goal.

Planning based on Existing Conditions, Goals for the Future, and Projected Changes • The plan presented here is a revision of the 1972 Comprehensive Plan for the Township and takes into account the changes which have occurred since that time.

By combining an understanding of past trends, the limitations imposed by natural restrictions, the probable future growth pressures on the community, and the community's goals for future development, a plan can be prepared which will provide a framework within which change can occur in a positive way. Elements which help establish community character can be preserved. It provides a basis for not only reacting to problems but avoiding them by looking ahead.

How the Plan Can be Used • The role of the Plan is to provide a foundation upon which more specific projects and programs to preserve and improve Doylestown Township can be built. It provides a statement to individual landowners of what the Township sees as the desirable future direction for the Township. It provides a guide to the Township as it evaluates proposed developments, prepares its regulatory ordinances, and plans for future capital improvements.

Plan Must be Flexible • The plan should be viewed as a flexible tool. Circumstances will arise which could not have been anticipated during plan preparation. The plan should be able to reflect these without losing its effectiveness.

Goal

Preserve the natural features of the township, including the drainage areas of creeks and their tributaries, wooded areas, steep slopes, farmland, and sensitive environmental areas.

Background

Communities have become increasingly aware of the importance of natural features in the land use planning process. Flooding, water pollution, soil erosion and destruction of wildlife are a few of the consequences of allowing development without regard to the natural environment. Natural resources cannot be the sole determinants of future land use. They can be used to help determine the proper location and intensity for development of different types. They provide the framework within which more informed decisions can be made regarding the accommodation of community needs.

The concern for preservation of the natural features of the township is as old as the township's formal planning program. When the first township plan was prepared in 1963, the township set as a primary goal the "conservation of lands along the Neshaminy Creek, the Pine Run, and other tributary streams through special building provisions and the preservation of hillsides, steep slopes and wooded areas. "

The laws of Pennsylvania support planning based upon natural resource protection through its Constitution. The Constitution, amended in 1968 by public referendum, affirms the right to protect natural resources:

The people have a right to clean air, pure water, and to preservation of the natural, scenic, historic and aesthetic values of the environment. Pennsylvania's public natural resources are the common property of all people including generations yet to come.

Topography

Topography is significant to land development because of its influence on development patterns and road alignments and because of the scenic beauty and variety it creates in the landscape.

The township's most gently sloping land is located in the area north of Route 202 and the Doylestown Borough boundary, extending north to Pine Run. South of Route 202 the topography is more rugged and uneven, with land elevations of less than 200 feet along the Neshaminy Creek near Edison to high point of more than 350 feet.

The most steeply sloping land is found in the southern section of the township in the form of bluffs along the Neshaminy Creek. Steep slopes of between fifteen and twenty percent are also found near the Warwick and Buckingham Township lines.

The disruption of steep slopes can cause excessive amounts of soil to be lost through erosion when the vegetative cover is disturbed. Silting of streams and diminished water quality results from this erosion. Removal of vegetation and the construction of impervious surfaces

diminish groundwater recharge and cause greater erosion and sedimentation in streams. This ultimately affects the quality of the water in the community by affecting the quality of surface waters and may diminish the capacity of streams to carry water, leading to flooding.

Development on steep slopes can require greater township expenditures for road maintenance and repair.

Woodlands

Woodlands are concentrated in areas which have not been farmed in recent years: along streams, in wet areas, and on steep slopes. Woodland areas play an important role in maintaining the balance and health of the environment by:

- reducing water runoff and soil erosion on slopes
- helping to prevent water pollution by minimizing the sedimentation of lakes and streams.
- stabilizing stream banks.
- contributing to a more pleasant climate by adjusting the amount of dust and humidity in the air, providing shade, and reducing strong winds.
- serving as wildlife habitats, recreational areas, and land use buffers.
- adding interest, variety, and beauty to the landscape.
- providing shade to keep the water temperature low in streams, thus helping to maintain the aquatic life in streams.

The environmental, aesthetic, and recreational benefits of woodland areas justify their protection in the development process. Certainly not all wooded areas can be preserved as the township develops, but efforts should be made to protect a portion of the trees and use them in developing creative and appealing site plans.

Soils

Soils have historically played an important role in the development patterns of Bucks County. Areas with good soils for agriculture have been used for farming. Areas with limited agricultural potential have been used for pastures or have remained wooded.

The capability of soils to renovate wastewater has been one of the most significant determinants of development patterns in recent years, with areas capable of handling on-site septic systems being developed before those which cannot accommodate septic systems.

The soils of Doylestown Township fall into two soil groups. The area north of Route 202 belongs to the Lansdale-Lawrenceville soil association. The ridges and upper portions of slopes are primarily Lansdale soils with the more silty Lawrenceville soils occupying the valleys. Lansdale soils are deep and well drained with a moderately permeable subsoil. Most problems with development on these soils are related to slope and stoniness.

Lawrenceville soils are deep and moderately well drained with a firm, dense silt loam lower soil that is moderately permeable. Development

problems are usually related to the seasonally high water table, permeability, and erosion hazard. Other soils found in this area include the well-drained Penn, Steinsburg, and Klinesville on the ridges and steep slopes, and the Chalfont, Doylestown, Abbottstown, Readington, Quakertown, and Duncannon soils in the valleys. Except for the well-drained Quakertown and Duncannon soils, this group of soils has moderate to severe drainage problems.

The southern section of the township falls within the Abbottstown-Readington-Reaville soils association. The generally slow permeability and seasonally high water table create problems of wetness which limit the use of septic systems and impose limitations on construction.

The waterways of the township, including large streams such as Neshaminy Creek as well as small unnamed tributaries, are bordered by Bowmansville silt loam and Rowland silt loam. Rowland soils are floodplain soils with low permeability. They are frequently flooded and have a water table that rises within 18 to 24 inches of the surface during wet periods, presenting severe problems for development. Bowmansville soils are poorly drained and water is frequently ponded for long periods during times of wetness.

Areas of hydric or wet soils are located throughout the township. These soil types have become important indicators of wetlands areas which are areas regulated by the U.S. Army Corps of Engineers under the federal Clean Water Act. The hydric soils within the township are Doylestown and Bowmansville. Soil type is one of three indicators of wetlands, the other two being the presence of wetland vegetation and hydrology – the saturated soil conditions and the drainage characteristics. The definition of wetlands used by the Corps of Engineers is:

Those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas.

The Corps of Engineers has adopted regulations designed to protect wetlands because of their value to protection of water quality, provision of animal habitats, and their ability to absorb floodwaters. These regulations require a permit from the Corps to disturb wetlands areas. Wetland areas are also subject to state regulation by the Pennsylvania Department of Environmental Resources.

Agricultural Land

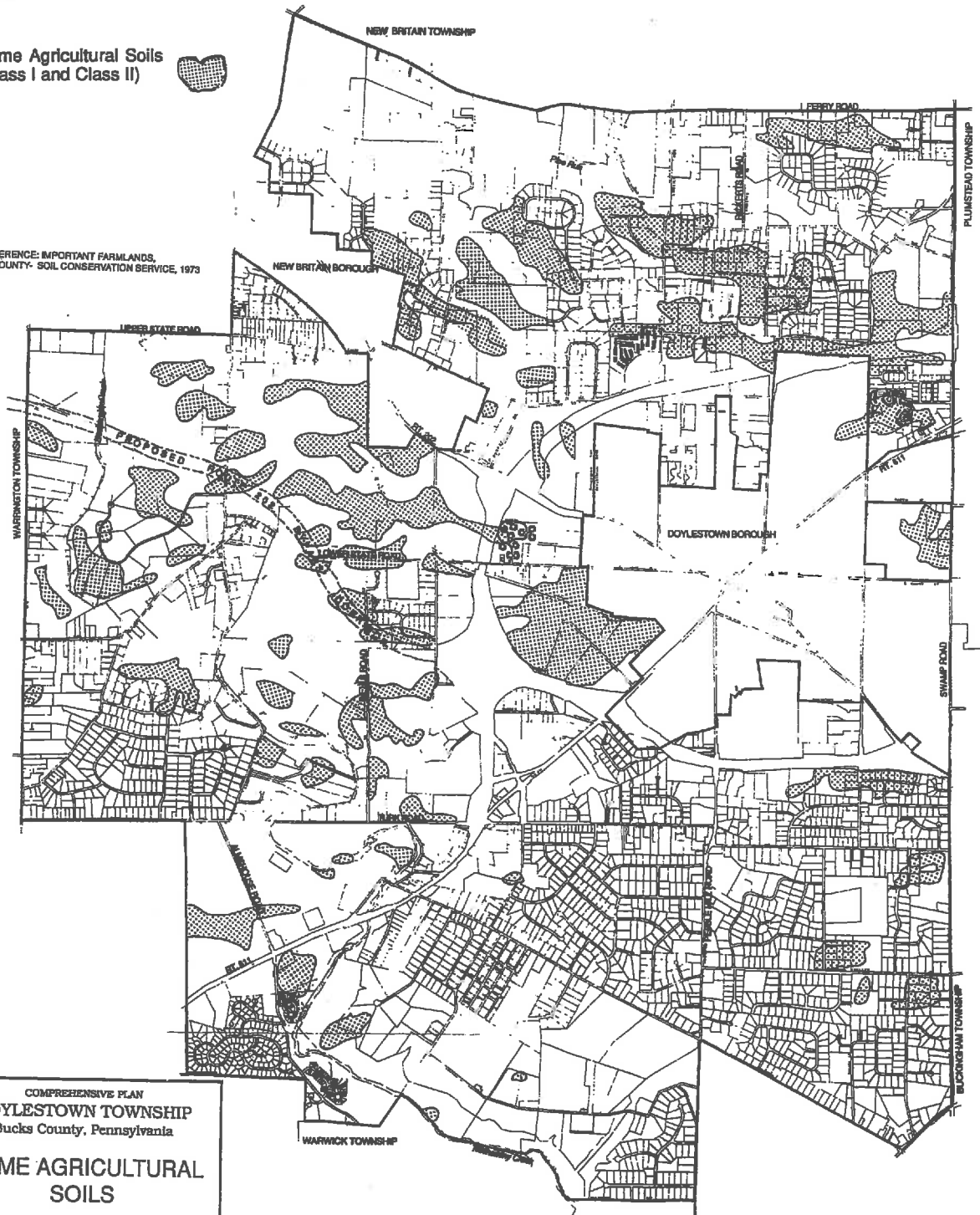
Agriculture used to be the main activity in all Central Bucks County communities, but it has been largely replaced by suburban residential growth. Today the major farmland in the township is owned and farmed by Delaware Valley College.

Legend

Prime Agricultural Soils
(Class I and Class II)



MAP REFERENCE: IMPORTANT FARMLANDS,
BUCKS COUNTY- SOIL CONSERVATION SERVICE, 1973



COMPREHENSIVE PLAN
DOYLESTOWN TOWNSHIP
Bucks County, Pennsylvania

PRIME AGRICULTURAL
SOILS

0 800' 1600' 3200'

Many communities have attempted to slow the conversion of farmland to other uses. Preferential tax assessments have been in place in Bucks County for many years. Some communities have required the preservation of prime agricultural soils as part of the land development process, recognizing that they are a non-renewable resource. The Municipalities Planning Code states as one of the purposes of land use controls in Pennsylvania the preservation of "prime agricultural and farmland considering topography, soil type and classification, and present use."

In its Natural Resources Plan, Bucks County introduces new criteria for evaluating agricultural potential with the identification of "Significant Agricultural Areas." These areas include "Important Farmlands" (as designated by the Soil Conservation Service) of at least 500 largely contiguous acres with limited urban infrastructure and 3 percent or less site coverage. "Significant Agricultural Areas" have the potential of becoming voluntary farmland districts under the Pennsylvania Agricultural Area Security Act 43 (1981) and may ultimately be eligible for state preservation funding.

One "Significant Agricultural Area," centered in northern Warrington Township, incorporates a portion of Doylestown Township. The area forms a narrow strip extending from the westernmost corner to the approximate center of Doylestown Township, near the U.S. 611 by-pass and includes lands owned by Delaware Valley College, and contains soils which, because of their proper composition, acidity, moisture, temperature, consistency, and use, are the most productive for crops.

High land values may make it unappealing for many older farmers to continue in agriculture. However, some smaller farms geared to providing local food items have succeeded in nearby communities, and the township should encourage continued farming through its land use controls.

Surface Water

Both the topography and soil conditions are affected by and related to the surface drainage pattern. The entire township lies within the Neshaminy watershed. The Neshaminy Creek watershed covers much of central and lower Bucks County. For over eight miles the Neshaminy meanders through the western section of the township, fed by numerous tributaries such as Cook's Run, Pine Run, Rich's Mill Creek, which flows into the Neshaminy at Edison, and an unnamed tributary originating in the Pebble Hill section of the township and flowing into the Neshaminy at Bridge Valley.

The Doylestown Township section of the Neshaminy is subject to significant sediment pollution as a result of land wash from urban and agricultural areas. This sedimentation increases the cost of water purification and blocks stream channels with a resulting decrease in the channel capacity.

Floodplains

The floodplains in Doylestown Township are those areas adjacent to the Neshaminy Creek and its tributaries. Floodplains serve primarily to accommodate floodwater during periods of heavy precipitation. They contribute to the Township's scenic beauty, to groundwater recharge, and because of the natural vegetation associated with them, to soil erosion and sedimentation reduction, wildlife protection, and healthy stream conditions.

Doylestown Township participates in the National Flood Insurance Program (NFIP), which is designed to reduce flood hazards through floodplain regulation. The program is the result of an earlier shift in Federal policy away from structural flood control solutions to more comprehensive floodplain management approaches.

For purposes of regulation, the floodplain is defined by the 100-year or base flood which has a one percent chance of being equalled or exceeded in a given year. The regulations of the NFIP further delineate the floodplain by dividing it into the "floodway" and the "flood fringe", defined as follows:

Floodway - The watercourse channel and adjacent land areas which must be reserved to carry the base flood without cumulatively increasing the base flood elevation more than a designated height. One foot is the maximum increase allowed by The National Flood Insurance Program.

Flood Fringe - The part of the base floodplain outside of the floodway.

Under the NFIP, obstructions causing any rise in the base flood elevations are prohibited within the floodway. Some development within the flood fringe is permitted (under certain conditions), although this practice is discouraged by the Federal Emergency Management Agency. Any obstruction in the floodplain can affect flood levels, drainage patterns and floodwater storage capabilities, thereby potentially damaging properties both within and outside of the floodplain.

Areas not regulated under the NFIP but vulnerable to flooding nonetheless are those adjoining smaller order streams and containing floodplain or alluvial soils. The Soil Conservation Service's Soil Survey identifies seven floodplain soil types in Bucks County, two of which are located in parts of Doylestown Township: Bowmansville silt loam (Bo) and Rowland silt loam (Ro).

Groundwater Geology

The geological formations upon which the township lies determine the topography of the landscape and the potential for groundwater supply. Groundwater is held in waterbearing rock formations or aquifers. Because many township residents are dependent on individual on-site wells for their water supply, the quality and quantity of groundwater is an important planning concern.




The two major geological features under Doylestown Township are the Lockatong formation and the Stockton formation. The Stockton formation generally provides a reliable water supply, with reported yields of more than 70 gallons per minute. The Lockatong is a much poorer supplier of groundwater, in terms of both quantity and quality.

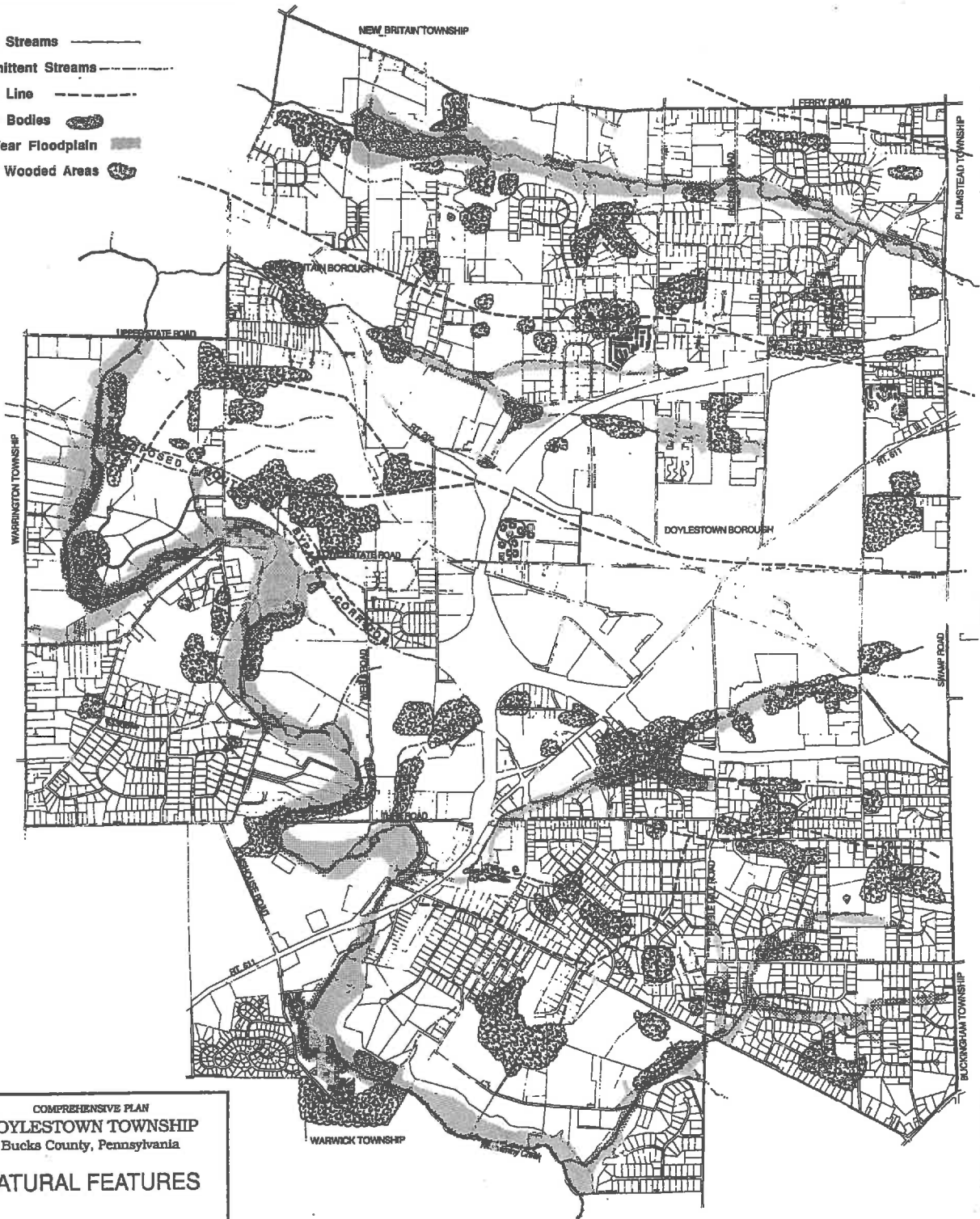
The Lockatong formation cuts across the southwestern section of the township from the intersection of Bristol and Upper State Roads to the intersection of Edison-Furlong and Pebble Hill Roads. It is not surprising that the reported groundwater supply problems are concentrated in the portion of the township underlain by the Lockatong formation. The survey of residents undertaken for the township's Comprehensive Plan for Water and Wastewater Facilities revealed that most problem wells are located in the southwestern portion of the township.

A small section of the township near Furlong is underlain by Cocalico Phylite which is a poor source of groundwater.

To maintain the groundwater supply, aquifers must be recharged to compensate for constant withdrawals. Precipitation provides the major source of recharge, and the capability of recharge depends upon the permeability of the surface and underlying rock formations, topography, and the presence of areas which can absorb and hold water such as wetlands and floodplains. Land use policies regulating impervious surfaces and the protection of wetlands and floodplains will directly influence the quality and quantity of groundwater supply.

Legend

- Major Streams ———
- Intermittent Streams - - - - -
- Ridge Line - - - - -
- Water Bodies 
- 100 Year Floodplain 
- Major Wooded Areas 



COMPREHENSIVE PLAN
DOYLESTOWN TOWNSHIP
Bucks County, Pennsylvania

NATURAL FEATURES

0 800' 1600' 3200'



Policies and Implementation Strategies

The township should require the identification of important natural features on plans for proposed developments and require some level of protection, in accordance with the value and significance of the natural features.

Woodlands • Encourage protection of woodlands through protection standards. Zoning provisions should require that woodland areas be protected during the development process.

Wetlands • Require the protection of wetland areas by incorporating wetland protection standards into the zoning ordinance and by working with regulatory agencies. Zoning ordinance regulations should state that no development will be permitted on areas which meet the three criteria for wetland designation: soils, vegetation, and hydrology. Development plans should be required to show soil types. Any areas which are designated as hydric soils will require further investigation by the landowner to show that no wetlands will be disturbed.

Water Supply • Set controls on impervious surfaces to maximize groundwater recharge. Undertake a comprehensive groundwater study so that groundwater supplies are better understood.

Water Quality • Set limits on the amount of impervious surface which will be permitted for any type of development as part of the zoning ordinance. Runoff from paved areas diminishes water quality.

Steep Slopes • Restrict development of steep slopes through zoning regulations to avoid erosion and stormwater problems. Update and strengthen the township's soil erosion and sedimentation control ordinance.

Floodplain Areas • Restrict development in floodplain areas and on alluvial soils through zoning regulations. Preserve the stream valleys from development as a means of protecting not only floodplains but also steep slopes, wooded areas, and scenic areas. A township floodplain ordinance should include regulations limiting development of the flood fringe and alluvial soil areas to agricultural uses, natural open space and low density recreational and water-related uses. In addition, the ordinance should require mapping of floodplains and floodplain soils on development plats.

Farmland • Encourage the continuation of farming by keeping densities low in areas where prime agricultural soils are located, where farming is a significant land use, and where the County has designated portions of the township as a Significant Agricultural Area.

Goals

- Provide for the orderly accommodation of growth within the township.
- Encourage high intensity land uses in locations where supporting facilities are easily available.
- Continue to provide for a variety of housing types.

Background

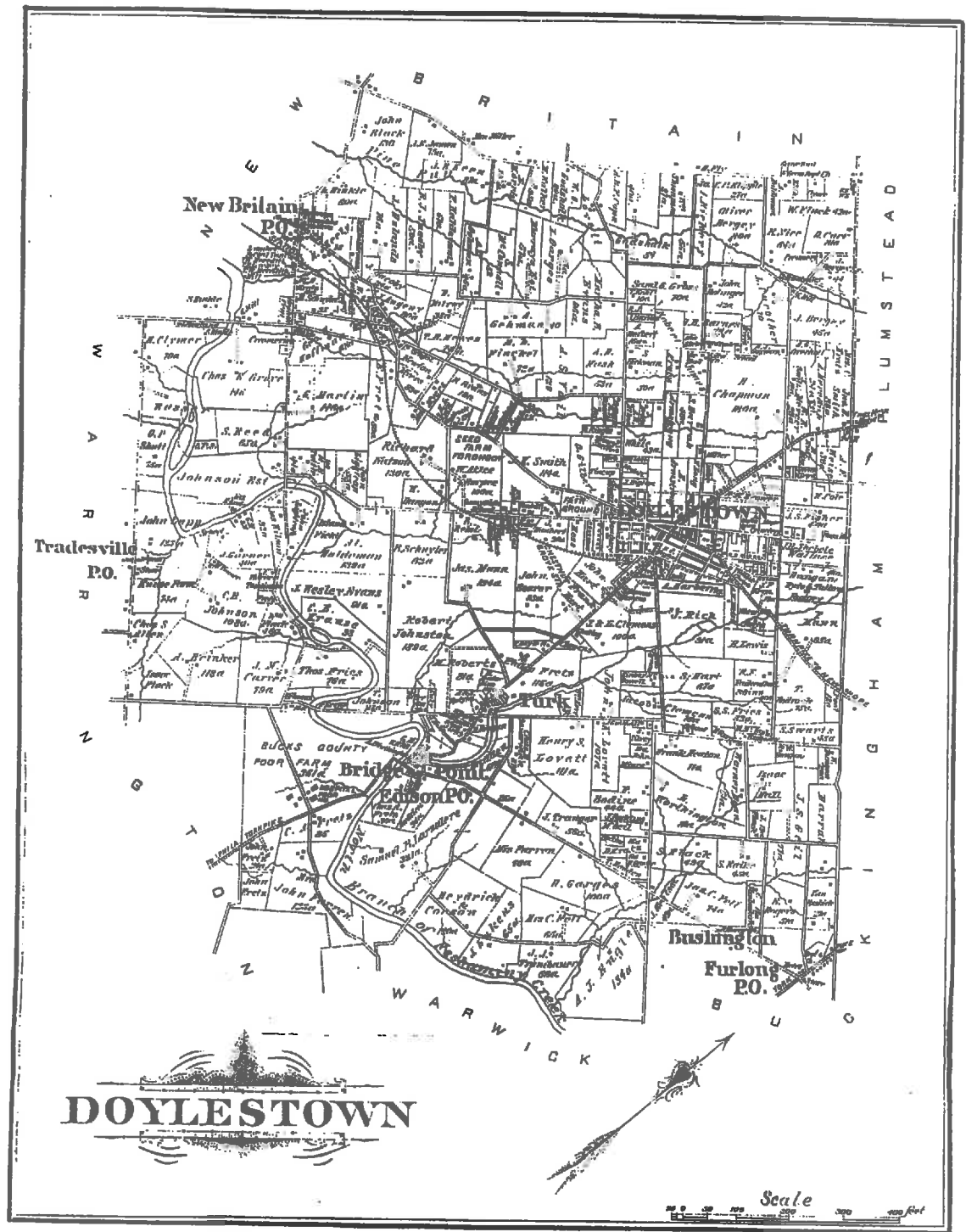
Land Use, Housing and Population Trends

The original boundaries of Doylestown Township were set in 1818 in response to a change in Bucks County government. Until 1813, Newtown was the county seat, and getting there from the northern parts of Bucks County during the days of poor roads and limited transportation was a burden on county residents who wished to vote, go to court, or conduct official business. Doylestown was chosen as the new county seat in 1813 because of its location in the center of Bucks County. This change in the location of county government led to the creation of Doylestown Township in 1818 when territory was removed from Buckingham, New Britain, and Warwick Townships to create the new municipality.

Except for a few centers of activity at crossroads in the township, the township in 1818 was mainly agricultural. Development was limited to the areas around the county courthouse, Cross Keys, Tradesville (at Bristol and Lower State Roads), Edison (formerly known as Bridge Point where a wool factory was located), and Furlong.

Inns and taverns were established near the courthouse and at crossroads villages to serve visitors to the court and other travelers. The area also had some attractiveness as a resort because of the Neshaminy Creek which flowed through the township. With reasonable public transportation available during the 1800s from places such as Langhorne, Trenton, Willow Grove and Easton, the area became more accessible for recreation.

A change in township boundaries occurred in 1838 when the Borough of Doylestown was created. Although the official boundaries changed, the courthouse continued to be a focal point for the development of the area, and the presence of county facilities continues to influence development patterns. The two municipalities established a functional harmony which continues today, with the borough providing a central place where services are available and the township providing low-intensity residential and agricultural areas.



1891 Map of Doylestown Township

Another change occurred ninety years later, in 1928, when New Britain Borough was created out of township land and became a separate government.

The township has been a residential and agricultural community during most of its history. Two large institutions – Bucks County and Delaware Valley College (founded in 1865 as the Doylestown Agricultural and Mechanics' Institute) – occupy a large percentage of township land and have helped to preserve the feeling of openness as the township develops. The township has provided the area necessary for some of the large institutions serving Doylestown Borough and the rest of the central Bucks County area. As governmental, educational, and medical institutions have grown to meet rising demands, they have found land in the township to meet their space needs.

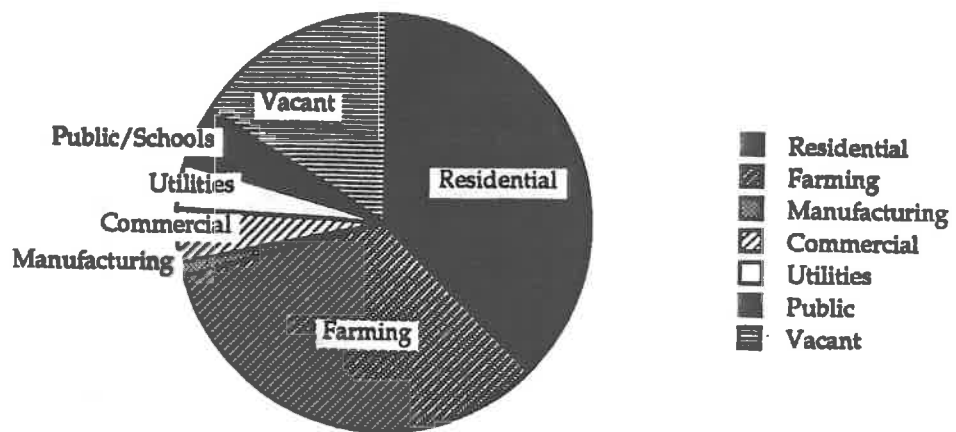
Doylestown was less affected by the major suburban expansion of the 1950s and 1960s than were the other suburban townships in lower Bucks County, Montgomery and Delaware Counties. Doylestown lies at the outer edge of the suburban area, and was not overtaken by the first wave of suburban growth which moved outward from Philadelphia. When Philadelphia was the employment center for the region, proximity to the city made these other areas highly desirable for residential expansion. In recent decades, the employment pattern has shifted so that suburban business centers now provide jobs throughout the suburban Philadelphia region. With the location of major business parks in central Montgomery County and some emerging in Bucks County, Doylestown is closer to employment centers and becomes a more sought-after place to live.

1980 LAND USE CHARACTERISTICS		<u>Acres</u>	<u>Percent</u>
	Residential	3,391.0	33.8
	Agricultural	2,967.7	29.6
	Mfg./Mining	116.9	1.1
	Trade/Services	389.7	3.8
	Utilities	335.6	3.3
	Govt./Education	398.3	3.9
	Parks/Recreation	962.4	9.6
	Vacant	1,441.6	14.4
	Total	10,003.2	100.0*

* Numbers and percents may not add due to rounding.

Source: BCPC Land Use Report 1980

1980 LAND USE PATTERN



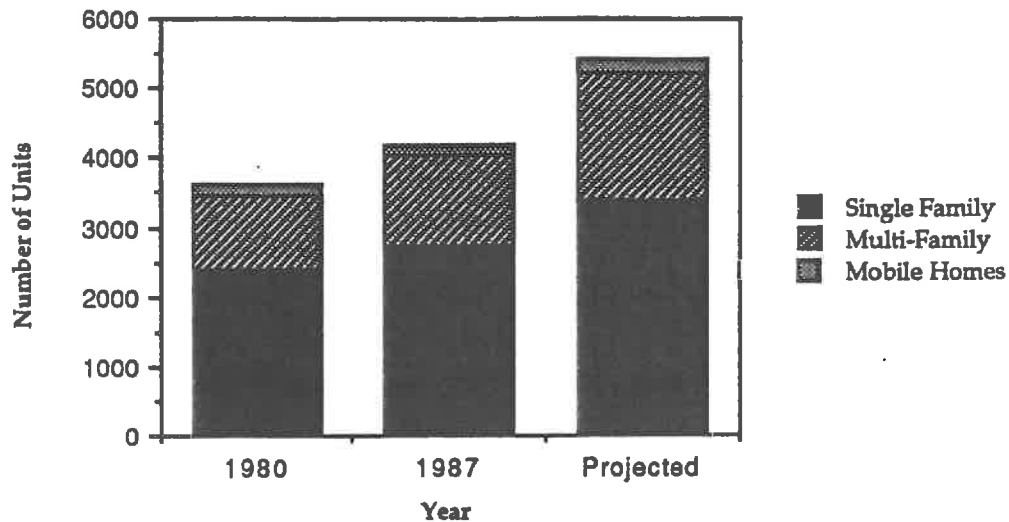
Recent Changes The major change in the land use pattern between 1970 and 1980 was the conversion of formerly vacant land into residential use.

Although development has changed what has historically been the rural character of Doylestown Township, the Township is far from being completely built out. During the period between 1980 and 1988, many acres of vacant or farm land have been subdivided for future residential development.

ESTIMATED HOUSING UNITS FOR 1987 AND UNITS APPROVED AND/OR UNDER CONSTRUCTION (1)

	1980	1987	Units Approved	Total
Single Family Detached	2,412	2,572	829	3,401
Single Family Attached and Multi-Family	1,083	1,297	528	1,825
Mobile Homes	142	138	50	188
TOTAL	3,637	4,007	1,407	5,414

Housing Units in Doylestown Township



Residential land uses in Doylestown Township consist primarily of single-family dwellings, with a growing number of single-family attached and multi-family units.

The distribution of agricultural, institutional, and public land is such that three large areas of contiguous residential development have formed. The largest concentration of single-family dwellings is located in the lower portion of the Township, generally within the bounds of the Route 202 by-pass, U.S. 611, and Edison-Furlong Road. The subdivisions within this area are typically made up of one-acre lots, taking access from cul-de-sacs or loop roads. Very few agricultural or other open spaces remain within these fairly homogeneous neighborhoods.

Similarly, the cluster of subdivisions situated between the U.S. 611 by-pass and Pine Run Creek consists of single-family lots uniformly sized and distributed. West of Almshouse Road is another concentration of residential development which also conforms to this typical pattern. One exception is the Quail Call development which, due to its proximity to the Neshaminy Creek and its floodplain, consists of lots ten acres in size or larger.

Large-lot single-family dwellings are scattered throughout the Township, as are a few isolated one- to two-acre lot subdivisions.

The mobile homes in Doylestown Township are exclusively situated in one of two mobile home parks. King Arthur's Court is located south of Doylestown Borough between U.S. 611 and the 611 by-pass. Colonial Park, at Shady Retreat and Burpee Roads, is being expanded to accommodate fifty more mobile home units.

Single-family attached dwellings, in the form of townhouse or condominium developments, are almost exclusively located adjacent to or near Doylestown Borough, due to sewer and water availability. These include Westwyk and Olde Colonial Greene on West Street, Chestnut Grove on Lower State Road, and Doylestown Commons adjacent to the 611 by-pass. Townhouse developments proposed or under construction are consistent with this pattern, except for those at the Warrington Country Club site which take advantage of the infrastructure serving commercial centers on U.S. 611. The township also has an apartment complex for homeless families in Bucks County, operated by the Bucks County Housing Group.

The predominance of residential land use in the Township is likely to continue, according to recent trends. Since 1980, over 500 acres have been built or approved for residential uses. Of these, 528 units are to be of the single-family attached variety, reflecting a trend toward a greater variety of housing types in Doylestown Township. An additional 600 acres are currently under consideration for residential uses. It is possible that by 1990, the amount of land devoted to residential use could total more than 4,000 acres, an increase of nearly 20 percent over the 1980 figure.

Some of the vacant land is less likely to be converted into residential uses in the near future because it is owned by large institutions or because it is protected by restrictive covenants. Bucks County owns several hundred acres at the Pine Run reservoir in the northern section of the township where land was acquired by the Neshaminy Valley Resources Authority when the impoundment was built. Additional land along the Neshaminy in the southern end of the township was also acquired in anticipation of the Dark Hollow Dam on the Neshaminy Creek.

Much of the township used for farming is owned and farmed by Delaware Valley College. In addition, some 68 privately-owned properties participate in the preferential tax assessment programs of Bucks County (Acts 515 and 319) designed to encourage continued farming or preservation of open lands. Most of these properties are located at the outer edges of the township, away from the core of development surrounding Doylestown Borough.

Because more than half of the township's housing units have been built since 1970, the condition of the units is quite good. In many cases the condition of the housing stock can deteriorate as it ages. Only 10 percent of the housing units were built prior to 1939. While the overall housing conditions are good, one area has been identified by the Bucks County Planning Commission as having substandard conditions. The area is located south of Edison-Furlong Road and east of Wilkshire. Some homes of these small lots were originally summer residences which have been converted to year-round use. As the result, some of these homes have insufficient plumbing and deteriorating structural elements.

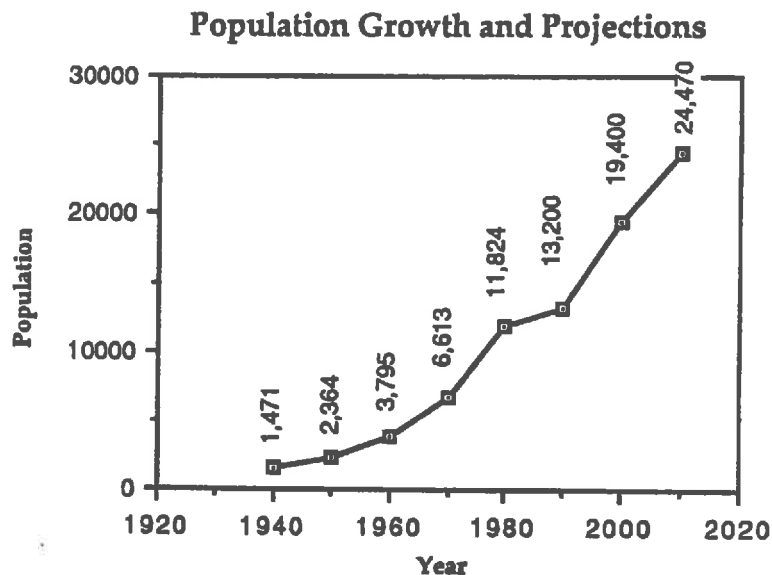
Population Trends

Knowing how many people and households live in the township -- and what kinds of people and households -- helps the community plan to meet its future needs for services and facilities.

Between 1940 and 1980, the total population of Doylestown Township grew from 1,471 to 11,824, an increase of over 700 percent. For each of the first two decades of that period, the rate of growth was steady at about 61 percent. Between 1960 and 1970, the rate increased to 74.3 percent. The growth rate peaked at 78.8 percent between 1970 and 1980.

The Township's population has grown 9.8 percent between 1980 and 1987, bringing the total to an estimated 12,983.

Projections for the township suggest a continuation of this growth rate, as shown in the chart below which is based upon the analysis by the Bucks County Planning Commission.



The county planning commission has projected a population increase of as many as 3500 persons between 1987 and 1990 and an additional 6000 persons between 1990 and 2000. Assuming an average household size of 3 persons per household, this would result in about 1166 housing units in the 1987-1990 period and an additional 2000 units between 1990 and 2000.

Population Composition

If the population growth experienced by Doylestown Township is examined in terms of its impact on various age groups, observations can be drawn about the changing composition of the Township's population.

The 77.8 percent increase which occurred between 1970 and 1980 affected some age groups more than others. The under-five population

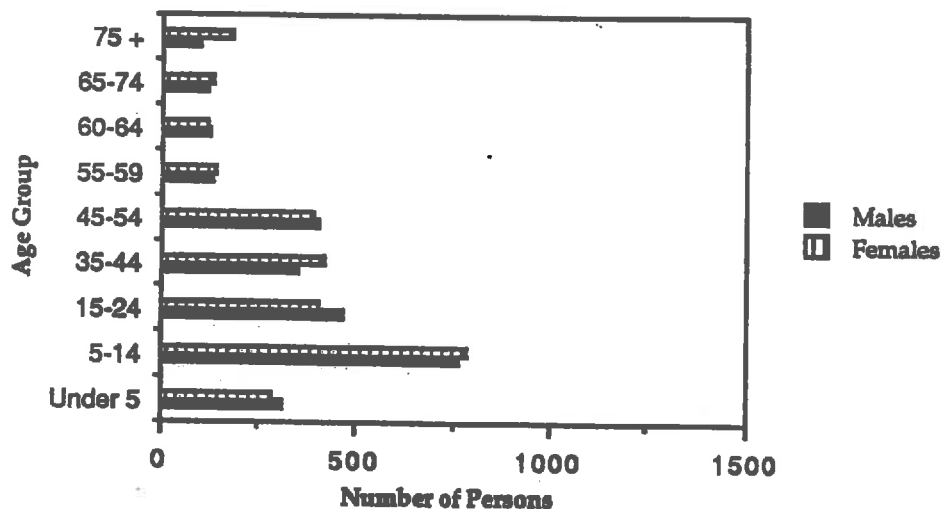
showed very little change; in fact, the number of males in that age group actually decreased slightly. The 15 to 24 age group, on the other hand, increased significantly for both males and females. There were 1,381 more 15 to 24-year-olds in 1980 than in 1970, which is a change of 158.7 percent. Since women in this age group are now of childbearing age, this change could have an impact on the number of births in the near future.

Population growth in general places additional responsibilities upon to township to provide services, such as police protection, township administration, fire protection, etc. These particular changes may lead to increased demands on the school system and increased demands on the township's recreation services and facilities.

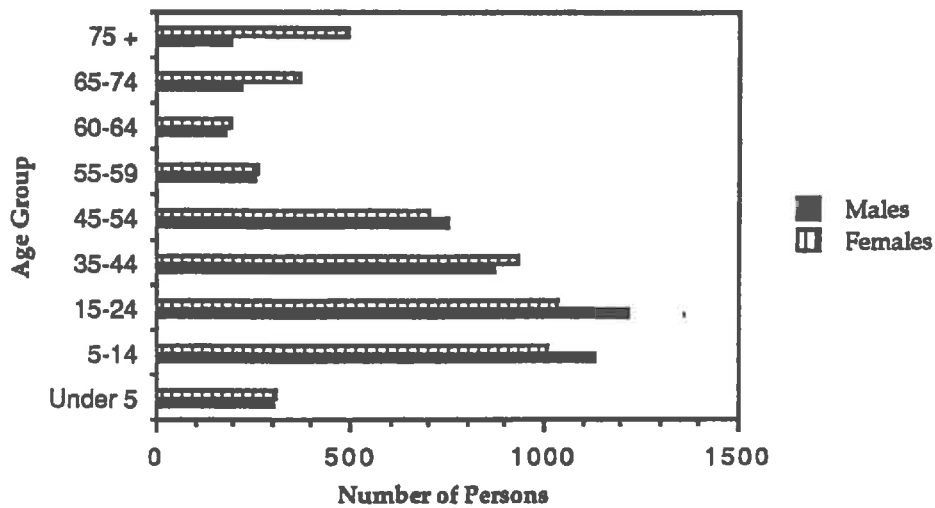
The only other groups which indicate greater percentage increases are the females between 65 and 74 (180.5 percent increase) and the 75 and over females (171.8 percent increase). The male population in the 75 and over age category also increased by over 100 percent. These changes reflect the effects of improved health care and longer life expectancy.

The remaining age groups grew at approximately the same rate as the overall population in Doylestown Township.

Age and Sex of 1970 Population



Age and Sex of 1980 Township Population










Changes in household size affect the township's growth pattern. In 1980, the average number of people in a Doylestown Township household was 3.11, down from an average of 3.58 in 1970. This change reflects several factors affecting the general U.S. population: lower birth rate, more housing options for the elderly, and greater independence of young adults. If these trends continue, housing demand in the Township can be expected to surpass the rate of population growth.

Although the factors influencing municipal growth are extremely variable and often unpredictable, it is reasonable to assume that Doylestown Township will continue to grow through the year 2000.

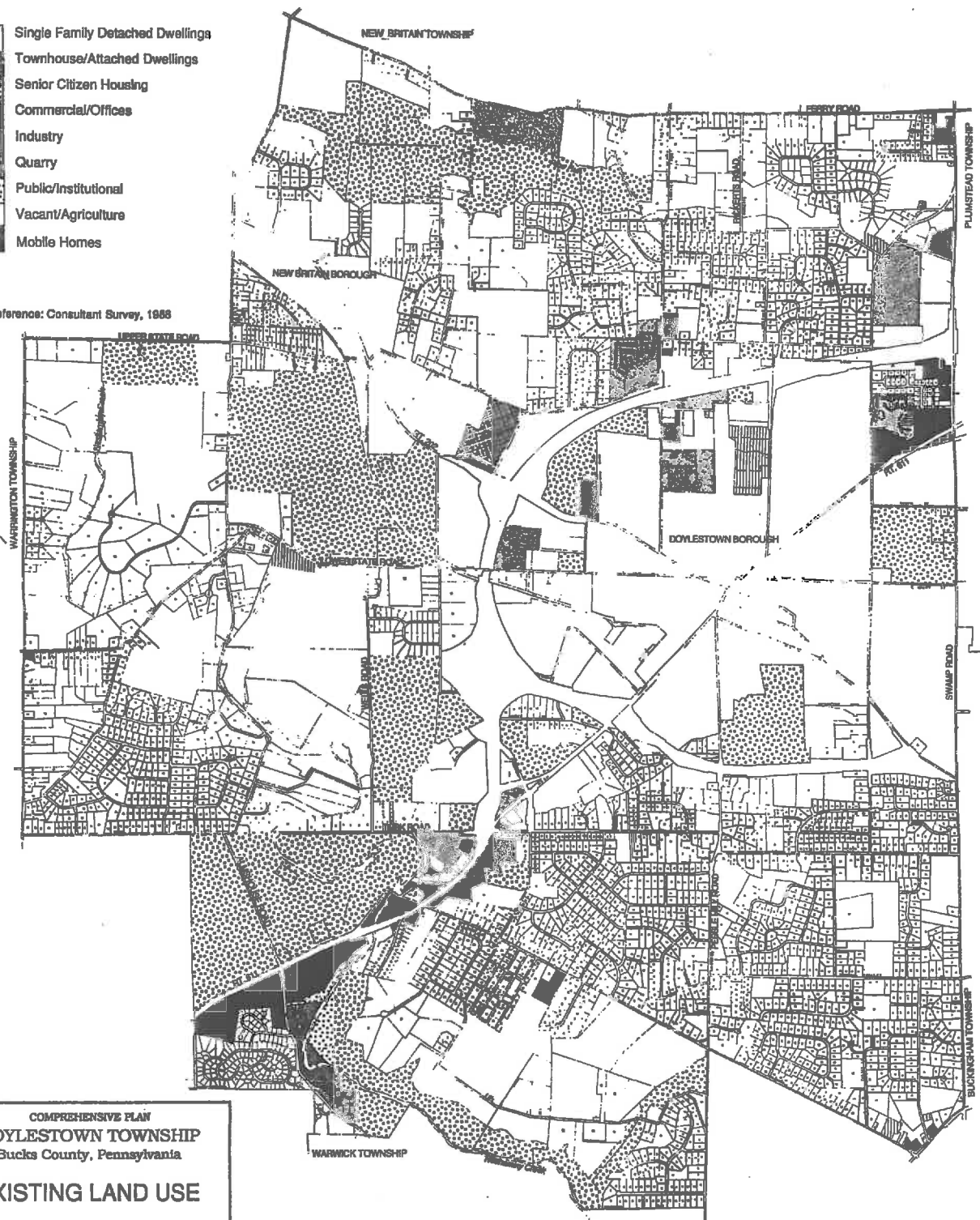
Major growth occurs through migration into the township. However, due to the large increase in the number of women of childbearing age as well as the increasing numbers of women over 35 having children for the first time, the number of births will probably play a larger role in population change in the next decade. Growth in the under-five population can be expected.

The effects of improved health care and longer life expectancy have translated into a significant increase in the number of persons 65 years and over. For Doylestown Township, this means that additional housing, services and health care facilities for this sector of the population may be required.

Legend

-  Single Family Detached Dwellings
-  Townhouse/Attached Dwellings
-  Senior Citizen Housing
-  Commercial/Offices
-  Industry
-  Quarry
-  Public/Institutional
-  Vacant/Agriculture
-  Mobile Homes

Map References: Consultant Survey, 1988



COMPREHENSIVE PLAN
DOYLESTOWN TOWNSHIP
Bucks County, Pennsylvania

EXISTING LAND USE

0 500' 1000' 3200'



Housing Affordability

The rising cost of housing in Bucks County has raised concerns about housing affordability and whether or not the cost of living here has risen beyond the means of many families. The Bucks County Housing Plan (1988 Draft) reveals that the cost of a new average new house in the township in 1987 was more than \$239,000. Only four townships in Bucks County had a median new housing price exceeding this. The cost of an existing house being resold was significantly lower — \$131,000.

While the income levels in the township are also relatively high for Bucks County, the incomes in the township have not kept pace with the cost of housing. According to the County's analysis, the average family in Doylestown Township today cannot afford to buy an average priced home, either new or existing house being resold.

The concern about providing a reasonable supply of housing which is affordable to a wide range of income levels has been addressed in the land use plan. The single most effective way of reducing housing costs is by providing for a reasonable supply of land zoned for higher densities. With several areas zoned for high density use, the township hopes to allow for the type of townhouse and apartment uses, along with small lot single family development, which will be affordable to a variety of household types and income levels.

The township has also helped to meet the housing needs of the very low income by accommodating the shelter for homeless families mentioned earlier.

Policies and Implementation Strategy

This level of growth would bring enormous change to the township. To meet the goal of accommodating growth in an orderly fashion, the comprehensive plan recommends:

- Areas which have become established a single family detached, low density neighborhoods should be preserved as low density areas.
- Areas designated for higher density near the borough of Doylestown can continue to serve as the growth areas for higher density uses.
- Areas with development constraints due to floodplains, steep slopes, streams, and other natural features, should be designated for low density residential uses.
- The mix of housing types which has already been established — townhouses, single family detached, apartments, and mobile homes — should be encouraged through the zoning ordinance.

The Future Land Use Map shows the future development pattern recommended for the township. It is a continuation of the past development patterns which have encouraged the development of higher density uses close to Doylestown Borough. Historically this has been a pattern which makes sense: the road access is better; the area's only public transportation runs through the borough; and public services and commercial activities are centered there. The areas further removed from the borough— those areas without public water and

sewer services and without direct access to major roads – have evolved as lower density residential areas.

How Much Growth is Anticipated and Can the Plan Accommodate It?

The Future Land Use Map takes into account the development expected to occur in the near future, based upon the approved development plans and the existing level of development. The number of dwelling units approved for construction will, when constructed, bring the township population to approximately 16,500 persons by the year 1991.

This level of population exceeds the projections made for the township by county and regional agencies. The Delaware Valley Regional Planning Commission projected the 1990 population to be 13,220. This means that the township will accommodate more than its expected share of regional growth within the next five years.

Because the plan allows for future expansion of all housing types through its recommended pattern of land uses, the plan will continue to accommodate a reasonable share of regional growth. The projected population for the township (DVRPC) for the year 2000 is 19,400. The number of proposed developments currently in the works will bring the population close to that level prior to the end of the century; additional vacant land can easily accommodate this level of population under the density recommendations made by the plan.

Future Residential Land Use Policies

The Future Land Use Plan designates several types development.

Low Density Residential Uses. • The purpose of the low density residential areas is to protect the stream valley of the Neshaminy and the natural area in the upper end of the township centered around the Pine Run reservoir. The plan recognizes that the much of the land in these areas is already committed to higher intensity uses or is in public ownership, but the intent is to reaffirm the policy of protecting the woodlands, stream valleys, steep slopes, and natural areas along these waterways as future development occurs. The recommended density is lot sizes of two acres with mandatory protection of natural features. The township should take advantage of the recreational potential of the Neshaminy valley by considering walking trails or other low-intensity recreational facilities.

The three areas suggested for low density development are:

- the area between Ferry Road and Sandy Ridge Road
- the Neshaminy Valley between Upper State Road and Turk Road
- the Neshaminy Valley in the lower section of the township up to the Warwick Township border.

Moderate Density Residential Uses • Most of the township is devoted to moderate density single family residential uses, with lot sizes of approximately 40,000 square feet. The plan proposes a continuation of this type of development in areas where this type of land use is established. Provisions should be made for slightly smaller lots if served by public water and sewer and if a portion of the land is preserved for open space.

Higher Density Residential Uses • The higher density residential uses should be centered around the borough and around major transportation routes, as they have been in the past. Several types of higher density residential areas are proposed:

- mobile home development in the mobile home park area
- townhouse development, similar to existing townhouse development, at a density of no more than 6 dwellings per acre
- apartment or multi-family development, at a density of not more than 10 dwellings per acre
- small lot single family development at a density of not more than 3 dwellings per acre.

These types of residences must all be served by public water and sewer because of the inability of on-lot systems to accommodate higher density development.

Higher density residential uses should be accommodated in order to encourage affordable housing. The township is aware of the rising cost of housing, and through its land use controls, is attempting to encourage housing which a wide range of families can afford. By reducing the required lot size, reducing lot frontage requirements, reducing front yard setback requirements, and considering smaller street widths, the township zoning and subdivision ordinances can allow for lower cost housing to be constructed.

The proposed residential areas -- which allow for townhouses, apartments, and small single family development -- are designed to meet the housing needs of people of various ages, income levels, housing preferences, and life styles.

The criteria and development standards for nonresidential uses are discussed in a later section of the plan.

Future Development Trends

Even as the township grows in accordance with the proposed plan, there will be development issues facing township officials. Among the trends likely to emerge in the next decade area:

The possible transformation of institutional land into land for development • Although the open lands of the College and the County have been viewed as permanent, recent evaluation by the College of its future need for land has resulted in changes in zoning on large parcels of College-owned property from institutional to residential zoning.

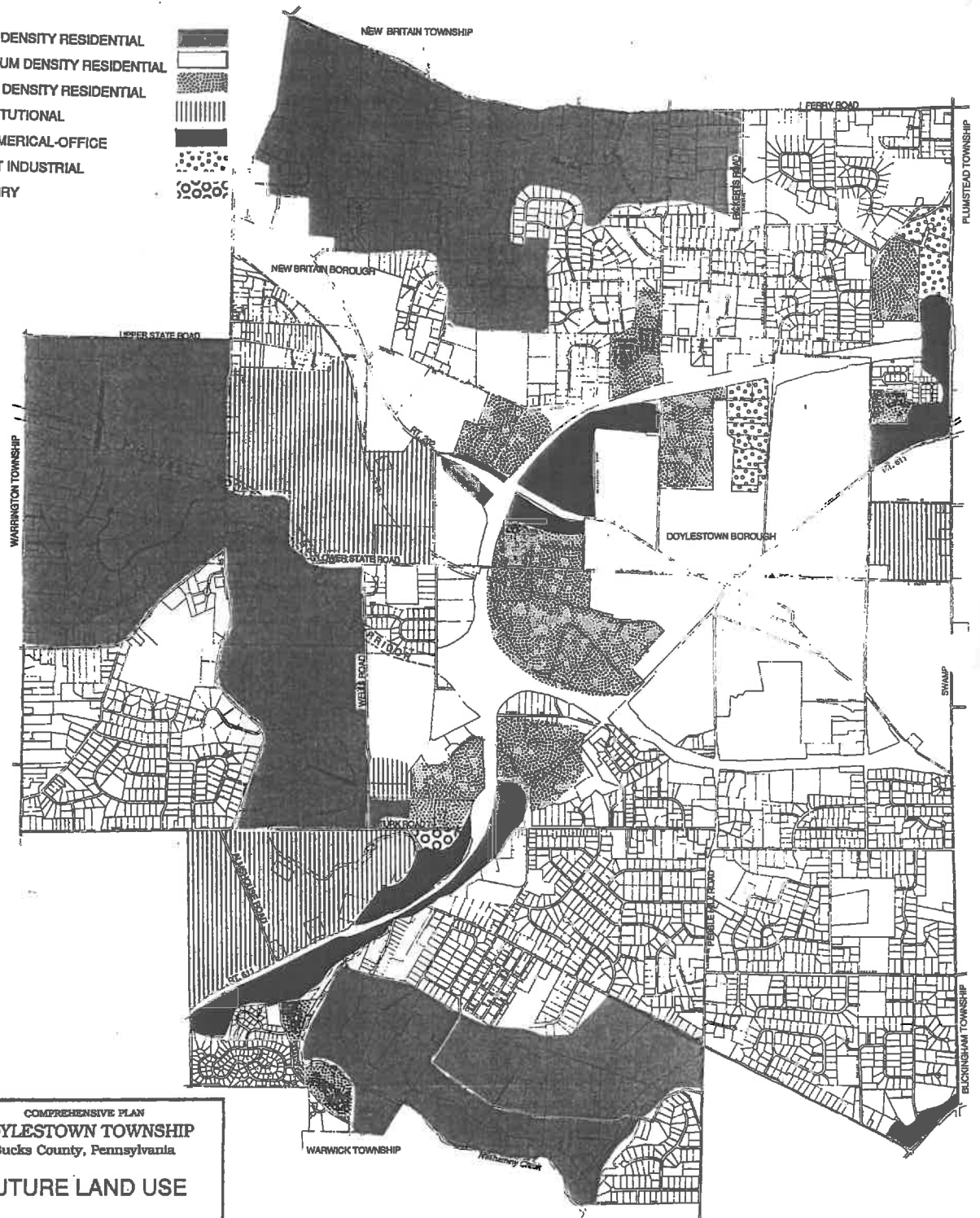
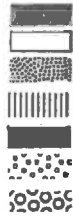
Similarly, the Tabor Children's Services property holds a large piece of underutilized land in the center of the township. Township officials should be prepared for the possible transformation of these lands as institutional needs change or become more clearly defined. The future land use plan concept of concentrating development around the borough, of protecting the areas along the streams valleys, of protecting the low density single family detached residential neighborhoods, and of providing reasonable transitions between dissimilar land uses, should be kept in mind when evaluating the future use of institutional lands.

Infill development • As the larger parcels of land are used for major subdivisions, the remaining smaller parcels are likely to be subdivided into lots meeting the minimum lot sizes specified by the zoning ordinance. The same is likely to occur on the few remaining vacant parcels in nonresidential areas. The concern facing township officials is the need to rely on established policies regarding zoning boundary lines and to evaluate carefully zoning change requests in light of long-term community goals. The areas where two types of land uses meet become vulnerable to such requests for changes, and the township shall strive to minimize conflicts among neighboring land uses.

Redevelopment of areas • Some of the areas along the major roads -- Route 611, Swamp Road, and Route 202 -- will be subject to redevelopment proposals as former residences are transformed into commercial establishments or small scale commercial uses are redeveloped into unified and more intense commercial development. As this happens, two critical concerns emerge: the appearance of the redeveloped area and the access to roadways. Signs, buffers, parking lot design, control of access to larger roads, and management of traffic will become concerns of the township as this process occurs.

Legend

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- INSTITUTIONAL
- COMMERICAL-OFFICE
- LIGHT INDUSTRIAL
- QUARRY



COMPREHENSIVE PLAN
DOYLESTOWN TOWNSHIP
Bucks County, Pennsylvania

FUTURE LAND USE



Goal

Maintain the balance of residential and nonresidential uses (commercial and industrial uses appropriately located to serve the local community).

Background

Commercial Development

Commercial development within Doylestown Township is limited to the commercial areas along the major highways. Historically, local shopping needs have been met by Doylestown Borough.

The largest concentration of commercial development is located along U.S. 611, south of its junction with the 611 by-pass. This area contains several service stations, two garden centers, a small strip of retail shops, and two large shopping centers: the Jamesway shopping center which has been renovated to include office space and the Barn Plaza, a newer shopping center adjacent to the Barn Cinema.

A new shopping center at the intersection of Route 611 and Old Dublin Pike complements the commercial development in the borough along Route 611.

The only other significant commercial area in the Township is around "Cross Keys," the intersection of Routes 313 and 611. Strip commercial development characterizes this area, with a predominance of car dealers, body shops, and automotive accessory stores. A few fast-food restaurants are located on U.S. 611. A recent expansion of this commercial area has occurred with the construction of a new commercial center at the corner of 611 and Old Dublin Pike.

The small villages of Furlong and Edison contain a limited number of commercial uses. In addition, a few nonconforming commercial uses are scattered within the residential areas of the Township.

Office Development

Offices, like commercial development, have located along main roads. The largest cluster of private offices is the newly constructed Bailiwick office park, which contains attached office condominiums and is located just above the U.S. 611 by-pass at Route 313. There are also several medical offices in the vicinity of Doylestown Hospital. The Jamesway shopping center on U.S. 611 contains some county offices in addition to its retail facilities. The County has continued to expand the office development at the Neshaminy Manor complex with the recent renovation of the old Almshouse building.

New office development is being constructed along Broad Street south of the Route 611 bypass where a general office building and an office facility for the Bucks County Intermediate Unit are being built.

Industrial Development

With the exception of one quarry operation near Edison, the industrial uses in Doylestown Township fall into the category of "light industry." The only concentration of such uses exists on Broad Street, south of the 611 by-pass and adjacent to Doylestown Borough's industrial district where the small scale uses include a mini-warehouse complex, the headquarters of a moving and storage company, and several other light manufacturing uses. There are some industrial uses in Furlong along York Road and Edison-Furlong Road. There is one small industrial/research facility in the central portion of the township: the White Eagle Laboratory facility on Lower State Road.

Public and Institutional Uses

The growth and change in institutional uses is another example of the functional relationship between the development of land uses in the borough and the township. Many of the area's institutions have found land in Doylestown Township on which to locate or expand their facilities. Institutions such as the Doylestown Hospital, the Central Bucks YMCA, the Bucks County Administrative offices, and the Bucks County prison, all of which were formerly centered in the borough, have been able to accommodate their growing space needs by locating in the township.

A large percentage of institutional land in Doylestown Township is owned by the Delaware Valley College of Science and Agriculture, much of which is either vacant or in agricultural use.

The County of Bucks is another large landholder. Approximately 200 acres on the west side of south U.S. 611 make up the Neshaminy Manor Complex. In addition to the Neshaminy Manor Home, this tract houses many County offices, the Emergency Services Training Center, the Rehabilitation Center, the Juvenile Detention Center, the Bucks County Correctional Facility, and vacant land for future County expansion.

The County also owns many acres of land in conjunction with the Pine Run Reservoir site at the northern end of the township and some land at the southern end along the Neshaminy Creek where land was acquired for the proposed Dark Hollow Dam.

Fonthill Museum, located at the intersection of East Court Street and Route 313, is another County-owned site. This historic structure was built and inhabited by the late Henry Chapman Mercer and is adjacent to the Mercer Tile Works, also on the tract and open to the public.

The Doylestown Hospital is situated on approximately fifty acres at the intersection of Route 202 and the U.S. 611 by-pass. This institution is owned and operated by the Doylestown Village Improvement Association. This medical complex now includes the headquarters of the Lenape Valley Foundation, a mental health facility. Plans for future expansion include medical office buildings and additions to the hospital structure.

A 32-acre tract between U.S. 611 and the 611 by-pass contains the Tabor Children's Services, which provides care and services for children.

The Doylestown Township Building is located on an 11- acre site on Wells Road. Plans for expanding the Township Building are underway.

Policies and Implementation Strategies

The future land use plan suggests that the nonresidential uses continue to exist in the pattern established by past development. The township wishes to encourage and support the business community by allowing for appropriate expansion within those areas.

Commercial Development

Commercial activities are restricted to major highways to allow for visibility and access. The plan suggests general commercial uses along Route 611 between the end of the bypass and the Barn Cinema and shopping center type development between the Barn Cinema and the township border. Similarly the plan recommends the location of general highway commercial uses at Cross Keys along Route 611 and Route 313. Shopping center development is recommended at the 611 - Old Dublin Pike intersection. General commercial uses are recommended for the Furlong area, recognizing the current development there. Some nonconforming commercial activities are located near the intersection of Ferry Road and Swamp Road and along Bristol Road.

The major development issue facing the township is not only the location of commercial uses but also the quality of future commercial development and redevelopment: how it will look and function in the community. The design of signs, parking lot layout, landscaping, architecture, and traffic circulation will set the tone for the nonresidential appearance of the township. Similarly, the relationship between residential areas and nonresidential areas should be controlled so that commercial development does not adversely affect residences. This can be accomplished by requiring adequate buffering and by preventing residential uses from facing commercial uses.

The following guidelines should be followed in considering the location and design of commercial activities.

1. The township should maintain the general boundaries of the existing commercial district. Extensions of strip commercial development should be avoided.
2. Access onto highways should be controlled to avoid large numbers of driveways onto major roads. This can be accomplished by limiting the number of access points per lot, requiring minimum spacing between driveways, encouraging shared driveways, regulating the minimum sight distance required, requiring access onto lower order streets, and limiting turning movements from driveway exits.
3. Control signs so that they meet the needs of the business community without detracting from the overall appearance of the commercial

areas. This requires limits on the height, number, lighting, and location of signs through zoning regulations. Signs which blend with the architecture of the buildings should be encouraged, as should signs which complement the architecture of the area.

4. Lighting should be controlled so that it does not adversely affect the surrounding neighborhoods. Lighting plans should be submitted with development plans, and lighting fixtures should meet the guidelines of the township for design and brightness.

5. Landscaping should be an important element in the design of commercial spaces and should be used to buffer commercial activities from dissimilar land uses, to allow for pervious surfaces within commercial areas, and to enhance the appearance of commercial developments.

Office Development

The plan encourages future office development by expanding the areas recommended for offices. This recommendation is based upon the goal of providing for adequate office space for professional and business offices in areas which are attractive for office development due to their location and in areas which are transitions between dissimilar land uses.

The plan suggests the expansion of the office district to include the area along Route 202 between the bypass and New Britain Road. This area has good highway frontage and faces an existing office complex located on the other side of Route 202. Office development in that location would complement both the existing office and hospital uses and the proposed office/hotel development contemplated for the section of Route 202 between the bypass and the borough border.

The plan recommends that office uses be encouraged in the area bounded by Route 611, the bypass, and New Britain Road. This area contains several offices.

Industrial Development

The plan suggests the continuation of the light industrial and quarry uses in the locations where they now exist. This represents a departure from the previous Comprehensive Plan which suggested the development of an Office-Laboratory district in the central section of the township. Much of the area recommended for these uses has been committed to residential development, making the future use of this area for office parks both unlikely and undesirable. Since 1972, the township has been able to meet the residential needs of a growing population and the space needs of growing public and quasi-public institutions. Therefore, the policies regarding industrial development are:

1. Maintain the boundaries of the present industrial district, as established by past land use patterns. The township provides for light industrial uses which are compatible with the residential nature of the township in locations suitable for these activities.

2. Establish strong controls on light industrial uses regarding impervious coverage, buffers, signs, and landscaping.

3. Limit industrial uses to areas where there is direct access to arterial or collector roads so that trucks and heavy traffic will not disturb residential neighborhoods.

4. Any future expansion of the industrial area should only be considered if public sewerage serves the area. Industrial development without public sewerage in other suburban Bucks County communities has led to serious health problems due to groundwater pollution.

Institutional Development

The plan reflects the current pattern of major institutional uses in the township. However, policy changes by the institutional land owners will certainly require the township to make land use decisions about these areas in the future. The plan recommends that the following guidelines be used in evaluating requests for changes in use from institutional to other types of activities.

1. Surrounding Land Uses - The nature of the surrounding land uses and zoning should be considered to ensure the proposed use is suited to the area.

2. Circulation Needs - Can the road network accommodate the traffic changes without doing damage to the road system? Requests for changes in zoning should be accompanied by a transportation impact study. If the study suggests that major changes in the road network or intersections are required to accommodate future traffic, the township should consider whether or not such changes are suited to the area. The transportation network should not be viewed as a system which will be altered to accommodate any level of development. It should be viewed as an important element in determining community character and should be changed in concert with land use planning.

3. Availability of community services and facilities - The proposed change should be viewed in the context of necessary services and facilities. For example, a request for a large industrial park should be viewed in the context of water supply and sewage disposal concerns. Requests for higher density housing should be viewed in the context of the established plan goals of locating such uses close to the center of the township along major roadways.

Goal Create permanent open space and recreation areas.

Background

The farms and undeveloped tracts of land throughout Central Bucks County have provided open space for Doylestown Township in the past. As the township moves into the next phase of its development, however, it becomes clear that this "borrowed" open space must be replaced with permanent open space in order to provide scenic variety, areas for recreation, and opportunities for residents to enjoy the natural landscape of the area. The discussion of open space involves two types of land use: open areas preserved from development to protect sensitive environmental areas and to leave unchanged some portion of the land as a cultural and educational resource; and recreation space which is designed to be used for outdoor activities and sports. The township is undertaking a revision to its 1972 Park and Recreation Plan which will be a supplement to this plan.

Recreation and Open Space Facilities

During the 1970s the township took major steps toward addressing the need for parkland and open space.

The foundation for a park system was laid with the acquisition of 13 acres on Sauerman Road and the leasing of land from the County on Turk Road. The Sauerman Road property which adjoins the Neshaminy Creek is designated for passive recreation. The Turk Road property has been graded and developed for baseball fields which are used by area recreation groups for little league baseball programs. The Township in 1988 received 41 acres of open space in the floodplain of the Neshaminy as part of a subdivision along Lower State Road.

Township property is supplemented by a variety of other open space and recreational facilities.

Kutz School on Wells Road is a 12-acre facility with ball fields and playground equipment. The township has cooperated in the preparation of playing fields on a portion of the site which are used by local athletic programs.

Fonthill and the Moravian Tile Works are county facilities operated by the Bucks County Historical Society. The 77-acre area contains the two Mercer structures which are operated as museums, plus a large wooded area and open fields which are used for community events. The area is totally surrounded by Doylestown Borough.

Pine Run Reservoir is located in the northern section of the township. The property is owned by Bucks County and consist of a 39-acre reservoir surrounded by about 340 acres of undeveloped land consisting largely of floodplains and wetlands. Creation of the dam and impoundment altered the area but it has remained in its natural state since the reservoir was created. The land has no formal provisions for access, but it is used for fishing, riding, walking, and other low-intensity recreational uses.

Recreation Needs

Dark Hollow Dam lands lie at the southern end of the township. A total of 223 acres is owned by the county, although only a portion of this land lies within the township.

The Bucks County Fish and Game Association leases 34 acres of the county property along Turk Road along the banks of the Neshaminy for use by its members who use the area for archery and riflery.

Central Bucks West High School soccer fields are located within a 10-acre fenced site on Memorial drive adjacent to the YMCA. the central bucks school district is planning to build tennis courts for the high school on this site.

Hart Woods is a natural area of 20 acres on New Britain Road owned by the Bucks County Conservancy. This area is designated as a nature preserve with restrictions on vehicles, but is open for passive recreation.

There is a total about 600 acres of land devoted to either open space or recreation. Of this, three-fourths is county-owned land acquired in association with the two dam projects.

The township has grown rapidly in recent decades, and the pace of development can be expected to continue. Even if no more development plans were to be submitted, the level of development which can be projected based upon approved or pending plans will put unprecedented pressure upon the open space and recreational resources of the area.

What are the recreational needs of a suburban community with 13,000 people? There are national standards prepared by the National Recreation and Park Association which are commonly used as guidelines, with the caveat that they must be carefully applied to reflect local cultural, socioeconomic, and density conditions. These national standards suggest that there be between 6 and 10 acres of *developed* open space for each 1,000 persons in the community.

Applying this standard to Doylestown would suggest a need for about 130 acres of developed open space. The Township does not currently meet this standard. Except for the soccer and baseball fields provided on County property, there are no developed recreational facilities. The national guidelines recommend a range of close-to-home park, playground, and athletic facilities.

Some recreational needs are met within individual neighborhoods in back yards and on the streets. But some recreational needs of suburban areas, such as the need for playing fields for organized sports, can only be accommodated through public action.

Peace Valley Park in New Britain Township is a major recreational resource for township residents. Without this County facility, the pressure to develop local recreation facilities would be even greater.

The township must not only work to meet current recreational needs but must act to add recreational land and facilities to keep pace with the needs of a growing population.

Policies and Implementation Strategies

The township should seize the opportunities it has to protect critical natural features and provide land for recreational purposes. Yesterday's efforts to set aside open space and develop parks are uniformly applauded by today's beneficiaries.

Provide for Recreational Land through the Development Process • All residential development should be accompanied by provisions for recreation, either on the site of the development or through a contribution to the township's recreation fund. As the population reaches the projected levels, the township will have more people for which to provide open space and recreational areas and less open land on which to provide for it.

The national standards of the National Recreation and Park Association state that, on a subdivision or neighborhood level, there should be about 1 - 2.5 acres of recreation space per 1,000 people. Based the densities and household sizes planned for Doylestown Township, application of this standard would suggest that 10 percent of the area of major subdivisions or residential developments should be set aside for recreational area.

Not all developments lend themselves to the inclusion of recreational areas. When this is the case, the township should have the option of accepting a fee in lieu of open space which can used to purchase and develop recreational resources in more suitable locations.

Target the Neshaminy Stream Valley for Open Space Preservation • The most significant natural feature of the township, the Neshaminy Creek, is a logical focal point for preservation of open space. Because the land around the creek is floodplain with limited development potential, the opportunity for preserving it as open space arises. Several stream valleys in the Delaware Valley, such as the Wissahickon and the Pennypack, have established greenways along the streams where people can walk and where the natural character of the valleys is preserved. Both national studies and local surveys have revealed that walking is a favorite pastime, and protecting the corridor along the Neshaminy provides a logical area for a walking trail. The preservation of greenways along streams and rivers has become a top national priority since a 1987 report commissioned by the

President of the United States recommended that "communities create a network of greenways across the country...."

The Bucks County Park and Recreation Plan (1987) shows a proposed link park on the Neshaminy along its entire length in the township. A link park is a linear park which follows a natural stream valley or "links" towns or villages with a band of open space. Typically, a link park would be used for walking, hiking, riding, or biking trails.

The township should continue its policy of requiring the dedication of an easement for a greenway along the Neshaminy as properties are proposed for development. This has already been accomplished in some parts of the township. The township should work toward the preservation of the greenway through dedication of easements or donation or sale of lands.

The Neshaminy Creek valley has been the focus of preservation efforts for many years, as expressed in both township and County planning documents. A 1968 study prepared by Bucks County Planning Commission focussed on the Castle Valley portion of the creek, between Upper State Road and Turk Road, where the creek winds its way through the western portion of the township. Here the floodplain is unusually wide, suggesting that low intensity land uses would be most appropriate. The Castle Valley study recommends that: the stream valley core be used only for recreation and woodlands or other conservation uses; the stream valley fringe be used for recreation, institutional uses, conservation farming, and residential development on lots of 3 acres or more; and, areas outside the stream valley corridor can be used for higher intensity uses which require significant paving and grading. These policies, set more than 20 years ago, remain relevant and consistent with current township goals.

Work toward a centralized park facility near the center of the township • The township should work toward the long-term goal of establishing a central park facility near the center of the township. As the population grows, the township will be able to support a park complex. It should be conveniently located for township residents and should have convenient access. Such a complex might include playing fields, a playground, and, eventually, a swimming pool.

Preserve the Pine Run area as a natural area • The Pine Run reservoir, originally created as a means of flood control, now serves as the centerpiece of a 350-acre natural area. This area not only meets the needs of indigenous wildlife but also provides a respite from development in an area of growing population.

This area seems most suitable for quiet passive recreation such as walking, bird watching, or fishing. With the Peace Valley facility to the north and the proposed township park complex to the south, the Pine Run area seems well suited for preservation as a natural area.

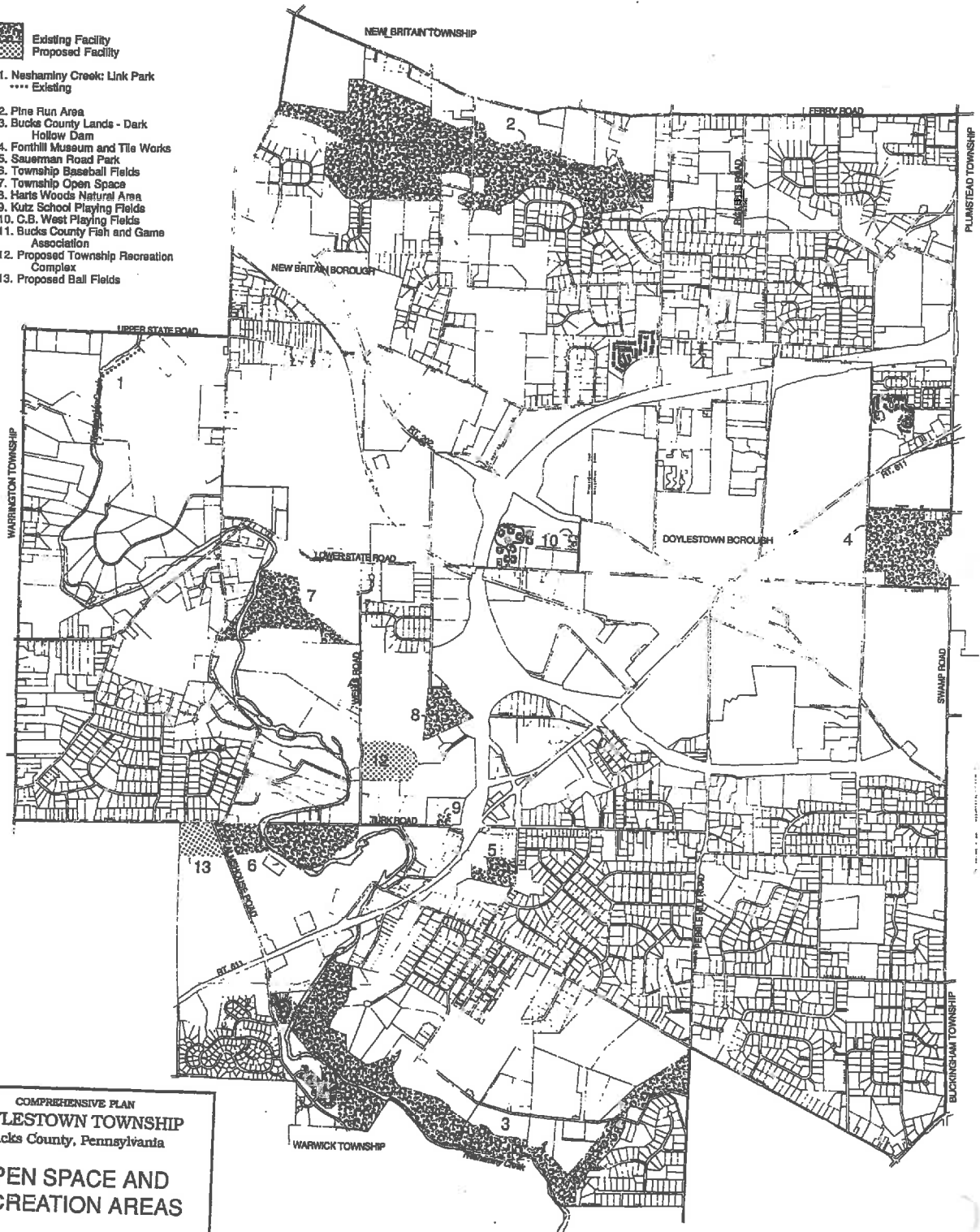
The Bucks County Park and Recreation Plan also suggests a link park through the Pine Run lands on which walking trails might be provided.

Legend



Existing Facility
Proposed Facility

1. Neshaminy Creek Link Park
.... Existing
2. Pine Run Area
3. Bucks County Lands - Dark
Hollow Dam
4. Fonthill Museum and Tile Works
5. Sauerman Road Park
6. Township Baseball Fields
7. Township Open Space
8. Harts Woods Natural Area
9. Kutz School Playing Fields
10. C.B. West Playing Fields
11. Bucks County Fish and Game
Association
12. Proposed Township Recreation
Complex
13. Proposed Ball Fields



COMPREHENSIVE PLAN
DOYLESTOWN TOWNSHIP
Bucks County, Pennsylvania

OPEN SPACE AND
RECREATION AREAS

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Goal

- **Manage the local road system so it continues to provide safe and convenient access for township residents.**
- **Encourage regional cooperation in regard to state and federal highways.**

Background

The township road system has developed around several major regional highways. Route 611 crosses the township and serves as the main street of Doylestown Borough. U.S. Route 202 intersects Route 611 in the center of Doylestown Borough and runs for a short distance through the township. Swamp Road (Route 313), a major north-south route through Bucks County, forms the eastern boundary of the township.

Transportation and traffic have become major concerns in Central Bucks County since the previous comprehensive plan was prepared. The average daily traffic on major thoroughfares such as Route 202 and Lower State Road have more than doubled since 1968. The traffic on Route 611 through Doylestown Borough has also increased, even with the completion of a major bypass which diverts some 20,000 trips per day around the borough. Growth in the Central Bucks area, along with changes in lifestyles resulting in more cars on the road, account for the major traffic increases. Most families now have two wage-earners, putting many more cars onto the road system during peak hours. Office workers use less space per worker today than they did ten years ago, so the same office or commercial building today will result in more traffic and greater parking needs than it did in the past.

No other issue has as much potential for affecting the quality of life in Doylestown Township as the issue of traffic congestion. The township, through its planning and zoning, can protect its residents against incompatible land uses. The protection of the environment is addressed by many state and federal laws which are supplemented and supported by local regulations. But the township must exercise exceptional leadership in order to protect main roads from congestion, to protect residential streets from disruptive traffic, and to ensure that parking and access needs are met safely and conveniently.

The concern about the long-term capability of the road system is being addressed in a major township-wide transportation study being undertaken concurrently with the comprehensive plan update. The comprehensive plan addresses the relationship between land use and transportation and offers guidance to the township officials in making decisions about the circulation system. The transportation study will focus on the long-term improvement needs and on financing options for roadway and intersection improvements.

Relationship between Land Use and Transportation

The land use pattern suggested by the Future Land Use Plan has implications for the future traffic patterns of the township. Decisions about future land use patterns were made with the road network in mind: higher density housing along Route 611 and Route 202; industrial areas with access to main roads to avoid truck traffic in residential neighborhoods; commercial uses along main arteries for convenience and visibility. These decisions reflect a general goal of concentrating heavy traffic on large roads and minimizing traffic volumes and through traffic on residential streets.

But the plan goes beyond this to suggest that the township balance the needs of efficient traffic flow with the goal of preserving community character. Many communities in more developed areas have sought to solve traffic congestion by building bigger roads, only to discover that the roads resulted in better access and created higher land values which led to demands for more intense land uses. More congestion resulted, and rather than reaching a solution through bigger roads, they created more problems.

While some major road improvements may be advantageous, other transportation problems may best be solved by looking at the land use pattern and by adjusting the transportation demands to match the capability of the suburban road system so that the residential character of the community can be protected.

Policies and Implementation Strategies

The following strategies and policies are recommended:

Promote the Route 202 bypass and preserve the bypass corridor • The Route 202 bypass has been in the planning stages for more than two decades. Although the Route 611 bypass was completed in the 1970s, the 202 bypass had not received the political and community support to bring it to the forefront of transportation planning until recently. The proposed bypass, which would cut across the northwestern quadrant of the township from Upper State Road to connect to Route 202 at Pool's Corner, would serve as a link to an interstate road running from Delaware through Pennsylvania and into New Jersey. Route 202 is a limited access roadway in some parts of its length, but from Norristown in Montgomery County to West Amwell in Hunterdon County, New Jersey, it is a two-lane road with limited capacity and few access controls.

The township has actively supported the completion of a higher capacity road as a means of alleviating the congestion along 202 in Bucks and Montgomery Counties and taking the pressure off of smaller roads, such as Lower State Road and Upper State Road, which function as bypasses to 202. These roads are carrying heavier loads of traffic each year, posing a threat to the safety of the area's drivers and to residents whose homes face these roads.

The Township, in conjunction with county and regional highway planners, has mapped a potential corridor for the bypass, taking into account existing development, terrain, and interchange requirements. Applicants for development in the proposed corridor will be asked to work with the township to set aside the right-of-way. If the right-of-way becomes fully developed, there will be little chance of seeing the bypass become a reality.

Because the proposed bypass is a regional highway, the township must continue to cooperate and work with both the county and the neighboring municipalities.

Establish a Street Hierarchy • A street hierarchy is simply a classification of township streets according to their function. Like other elements in the community, the streets should be designed to serve their intended function. The two basic purposes of streets -- to allow for traffic flow and to provide access to individual properties -- are served to varying degrees by the different types of streets. Residential streets should not be designed to carry heavy through traffic. Truck traffic should not have to travel on narrow, winding country lanes. The street hierarchy includes the following types of streets:

- **Expressways** - Limited or no access to abutting land uses, with access limited to interchanges with major streets. An example is the Route 611 bypass.
- **Arterials** - An interregional highway which connects towns, with some direct access from adjoining properties. Example: Route 611, Route 202
- **Collector** - This type of street connects lower order residential streets with major arterials. These streets should allow for free traffic flow, with minimum disruption from parking and access driveways. Example: Almshouse Road; Edison-Furlong Road
- **Subcollector** - A subcollector, or primary residential street, provides frontage to individual lots and carries traffic to adjoining residential streets, but should not carry heavy through traffic. Example: Sandy Ridge Road
- **Residential Access Street** - A residential access street, or secondary residential street, provides frontage to individual lots and carries traffic at low speeds. Example: Oak Drive

Planning New Residential Streets • Most of the new roads in the township will be residential streets. Basic standards for street construction are part of the township subdivision ordinance. Standards for cartway width, sidewalks, cul-de-sac length, and construction specifications are contained in the subdivision and land development ordinance. However, the township has some discretion about the application of these standards, and the purpose of this plan is to provide guidelines for overall township circulation planning.

Plan streets based upon their function - The proposed function of streets should determine how big they are, whether sidewalks are needed, and whether or not they should be connected to stub streets or cul-de-sacs in neighboring subdivisions. For example, a short cul-de-sac serving five lots need not be as wide as a residential access street which serves 30 lots.

Required cartway width (the portion of the road which is paved) should be related to the following characteristics of the proposed development:







- Lot width - With wider lot widths, the cartway can be smaller because there will be fewer driveways entering onto the street and fewer cars parking on the street. When lot widths are narrow (less than 40 feet) cartway width should be greater to accommodate overflow parking and more driveways.
- Anticipated traffic - Smaller cartways can adequately serve developments with low anticipated traffic levels. A short loop street serving a few homes can manage nicely with a narrow street. Higher densities generating higher traffic volumes will need wider cartways.
- Curbing - Where curbs are provided, cartways need to be wider so drivers do not bump into curbing.
- On-street parking - If on-street parking is expected, cartways must be wide enough to handle two travel lanes and parking lanes.

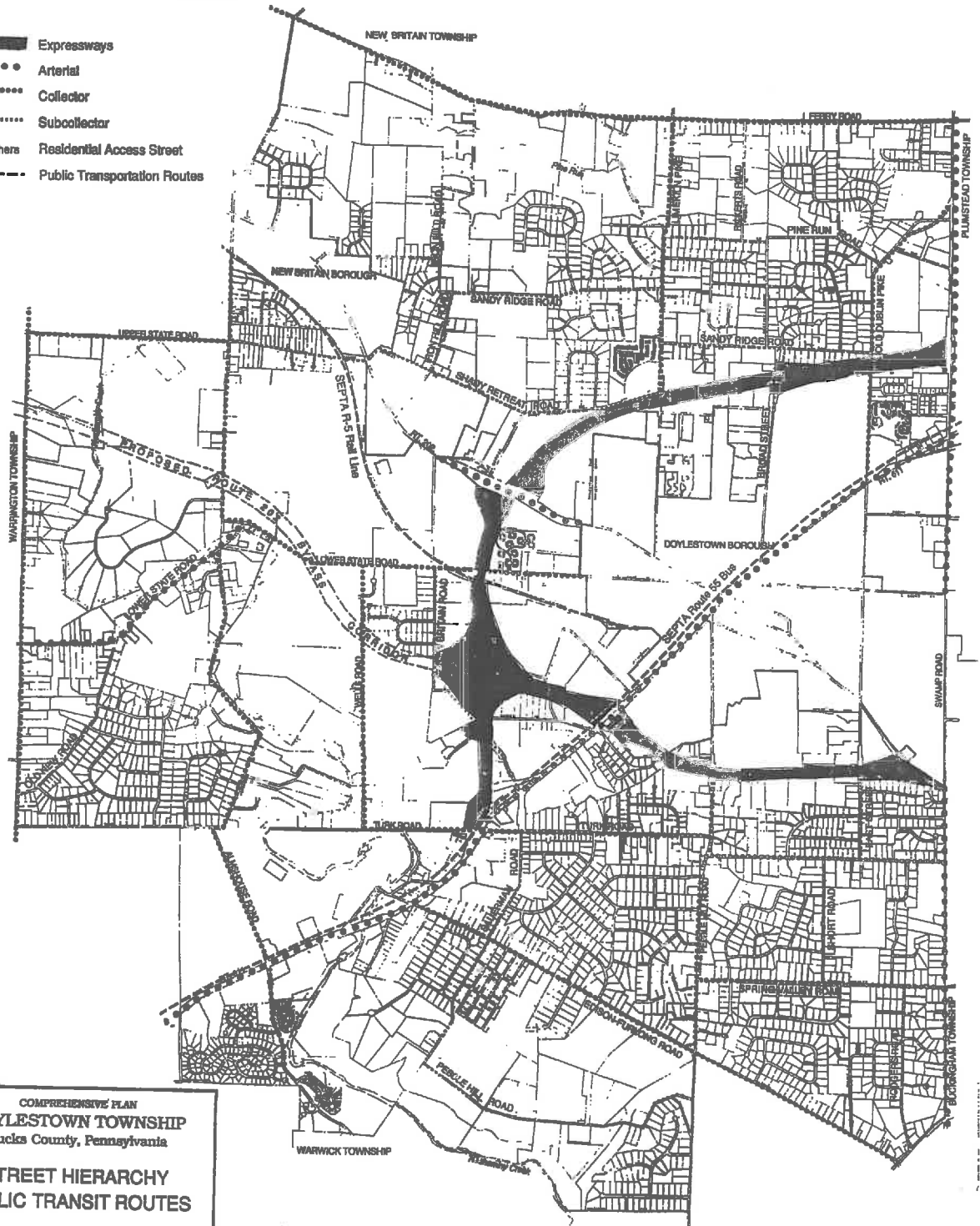
Sidewalks - Sidewalks should be provided where pedestrian safety is a concern. Sidewalks should be required where lot widths are small and densities are higher because of the higher traffic volumes which can be expected. Where a proposed development is close to a school, shopping area, or community center, sidewalks should be provided to allow for safe travel to such facilities. Although sidewalks are often not suggested for collector streets because there is a belief that no one will walk along these roads, collector street are often a good place for sidewalks. A concentration of activities along collector roads will attract visitors with and without cars, and the hazards to a walker along such roads are great. Route 611 by the Doylestown Shopping Center is a good example of a collector road with a sidewalk and with substantial pedestrian traffic.

Setting Transportation Goals • The comprehensive transportation study being prepared for the township should help decision makers set transportation goals for the community. Goals should relate to the desired level of performance, or "level of service," for roads and intersections.

Levels of service are quantitative measures of how intersections and roads operate, with level of service A being the best and F being the worst. For intersections with traffic lights, the level of service is measured by how long a car must wait to get through the light. For

Legend

-  Expressways
-  Arterial
-  Collector
-  Subcollector
-  All others Residential Access Street
-  Public Transportation Routes



COMPREHENSIVE PLAN
DOYLESTOWN TOWNSHIP
Bucks County, Pennsylvania

STREET HIERARCHY
PUBLIC TRANSIT ROUTES



intersections without lights, the level of service is measured on the basis of "reserve capacity," or how many more cars could utilize the intersection and still have it function efficiently. For roads themselves, level of service is measured by the time it takes to travel a segment of roadway, in comparison to the posted speed limit.

The township can set goals for levels of service on the township roads and intersections. For example, the township may wish to state that the level of service at any intersection should not deteriorate below level C. Some intersections are already at level of service F, such as the Cross Keys intersection, but many are at A or B today. Traffic impact studies have been used by the township to help them assess the potential impact of proposed developments. These studies project future levels of service at roads and intersections within one-half mile of proposed developments. This information should be used to plan future road improvements and to assess developers for a share of the improvements needed to maintain the desired level of service.

Wider roads are not the only answer to congested highways. In fact, this may not be a desirable solution in a residential area. Steps such as controlling access from driveways along main roads and cooperation with regional agencies in improving public transportation can help reduce congestion. SEPTA's R5 line runs through the township and provides service to Montgomery County and Philadelphia. Improvements in service can increase ridership and reduce peak hour traffic.

Goal **Provide adequate community facilities and services to accommodate expanding township population.**

Background Community Services and Facilities

A community is not composed merely of activities and land uses connected by an efficient transportation system. What makes a community are the schools, the municipal services, the township government, and the community infrastructure which enable the conduct of suburban life as we know it.

The responsibilities of township government grow as the population increases. Not only are there more people to serve, there are new responsibilities which government must take on as the township increases in size and sophistication. Some community facility needs -- such as schools and libraries -- are met by other public bodies.

The township responsibilities which relate to land use and comprehensive planning area:

- water and wastewater services
- township municipal buildings, facilities and staff
- recreation and parks (see previous section)

Water Supply • The township has prepared a Comprehensive Water and Wastewater Facilities Plan which looks ahead to the future needs for public water supply.

Most buildings in the township get their water from individual on-site wells. There are a few sites in the township which are served by public or centralized water systems, including Delaware Valley College, Doylestown Hospital, the county's Neshaminy Manor Complex, the shopping centers on Route 611 south, and the townhouse complexes.

Water supply has been provided solely from groundwater in the past, and the plans for future systems suggest continued reliance on groundwater using a series of deep wells and storage tanks. It is current township policy to require a centralized water supply system for large subdivisions, with the intention of ultimately connecting these systems into a township-wide system.

The location of the future wells and tanks is being determined as part of the Water Supply Plan. Because of the terrain in the township more than one storage facility will be needed. One has been planned for the Chapman Road area, and another is being considered in the vicinity of Route 202 and the Route 611 bypass.

Based on the published data on groundwater supplies, the township can continue to rely on groundwater in the foreseeable future. However, the water supply plan warns that, as on-site septic systems are replaced by public sewage disposal systems, the recharge of groundwater supplies will diminish and alternative supplies may become necessary. Continued reliance on groundwater may be feasible if there is continued recharge of the water supply. This occurs when effluent is replaced locally through on-lot septic systems or through spray irrigation/ land application systems.

Wastewater Treatment • The link between sewage disposal methods and permitted densities has been well-established in the township's land use control program. Areas which were served by public sewers can accommodate higher densities and have been allowed to be developed at higher densities. Areas served by on-site systems were developed at lower densities. The treatment and disposal of wastewater for residential areas has been accomplished largely through on-site septic systems, resulting in the low-density residential development which is typical in the township.

The township has two sewer authorities working within its boundaries: the Bucks County Water and Sewer Authority which plans and implements sewage facilities in the northern section of the township, and the Doylestown Township Authority which covers the rest of the township.

Wastewater collected through sewerage systems in the northern portion of the township is treated at the Chalfont-New Britain Sewage Treatment Plant on Upper State Road. Expansion of the capacity at this plant will allow for new connections in the near future.

Wastewater facilities within the Township Authority area are currently limited to a few small scale plants and the larger King's Plaza plant on Almshouse Road.

The township's Comprehensive Plan for Water and Wastewater Facilities, currently in preparation, addresses several issues, including problems with existing on-site septic systems and methods to expand the system of public sewers. The plan suggests that the public sewers be expanded to areas of imminent development, using developer financing for expansion of the system. Current plans recommend the expansion of the King's Plaza plant and the construction of another plant somewhere along the Neshaminy. A major interceptor would be constructed along the Neshaminy to serve the proposed developments in the vicinity of Lower State and Almshouse Roads.

Township Facilities • The township administration is located at the Township Building on an 11-acre tract on Wells Road. The staff has expanded significantly in the past decade, and building expansion plans are being implemented to house the growing staff and police force.

As the township takes on more responsibility, the need for additional space arises. For example, the pace of development has created the need for a larger police force, road crew, and administrative staff.

Pennsylvania's mandatory recycling program has created a new role for the township. Required to have mandatory curbside recycling in place by November 1, 1990, the township has taken a leadership role in coordinating recycling in the Central Bucks area. The township will provide a place for recyclables, which will then be transferred to a county facility.

This new responsibility will require further development of the township building facilities to accommodate the collection of recycled materials.

Policies and Implementation Strategies

Coordinate the Planning of Water and Sewer Facilities with Land Use Planning • The Future Land Use Plan sets certain goals for density and intensity of development based upon the overall concept of community growth and development. The township's planning policies have allowed for higher densities where public sewers are provided, so it is important that the plans for land use and sewerage be compatible. The requirement that centralized sewerage be provided for higher density uses has a clear basis in public health and safety. However, the existence of nearby public sewer lines should not in and of itself dictate that higher densities be permitted. All the other factors discussed in this plan -- natural resource protection, traffic impacts, compatibility with surrounding land uses, providing for a range of housing types -- must be given equal consideration with sewage facilities in determining appropriate densities.

The township must, under state law, prepare a Sewage Facilities Plan (Act 537 Plan) which specifies the overall plan for sewage facilities: which areas are to be served by public sewers, which areas are to be served by on-site systems, and the proposed phasing of the development of public sewer systems. This plan should reflect the land use policies of this Comprehensive Plan so that they do not work at cross purposes.

The Comprehensive Plan recommends the following sewage facilities policies:

1. Do not plan for public sewerage in areas designated for low density development. Public sewerage in these areas will create pressure for higher density development. The low-density development patterns

recommended are based upon the natural features of the areas and upon the need for accommodating a certain level of growth.

2. Public sewerage should be extended to portions of the township which are already developed and which have problems with on-lot septic systems. This includes the area between the Route 202 bypass and Edison-Furlong Road (the Pebble Woods area), the Lynbrook/Willowbrook area; the Pebble Ridge neighborhood between Lower State Road and Almshouse Road at the western edge of the township; and the neighborhood at the eastern corner of the township lying off of Sugar Bottom Road.

Encourage the Maintenance of On-site Septic Systems • The widespread use of on-site septic systems can result in health and safety problems if such systems are not adequately maintained. Possible roles for the township are: to help educate residents about the need for regular maintenance and provision for the disposal of septage (residue from on-lot septic systems) at proposed sewage treatment facilities.

Undertake a Comprehensive Groundwater Study • The water supply plan is based on the assumption that the groundwater supplies will be adequate to meet future population growth. This assumption, in turn, is based upon the historical yields of the major geological formations underlying the township. There is some uncertainty about the long-term reliability of this supply, especially with the reduction in aquifer recharge which will result with the construction of centralized sewage treatment facilities. A comprehensive groundwater supply study should be done.

Continue to Meet Township Facility and Staff Needs • The township must continue to keep pace with the added pressures of growth by planning for the expansion of township facilities, personnel and police. The present location of the township headquarters is well-suited to township needs because of its central location.

Relationship to Surrounding Municipalities and the County

Many of the forces which affect the quality of life in Doylestown Township are unaffected by municipal boundary lines — things like water quality in the Neshaminy, traffic on the highways, the balance of land uses and activities are dependent in part of what happens in the surrounding townships.

The townships development philosophy is constructed in part of the existence of Doylestown and New Britain Boroughs as central areas where more intense commercial development can occur. The plan talks about the functional relationship between the township's lower density residential areas and the commercial and service cores provided by the boroughs.

The township's plans also relate compatibly with those of the surrounding townships.

Buckingham Township lies across Swamp Road from Doylestown Township. Its planning and zoning policies call for residential units on one-acre lots along much of this border. The area opposite the Fonthill Museum is zoned for village residential uses with a minimum lot size of 20,000 square feet. The land lying near the intersection of Route 611 and 313 at Cross Keys is zoned for commercial use, as is the land at the intersection of Routes 263 and 313. All of these uses are compatible with the planning proposed in Doylestown Township along this border.

Plumstead Township lies north of Route 611 along Route 313. Along the Doylestown Township border the Plumstead zoning policies call for commercial and industrial development around the Cross Keys intersection and north on Route 313 to Saw Mill Road, low density residential development above Saw Mill Road, and commercial development at the intersection of Route 313 and Ferry Road at Fountainville.

New Britain Township lies to the north of Doylestown. Land uses along Ferry Road are low-density residential uses, compatible with the concept of low density development recommended for Doylestown.

Warrington Township lies along the western border of Doylestown, with Bristol Road forming the major boundary line. The residential development along this shared boundary are compatible with and similar to the uses recommended for Doylestown Township. Warrington is in the process of updating its comprehensive plan.

Warwick Township lies to the south of the township and is separated from Doylestown by the Neshaminy Creek. Zoning along this boundary calls for lots of a minimum of two acres each, the same as is suggested for this area along the Neshaminy in Doylestown Township. Warwick is beginning a complete review of its land use policies.

Bucks County's Comprehensive Plan was updated in 1977 and is in the process of being revised. However, the land use plan presented for Doylestown Township is consistent with current county policy. The 1977 Plan calls for low-intensity development along the Neshaminy stream valley, with 60 to 80 percent open space preservation. The remainder of the township is recommended for development, with low densities along the Pine Run reservoir area.

The township's land use plan and policies are compatible with those of surrounding areas as well as those of the county. Because the county and several neighboring townships are updating their land use policies, the township will have to keep up to date on changes in surrounding communities.

The Next Steps

What happens after this Plan is completed? How can it be used to help achieve the vision of the future community which it describes?

The plan is constructed so that each goal relates to and is consistent with the others. Natural features characteristics help to determine land use goals. Past development patterns influence future development goals. Expansion of residential and non-residential uses are planned to be consistent with neighboring municipalities and with each other. The expansion of parks and recreation facilities and of other community facilities are planned to be consistent with future population growth and future needs of residents. A street system is recommended which will serve the township development and which will help to meet regional transportation needs.

Short Term Implementation • First, the most powerful tools of land use control available to the township -- its zoning ordinance and subdivision and land development ordinance -- must be brought into compliance with the plan. Because the zoning ordinance is being updated concurrently with the plan, the general direction set by both documents is the same. There are many recommendations contained in this plan which can be implemented by adopting them as part of township ordinances.

Second, the special reports and studies being undertaken must be incorporated into the plan. The Park and Open Space Plan, the Comprehensive Plan for Water and Wastewater Facilities, and the Transportation Study must be completed and their recommendations adopted as supplements to this comprehensive plan. The township must engage in discussions which will ensure that these separate plans provide a consistent view of the township's future.

Third, the plan should be used when evaluating land use decisions. Zoning changes, proposed amendments to ordinances, recommendations for dedication of open space, etc. should be viewed within the context of the Plan's guidelines.

Fourth, the township's budget process should take into account planning goals. A capital program and budget should reflect needed expenditures for new facilities, expansion of present facilities, and a commitment to on-going planning.

Long-Term Implementation • Several long-term goals have been expressed in this plan -- goals which will not be realized in the immediate future but serve as focal points in the long-range development of the township. These include: the construction of the Route 202 bypass, the preservation of the Neshaminy Creek Valley, and the full development of a central park facility.

The implementation of long-term goals will be dependent on the township's ability to keep sight of those goals and take steps now to

make them a reality. This requires that each new development be measured against these long-term goals. Land must be set aside as part of the development process now so that future projects can be implemented.