

Ivyland Borough Comprehensive Plan

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Introduction

Ivyland Borough is a long-established residential community in the southwest part of Bucks County. The borough's physical layout is firmly rooted in nineteenth-century town planning. Ivyland has almost all the classic features of a traditional town: the gridiron street pattern, historic homes, mature street trees, and a real sense of place.

After years of slow, incremental change in the borough's development, previously vacant parcels have opened up to become new residential subdivisions. With their construction most of the Ivyland will be built-out and change will again continue at a gradual pace. But opportunities to improve the physical makeup of the borough will not stop at the completion of these projects. Long-standing issues, such as stormwater management, pedestrian safety, borough character, and infill development, will still require thoughtful and consistent policy.

Thus, it is the purpose of the *Ivyland Borough Comprehensive Plan* to set forth borough policies aimed addressing the physical, social, and economic development of Ivyland Borough. The *Ivyland Borough Comprehensive Plan* analyzes existing borough conditions and examines local and regional development trends. The plan then identifies areas of need and makes recommendations for the improvement of local conditions and the maintenance of resident quality of life.

The *Ivyland Borough Comprehensive Plan* meets the requirements of the *Pennsylvania Municipalities Planning Code* (MPC), focusing on each of the plan elements identified in the code. The plan is divided into four main chapters: Chapter 1. Statement of Community Goals, which articulates the goals for each plan element, Chapter 2. Characteristics and Resources, which identifies the characteristics and resources of Ivyland, Chapter 3. Key Issues, which provides a more detailed analysis of key issues facing the borough, and Chapter 4. Recommendations, which recommends policies for plan implementation. The last section of the plan is an appendix that identifies funding and assistance sources available through the Commonwealth of Pennsylvania and the federal government.

Chapter 1. Statement of Community Goals

Natural Resources

Protect and enhance natural resources such as wetlands, stream corridors, woodlands, and wildlife habitat.

Historic, Cultural, and Scenic Resources

Preserve and enhance the borough's historic, natural, cultural, and scenic resources.

Housing

Maintain safe, affordable, and quality-designed housing.

Nonresidential Development

Encourage the appropriate and integrated development of commercial, industrial, and institutional land uses.

Community Facilities

Promote the adequate provision and accessibility of community facilities in cooperation with the public, government agencies, and community service providers.

Parks, Recreation, and Open Space

Provide for the enjoyment of open space and recreational opportunities for all residents.

Water Supply and Wastewater Disposal

Provide for the adequate supply of water and the adequate and safe disposal of wastewater.

Circulation

Provide for safe and efficient pedestrian, bicycle, and vehicular circulation.

Stormwater Management

Promote sound stormwater management to reduce flood hazards and improve water quality.

Streetscape Improvements

Improve the attractiveness and functionality of the borough through the construction of appropriate street improvements.

Chapter 2. Characteristics and Resources

Regional Setting

The Borough of Ivyland is located in central Bucks County, surrounded on three sides by Warminster Township. To the north and east Ivyland is bordered by Northampton and Warwick townships respectively. Along the borough's southern boundary line is the property of the former U.S. Naval Air Warfare Center (NAWC).

Bristol Road forms the northeastern boundary of Ivyland and Jacksonville Road its southeastern boundary. These two state highways are the main arterial roads that service the borough. Ivyland Road, another primary road, enters from the northwest, becoming Wilson Avenue once within the borough. The New Hope and Ivyland Railroad, an extension of the Reading Railroad's Hatboro Line, passes through the borough limits. There is no passenger station located in Ivyland, as train service is limited to freight and weekend sightseeing tours.

History and Land Use Pattern

Ivyland was founded in the 1870s as a summer excursion resort in connection with the 1876 Philadelphia Centennial Fair. Edwin Lacey chose the name Ivyland for his dream village after the beautiful three-lobed ivy in which the area abounded. During the years 1873 to 1905 Ivyland functioned as a village, part of Warminster Township, without an integral government of its own. On March 1, 1905, Ivyland was incorporated into a borough, including the original Ivyland tract, the village of Breadyville, and some adjoining farms. Primarily residential in character, the borough served as a retirement village for farm families with its grain mill as the main commercial activity.

Home building and growth in the surrounding townships have converted the borough into a contiguous suburban area. However, Ivyland is set apart from the townships in that it is a well-established community with a sense of place and has many desirable elements that make it a pleasant and livable community. The borough contains a mix of uses, including residential uses, industrial businesses, and limited commercial and recreational uses. The older residential neighborhoods are laid out along a grid pattern street system and sidewalks exist throughout much of the community. A

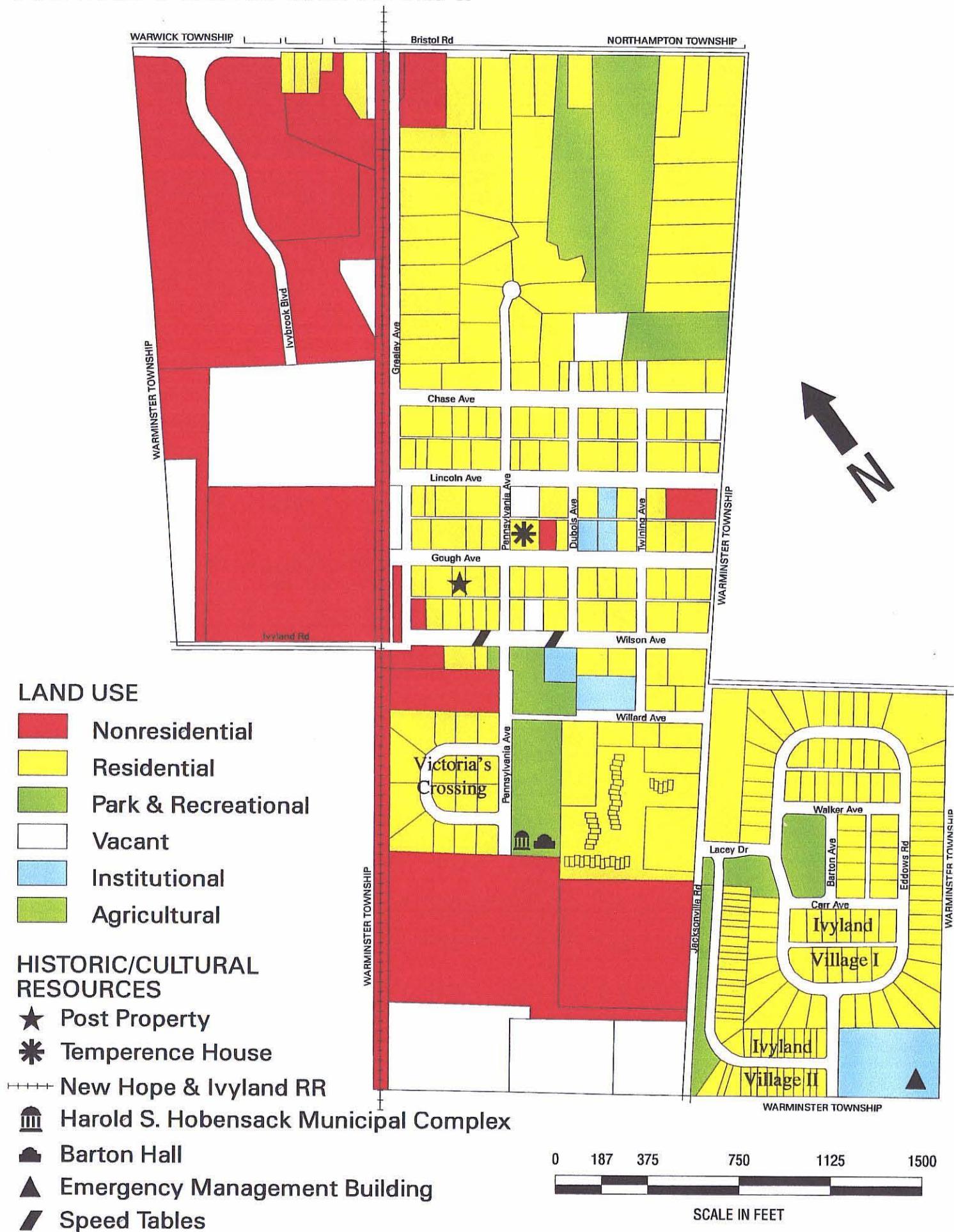
small commercial core exists near the center of the borough and industrial uses generally lie to the northwest beyond the rail line. Most of the homes in the borough are single-family residences with a variety of housing styles, including Second Empire, Gothic Revival, Bungalow, and Queen Anne. The homes are situated on spacious lots, which allow lawns and landscaping. The quiet, tree-lined streets, attractive homes and landscaping, sidewalks, businesses, and park areas all combine to make Ivyland a great place to live.

Ivyland Borough is the second smallest municipality in Bucks County, comprising 231 acres (0.35 square miles) of land area. Except for Ivyland Run and Fire Dam Pond, no significant water bodies lie within its borders. With the construction of Ivyland Village and Ivyland Village II on Jacksonville Road and Victoria's Crossing on Pennsylvania Avenue, about 32 percent of the borough will be composed of single-family residential land use. Another 57 acres is devoted to manufacturing land use. Transportation and utilities encompass 29 acres of land; this land is inclusive of streets and roads. About 18 acres of land are devoted to commercial land use. A little over 11 acres are devoted to government and institutional land use. Agricultural and rural residential land uses are composed of about 8 ½ acres. Multifamily land use has about 14 acres and parks and recreation land use has about 8 acres. About 13 acres of land in the borough is vacant. *Figure 1. Composite Map* on page 7 provides an overview Ivyland's land use.

Table 1. Land Use, Ivyland Borough, 2000

Land Use	Acreage	Percentage
Single-Family Residential	73.0	31.6%
Multifamily Residential	13.7	5.9%
Agricultural & Rural Residential	8.5	3.7%
Manufacturing & Mining	56.8	24.6%
Commercial	17.6	7.6%
Transportation & Utility	29.1	12.6%
Government & Institutional	11.3	4.9%
Parks & Recreation	8.1	3.5%
Vacant	12.9	5.6%
Total	231.0	100.0%

FIGURE 1 COMPOSITE MAP



Demographics and Socioeconomic Trends

Ivyland Borough has an estimated population of 492 people (2000 Census). This estimate is virtually the same as 1990, when 490 people lived in the borough. Housing units increased from 192 units in 1990 to 199 units in 2000. Ivyland's average household size fell from 2.63 persons per household in 1990 to 2.52 persons per household in 2000 (as shown in Table 2). This trend in diminished household size is occurring throughout the county and is due to an increase in the number of smaller families and singles living alone. It may also reflect an increased number of people whose children have grown up and left home.

Table 2. Demographic Characteristics, Ivyland Borough, 1990–2000

Characteristic	1990	2000
Median Age (years)	38.1	41.8
Households*	186	194
Family households**	140	152
Married Couple Families	118	122
Nonfamily Households***	46	42
Householders Living Alone	38	37
Average Household Size	2.63	2.52
Average Family Size	3.06	2.83

*A household is an occupied housing unit.

**A family household is a household with two or more individuals related by marriage, birth, or adoption.

***A nonfamily household is a household with a group of unrelated individuals or a person living alone.

Ivyland Borough has 194 households. Of these households 152 of them are considered family households. Of the family households, 122 are married-couple families. This is up slightly from 1990, when there were 118 married-couple families. The average family size in Ivyland Borough is 2.83 persons. Nonfamily households decreased from 46 in 1990 to 42 in 2000. Of these nonfamily households, 37 consist of a householder living alone.

Table 3. Housing and Population, Ivyland Borough Region, 1990-2000

Municipality	Housing			Population		
	1990	2000	1990-2000	1990	2000	1990-2000
Ivyland Borough	192	199	7	490	492	2
Warminster Township	11,207	11,644	437	32,832	31,383	-1,449
Warwick Township	1,981	3,933	1,952	5,915	11,977	6,062
Northampton Township	11,486	13,138	1,652	35,406	39,384	3,978
Total	24,866	28,914	4,048	74,643	83,236	8,593

Ivyland and its surrounding municipalities have grown by about 4,048 housing units and 8,593 people, as shown in Table 2. Municipalities in this region undergoing the most growth are Warwick and Northampton townships. Warminster Township has seen a population decline in the last 10 years, despite a 437-unit increase in housing.

Socio-economic data released from 2000 Census reveal that the residents of Ivyland Borough are very similar to the residents of Bucks County. The median household income for Ivyland is \$58,958, slightly lower than that of the entire county (\$59,727). About 91 percent of Ivyland residents over age 25 have obtained a high school diploma and 23 percent a bachelor's degree. While 89 percent of Bucks County residents have received a high school diploma, over 31 percent have received their bachelor's degree. Ivyland Borough has a slightly higher percentage of owner-occupied housing (79.9 percent) than the county as a whole (77.4 percent). Although Ivyland is generally regarded as a walking community, over 95 percent of residents use a personal motor vehicle to commute to work. About 91 percent of Bucks County residents use a personal motor vehicle to commute to work.

Socio-economic and demographic trends in the borough will be greatly influenced by new residential development. The composition of the new families living in Ivyland Village and Victoria's Crossing will be different than the existing borough population. New families living in these subdivisions may be younger and slightly larger in size. In addition, given the price of these new homes, incoming families may have higher incomes and a higher educational attainment than existing residents. As a result, the borough may find itself in a position of having to simultaneously meet the needs of its older, long-time residents and its younger, newer residents.

Natural Resources

Ivyland is located within the Little Neshaminy Creek watershed. The borough is relatively flat with no steeply sloping areas. There is no designated 100-year floodplain area within Ivyland. However, there are two first order streams that traverse the borough—Ivyland Run and an unnamed tributary. These streams serve as headwaters for the Little Neshaminy Creek. Ivyland Run starts in Warminster Township and flows northward across the eastern portion of the borough back into Warminster. A man-made pond with a concrete dam (Fire Dam) is situated in the creek bed. Wetlands exist along the creek above Greeley Avenue. Additional wetlands were created on the site near Bristol Road to help mitigate the impact of an industrial development on these wetlands. A significant wetlands area also exists along the unnamed tributary located in the southwestern corner of the borough. Woodlands and vegetative cover exist along both streambeds.

These first order streams feed the larger system and have an impact upon surface water flow and quality, particularly during heavy storm flow. The retention of vegetation associated with the first order streams is important from the standpoint of natural control of erosion and sedimentation. The vegetation also contributes to wildlife habitats in the borough. The borough has discussed revegetating areas along Fire Dam pond and Ivy Run. The borough has also discussed acquiring the vacant portion of the parcel northwest of this area and developing the area into a nature park.

Ivyland has many mature trees along the borough streets. In recent years some of these trees have been removed because either disease or old age has caused them to deteriorate and create a hazardous situation. Over the next few decades the borough should take care to ensure the replacement of street trees that have been removed or risk losing one of the borough's most endearing characteristics.

Although there are no prime farmland soils or agricultural security areas in Ivyland, agricultural uses still exist in the borough. A holly tree farm, located on 5.72 acres, is situated off of Bristol Road and is covenanted under Act 319. There is also a field consisting of approximately 9 acres situated to the rear of Milton Roy Flow Control Division.

Resource Protection Standards

The Ivyland Borough zoning ordinance contains acceptable standards for the protection of its natural resources. Included within the ordinance are floodplain regulations, providing standards for acceptable uses and activities within the floodplain. The ordinance also provides protection standards for steep slopes, woodlands, wetlands, lakes and ponds, riparian buffer areas, and the preservation and replacement of large trees.

The borough's resource protection standards provide adequate protection of natural resources for new development, but may not provide sufficient protection where property owners are merely "maintaining" their properties. For example, property owners may clear streamside areas of vegetation unaware of the vegetation management requirements of the borough's riparian buffer ordinance (since a land development application is not required). Thus, broader public education on the benefits of protecting resource areas may be needed in addition to zoning requirements.

Historic, Cultural, and Scenic Features

Historic Resources

Historic resources abound in Ivyland and attest to the craftsmanship of their builders. These historic structures and settings are invaluable aspects of the borough's heritage. Most of the homes are locally significant and add to the historic and architectural flavor of the community. The Post property located at 106 Gough Avenue is listed on the Local Register of Historic Places. No buildings have received State or National recognition, although the former Borough Hall, destroyed by fire in 1998, had been on the National Registry. *Figure 1. Composite Map* on page 7 shows the borough's historic and cultural resources.

A historic survey has been completed for the borough. It includes the documentation needed for placement on the National Register of Historic Places and The Local Register of Historic Places. This survey documents 80 contributing primary historic resources in the borough. Home styles surveyed include Queen Anne, Second Empire, Gothic Revival, and Bungalow. The variety of historic styles, forms, and elements represent popular American architectural ideas from the year 1879 to the early

twentieth century. Despite the different house styles within the proposed district, the common setbacks, scale, massing, materials, and use of porches provides a unified borough streetscape.

Historic Districts

To protect and preserve important historic resources the borough could consider enacting a historic district ordinance. A local historic district ordinance designates an area containing historic structures and protects by limiting the type of alterations that may be made to existing buildings, reviewing proposed demolitions, and ensuring compatible design of new construction.

Historic districts created under the authority of the enabling legislation, Act 167, are not zoning districts; the review process is a procedure separate from zoning concerns. All areas proposed for a historic district must be certified as having historic character by the Pennsylvania Historical and Museum Commission. Act 167 also requires the appointment of a historical architecture review board (HARB), which reviews and advises the governing body about any alterations within the district. The governing body then decides whether to approve or deny the proposal.

With a survey of local historic resources already completed, the process of applying for historic district certification is essentially underway. The next steps would involve applying for historic district status through the Pennsylvania Historical and Museum Commission and appointing a historical architecture review board. A historic district would allow much greater control over the design choices of individuals wishing to modify their buildings or construct new buildings. Some residents, however, may feel that a historic district gives too much control over the decisions of property owners. The borough must also consider whether it would be able to undertake the required administration of the proposed district.

Cultural Resources

The New Hope & Ivyland Railroad has historic and cultural elements tied to the heritage of the area. This railroad is best known for its narrated sightseeing trips and its Sunday morning brunch train. An authentic steam locomotive or vintage diesels pull restored 1920 vintage railroad passenger cars. This historic train leaves from Warminster and travels through Ivyland to Lahaska and New Hope.

Scenic Resources

The aesthetic appeal found in Ivyland comes from its distinctive, and estate-type homes set in a small town. The older and highly styled architecture of the homes offers a stimulating visual effect throughout the borough.

The scenic character of the corner properties at the intersection of Jacksonville and Bristol roads provides a pleasant entrance into the borough. The mature trees and setbacks of the homes from Jacksonville Road in both Ivyland and Warminster contribute to this character. However, an assisted living community has been developed at the property at the northwestern corner of the intersection. Road improvements are also proposed to upgrade this busy intersection. All of these proposed changes will affect the scenic nature of the entranceway.

It will be important for the borough to protect and enhance these entranceways. The borough may consider placing tasteful signage and landscaping at the corners of the entrances to announce to drivers that they are entering an established residential community. Such improvements should be coordinated with roadway improvement efforts in adjacent townships to ensure a unified treatment of these key areas.

Housing

Ivyland Borough's housing stock consists mostly of single-family homes. Many of these houses are located within the rectangle that is formed by Willard Avenue, Greeley Avenue, Bristol Road, and Jacksonville Road. Homes within this area date from the founding of the borough up until the past few years.

Across Jacksonville Road, at the former NAWC site, is Ivyland Village and Ivyland Village II. These new subdivisions (a single-family and townhouse development, respectively) are built with Victorian and traditional neighborhood features (such as porches, alleys, and rear garages) to resemble the predominant borough architecture. Through this development, the borough has demonstrated a commitment to integrating new development with existing development patterns. Residential zoning requirements also mandate village-style development and traditional neighborhood features in the Victoria's Crossing subdivision located on Pennsylvania Avenue (see *Figure 1. Composite Map*).

Adjacent to Ivyland Village, along Jacksonville Road, are a few military houses left over from when the naval base was active. Across Jacksonville Road from the NAWC site is Ivy Meadows Condominiums, which contains about 40 units of townhouses. Within the borough proper, a few single-family residences—as well as the Temperance House (Edwin Lacey's Hotel)—have been converted to apartments.

Housing Issues

Two issues related to housing should be of concern to the borough. These issues are residential conversions and infill housing.

A residential conversion is the conversion of a single-family home to an apartment. While there is no evidence that the borough is experiencing an increase in the number of conversions, the borough should consider regulating such conversions. The Ivyland Zoning Ordinance does not currently regulate residential conversions. The borough should consider providing standards that would regulate parking, access, landscaping, and adequate room sizes for conversions.

Ivyland Borough has several lots that may serve as infill sites for future housing. Over the years vacant lots have been developed into single-family homes. These homes are often of a more modern architectural style that is incompatible with the existing historic homes of the borough. Ensuring the architectural compatibility of future housing is a primary objective of Ivyland Borough. Design guidelines (see box below) are one method of encouraging architectural compatibility that the borough should consider.

Design Guidelines

Design guidelines are very helpful in carrying out a vision of what a community should look like in the future. They describe and illustrate preferred design approaches to builders and developers to give them a better sense of what the community is looking for. In Pennsylvania design guidelines must be voluntary; municipalities cannot mandate the design of a building.

A design guideline will usually consist of a one- or two-sentence statement that describes a preferential treatment of a specific aspect of the design of a building or site. For instance, a design guideline might specifically address entryways: "Solid or residential-type doors with small areas of glass should be avoided. Openings containing double entry doors should be retained." Another might address street character: "Entrances, porches, balconies, decks, and seating should be located along the street edge to promote pedestrian use of the street edge." Such guidelines, especially when illustrated, can be helpful in maintaining the character of the community. Design guidelines are also useful when coordinated with the requirements of a historic district. Residents easily recognize what is encouraged and what is discouraged when making design choices, avoiding conflict with the historical architecture review board.

One community concerned with the design of infill development, reuse, and rehabilitations is Doylestown Borough. The borough has developed a set of design guidelines to guide builders and homeowners toward more compatible design decisions. But Ivyland must take care in forming their design guidelines. Design guidelines cannot be merely copied from other communities that have different locations, climates, growth pressures, histories, and architectural characters.

Nonresidential Development

Nonresidential development in Ivyland Borough is generally located in the north part of the borough along Bristol Road, in the west part of the borough along Ivyland Road and Wilson Avenue, and in the south part of the borough along Jacksonville Road. Hobensack's Mill at the corner of Wilson and Greeley Avenues is now occupied by Seasons Hearth & Patio. Along Bristol Road on the north side of the borough is an industrial park. Accessible via Ivybrook Boulevard, Ivy Brook Corporate Center contains three buildings, one of which has several tenants. There are several businesses along Bristol

Road, including the Ivyland Café and Holly Tree Farm. Along Ivyland Road in the west part of the borough is Milton Roy Flow Control Division. Across from the NAWC site in the south part of the borough are Aztec Industries and Berger Bros. Co. At the NAWC site are two vacant buildings and the Emergency Management Building.

Interspersed within the borough are several nonresidential uses. On Gough Avenue is Ivyland Country store, which serves as a deli and general store. At the corner of Jacksonville Road and Lincoln Avenue is McMillan Industries. Institutional uses in the borough include the borough offices on Pennsylvania Avenue, the Ivyland Fire Company on Wilson Avenue, the old school building on Willard Avenue, and Ivyland Presbyterian Church on Gough Avenue.

Community Facilities

Community facilities in the borough consist of the borough hall on Pennsylvania Avenue (housing the borough offices and police), the school building on Willard Avenue, the Ivyland Fire Company on Wilson Avenue, and the Emergency Management Building on Jacksonville Road. The Emergency Management Building houses the Emergency Management offices for Bucks County, garages its vehicles, and serves as a training site for fire suppression, rescue operations, and hazardous materials removal. The closest hospital is Warminster Hospital, just south of the borough on Newtown Road. Ambulance service is provided by the Warminster Rescue Squad (Squad No. 122) on Street Road in Warminster Township. The closest library is Warminster Township Free Library west of the borough on Emma Lane. Community facilities serving the borough are presently adequate.

Parks, Recreation, and Open Space

Ivyland Borough completed its open space plan in 1999. Through the county's municipal open space program the borough was subsequently able to acquire a 2.6-acre property adjacent to the existing borough park (Ivyland Commons) on Pennsylvania Avenue. The borough plans to use this property as an extension of the park. Playground equipment at Ivyland Commons appears to be in good condition. The borough should consider providing additional landscaping and amenities (such as benches and walkways) to enhance the park extension.

The construction of Ivyland Village across Jacksonville Road will provide the borough with a village green in the center of this new subdivision. The village green will be landscaped and provided with amenities such as benches, walkways, and pedestrian-scale lighting.

Water Supply and Wastewater Disposal

Public water is supplied by Warminster Township Municipal Authority (WTMA). No public wells are located within Ivyland's borders; however, the Authority maintains several public wells in close proximity to the borough.

The borough should consider coordinating with Warminster Township and the Municipal Authority on a wellhead protection program. Wellhead protection programs are intended to limit adjacent future land uses that would be incompatible with a water supply area. As part of the program a community relying on groundwater wells as its principal water supply should also adopt a wellhead protection ordinance. A wellhead protection ordinance defines three wellhead protection areas or zones that increase in protection the closer the land use is to the wellhead. A wellhead protection ordinance is designed to protect the present and future water quality of the individual community well(s). The *Bucks County Water Supply Plan and Wellhead Protection Study—Technical Reference* (1997) can provide municipal officials with a step-by-step approach to completing a wellhead protection program.

Wastewater disposal is provided by way of public sewerage. Wastewater disposal occurs at the Warminster Township Authority Sewage Treatment Plant. Water supply and wastewater disposal capacity is currently sufficient for Ivyland Borough. Associated infrastructure serving the borough is in adequate condition.

Future Land Use

Future land use within Ivyland Borough will not significantly differ over the next ten years. Most of the borough is built out and given the good conditions of existing buildings, redevelopment will not be necessary. There are vacant parcels, however, that are either slated for development or have the potential for future development. In the south part of the borough, Ivyland Village will be completed

with a townhouse development. Along Pennsylvania Avenue, in the west part of the borough, Victoria's Crossing will be a new residential development with traditional neighborhood features.

The only other remaining vacant parcels are three parcels (about 9 acres) along the southwest border of Ivyland (adjacent to Wagner Gourmet Foods, Inc.) and a roughly 6-acre area northwest of the rail line between Milton Roy Flow Control Division and Ivy Brook Corporate Center. The 9-acre area contains wetlands, woodlands, and the beginnings of an unnamed stream corridor. The area is zoned Industrial Commercial. The 6-acre area is vacant agricultural land and is also zoned Industrial Commercial. Industrial Commercial districts permit a variety of commercial and industrial uses, including commercial recreation, daycares, fuel and coal distributorships, lumberyards, offices, schools, and warehouses. Industrial Commercial uses require a 50-foot buffer yard when sited adjacent to residential districts. The adjacent light industrial land use and adequate buffering provided by the ordinance provide sufficient justification for the current zoning.

Planning and Development in Surrounding Municipalities

Comprehensive Planning and Zoning

Ivyland Borough is surrounded on three sides by Warminster Township. To its north corner is Warwick Township and to its east is Northampton Township. An examination of the comprehensive plans of these three townships reveals the following:

- As of the adoption of this plan, Warminster Township is developing a new comprehensive plan. Preliminary drafts indicate no major land use or zoning changes adjacent to Ivyland Borough. Current zoning is as follows: to the northwest, Residential; to the west, Industrial; to the southwest, Office/Research and Business Campus; to the southeast, Retirement Community; and to the east, Residential.
- Warwick Township's comprehensive plan designates the southern corner adjacent to Ivyland Borough as Planned Industrial. This area is zoned Light Industrial.
- In its Future Land Use Plan (*Northampton Township Comprehensive Plan—1999 Update*) Northampton Township designates the western corner of the township as its High Density Residential area. Adjacent to the High Density Residential area, the township designates the

area along the northwest side of Jacksonville Road as Industrial/Utility. The plan states that the high residential development planned for the western corner of Northampton Township would require significant traffic improvements to the intersection of Bristol and Jacksonville Roads and would require sanitary sewer service by the Warminster Township Sewer Authority.

The west corner of the township is zoned Single-family Residential and Mobile Home Park. Adjacent to these districts, along the northwest side of Jacksonville Road, the township has designated Industrial zoning.

Development in Surrounding Municipalities

Development in the larger townships surrounding the borough will have a significant effect on quality of life in borough. An examination of existing and proposed development of the three townships reveals the following:

- The former Naval Air Warfare Center (NAWC) site in Warminster Township will become the site of a major land development. Ann's Choice retirement community will contain over 2,000 senior housing units. Another 100 acres of this site will be developed into a business park. Although buffering will be provided for both developments, a significant increase in traffic along Jacksonville, Street, and Bristol roads will result from their development.
- Areas to the west of Ivyland in Warminster Township consist largely of light industrial and warehouse uses. Along the northwest side of Jacksonville Road is the North American Technology Center, a business park developed from buildings left over from the NAWC site. A Keystone Opportunity Zone, businesses at the Technology Center pay no real estate or business taxes until 2010. In addition, a sewage treatment plant at the Center will be upgraded to serve both Ann's Choice and the business park. Due to buffering provided by wetlands and woodlands in the southwest part of the borough, this development is generally compatible with Ivyland Borough.
- Residential uses in Ivyland are buffered from light industrial uses to the west. Buffering may be required for new residential uses adjacent to industrial uses.

- Across Bristol Road in Northampton Township, 136 new senior townhouse units have been completed in the area it has designated as high-density residential in its Land Use Plan. This development is compatible with the adjacent residential areas in Ivyland Borough.
- Development in Northampton and Warwick townships to the north and east of this area has primarily been industrial. This development is compatible with the adjacent nonresidential land use at the Ivy Brook Corporate Center. Large vacant lots remain in the townships and are likely to be developed with light industrial uses in the next few years.

Interrelationships Among Plan Components

The components of the *Ivyland Borough Comprehensive Plan* are interrelated by their common goal of providing a high quality of life for Ivyland residents. Clean air, clean water, a safe and efficient transportation system, quality housing, the provision of park and recreation opportunities, and economic development are all issues that are important to borough residents. Each plan element addresses a different issue and it is the totality of these elements that represents the common vision for the borough's future.

Chapter 3. Key Issues

The borough faces several issues as it sets a course for the next ten years. Three of these issues—stormwater management, traffic circulation, and street infrastructure—are of particular concern. This chapter attempts to identify the problems associated with these significant issues and provide methods for addressing them.

Stormwater Management

In natural conditions, stormwater runoff is either detained or slowed by vegetation and depressions or infiltrates into the ground. This gradual movement of runoff over land and through the ground provides a relatively consistent supply of water to rivers and streams, which ensures their health and vitality.

Land development replaces natural conditions with impervious surfaces such as pavement, buildings, and roads. The loss of natural topography and vegetation and the addition of impervious surfaces can increase both the amount and speed of stormwater runoff. Localized flooding and streambank erosion are just two of the negative effects of uncontrolled stormwater runoff. In addition, impervious surfaces are one of the primary sources of nonpoint source pollution. Impervious surfaces collect sediments, oils, pathogens, and chemicals and allow them to be easily transported to surface waters, polluting lakes, rivers, and estuaries.

Stormwater management is the act of physically controlling and directing the movement of water traveling over the landscape during and after a rainfall. Proper stormwater management can reduce flooding, pollution, and stream bank erosion and improve the overall quality of streams. Act 167, the Pennsylvania Stormwater Management Act of 1978, was adopted to address the growing negative impacts of stormwater runoff. The Act established the legal authority for municipalities to require developers to manage stormwater runoff in new developments. To do this, Act 167 empowers counties to prepare stormwater management plans for any watersheds, or parts of watersheds, falling within their boundaries. After the county completes the plan, the Act further requires watershed

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municipalities to adopt a local ordinance implementing the stormwater management criteria established in the county plan.

In 1996, Bucks County released the Little Neshaminy Creek Watershed Stormwater Management Plan for the Little Neshaminy Creek watershed, which includes all of Ivyland borough. The plan was the result of a 3-year study, which included stormwater quantity and quality management standards for the watershed, adopted by the borough in 1997. These standards included peak rate controls and the detention of the 1 year-24 hour design storm for water quality purposes.

In 2002, the Bucks County Planning Commission began to prepare a Scope of Study to update the original Neshaminy and Little Neshaminy Creek watershed plans, which will be completed in late 2004. When the update study is complete, technologically newer, more stringent standards for the protection of water quality and groundwater recharge will be addressed. The borough can anticipate adopting these newer standards, and should look towards areas in the municipality where development or redevelopment may occur. In this way, they can begin to work with the developers in the community to open dialogue regarding the use of best management practices that will be required in the near future.

Ivyland Borough manages stormwater by draining it through a system of curbing, drainage ditches, and street culverts. Stormwater flows in a northerly to northeasterly direction, emptying out in Ivyland Run. Stormwater also collects along the New Hope and Ivyland Railroad at the ends of Gough and Lincoln avenues, drains through various culverts beneath the rail line, and empties out into a vacant farm property (the lot behind Milton Roy Flow Control Division).

Flooding is a recurrent problem in the borough. Ivyland is situated downhill from the former NAWC site and stormwater runoff moves off the site's massive impervious surfaces in the direction of the borough. Exacerbating this problem is the inadequacy of the existing stormwater infrastructure within the borough as well as the inconsistent maintenance of the culverts underneath the New Hope and Ivyland Railroad. It is hoped that with the construction of Ann's Choice and Ivyland Village, stormwater runoff from the NAWC site will diminish. Nevertheless, stormwater infrastructure within the borough remains antiquated.

The borough has begun the process of upgrading stormwater infrastructure by addressing particular problem areas. The borough will acquire the necessary right-of-way from PECO and will use this authority to clean the culverts beneath the railroad tracks. Seasons Hearth & Patio will install sidewalks and curbing along its storefronts; this will allow stormwater to run to an inlet at Gough and Greeley avenues and eventually empty out into the vacant property across the railroad.

In addition to structural improvements, the borough should proceed with its plans to revegetate areas along Fire Dam and Ivy Run. Streamside vegetation can improve water quality and aid in the control of stormwater by removing particulate matter and slowing the rate of runoff.

The public should also be educated about the importance of stormwater management and protecting natural resources such as streamside vegetation. As noted in the Natural Resource section of the plan, ordinance requirements alone may not be sufficient to protect natural resources. Public education will be a needed component to guide individual choices that affect the environment.

National Pollutant Discharge Elimination System (NPDES)

The National Pollutant Discharge Elimination System (NPDES) is a two-phase federal program created as an outgrowth of the Federal Clean Water Act (1972), which attempts to establish local regulations creating a nation-wide reduction of the pollutants found in our nation's waterways. The purpose of the program is to reduce pollution, promote and require better stormwater management and educate the public about water pollution. This program was amended in 1987 to include stormwater discharge regulations. The first phase of the NPDES program was established in the early 1990s, and targeted large communities and industrial facilities. These entities were required to obtain permits from the state which enforce good housekeeping practices on-site and a reduction of hazardous materials kept on the premises where they could be washed off the site by rainfall and enter local waterways. This latest phase of the NPDES program, Phase II (2003), is aimed at smaller urban communities, as defined by the Pennsylvania Department of Environmental Protection (DEP) based on US Census data. Small urban areas are referred to as "MS4s" (MS4 = Municipal Separate Storm Sewer System) must obtain a state permit (this includes Ivyland) showing how they intend to manage pollution in the municipality by March 2003.

In accordance with the goals of the NPDES program, small communities must develop a stormwater management program that includes six minimum control measures. These measures include public education and outreach, public participation, illicit discharge detection and elimination, and construction and post construction runoff control and pollution prevention. Bucks County is currently creating a program by which they will assist municipalities in planning for, and meeting, the requirements of the Federal and State arms of the NPDES Phase II requirements. This program is being established in accordance with existing Act 167 guidelines and goals to help to merge critical stormwater management issues, including groundwater recharge, under the comprehensive umbrella of water resources protection.

Recommended Actions

- ♦ Continue upgrading stormwater infrastructure within the borough.
- ♦ Work with the Bucks County Planning Commission to update the borough's stormwater ordinance and adopt the newer, more stringent standards of the updated Neshaminy and Little Neshaminy Creek watershed plans (to be completed in 2004).
- Revegetate areas along stream banks and ensure the retention of existing vegetation along stream banks to ensure the natural control of erosion and sedimentation.
- ♦ Work with the Bucks County Planning Commission to adopt a municipal plan for the borough that is in accordance with the National Pollutant Discharge Elimination System (NPDES) requirements.
- ♦ Create a public education and outreach program to educate the general public about the importance of stormwater management and protecting natural resources.
- Develop a remediation plan that prioritizes areas where stormwater causes problems or flooding. When new development or redevelopment is proposed, seek to address existing problems as much as possible.
- Always require the use of stormwater Best Management Practices (BMPs) in all development.

Circulation

This element of the comprehensive plan is intended to provide the framework for an efficient and effective transportation system in Ivyland Borough. The transportation network includes pedestrian facilities, bikeways, roads, public transportation, and railroads. The objective of this element is to achieve a balanced system that develops and utilizes each of these types of transportation. This network provides access from the borough to other municipalities for the movement of people and goods.

Street System

Ivyland Borough is centrally located within Bucks County. Local roads provide access to major highways including Route 263, the Pennsylvania Turnpike and Interstate 95. The borough is approximately one hour northwest of Philadelphia International Airport with easy access to Philadelphia via Route 95, the Pennsylvania Turnpike and Route 476.

Public Transportation

The New Hope-Ivyland Railroad functions mainly as a tourist train but also provides freight service to some customers along the line. The rail line continues through Bucks County eventually terminating in New Hope Borough. In addition to the New Hope-Ivyland Railroad, the Southeastern Pennsylvania Transportation Authority (SEPTA) operates the R-2 Commuter Railroad in Warminster Township. SEPTA provides commuter rail service to central Philadelphia, Philadelphia International Airport and Wilmington, Delaware. The SEPTA service ends at Warminster Station on Park Avenue, approximately 1,100 feet south of Street Road, or approximately 3,800 feet south of the borough line. In addition, the Bucks County Transportation Management Association (BCTMA) operates the Warminster RUSH commuter bus service. This rush-hour-only service provides bus service from the Warminster train station to various industrial parks along Street and Jacksonville roads. The BCTMA monitors the line to determine the best locations to provide service to.

Pedestrian and Bicycle Circulation

Although it is located at the crossroads of two major roadways, Ivyland Borough remains a very pedestrian-oriented community. Within the center of the borough, the traditional grid street pattern and many sidewalks make it very easy for walkers to get from one part of the borough to another. (There remain areas within the grid, however, that have no sidewalks; the next section, Streetscape Improvements, will address this issue). Ivyland Village, the residential development across Jacksonville Road, has sidewalks throughout and the small lots make it very convenient for walkers to get from one home to another. Around the edges of the borough, however, there are areas that are difficult to traverse without use of a motor vehicle. Jacksonville Road, Bristol Road, Ivyland Road, and the northeast end of Greeley Avenue contain no sidewalks and quick-moving traffic along Jacksonville and Bristol roads make it very dangerous for pedestrians and bicyclists. Sidewalks along the northwest side of Jacksonville Road and crosswalks¹ in the vicinity of Ivyland Village may be needed to allow residents to walk or bicycle across Jacksonville Road to the borough proper.

Motor Vehicle Circulation

Motor vehicle circulation within the borough is very good. The street grid disperses traffic, allowing it to flow with little congestion or vehicle conflict. Along heavily-traveled Jacksonville and Bristol roads, however, congestion is a problem during peak-hour periods (and off-peak-hour periods). This problem will only get worse with the construction of Ann's Choice and the business park at the NAWC site.

As part of the construction of Ann's Choice, Jacksonville Road will be widened to five lanes (four moving lanes and a turning lane). The road will then taper down to two lanes as it reaches the borough. This may present problems with congestion as the four moving lanes are tapered down to two lanes. Borough officials should continue to monitor these plans to ensure safe and efficient design of these improvements.

An added concern of local congestion along major roadways is the problem of motor vehicles using the borough as a short cut to avoid congested intersections. Traffic approaching from Ivyland Road, Jacksonville Road, and Bristol Road use Greeley and Wilson avenues to bypass areas of Jacksonville

¹ Because Jacksonville Road is a state road, PennDOT approval will be required before the installation of crosswalks.

Road and Bristol Road that become congested from peak-hour traffic. Drivers using borough roads as a short cut often have little regard for local speed limits and pedestrian safety.

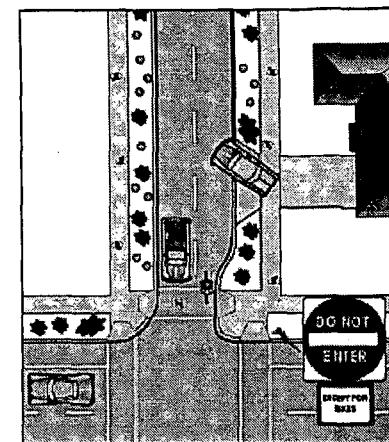
Traffic Calming

One way to increase the level of safety for pedestrians and bicyclists in the borough is through a technique known as traffic calming. Traffic calming uses physical and psychological changes to the roadway to reduce speeding and cut-through volumes. By addressing high speeds and cut-through volumes, traffic calming can increase both the real and perceived safety of pedestrians and bicyclists, and improve the quality of life within the neighborhood.

Traffic calming measures include curb extensions, speed tables, raised or textured crosswalks, on-street parking, forced turns, and raised median islands to accomplish its goals (among other techniques). In Pennsylvania, traffic calming measures can be constructed on local residential streets, collector streets with primarily residential uses, and arterials that serve as downtown or commercial areas (with posted speeds of 40 mph or less). For traffic calming measures along a state road or if state, federal, or liquid fuels funds are to be used to fund such measures, the borough must follow PennDOT's recommended study and approval process.

Traffic calming techniques most suitable for the borough are speed tables, forced turns, raised crosswalks, semi-diverters, textured crosswalks, and street closures. Such techniques are detailed in PennDOT's Traffic Calming Handbook, available at their website. Wilson Avenue will have two speed tables constructed as a condition of the approval of the Victoria's Crossing subdivision. These speed tables will have the effect of slowing traffic using Wilson Avenue as a cut-through. We recommend that before undertaking future improvements to local streets, a study of the problem be undertaken to identify the proper techniques to accomplish its traffic calming goals.

Figure 2. Semi-diverter



Source: Oregon Dept. of Transportation

Recommended Actions

In order for Ivyland Borough to continue to grow and redevelop in a healthy manner, specific actions are needed by the borough. These actions include the following:

- ◆ Monitor construction of Ann's Choice to ensure that borough traffic issues are considered during construction.
- ◆ Consider the construction of sidewalks along the northwest side of Jacksonville Road and crosswalks in the vicinity of Ivyland Village.
- ◆ Develop a Traffic Calming Plan for the borough.
- ◆ Ensure that public transportation remains a viable option for borough residents.
- ◆ Provide pedestrian/bicycling facilities in appropriate areas as an alternative to automobile use.

Streetscape Improvements

Streetscape improvements refer to improvements such as streets, curbs, sidewalks, street trees, paving, streetlights, and benches. Streetscape improvements add to the attractiveness and functionality of the borough. Sidewalks enhance pedestrian safety by providing a walkway along the streets. Curbing provides a defining edge to the street and funnels stormwater to drainage areas. Street trees enhance the aesthetics of borough streets and help clean the air of pollutants. And streetlights provide night lighting to pedestrians and motor vehicles.

The condition of existing streetscape improvements in the borough varies. Some areas of the borough are without curbing or sidewalks. Some of the older street trees are beginning to die off and in many cases are not being replaced, a situation that the borough is beginning to address by enforcing its tree replacement ordinance requirements. The borough has also begun a program of constructing pedestrian-scaled streetlights, but must spend significantly more money to finish the remainder of the borough.

New Improvements

Care must be taken when designing and constructing streetscape improvements. The Main Street Program of the National Trust for Historic Preservation recommends the following goals in the design and construction of public improvements:

- Improvements should act as a support to the buildings and uses of the area and not as the dominant feature of the area.
- Improvements should encourage pedestrian movement and help create a safe and pleasant environment.
- Improvements should provide orientation (e.g., entrances and exits, parking, and transit stops).
- Improvements should be integrated with private rehabilitation efforts.
- Improvements must be maintained; their physical appearance indicates how well the borough is taking care of its investment and how local residents feel about where they live.

Boroughs such as Newtown, Doylestown, and New Hope have been very successful with the improvements they have made to their streets. All have incorporated the above goals into the design choices they have made. They have made their downtowns into pleasing shopping areas by constructing improvements such as pavers along sidewalks and crosswalks, benches near points of interest, signs, landscaping, and human-scale lighting. While Ivyland may choose to remain a largely residential community, streetscape improvements can provide a visual harmony and positive image to the borough's public and civic areas.

To coordinate the construction of streetscape improvements we recommend that the borough develop an implementation plan. An implementation plan should consider the available approaches and priorities, visual compatibility, maintenance considerations, costs (including short-term and long-term costs), sources of funding, responsibilities, locations, scheduling, and follow up activities. Improvements can be constructed over a period of time and are most effective when constructed in conjunction with private rehabilitation efforts.

Recommended Actions

- ◆ Develop a vision for the improvement of street infrastructure of the borough.
- ◆ Develop a streetscape improvement plan that considers available approaches and priorities, visual compatibility, maintenance considerations, costs (including short-term and long-term costs), sources of funding, responsibilities, locations, scheduling, and follow up activities.
- Complete the borough's program of street lighting.
- ◆ Enforce the borough's tree replacement ordinance requirements.

Chapter 4. Recommendations and Policies

The Ivyland Borough Comprehensive Plan provides a direction for the borough for the next ten years. This direction can be summarized into a list of recommendations and policies, which are divided into four implementation periods: short term (1-2 years), mid term (3-5 years), long term (6-10 years), and ongoing.

Natural Resources

- ◆ Revegetate areas along stream banks and ensure the retention of existing vegetation along stream banks to ensure the natural control of erosion and sedimentation.
 - Time period: short term
- ◆ Acquire the vacant area of the lot northwest of Fire Dam Pond and develop the area into a nature park.
 - Time period: mid term
- ◆ Replace aging and deteriorating street trees. Enforce the borough's tree replacement ordinance requirements.
 - Time period: ongoing
- ◆ Educate residents on the importance of protecting natural resources such as riparian buffer areas.
 - Time period: ongoing
- ◆ Enforce resource protection standards in the Ivyland Borough Zoning Ordinance.
 - Time period: ongoing

Historic, Cultural, and Scenic Features

- ◆ Apply for historic district status under the authority of the Historic District Act (Act 167) to protect the integrity of local historic resources.
 - Time period: mid term

- Require buffering for uses adjacent to important historic resources.
 - Time period: short term
- Ensure the sensitive treatment of community gateways by coordinating with PennDOT when improvements are proposed to key intersections and entranceways adjacent to the borough.
 - Time period: ongoing
- Consider placing tasteful signage and landscaping at key entrance points to the borough. Coordinate improvements with adjacent townships.
 - Time period: short term

Housing

- Develop design guidelines to encourage infill development that is architecturally compatible with the existing housing stock and historic resources.
 - Time period: mid term
- ♦ Consider regulating residential conversions by providing standards that regulate parking, access, landscaping, and adequate room size.
 - Time period: mid term

Nonresidential Development

- Ensure the proper mix and the appropriate location of future nonresidential development.
 - Time period: ongoing

Community Facilities

- Ensure and assist in the coordination of adequate police protection, fire prevention, library services, health care, and educational services.
 - Time period: ongoing

Parks, Recreation, and Open Space

- Implement the recommendations of the Ivyland Borough Open Space Plan.
 - Time period: short term; mid term
- Provide additional landscaping and amenities, such as benches and walkways, to enhance the borough park and park extension.
 - Time period: mid term

Water Supply and Wastewater Disposal

- Coordinate with Warminster Township and Warminster Municipal Authority on the development of a wellhead protection program.
 - Time period: mid term
- Ensure the adequate supply and delivery of water and the adequate capacity for wastewater disposal.
 - Time period: ongoing

Planning and Development in Surrounding Municipalities

- Coordinate with surrounding municipalities to ensure the compatibility of comprehensive plans and zoning.
 - Time period: ongoing

Key Issues

Stormwater Management

- ◆ Continue upgrading stormwater infrastructure within the borough.
 - Time period: long term
- ◆ Work with the Bucks County Planning Commission the borough's stormwater ordinance and adopt the newer, more stringent standards of the updated Neshaminy and Little Neshaminy Creek watershed plans (to be completed in 2004).
 - Time period: mid term
- ◆ Revegetate areas along stream banks and ensure the retention of existing vegetation along stream banks to ensure the natural control of erosion and sedimentation.
 - Time period: mid term
- ◆ Work with the Bucks County Planning Commission to adopt a municipal plan for the borough that is in accordance with the National Pollutant Discharge Elimination System (NPDES) requirements.
 - Time period: mid term
- ◆ Create a public education and outreach program to educate the general public about the importance of stormwater management.
 - Time period: mid term
- ◆ Develop a remediation plan that prioritizes areas where stormwater causes problems or flooding. When new development or redevelopment is proposed, seek to address existing problems as much as possible.
 - Time period: mid term
- ◆ Always require the use of stormwater Best Management Practices (BMPs) in all development.
 - Time period: ongoing

Circulation

- ◆ Monitor construction of Ann's Choice to ensure that borough traffic issues are considered during construction.
 - Time period: short term
- ◆ Consider the construction of sidewalks along the northwest side of Jacksonville Road and crosswalks in the vicinity of Ivyland Village.
 - Time period: mid term
- ◆ Develop a Traffic Calming Plan for the borough.
 - Time period: short term
- ◆ Ensure that public transportation remains a viable option for borough residents.
 - Time period: ongoing
- ◆ Provide pedestrian/bicycling facilities as an alternative to automobile use.
 - Time period: ongoing

Streetscape Improvements

- ◆ Develop a vision for the improvement of street infrastructure of the borough.
 - Time period: short term
- ◆ Develop a streetscape improvement plan that considers available approaches and priorities, visual compatibility, maintenance considerations, costs (including short-term and long-term costs), sources of funding, responsibilities, locations, scheduling, and follow up activities.
 - Time period: mid term
- ◆ Complete the borough's program of street lighting.
 - Time period: mid term
- ◆ Enforce the borough's tree replacement ordinance requirements.
 - Time period: ongoing

Appendix. Funding and Assistance

Pennsylvania Department of Community and Economic Development

Community Revitalization Program

This program provides grant funds to support local initiatives that promote the stability of communities. The program also assists communities in achieving and maintaining social and economic diversity to ensure a productive tax base and a good quality of life.

Eligibility—Local governments, municipal and redevelopment authorities and agencies, industrial development agencies, and nonprofit corporations incorporated under the laws of the Commonwealth.

Eligible Uses—Construction or rehabilitation of infrastructure, building rehabilitation, acquisition and demolition of structures, revitalization or construction of community facilities, purchase or upgrade of machinery and equipment, planning of community assets, public safety, crime prevention, recreation, training, and acquisition of land, buildings and right of ways.

Where to Apply—Customer Service Center at 1-800-379-7448 or email ra-dcedcs@state.pa.us

Amounts—Grants vary between \$5,000 to \$25,000.

Terms/Conditions—Refer to the Program Guidelines.

Communities of Opportunity Program

This program provides state-funded grants for community revitalization and economic development activities that occur on a local level. Specifically, the program assists communities in becoming competitive for business retention, expansion, and attraction. It also funds projects that assist with community revitalization for housing and low-income housing.

Eligible Organizations—Local governments, redevelopment authorities, housing authorities, and nonprofits on a case-by-case basis.

Eligible Uses—Community revitalization and economic development and/or the development or rehabilitation of housing.

Where to Apply—Aldona Kartorie at 717-720-7409 or email akartorie@state.pa.us

Amounts—There is no minimum or maximum amount and grants average between \$150,000 to \$200,000.

Terms/Conditions—Refer to the Program Guidelines.

Community Development Block Grant (CDBG)

This program provides grant assistance and technical assistance to aid communities in their community and economic development efforts. There are two components: the entitlement program which provides annual funding to 27 third class cities, 127 boroughs and townships, and 54 counties, and a competitive program which is available to all nonfederal entitlement municipalities in Pennsylvania.

Eligibility—Local governments that are not designated by HUD as urban counties or entitlement municipalities.

Eligible Uses—Housing rehabilitation, public services, community facilities, infrastructure improvements, development, and planning.

Where to Apply—Entitlement Program: Scott Dunwoody at 717-720-7402 or email sdunwoody@state.pa.us; Competitive Program: Tom Brennan at 717-720-7403 or email tbrennan@state.pa.us

Amounts—Entitlement Program – set by formula; Competitive Program – \$500,000 maximum.

Terms/Conditions—70 percent of each grant must be used for activities that benefit low- and moderate-income persons. Refer to the Program Guidelines.

Pennsylvania Infrastructure Investment Authority (PENNVEST)

This program provides low-interest loans for the design, engineering and construction of publicly and privately owned drinking water distribution and treatment facilities, stormwater conveyance and wastewater treatment and collection systems.

Eligibility—Communities or private firms needing clean drinking water distribution and treatment facilities and/or safe sewage and stormwater conveyance and treatment facilities.

Eligible Uses—Design, engineering and construction of publicly and privately owned drinking water distribution and treatment facilities, stormwater conveyance and wastewater treatment systems.

Where to Apply—www.pennvest.state.pa.us

Amounts—Loans up to \$11 million per project for one municipality; up to \$20 million for more than one municipality; up to \$2 million for design and engineering; up to 100% of the total project costs.

Terms/Conditions—1 percent to 5 percent interest rate, depending upon the resulting user rates in the community.

Section 108 Loan Guarantee Programs

This program provides loan guarantees as security for federal loans.

Eligibility—Local governments that are not designated by HUD as urban counties or entitlement municipalities.

Eligible Uses—Acquisition, rehabilitation, relocation, clearance, site preparation, special economic development activities, certain public facilities, and housing construction.

Where to Apply—Scott Dunwoody at 717-720-7402 or email sdunwoody@state.pa.us; Tom Brennan at 717-720-7403 or email tbrennan@state.pa.us

Amounts—Varies depending on applicant.

Terms/Conditions—Refer to the Program Guidelines.

Land Use Planning and Technical Assistance Program (LUPTAP)

This program provides grant funds for the preparation of community comprehensive plans and the ordinances to implement them. It promotes cooperation between municipalities in making sound land use decisions that follow or adhere to the Governor's Executive Order on Land Use.

Eligibility—Priority is given to any county government acting on behalf of its municipalities, any group of two or more municipalities, or a body authorized to act on behalf of two or more municipalities.

Eligible Uses—Preparing and updating of comprehensive community development plans, policies and implementing mechanisms such as zoning ordinances subdivision regulations, functional plans such as downtown revitalization, water resource plans, and land development regulations.

Where to Apply—John Mizerak at 1-888-223-6837 or email jmizerak@state.pa.us

Amounts—Applicants are to provide a minimum of 50 percent match consisting of cash or in-kind services. There are no minimum or maximum amounts.

Terms/Conditions—Contracts for assistance are generally given for a two- to three-year period. Refer to the Program Guidelines.

Local Government Capital Projects Loan Program

This program provides low-interest loans for the equipment and facility needs for small local governments.

Eligibility—Local governments with populations of 12,000 or less.

Eligible Uses—Rolling stock and data processing equipment purchases or the purchase, construction, renovation, or rehabilitation of municipal facilities.

Where to Apply—Sharon Grau at 1-888-223-6837 or email sgrau@state.pa.us

Amounts—50 percent of the total cost of purchasing equipment up to a maximum of \$25,000 or 50 percent of the total cost for purchase, construction, or renovation of municipal facilities up to a maximum of \$50,000.

Terms/Conditions—Loans are 2 percent and are repaid over a period not to exceed 10 years or the useful life of the equipment or facility. Refer to the Program Guidelines.

Shared Municipal Services

This program provides funds that promote cooperation among municipalities. The program also encourages more efficient and effective delivery of municipal services on a cooperative basis.

Eligibility—Two or more local governments or Councils of Governments (COGs).

Eligible Uses—Combined police records administration, shared personnel activities, joint ownership of equipment, shared data processing operations, joint sign making and COG start-up funding.

Where to Apply—Fred Reddig at 1-888-223-6837 or email freddig@state.pa.us

Amounts—There is no minimum or maximum amounts. Grants range from \$10,000 to \$25,000.

Terms/Conditions—Applicants are to provide a minimum of 50 percent match consisting of cash or in-kind services. Refer to the Program Guidelines.

Historic Preservation

Federal Rehabilitation Investment Tax Credit Program

The Federal Rehabilitation Investment Tax Credit Program enables a property owner to recover 20 percent of rehabilitation costs in the form of a tax credit. Administered by the Pennsylvania Bureau for Historic Preservation in partnership with the National Park Service, the federal tax credit program is one of the most successful and cost-effective programs that encourages private investment in rehabilitating historic properties such as office buildings, rental housing, hotels and retail stores. However, in order to qualify for the program, the building must be listed on the National Register of Historic Places, the work must meet the Secretary of Interior's Standards for Rehabilitation, the building must be placed into an income producing use, and a good portion of money must be spent by the owner on the building's rehabilitation.

A 10 percent federal tax credit is available for rehabilitation of nonresidential income producing buildings built before 1936 that are not listed on the Register. Certification through the National Park Service is not required. However, before undertaking any rehabilitation work with potential tax credits in mind, contacting the Bureau of Historic Preservation is recommended so that federal guidelines and requirements are carefully followed.

The Bureau also offers Keystone Grants for the rehabilitation of historic buildings under the stewardship of 501(c)(3) organizations or public agencies. Grants range from \$20,000 to \$100,000 with a match from the applicant.

Program contacts:

Bonnie Wilkinson Mark
Phone: (717) 783-0772
Email: bwilkinson@state.pa.us

Scott Doyle
Phone: (717) 783-6012
Email: midoyle@state.pa.us
Website: www.phmc.state.pa.us

Local Economic Development Assistance

Center for Entrepreneurial Assistance

The Center for Entrepreneurial Assistance (CEA) is the lead agency in Pennsylvania government for small business development. The mission of the CEA is to enhance the entrepreneurial vitality of the Commonwealth and build an environment, which encourages the creation, expansion and retention of successful small, woman-owned, and minority-owned businesses.

The CEA oversees the Small Business Resource Center, Minority Business Advocate, and the Women's Business Advocate. Experienced consultants are available to help potential business owners with business-related issues or direct them to qualified service providers.

The Center for Entrepreneurial Assistance can be contacted at:

Department of Community and Economic Development
Commonwealth Keystone Building
400 North Street, 4th Floor
Harrisburg, PA 17120-0225

Phone: 800-280-3801 or 717-783-5700.

Website: www.inventpa.com

E-mail: ra-dcedcea@state.pa.us

