

Lower Southampton Township Comprehensive Plan 2010



**Lower Southampton Township
Bucks County, Pennsylvania
1500 Desire Avenue, Feasterville, PA 19053**

INTRODUCTION

The purpose of the Comprehensive Plan Update is to provide a resource to the Lower Southampton Township community. Specifically, the plan has been prepared to meet the requirements of the Pennsylvania Municipalities Planning Code (MPC), which outlines the criteria for the preparation of the Comprehensive Plan. Building on the initial 2002 Master Plan, this Comprehensive Plan Update outlines an overall strategy to guide the Township in all areas, including transportation and land use.

In addition to associated maps and graphics, this plan includes the following chapters:

- Chapter 1 - Introduction
- Chapter 2 - Community Background
- Chapter 3 - Demographics
- Chapter 4 - Housing
- Chapter 5 - Transportation
- Chapter 6 - Community Facilities Plan
- Chapter 7 - Natural & Historic Resources
- Chapter 8 - Land Use Plan
- Chapter 9 - Surrounding Municipalities
- Chapter 10 - Water & Sewer Resources
- Chapter 11 – Implementation Strategy

Where applicable, portions of the 2009 Lower Southampton Township Open Space Plan have been incorporated. In addition, components of the 2002 Master Plan, prepared by Schoor DePalma, have been utilized and revised if necessary.

Board of Supervisors

John McMenamin, Chairman
Keith Wesley, Vice Chairman
Ed Shannon, Secretary/Treasurer
Mark Hopkins
Julia Newman

Ted Taylor, Township Manager

Comprehensive Plan Committee

Dr. Gary Bowman, Chairman
Timothy Donahue
Rita Geddes
Marge Judge
Marie Meyers
Samuel Pozzuolo
Frank Tiziano
Carol Drioli, Director of Zoning
Kyle Seckinger, Asst. Zoning Officer

Consultant

Michael T. Solomon, AICP
M.T. Solomon & Associates, LLC
P.O. Box 29
Richboro, PA 18954

Table of Contents

Chapter	Page
<i>Introduction</i>	
Chapter 1. Introduction	<i>1-1</i>
<i>Overview</i>	<i>1-1</i>
<i>Goals and Objectives</i>	<i>1-2</i>
<i>Community Vision</i>	<i>1-2</i>
<i>Land Use</i>	<i>1-3</i>
<i>Circulation</i>	<i>1-4</i>
<i>Housing</i>	<i>1-5</i>
<i>Historic Preservation</i>	<i>1-6</i>
<i>Community Facilities</i>	<i>1-7</i>
<i>Utilities</i>	<i>1-7</i>
<i>Economic Development</i>	<i>1-8</i>
<i>Conservation & Open Space</i>	<i>1-8</i>
Chapter 2. Community Background	<i>2-1</i>
<i>The Community of Lower Southampton</i>	<i>2-1</i>
<i>History</i>	<i>2-1</i>
<i>Departments</i>	<i>2-3</i>
<i>Subsidiary Boards</i>	<i>2-4</i>
<i>Board Function</i>	<i>2-5</i>
<i>Library Board</i>	<i>2-10</i>
<i>Municipal Advisory Board</i>	<i>2-12</i>
<i>Dolphin Swim Club</i>	<i>2-13</i>
<i>Playwicki Farm Foundation</i>	<i>2-14</i>
<i>Environmental Advisory Committee</i>	<i>2-15</i>
<i>Animal Control Advisory Committee</i>	<i>2-15</i>
<i>Disabled Persons Advisory Board</i>	<i>2-16</i>
<i>Task Force for Youth at Risk</i>	<i>2-16</i>

Chapter	Page
Chapter 3. Demographics	3-1
<i>Profile of General Demographic Characteristics: 2000</i>	<i>3-1</i>
<i>Total Population</i>	<i>3-1</i>
<i>Race</i>	<i>3-2</i>
<i>Hispanic or Latino and Race</i>	<i>3-3</i>
<i>Relationship</i>	<i>3-3</i>
<i>Household by Type</i>	<i>3-4</i>
<i>Housing Occupancy</i>	<i>3-4</i>
<i>Housing Tenure</i>	<i>3-4</i>
<i>Profile of Selected Social Characteristics: 2000</i>	<i>3-5</i>
<i>School Enrollment</i>	<i>3-5</i>
<i>Educational Attainment</i>	<i>3-5</i>
<i>Marital Status</i>	<i>3-5</i>
<i>Grandparents as Caregivers</i>	<i>3-6</i>
<i>Veteran Status</i>	<i>3-6</i>
<i>Disability Status of the Civilian Noninstitutionalized Population</i>	<i>3-6</i>
<i>Residence in 1995</i>	<i>3-6</i>
<i>Nativity and Place of Birth</i>	<i>3-7</i>
<i>Region of Birth of Foreign Born</i>	<i>3-7</i>
<i>Language Spoken at Home</i>	<i>3-7</i>
<i>Ancestry</i>	<i>3-8</i>
<i>Profile of Selected Economic Characteristics: 2000</i>	<i>3-9</i>
<i>Employment Status</i>	<i>3-9</i>
<i>Commuting to Work</i>	<i>3-9</i>
<i>Occupation</i>	<i>3-10</i>
<i>Industry</i>	<i>3-10</i>
<i>Class of Worker</i>	<i>3-11</i>
<i>Income in 1999</i>	<i>3-11</i>
<i>Poverty Status in 1999</i>	<i>3-12</i>
<i>Profile of Selected Housing Characteristics: 2000</i>	<i>3-13</i>
<i>Units in Structure</i>	<i>3-13</i>
<i>Year Structure Built</i>	<i>3-13</i>
<i>Rooms</i>	<i>3-13</i>
<i>Year Householder Moved into Unit</i>	<i>3-14</i>
<i>Vehicles Available</i>	<i>3-14</i>
<i>House Heating Fuel</i>	<i>3-14</i>
<i>Selected Characteristics</i>	<i>3-14</i>
<i>Occupants Per Room</i>	<i>3-15</i>
<i>Value</i>	<i>3-15</i>
<i>Mortgage Status and Selected Monthly Owner Costs</i>	<i>3-15</i>

Chapter	Page
Chapter 3. Demographics (continued)	
<i>Selected Monthly Owner Costs as a Percentage of Household Income in 1999</i>	3-16
<i>Gross Rent</i>	3-16
<i>Gross Rent as a Percentage of Household Income in 1999</i>	3-16
<i>Household Income in 1999 by Census Tracts – Lower Southampton Township</i>	3-17
<i>Median Household Income in 1999 (Dollars)</i>	3-18
<i>Demographic Characteristics: Comparison to State, County, and Surrounding Municipalities</i>	3-19
Chapter 4. Housing	
<i>Overview</i>	4-1
<i>Population, 1930-2000</i>	4-1
<i>Population Estimates, 2000-2007</i>	4-3
<i>Population Forecasts, 2000-2035</i>	4-4
<i>Land Use by Square Mile</i>	4-6
<i>Land Use by Acre</i>	4-7
<i>Residential Permits: 2000-2009</i>	4-8
<i>Housing Needs Analysis</i>	4-9
<i>Future Population Projected Through 2035</i>	4-9
<i>Additional Housing Units Needed to Accommodate Projected Growth in 2035</i>	4-9
<i>Housing Units Beyond 2035 Projection</i>	4-10
Chapter 5. Transportation	
<i>Circulation</i>	5-1
<i>Public Transportation</i>	5-2
<i>Goal 5-1</i>	5-2
<i>Local Roadways</i>	5-2
<i>Goal 5-2</i>	5-2
<i>Traffic Recommendations</i>	5-4
<i>Traffic Improvement Recommendations</i>	5-5
1. <i>Traffic Signal Coordination</i>	5-5
<i>Goal 5-3</i>	5-5
2. <i>Line of Sight Conflicts</i>	5-5
<i>Goal 5-4</i>	5-5
3. <i>No Turn on Red</i>	5-6
<i>Goal 5-5</i>	5-6
4. <i>Traffic Islands</i>	5-6
<i>Goal 5-6</i>	5-6

Chapter

Page

Chapter 5. Transportation (continued)

5. Buck Road –Bustleton Pike Connection	5-7
Goal 5-7	5-7
6. Buck Road –Bustleton Pike Turn Lanes	5-7
Goal 5-8	5-7
7. Buck Road and Street Road - Turn Lanes	5-8
Goal 5-9	5-8
8. County Line Road Extension	5-8
Goal 5-10	5-8
9. Bridgetown Pike Improvement Project	5-9
Goal 5-11	5-9
9a. Bristol Road and Bridgetown Pike Intersection	5-10
10. West Maple Avenue Bridge Project	5-11
Goal 5-12	5-11
11. Bridge (Bristol Road)	5-12
Goal 5-13	5-12
12. West Maple Avenue and Bridgetown Pike Intersection	5-13
Goal 5-14	5-13
General Traffic Planning Recommendations	5-14
1. Left-Turning Movements	5-14
Goal 5-15	5-14
2. Shared Access	5-14
Goal 5-16	5-14
3. Directional Signage	5-15
Goal 5-17	5-15
4. Speed Enforcement Areas	5-15
Goal 5-18	5-15
5. Traffic Studies	5-16
Goal 5-19	5-16
6. Monitor Casino Traffic	5-16
Goal 5-20	5-16
Philadelphia Park: Population Demographics – Population by Age	5-17
Philadelphia Park Gravity Model	5-18
Pedestrian and Bicycle Traffic	5-19
Goal 5-21	5-19
Goal 5-22	5-19
Goal 5-23	5-19

Chapter	Page
Chapter 6. Community Facilities	
<i>Community Facilities</i>	6-1
<i>Municipal Complex</i>	6-1
<i>Goal 6-1</i>	6-1
<i>Emergency Services</i>	6-1
<i>Goal 6-2</i>	6-1
<i>Schools</i>	6-2
<i>Public Schools</i>	6-2
<i>Goal 6-3</i>	6-2
<i>Library Facilities</i>	6-3
<i>Goal 6-4</i>	6-3
<i>Parks and Open Space</i>	6-3
<i>Goal 6-5</i>	6-3
<i>Township Parks and Open Space</i>	6-4
<i>Playwicki Farm</i>	6-4
<i>The Playwicki Farm Foundation</i>	6-5
<i>Russell Elliott Memorial Park (REMP)</i>	6-6
<i>Neshaminy Activity Center and Siles Field</i>	6-6
<i>Jay Dunlap Memorial Field known as Kopper Kettle</i>	6-7
<i>Park at the Township Building</i>	6-7
<i>Township Park at Ferderbar Elementary School</i>	6-8
<i>H.W. Fritz Park (known as Buckridge)</i>	6-8
<i>Clover Lane Unnamed Park</i>	6-9
<i>Tawanka Site</i>	6-9
<i>Dolphin Swim Club</i>	6-9
<i>Recycling & Solid Waste Information</i>	6-11
<i>Recycling</i>	6-11
<i>Goal 6-6</i>	6-11
<i>Solid Waste Information</i>	6-11
<i>Leaf & Yard Waste</i>	6-11
<i>Hazardous Waste</i>	6-11
<i>County List by Total Tons from Each Waste Stream,</i>	6-12
<i>Ordered by Rank, 2008</i>	
<i>County List by Total Tons from Each</i>	6-12
<i>Source, 2008</i>	
<i>County List by Total Tons from Each Waste</i>	6-12
<i>Stream, 2008</i>	
<i>Median Annual Per Capita Generation by</i>	6-12
<i>Number of Materials Collected, 2008</i>	
<i>County List By Per Capita Generated,</i>	6-13
<i>2007 to 2008</i>	
<i>County List By Total Tons Generated,</i>	6-13
<i>2007 to 2008</i>	
<i>Recycling Award</i>	6-13

Chapter

Page

Chapter 6. Community Facilities (continued)

<i>Stormwater Management</i>	6-14
<i>Goal 6-7</i>	6-14
<i>Goal 6-8</i>	6-14
<i>The Woodbine / Meadowbrook Area and the Shadybrook Area</i>	6-15
<i>The Sterner Mill Road Area</i>	6-17
<i>The Philmont Avenue Area</i>	6-18
<i>The Golf Course / Hilltop Area</i>	6-19
<i>The Creek Road Area</i>	6-20
<i>Purpose of Study</i>	6-20
<i>Township Identified Drainage Problem Areas</i>	6-21
<i>Goal 6-9</i>	6-21
<i>Best Management Practices</i>	6-22
<i>Sweetwater Farm</i>	6-22
<i>Goal 6-10</i>	6-22
<i>Lower Neshaminy Creek Watershed Conservation Plan</i>	6-23
<i>Goal 6-11</i>	6-23
<i>Storm Drains</i>	6-24
<i>Goal 6-12</i>	6-24
<i>Healthcare</i>	6-25
<i>Goal 6-13</i>	6-25

Chapter 7. Natural & Historic Resources

<i>Critical Natural Features</i>	7-1
<i>Goal 7-1</i>	7-1
<i>Floodplains, Floodplain (Alluvial) Soils, and Watercourses</i>	7-1
<i>Floodway</i>	7-2
<i>Flood Fringe</i>	7-2
<i>Approximate Flood Plain</i>	7-2
<i>Wetlands</i>	7-4
<i>Ponds</i>	7-6
<i>Pond Shore Areas</i>	7-6
<i>Woodlands</i>	7-7
<i>Scenic Resources</i>	7-8
<i>Geological Features</i>	7-8
<i>Felsic Gneiss, Pyroxene Bearing</i>	7-9
<i>Chickies Formation</i>	7-9
<i>Granite Gneiss and Granite</i>	7-9
<i>Mafic Gneiss, Hornblende Bearing</i>	7-9
<i>Stockton Formation</i>	7-10
<i>Wissahickon Formation (Oligoclase Mica Schist)</i>	7-10

Chapter	Page
Chapter 7. Natural & Historic Resources (continued)	
<i>Topography</i>	7-11
<i>Soils</i>	7-12
<i>Hydric Soils</i>	7-12
<i>Prime Agricultural Soils</i>	7-13
<i>Surface Waters</i>	7-14
<i>Historical Properties</i>	7-16
<i>Bucks County Register of Historic Places</i>	7-16
<i>Goal 7-2</i>	7-16
 Chapter 8. Land Use Plan	
<i>Land Use Recommendations</i>	8-1
<i>Special Study Areas</i>	8-1
1. <i>Street Road</i>	8-1
<i>Goal 8-1</i>	8-1
2. <i>Philmont Avenue</i>	8-2
<i>Goal 8-2</i>	8-2
3. <i>Bridgetown Pike Corridor</i>	8-3
<i>Goal 8-3</i>	8-3
4. <i>Brownsville Road Corridor</i>	8-4
<i>Goal 8-4</i>	8-4
<i>Zoning Map Amendments</i>	8-5
<i>General Land Use Planning Recommendations</i>	8-7
1. <i>Street Lamps</i>	8-7
<i>Goal 8-6</i>	8-7
2. <i>Signage</i>	8-7
<i>Goal 8-7</i>	8-7
3. <i>Sidewalks</i>	8-8
<i>Goal 8-8</i>	8-8
<i>Goal 8-9</i>	8-8
4. <i>Parking Requirements</i>	8-9
<i>Goal 8-10</i>	8-9

Chapter	Page
<i>Chapter 8. Land Use Plan (continued)</i>	
5. <i>Streetscape Improvements</i>	8-9
<i>Goal 8-11</i>	8-9
6. <i>Gateway Improvements</i>	8-10
<i>Goal 8-12</i>	8-10
7. <i>Mixed-Use Zoning</i>	8-11
<i>Goal 8-13</i>	8-11
8. <i>Shopping Center Revitalization</i>	8-11
<i>Goal 8-14</i>	8-11
9. <i>Senior Housing Options</i>	8-12
<i>Goal 8-15</i>	8-12
10. <i>Commercial Zoning Designations</i>	8-12
<i>Goal 8-16</i>	8-12
11. <i>Cultural Arts Center</i>	8-13
<i>Goal 8-17</i>	8-13
<i>Economic Development</i>	8-14
<i>Economic Activity</i>	8-14
<i>Goal 8-18</i>	8-14
<i>Chapter 9. Surrounding Municipalities</i>	
<i>City of Philadelphia</i>	9-1
<i>Lower Moreland Township</i>	9-5
<i>Upper Southampton Township</i>	9-7
<i>Bensalem Township</i>	9-9
<i>Middletown Township</i>	9-11
<i>Northampton Township</i>	9-13
<i>Land Use Analysis: Adjoining Municipalities</i>	9-15
<i>Goal 9-1</i>	9-15
<i>Chapter 10. Water & Sewer Resources</i>	
<i>Goal 10-1</i>	10-1
<i>Bucks County Water & Sewer Authority</i>	10-1
<i>About the Authority</i>	10-1
<i>Mission Statement</i>	10-1
<i>Goals of the Authority</i>	10-1
<i>What is an Authority?</i>	10-2
<i>Water Conservation Tips</i>	10-2
<i>Goal 10-2</i>	10-2
<i>Goal 10-3</i>	10-4
<i>Water & Sewer Service Areas</i>	10-4
<i>Goal 10-4</i>	10-4

Chapter**Page*****Chapter 11. Implementation Strategy***

<i>Community Vision</i>	<i>11-1</i>
<i>Goal/Objective</i>	<i>11-1</i>
<i>Implementation Strategy</i>	<i>11-1</i>
<i>Community Facilities</i>	<i>11-2</i>
<i>Goal/Objective</i>	<i>11-2</i>
<i>Implementation Strategy</i>	<i>11-2</i>
<i>Housing</i>	<i>11-4</i>
<i>Goal/Objective</i>	<i>11-4</i>
<i>Implementation Strategy</i>	<i>11-4</i>
<i>Historic Preservation</i>	<i>11-4</i>
<i>Goal/Objective</i>	<i>11-4</i>
<i>Implementation Strategy</i>	<i>11-4</i>
<i>Economic Development</i>	<i>11-5</i>
<i>Goal/Objective</i>	<i>11-5</i>
<i>Implementation Strategy</i>	<i>11-5</i>
<i>Conservation and Open Space</i>	<i>11-5</i>
<i>Goal/Objective</i>	<i>11-5</i>
<i>Implementation Strategy</i>	<i>11-5</i>
<i>Utilities</i>	<i>11-6</i>
<i>Goal/Objective</i>	<i>11-6</i>
<i>Implementation Strategy</i>	<i>11-6</i>
<i>Land Use</i>	<i>11-7</i>
<i>Goal/Objective</i>	<i>11-7</i>
<i>Implementation Strategy</i>	<i>11-7</i>
<i>Traffic and Circulation</i>	<i>11-11</i>
<i>Goal/Objective</i>	<i>11-11</i>
<i>Implementation Strategy</i>	<i>11-11</i>

Figures

<i>Figure 3-1</i>	<i>Census Tract Map</i>
<i>Figure 5-1</i>	<i>Transportation Plan</i>
<i>Figure 5-2</i>	<i>Existing and Potential Linkages</i>
<i>Figure 5-3</i>	<i>Federal Functional Class Bucks County</i>
<i>Figure 5-4</i>	<i>Public Transportation Service Available in Bucks County</i>
<i>Figure 5-4B</i>	<i>Public Transportation Services Available in Lower Bucks County</i>
<i>Figure 5-4C</i>	<i>Public Transportation Services Available in Warminster – Upper Southampton, Bucks County</i>
<i>Figure 5-5</i>	<i>FY 2009-2012 Transportation Improvement Program (DVRPC)</i>
<i>Figure 6-1</i>	<i>Community Facilities</i>
<i>Figure 6-2</i>	<i>Existing Open Space & Potential Acquisition</i>
<i>Figure 6-3</i>	<i>Stormwater Management</i>
<i>Figure 7-1</i>	<i>Natural Resources</i>
<i>Figure 7-2</i>	<i>Geology Map</i>
<i>Figure 8-1</i>	<i>Existing Generalized Land Use Map</i>
<i>Figure 8-2</i>	<i>Future Land Use Map</i>
<i>Figure 9-1</i>	<i>Regional Context</i>
<i>Figure 10-1</i>	<i>Generalized Water and Sewer Service Map</i>

Appendix

<i>Appendix A</i>	<i>Aerial of Lower Southampton Township</i>
<i>Appendix B</i>	<i>Traffic Impact Analysis, East Bristol Road – Pennoni Associates, Inc., November 10, 2008.</i>

MASTER PLAN

LOWER SOUTHAMPTON TOWNSHIP

BUCKS COUNTY, PENNSYLVANIA



TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	REGIONAL CONTEXT	2
3.0	STATEMENT OF GOALS & COMMUNITY DEVELOPMENT OBJECTIVES....	3
4.0	PROPOSED CHANGES TO ZONING/LAND USE DISTRICTS	7
4.1	General Recommendations	7
4.2	Specific Recommendations.....	8
5.0	DEMOGRAPHICS/HOUSING CHARACTERISTICS	12
5.1	Population and Ethnicity.....	12
5.2	Age.....	12
5.3	Income	14
5.4	School Enrollment.....	14
5.5	Educational and Degree Attainment.....	15
5.6	Housing	15
6.0	COMMUNITY FACILITIES/OPEN SPACE.....	19
6.1	Schools	20
6.2	Parks and Open Space	20
6.3	Library Facilities.....	21
6.4	Stormwater Management	21
7.0	CIRCULATION.....	23
7.1	Local Roadways	23
7.2	State Projects.....	24
7.3	Traffic Calming	25
8.0	ADJACENT MUNICIPALITY ANALYSIS	27

LIST OF TABLES

Table 1 – Population Change	12
Table 2 – Racial and Ethnic Origin	12
Table 3 – Lower Southampton Population by Age Group 1990 & 2000.....	13
Table 4 – Lower Southampton Household Income 1989 & 1999.....	14
Table 5 – Lower Southampton School Enrollment 1990 & 2000.....	14
Table 6 – Lower Southampton Educational Attainment (25 years & older) 1990 & 2000	15
Table 7 – Lower Southampton Degree Attainment (25 years & older) 1990 & 2000.....	15
Table 8 – Lower Southampton Housing Units 1990 & 2000.....	16
Table 9 – Lower Southampton Dwelling Unit Types 1990 & 2000	16
Table 10 – Lower Southampton Housing Values Owner-Occupied Units 1990 & 2000	17
Table 11 – Year Housing Built, Lower Southampton.....	17
Table 12 – Lower Southampton Selected Housing Costs as a % of Household Income 1989 & 1999.....	18
Table 13 – Households Spending More Than 30% of Household Income on Owner Costs or Rent	18
Table 14 – Existing Community Facilities Inventory	19

1.0 INTRODUCTION

The Township of Lower Southampton has never formally adopted a Master Plan. Consequently, the Board of Supervisors is aware of the need to prepare such a document in order to guide future growth and development. While never formally adopting a Master Plan, the Township did prepare a Master Plan in 1963. Since that time, the Township has undertaken several planning studies, including a Comprehensive Traffic Circulation Study in 1989. This Comprehensive Master Plan furthers Lower Southampton Township's more recent proactive approach towards planning by specifically referencing the December 20, 2000 Park, Recreation and Open Space Plan as well as the 2001 Stormwater Management Study. These existing studies provide detail and insight to critical concerns that must be reflected in the Master Plan Goals and Objectives.

While Lower Southampton Township is primarily a developed municipality, a comprehensive master plan is required to address the competing interests relating to utilization and preservation of remaining vacant land as well as the redevelopment and revitalization of developed properties and existing commercial arterials. Specifically, Lower Southampton Township is competing with diminishing open space in favor of commercial and land development proposals. Other issues currently facing the Township include traffic congestion and redevelopment commercial property along major arterial roads.

The master plan will culminate in a plan complete with a map proposing zoning amendments and will establish policies and make recommendations for future development and redevelopment in Lower Southampton Township.

2.0 REGIONAL CONTEXT

Lower Southampton Township, located in southwestern Bucks County, encompasses a land area of 6.67 square miles. The Township was formed when Southampton Township was divided to form Lower and Upper Southampton townships in 1928. There are approximately 19,276 people living in 7,361 housing units in the Township.

Lower Southampton is bordered by several municipalities, as well as the City of Philadelphia and Montgomery County to the south. Lower Southampton is bordered on the west by Upper Southampton Township, on the northwest by Northampton Township, on the east by Bensalem Township and on the north, and northeast by Middletown Township. Excepting the City of Philadelphia, Lower Southampton is surrounded by primarily suburban municipalities.

The Township is traversed by several state highways under the jurisdiction of the Pennsylvania Department of Transportation, with the remainder of roads being local roads. The combination of rapid development in surrounding municipalities as well as the multiple state highways traversing the Township create numerous land use related issues for the Township of Lower Southampton to grapple with.

3.0 STATEMENT OF GOALS & COMMUNITY DEVELOPMENT OBJECTIVES

The following goals and objectives have been identified to guide future growth, development and redevelopment and create a vision for the Township of Lower Southampton. The goals and objectives have been prepared under the assumption that they will have a positive influence on the future direction of the Township and shape policies guiding land use decisions and development practices. The individual elements of this comprehensive Master Plan will provide a careful and in depth analysis of land use issues and the furtherance of the herein stated goals and objectives. Said elements have been enriched and validated by public comment and review by the Planning Commission and Governing Body.

COMMUNITY VISION

Encourage economic vitality through land development projects which meet all required design guidelines and are consistent with established neighborhoods and land use patterns while preserving the community's suburban and urban landscapes which make Lower Southampton Township a unique and desirable place to both live and work.

- Encourage the preservation of existing neighborhoods as well as the protection of existing established communities.
- Encourage new development consistent with the scale of established land uses while preserving the character and developed nature of existing neighborhoods and proximate land uses.

LAND USE

Encourage Lower Southampton Township to develop as an urban/suburban municipality with a balanced mix of institutional, commercial and industrial land uses and housing types along with ample community facilities and recreational amenities while preserving the natural resources of the Township.

- Review the Zoning Ordinance and Subdivision and Land Development Ordinance to ensure design guidelines are current and afford the approving authority maximum opportunity to request information.
- Provide for future growth and development of the Township's ratable base.
- Analyze existing land use patterns and underlying zoning and make recommendations for changes where incompatible land uses directly abut one another.

- Discourage deviations by special exception from established land use patterns that would permit incompatible and/or conflicting land uses being developed adjacent to one another.
- Where new development is proposed on undeveloped land, an effort should be made to preserve mature specimen trees and other significant on-site vegetation.

CIRCULATION

Promote a safe and efficient circulation system capitalizing on Lower Southampton Township's excellent regional highway access and multi-modal transportation system.

- Improve Lower Southampton Township's existing transit systems by capitalizing on intra-municipal transit opportunities.
- Encourage businesses to implement ridesharing programs aimed at lessening dependence on single passenger automobile occupancy.
- Designate and encourage the development of meaningful pedestrian corridors and bikeways linking Township and County recreational and community facilities.
- Through volunteerism and community interest groups, catalog the existing sidewalk network and work towards the development of a comprehensive sidewalk system.

HOUSING

Maintain and encourage diversity in the type and character of available housing promoting an opportunity for varied residential communities and promote preservation of existing housing stock.

- Provide housing opportunities for all family sizes and income levels.
- Encourage clustered housing options in appropriately zoned locations and at reasonable densities to conserve energy and open space and make optimal use of available infrastructure.
- Rehabilitate older housing stock where needed and encourage participation in Community Development Block Grant (CDBG) funded housing rehabilitation program.
- Encourage all neighborhoods, existing and proposed, to embrace an active street tree planting and maintenance program.

- Encourage the development of creative senior citizen housing options to accommodate an aging population. Amend the zoning ordinance where appropriate to permit by right a variety of senior citizen housing options.

HISTORIC PRESERVATION

Preserve the integrity of historically significant properties in the Township, which create the rich history and positive image of Lower Southampton.

- Encourage Township events celebrating the rich history and culture that is unique to Lower Southampton.
- Refine development standards to retain the history and integrity of landmarks and other noteworthy sites and buildings.

COMMUNITY FACILITIES

Provide for a range of quality public services such as schools, libraries, recreational facilities, public safety/emergency services and ensure the adequacy of same to accommodate existing and future populations.

- Provide and preserve a quality public education system that can accommodate an expanding residential population.
- Expand library facilities in a central location, in a state of the art library facility providing ample space and adequate parking.
- Provide additional recreation and open space to meet a growing population.
- Designate on the Community Facilities map those locations where facilities exist for populations with special needs.
- Provide ample active and passive recreational facilities in proximity to all residential communities.

UTILITIES

Maximize the use of existing utility systems.

- Continue to upgrade aging sewer, water and stormwater management infrastructure.
- Upgrade existing infrastructure including retention/detention basins and underground systems in the older, established areas of town.

ECONOMIC DEVELOPMENT

Continue to promote economic prosperity and sound fiscal planning through a strong ratable base.

- Plan for future development in the Township's existing and proposed industrial parks.
- Balance competing interests of economic development and efficient traffic circulation.

CONSERVATION & OPEN SPACE

Through public and private endeavors, preserve environmentally sensitive areas including stream corridors, wetland areas, woodlands and other environmentally sensitive lands and waters.

- Update and maintain a list of Township owned recreation sites and open space parcels.
- Continue to identify parcels for acquisition and preservation utilizing various funding sources including the State program, Growing Greener.
- Encourage the development of additional parkland to accommodate a growing residential population.
- Establish a comprehensive greenway system linking public open spaces and recreational sites with community facilities (i.e. libraries and schools).
- Institute and encourage creative methods for financing the acquisition and preservation of open spaces.
- Promote awareness of businesses that may produce environmental concerns such as air and water quality impacts.

4.0 PROPOSED CHANGES TO ZONING/LAND USE DISTRICTS

The Township of Lower Southampton comprises approximately seven (7) square miles of well-established land use patterns. In most instances, the zoning accurately represents the intensity and type of development, however, over the years, there have been instances where land use has deviated from the underlying zoning. The zoning recommendations contained in this Section intend to bring the Township zoning into conformance with land use patterns. In some instances, recommendations are made for zoning amendments to guide future development patterns.

4.1 GENERAL RECOMMENDATIONS

The Township of Lower Southampton has approximately two hundred and fifty-two (252) acres of parkland and open space under its jurisdiction. Currently, this land is located in various zoning districts, including but not limited to R-1 and R-2 Residential. Consideration should be given to the adoption of a general open space district that permits limited development related to both passive and active recreation on existing Township parcels. The creation of said district would ensure the protection of valuable open space and may make the Township more competitive in securing funding from programs such as Growing Greener, Pennsylvania's state program to address critical environmental concerns of the 21st century.

The Township of Lower Southampton currently maintains a Zoning Ordinance (Chapter 27) as well as a Subdivision and Land Development Ordinance (Chapter 22). While both ordinances are comprehensive and address a multitude of issues relating to land development, both could be amended to afford the Township the ability to request additional information where appropriate when reviewing development applications. More specifically, the Township should consider amending the Subdivision and Land Development Ordinance to require an environmental impact statement in conjunction with large scale development applications. This type of information should be submitted in conjunction with appropriate development applications in order to allow the approving authority to make a more informed and educated decision on each application.

The Lower Southampton Zoning Ordinance sets forth design guidelines which govern the development of land. Although, there are design standards for illumination, there are no minimum or maximum standards. With much of the landscape in Lower Southampton already developed, adoption of minimum and maximum lighting design guidelines should be considered. Consequently, when an application is submitted, the Township will have a greater opportunity to regulate lighting intensity and ensure there is no spillover onto adjoining properties. The Township should review all design guidelines to ensure standards are current.

4.2 SPECIFIC RECOMMENDATIONS

The following recommendations are for specific amendments to the Lower Southampton Zoning Map and Zoning Ordinance. Said recommendations are intended to eradicate existing inconsistencies and eliminate the development of further incongruous land uses.

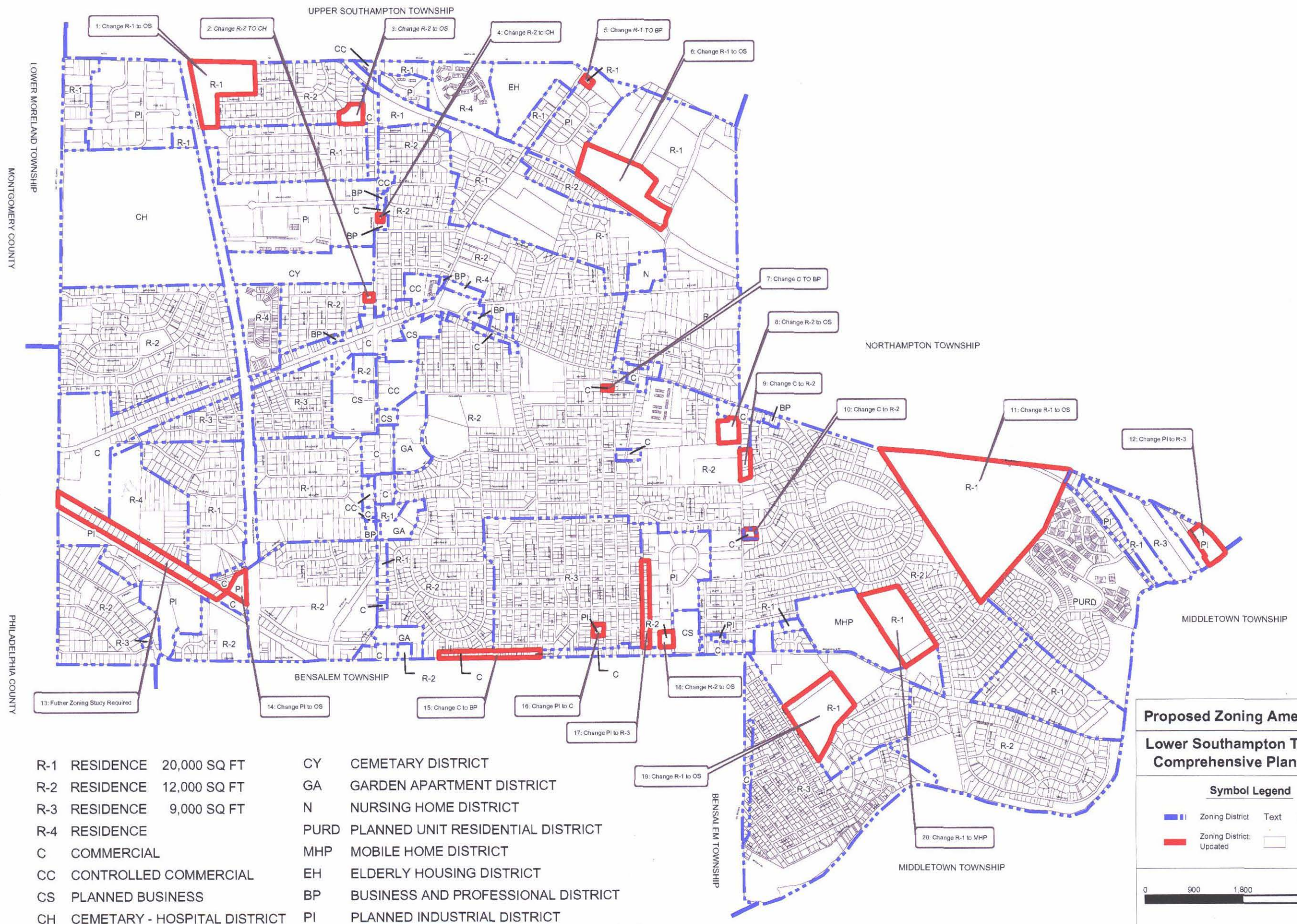
The following list corresponds to the Map labeled Proposed Zoning Amendments located at the end of this Section.

1. Change R-1 to OS Open Space on Russell Elliott Memorial Park. Said park is located on Buck Road along the Upper Southampton Township border. The Township of Lower Southampton does not currently have an open space district, however, one of the recommendations of this plan is to create such a district. The Township should continue open space and recreation preservation efforts as articulated in the 2000 Lower Southampton Township Recreation, Parks and Open Space Plan as prepared by Toole Recreation Planning.
2. Change R-2 to CH Cemetery District to reflect current land use on this parcel located at Fairview Avenue and Street Road.
3. Change R-2 to OS Open Space, as this is the Harry W. Fritz Park, an existing Township park accessed off of Mallard Road.
4. Change R-2 Residential District along Street Road, northwest of Lindbergh Street to CH Cemetery District to reflect current land use.
5. Change R-1 to BP Business Professional to reflect current business use of this property which is located on Bustleton Pike, near the Upper Southampton Township border.
6. Change R-1 to OS Open Space on public recreational facility, the Dolphin Swim Club. Said open space district should continue to permit both passive and active recreational opportunities which would allow for enhancement of the Dolphin Swim Club.
7. Change C Commercial to BP Business Professional to reflect more consistent zoning pattern of this property located at the intersection of Myrtle and Prospect Avenues.
8. Change R-2 to OS, as this is the Township owned Jay Dunlap Field at Kopper Kettle, located off of Bristol Road. It is also noteworthy that said fields directly abut the parcel of land on Bridgetown Pike that will be the home of the new Lower Southampton Township public library.

9. Change C Commercial to Residential R-2 along Bristol Road (approximately three (3) lots northwest of Delwhit Drive). These lots are developed residentially despite their current commercial zoning. The zoning designation should be changed to reflect existing and established development patterns.
10. Change isolated C Commercial District at intersection of Bristol Road and Shadybrook Lane to R-2 Residential. This parcel is currently located in a Commercial Zone; however, it is developed with a single-family residential dwelling and is surrounded by existing residential uses, as well as Residential R-2 Zoning. Commercial development at this location would be incongruous with established land use patterns.
11. Change R-1 to OS Open Space on Playwicki Farm. As stated above, it is recommended that any open space district permit both active and passive recreation which would allow for additional recreational opportunities to be developed at Playwicki Farm. Playwicki Farm is located on Bridgetown Pike along the Northampton Township border,
12. Change PI Planned Industrial District along the east side of Lenhardt Avenue to Residential R-3. This area is currently undeveloped. Given the remote nature of this parcel, and the adjoining R-3 Residential Zoning and development to the west, this parcel would be most appropriately developed in accordance with R-3 Residential standards.
13. Study PI Planned Industrial District along the northern side of Philmont Avenue. These lots are currently zoned for industrial and manufacturing land uses. Given the size of these existing parcels in comparison to the size of industrial parcel across Philmont Avenue and the intensity of uses permitted in the PI Planned Industrial Zone, these lots would be more appropriate for the scale of development permitted in a less industrial zone. Any future zoning in this area must be cognizant of the existing auto related uses in this area and no zone same into extinction. Consequently, the Township may need to consider the adoption of a new zoning district that addresses the land uses issues specific to this area.
14. Change PI Planned Industrial District at Sterner Mill Road and Philmont Avenue to an Open Space District as the Township is considering this parcel for open space acquisition.
15. Change C Commercial District along Brownsville Road to BP Business and Professional District. Section 1701 of the Lower Southampton Zoning Ordinance specifically states the general purpose and intent of the district is "To provide for a transition between areas which are changing in character from residential to non-residential. It is the intent of this district to accommodate existing single-family residential uses while recognizing the

suitability for properties along major roads to be used commercially.” This stretch of Brownsville Road (Philadelphia Avenue to Clearview Avenue) is characterized by a mix of residential, home occupation and neighborhood commercial uses of lower intensity than those permitted in the C Commercial District.

16. Change PI Planned Industrial District along Rosewood Avenue (between Rosewood and Myrtle) to C Commercial. A visual inspection of this property indicates it is operated as an auto garage.
17. Change PI Planned Industrial District on east side of Clearview Avenue to R-3. These lots are currently developed residentially, however, they are located in a PI Planned Industrial District and directly abut the existing industrial park on Andrews Road. The lot sizes are more consistent with R-3 Residential rather than Planned Industrial. Further, the residential neighborhood to the west is primarily developed and zoned consistent with R-3 Residential land development standards.
18. Change R-2 to OS as this is the municipally owned Louis A. Knauth Park and Senior Center located at Andrews Road and Brownsville Road.
19. Change R-1 to OS, as these are the Tawanka fields located at Tawanka School on Brownsville Road.
20. Change the R-1 Residential District on Brownsville Road to MHP Mobile Home Park. This parcel is currently developed with an existing mobile home park. Further, the property abuts an existing mobile home park to the southwest that is currently located in the MHP Mobile Home Park District.



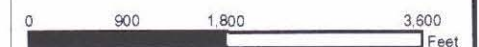
R-1	RESIDENCE	20,000 SQ FT	CY	CEMETARY DISTRICT
R-2	RESIDENCE	12,000 SQ FT	GA	GARDEN APARTMENT DISTRICT
R-3	RESIDENCE	9,000 SQ FT	N	NURSING HOME DISTRICT
R-4	RESIDENCE		PURD	PLANNED UNIT RESIDENTIAL DISTRICT
C	COMMERCIAL		MHP	MOBILE HOME DISTRICT
CC	CONTROLLED COMMERCIAL		EH	ELDERLY HOUSING DISTRICT
CS	PLANNED BUSINESS		BP	BUSINESS AND PROFESSIONAL DISTRICT
CH	CEMETARY - HOSPITAL DISTRICT		PI	PLANNED INDUSTRIAL DISTRICT

Proposed Zoning Amendments

Lower Southampton Township Comprehensive Plan Update

Symbol Legend

	Zoning District	Text	Zoning District
	Zoning District: Updated		Tax Parcels



Data Source: Lower Southampton
Zoning Map

Date: December, 2002



5.0 DEMOGRAPHICS/HOUSING CHARACTERISTICS

5.1 POPULATION AND ETHNICITY

The Township's population decreased slightly during the last decennial Census, 1990-2000, reflecting the developed nature of this municipality and the slow growth in housing units during the same time period. The population trend in Lower Southampton deviates from the County, as Bucks County realized a 10.3 percent growth in population during the same time period.

The 2000 US Census Data reveals growth in the Black, Asian and Hispanic communities of Lower Southampton Township. This trend reflects a Township that has begun to ethnically diversify which is consistent with County, State and National trends. The percentage of Asians in the Township more than doubled during the 1990's, from 0.7% to 1.6%. The Hispanic population increased from 0.9% to 1.4%, and the Black/African American population increased from 0.8% to 1.3%. However, the Township's White population decreased as a percentage from 98.2% in 1990 to 97% in 2000. Lower Southampton Township had a smaller percentage of racial and ethnic minorities than Bucks County as a whole, as noted in the tables below.

Table 1: Population Change		
YEAR	1990	2000
POPULATION	19,860	19,276
# CHANGE		-284
PCT. CHANGE		-1.5%

Source: US Census

Table 2: Racial and Ethnic Origin				
	2000 US Census Data		1990 US Census Data	
	Lower Southampton Township	Bucks County	Lower Southampton Township	Bucks County
<i>White</i>	97%	92.5%	98.2%	95%
Black/African American	1.3%	3.3%	0.8%	2.9%
<i>Asian</i>	1.6%	2.3%	0.7%	1.6%
<i>Other</i>	0.6%	0.8%	0.2%	0.5%
<i>Hispanic/Latino**</i>	1.4%	2.3%	0.9%	1.6%
** Hispanic/Latino can be of any race				

Source: US Census

5.2 AGE

The age of Lower Southampton's population is comparable to Bucks County as a whole. While the school age populations – 5 through 19 years of age – and those less than 5 years of age make up a slightly smaller percentage of the population in the Township than in the County, Lower Southampton has a higher percentage of its population falling in the older age categories. The only age cohorts to show growth during the last decennial census were those in the 55-64 years and the 65+ years. The proportion of Lower Southampton's population that is aged 55 and over increased by over 10% between 1990 and 2000. The over-65 population increased by 191 individuals, representing the age group with the largest population gain.

Age groups under 55 uniformly lost population during the ten-year Census cycle. As this community continues to age, the need for services continues to grow. The population at the lower end of this age range may produce families, creating a need in future years for school system resources. Other needs include assisted living facilities, nursing homes, and other health care and social needs for the growing number of senior citizens of Lower Southampton Township.

Table 3: Lower Southampton Population by Age Group 1990 and 2000			
<i>Age Group</i>	1990	2000	% change 1990 - 2000
0-4	1,343	1,036	-22.9%
5-14	2,573	2,530	-1.7%
15-24	2,610	2,254	-13.6%
25-54	8,857	8,614	-2.7%
55-64	1,996	2,080	+4.2%
65+	2,481	2,672	+7.7%

Source: US Census Bureau

5.3 INCOME

The median household income in Lower Southampton increased to \$57,011 in 2000, a 32.6% increase from 1990. Per capita income also increased by almost 40%. Household incomes for certain wage-earning groups have increased substantially since 1990. For instance, the number of households earning more than \$75,000 per year increased by 1,179, a gain of over 106%. In contrast, the number of households earning between \$50,000 and \$74,999 per year increased by a modest 3.5%. Also of note, however, is the increase (33.9%) in the number of reported families in poverty.

**Table 4: Lower Southampton Household Income
1989 and 1999**

<i>Income Range</i>	1989	1999	% change 1990 - 2000
<i>Less than \$10,000</i>	320	278	-13.1%
<i>\$10,000 - \$34,999</i>	2,270	1,474	-35.1%
<i>\$35,000 - \$49,999</i>	1,622	1,245	-23.2%
<i>\$50,000 - \$74,999</i>	1,803	1,867	+3.5%
<i>More than \$75,000</i>	1,108	2,287	+106.4%
<i>Median household income*</i>	\$42,984	\$57,011	+32.6%
<i>Per capita income*</i>	\$17,599	\$24,367	+38.5%
<i>Families in poverty</i>	112	150	+33.9%

*Not adjusted for inflation
Source: US Census Bureau

5.4 SCHOOL ENROLLMENT

School enrollment at the kindergarten and pre-k levels increased by over 44% between 1990 and 2000. A slight increase (1.7%) was reported at the high-school level. Overall enrollment in college or other graduate studies decreased by slightly over 21%. The 44% increase in kindergarten students may require the regional school district to examine the need for facilities as these children progress through the school system.

**Table 5: Lower Southampton School Enrollment
1990 and 2000**

<i>School</i>	1990	2000	% change 1990 - 2000
<i>Kindergarten and pre-k</i>	469	678	+44.6%
<i>Elementary or high school</i>	3,117	3,169	+1.7%
<i>College or graduate school</i>	1,303	1,028	-21.1%
<i>Total</i>	4,889	4,875	-0.3%

Source: US Census Bureau

5.5 EDUCATIONAL AND DEGREE ATTAINMENT

The number of individuals in Lower Southampton aged 25 and older with a bachelor's, graduate or professional degree increased by over 40% between 1990 and 2000. Over 25% of the Township's residents now hold a bachelor's, graduate or professional degree, up from about 20% in 1990. There was a slight increase (4.7%) in the number of high-school graduates living in the Township. Over 87% of the Township's population now has a high school diploma, up from about 81% in 1990. There was a considerable (27.1%) drop in the number of individuals lacking a high school diploma, with a similar drop (36.2%) in the number of individuals lacking any high school education.

Table 6: Lower Southampton Educational Attainment (25 years and older) 1990 and 2000			
<i>Grade</i>	1990	2000	% change 1990 - 2000
<i>Less than 9th grade</i>	536	342	-36.2%
<i>9th to 12th grade, no diploma</i>	1,893	1,380	-27.1%
<i>High school graduate</i>	5,007	5,243	+4.7%
<i>Some college, no degree</i>	2,361	2,340	-0.9%
<i>Associate degree</i>	825	744	-9.8%
<i>Bachelors degree</i>	1,778	2,315	+30.2%
<i>Graduate or professional degree</i>	956	1,071	+12.0%

Source: US Census Bureau

Table 7: Lower Southampton Degree Attainment (25 years and older) 1990 and 2000		
	1990	2000
<i>% High school graduates</i>	81.8%	87.2%
<i>% Bachelors degree or higher</i>	20.5%	25.2%

Source: US Census Bureau

5.6 HOUSING

The Township experienced a minimal net increase (1%) in the number of total housing units between 1990 and 2000. A total of 70 new housing units were added, bringing the Township's total to 7,333. This modest increase can be attributed to the largely developed nature of Lower Southampton. While the number of housing units increased, the average household size decreased by 4.6% to 2.67 persons per household. About 81% of the Township's occupied housing units are owner-occupied, with the remaining 19% renter-occupied. The number of vacant housing units throughout the Township decreased by over 10%.

Table 8: Lower Southampton Housing Units 1990 - 2000			
	1990	2000	% change 1990 - 2000
<i>Total units</i>	7,263	7,333	+1.0%
<i>Occupied</i>	7,061	7,152	+1.3%
<i>Vacant</i>	202	181	-10.4%
<i>Owner-occupied</i>	5,771	5,818	+0.8%
<i>Renter-occupied</i>	1,290	1,334	+3.4%
<i>Average household size</i>	2.80	2.67	-4.6%

Source: US Census Bureau

The majority (73.2%) of the Township's housing stock is comprised of detached single-family units. The number of single-family detached homes in the Township increased by just over 2% between 1990 and 2000. Approximately 8% of the Township's housing stock is comprised of dwelling units with over ten units. Thirty-nine new dwellings containing between five and nine units were added during this time period.

Table 9: Lower Southampton Dwelling Unit Types 1990 - 2000				
<i>unit type</i>	1990	% Total Units 1990	2000	% Total Units 2000
<i>1-unit detached</i>	5,256	72.4%	5,369	73.2%
<i>1-unit attached</i>	541	7.4%	479	6.5%
<i>2 to 4 units</i>	153	2.1%	165	2.3%
<i>5 to 9 units</i>	310	4.3%	349	4.8%
<i>10 or more units</i>	625	8.6%	607	8.3%
<i>Mobile home, trailer or other</i>	378	5.2%	364	5.0%

The median value of owner-occupied housing in the Township increased by 9% between 1990 and 2000 to \$152,200. During this same time period, the number of owner-occupied homes valued at between \$150,000 and \$199,999 increased by almost 50%. The percentage of the Township's owner-occupied housing stock valued at over \$300,000 decreased slightly by 9.1%. At the other end of the spectrum, there was a substantial decrease (73.8%) in the number of owner-occupied homes valued under \$100,000.

Table 10: Lower Southampton Housing Values
Owner-occupied Units
1990 - 2000

	1990	2000	% change 1990 - 2000
<i>housing value</i>			
<i>Less than \$100,000</i>	752	197	-73.8%
<i>\$100,000 to \$149,999</i>	2,326	2,309	-0.7%
<i>\$150,000 to \$199,999</i>	1,398	2,089	+49.4%
<i>\$200,000 to \$299,999</i>	569	622	+9.3%
<i>More than \$300,000</i>	33	30	-9.1%
<i>Median housing value</i>	\$139,600	\$152,200	+9.0%

Source: US Census Bureau

Slightly over half (55%) of the Lower Southampton's housing stock was constructed after 1960, as evidenced by the Township's predominant post-war suburban development pattern. In fact, only about 5% of the Township's total housing stock was built prior to 1940.

Table 11: Year Housing Built, Lower Southampton

<i>1999 to March 2000</i>	48
<i>1995-98</i>	98
<i>1990-94</i>	149
<i>1980-89</i>	1,155
<i>1970-79</i>	1,085
<i>1960-69</i>	1,523
<i>1940-59</i>	2,870
<i>Before 1940</i>	405
<i>Total</i>	7,333

Source: US Census Bureau

In 1999, approximately 27% of owner-occupied units spent 30% or more of their household incomes on housing costs. This is a substantial increase from 1989, where only 21% of owner-occupied units spent at least 30% of household incomes on housing costs. About 27% of renters also spent 30% or more of their household incomes on housing costs, down from 37% in 1989.

**Table 12: Lower Southampton Selected Housing Costs as a % of Household Income
1989 and 1999**

<i>% of household income</i>	Owner-occupied Units			Renter-occupied Units		
	1989	1999	% change	1989	1999	% change
<i>Less than 20%</i>	2,631	2,408	-8.5%	354	524	+48.0%
<i>Between 20% and 29.9%</i>	1,333	1,379	+3.5%	437	369	-15.6%
<i>30% or greater</i>	1,085	1,438	+32.5%	466	346	-25.8%
<i>Not computed</i>	49	22	-55.1%	40	93	132.5%

Source: US Census Bureau

**Table 13: Households spending more than 30% of Household
Income on Owner Costs or Rent**

	1989	1999
<i>Owners</i>	21.5%	27.5%
<i>Renters</i>	37.1%	27.9%

Source: US Census Bureau

6.0 COMMUNITY FACILITIES/OPEN SPACE

The Community Facilities Element is concerned with the current and future capacity of governmental facilities and operations to serve the citizens of the Township. In many ways, the quantity and quality of community facilities in a township is the most visible aspect of township government. The presence or absence of high quality community facilities has a direct influence on where people will choose to live, shop, and open or locate a business. This element of the Master Plan provides a framework for understanding the extent of facilities and services offered in Lower Southampton Township and how these facilities may be used and upgraded as a resource that improves the quality of life for current residents and businesses, while supporting future economic development efforts.

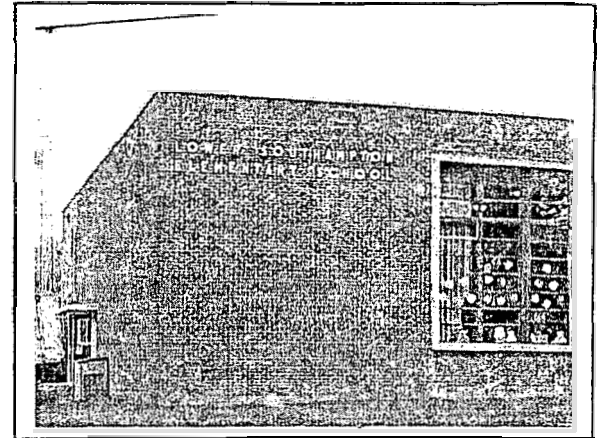
Table 14 provides an inventory of all existing community facilities. The location of each facility is identified on the Community Facilities Map.

Table 14: Existing Community Facilities Inventory		
	Municipal Complex	
1	Township Building: Admin, Police, Library	1500 Desire Avenue
2	Garage	1500 Desire Avenue
3	Tax Collector's Office	51 School Lane
4	Future Library	1983 Bridgetown Pike
	Parks & Ballfields	
5	Playwicki Farm	Bridgetown Pike @ Maple Avenue
6	Russell Elliott Memorial Park	Buck Road @ Turnpike
7	Harry W. Fritz Park	Mallard Road
8	Dolphin Swim Club	260 Bristol Road
9	Ferderbar Pool (Leasehold)	Heights Lane
10	Jay Dunlap Field at Kopper Kettle	Bristol Road
11	Louis A. Knauth Park & Senior Center	Brownsville Road & Andrews
12	Tawanka Field	Brownsville Road – Rear of School Wood Road
	Other Open Space	
13	Salvatore J. Mirabello Park	Fox Hollow Drive
14	Clover Lane	Clover Lane
15	Cedar Hollow	Cedar Avenue
	Emergency Services	
16	Lower Southampton Fire Company	466 Elmwood Avenue
17	Feasterville Fire Company	20 Irving Place
18	Tri-Hampton Rescue Squad	1440 Bridgetown Pike
	Public Schools	
19	Lower Southampton Elementary School	Woodbine Avenue
20	Poquessing Middle School	Poquessing Way
21	Ferderbar Elementary	Herman Way
22	Tawanka School	Brownsville Road

6.1 SCHOOLS

Lower Southampton Township is part of the Neshaminy Regional School District. Within the Township border are two (2) elementary schools, Lower Southampton Elementary and Federbar Elementary, one middle school, Poquessing Middle School, and the Tawanka School.

Tawanka School, a former elementary school, is currently used as an alternative school. The Township intends to utilize one wing of Tawanka School to support an after school program.



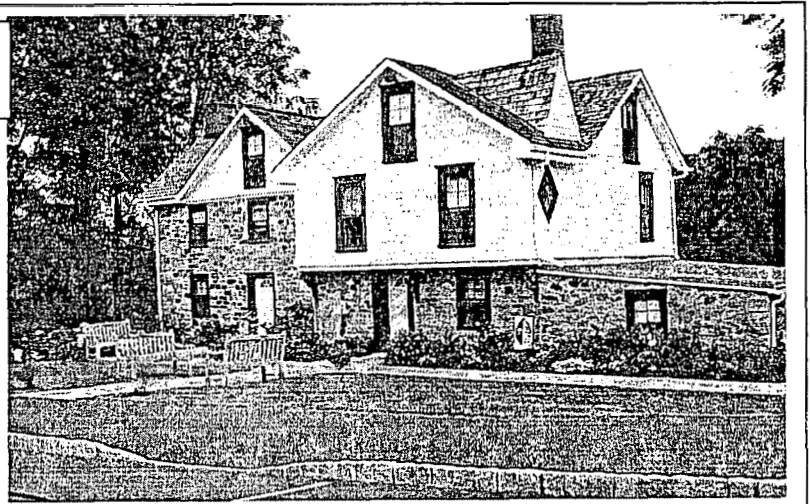
While not part of the public school system, there are a number of private schools, in the Township, including Assumption BVM.

6.2 PARKS AND OPEN SPACE

The Township recently adopted a Recreation, Park and Open Space Plan (2000). The plan functions as an action plan for improving parks and recreation facilities, protecting open space and preserving natural resources.

The Community Facilities Map located at the end of this Section depicts only municipal open space and or recreational facilities which are open to all residents of Lower Southampton Township. Privately owned open space, or land that is owned by a homeowners association is not depicted on the plan. Access to that land is restricted, and therefore has not been identified on the Community Facilities Map.

Right and Below: Photos of the 100 acre Township owned Playwicki Farm.



The Township should continue to implement the 2000 Recreation, Park and Open Space Plan. More specifically, the Township should strive to acquire parkland in underserved areas of the municipality, such as the southwestern portion of Lower Southampton, directly abutting Bensalem Township and the City of Philadelphia. The acquisition of additional parkland should be a priority as development pressures increase and vacant land, suitable for both passive and active recreational facilities is diminished.

6.3 LIBRARY FACILITIES

The Township has secured funding from the State of Pennsylvania for a new library facility on Bridgetown Pike. The proposed facility will abut Jay Dunlap Field on Bristol Road. The new library will offer state of the art computers as well as Internet access. The Township Library of Lower Southampton maintains a materials collection of approximately 50,000 items including hardback and paperback books, videos, music and magazines. There are ten (10) computers available for public use as well as a handicapped computer workstation. Special library collections such as large print books, literacy collections and a genealogy collection are available. The Township Library also participates in Access Pennsylvania by honoring all valid Pennsylvania Library Cards and offers reference assistance in the library and on the phone and also offers a delivery service for home bound residents.

6.4 STORMWATER MANAGEMENT

The Lower Southampton Township Supervisors commissioned a Watershed Stormwater Management study to address the means by which stormwater may be controlled within the Township. The need for the study was made evident by property damage that resulted from a severe storm event on July 30, 2000. The study addressed the development of flowrates for all runoff watersheds, the preparation of design concepts, and cost estimates. The major effort of the study involved the comprehensive analysis of the multiple watersheds within the Township. A total of 30 sub-watersheds were analyzed to determine the peak runoff flowrates for the 2, 25 and 100-year storm events. This involved sub-watershed delineation, contributory area determination, groundcover assessment, hydrologic soil group assignment, curve number development, and time of concentration calculation.

7.0 CIRCULATION

Lower Southampton Township, located in southwestern Bucks County is served by a network of State highways and local roads. The Township maintains excellent regional highway access, with a Pennsylvania Turnpike interchange only minutes from the Township border and several miles of the Turnpike traversing the municipality. Further, the Township is proximate to several train stations, thereby facilitating the use of mass transit. The following state roads traverse Lower Southampton:

- Pennsylvania Turnpike (Route 276, fully controlled access highway)
- Street Road (Route 132, multi-lane highway)
- County Line Road (partial multi-lane highway)
- Bustleton Avenue (Route 532, multi-lane highway)
- Buck Road (Route 532)
- Bridgetown Pike (Route 213 State Road)
- Brownsville Road (State Road)
- Philmont Avenue (State Road)
- Trevoise Road (State Road)
- Bristol Road (State Road)
- Maple Avenue (State road)

Nearest SEPTA train stations, both on the West Trenton (R3) Regional Rail Line are as follows and provide direct links to Center City Philadelphia and other suburbs.

- Trevoise (at Bensalem border at Boundbrook and Ridge Avenues, 95 parking spaces, \$5 to Center City at peak hours)
- Somerton (near Philadelphia border at Bustleton and Philmont Avenues, 201 parking spaces, \$4.50 to Center City at peak hours)
- Neshaminy Falls; Bristol Road

7.1 LOCAL ROADWAYS

As noted above, several major state highways traverse the Township, leaving Lower Southampton to deal with traffic congestion as well as cut through traffic in local residential neighborhoods. The lack of coordination in signal timing on the state roadways encourages motorists to find alternate traffic routes to avoid long delays at traffic signals, which often results in additional vehicular traffic in residential neighborhoods. These traffic concerns put Township residents at risk and threaten the quality of life for those who live and work in Lower Southampton.

Eliminating cut through traffic on local roadways is a far reaching and difficult problem to solve. Although enforcement is a key component, local police departments cannot provide full time patrols to eliminate the problem, as this solution is cost prohibitive. Consequently, other alternatives must be explored and identified.

The road network in this neighborhood from Albert Street to Henry Avenue consists of straight roads with residential homes on either side. Said neighborhood is bordered to the north by Buck Road and to the south by Bridgeton Pike, both state roadways. In order to avoid the long delays associated with the traffic signal at Bustleton Pike and Bridgetown Road, motorists utilized the aforesaid residential streets between Bridgeton Pike and Buck Road to travel through the center of town. Other residential neighborhoods in Lower Southampton are plagued with similar traffic problems resulting from the congested state roads which traverse the Township.

The residential neighborhood to the east of Bristol Road and south of Bustleton Pike is also utilized as a cut through for motorists seeking to avoid the traffic signal at Bristol Road and Bridgetown Pike, in particular Delwhit Drive and Maplevue Drive serve as cut through roads. In some instances, restricting traffic patterns to one-way traffic can be effective, particularly when used in conjunction with restrictive signage. Specifically, Delwhit Drive could be restricted to one-way traffic south of Maplevue Drive, thereby eliminating the possibility for cut through traffic.

Other sections in the Township affected by cut through traffic include the residentially developed neighborhood off of Fairview Avenue. Fairview Avenue serves as a connector between Bustleton Pike and Street Road. Consistent with other areas of Lower Southampton Township, motorists will utilize Fairview Avenue to avoid the often congested intersection of Street Road, Bustleton Pike and Bridgetown Pike. The street network in this neighborhood consists of straight internal roadways as it represents an older subdivision.

While the aforementioned neighborhoods do not include every neighborhood in the Township affected by cut-through traffic, they do serve as a representative sample of the problem. The Township has moved away from a straight residential street pattern in favor of curvilinear streets in newer subdivisions which can be designed to slow traffic. The Township should continue this practice in any new subdivision. Further, the Township should continue to review traffic patterns, and where appropriate, impose restrictions on traffic flow in order to discourage cut through traffic on residential streets.

7.2 STATE PROJECTS

The problem of discouraging cut through traffic on local Lower Southampton Township roads reaches beyond local authority to the State level. The Township must continue to work with the State to effectuate signal timing changes which will allow for the free flow of traffic on the many state roads. The cut through traffic resulting from the congestion on the state highways creates an undue burden and municipal expense for the Township in the repair and maintenance of local roadways.

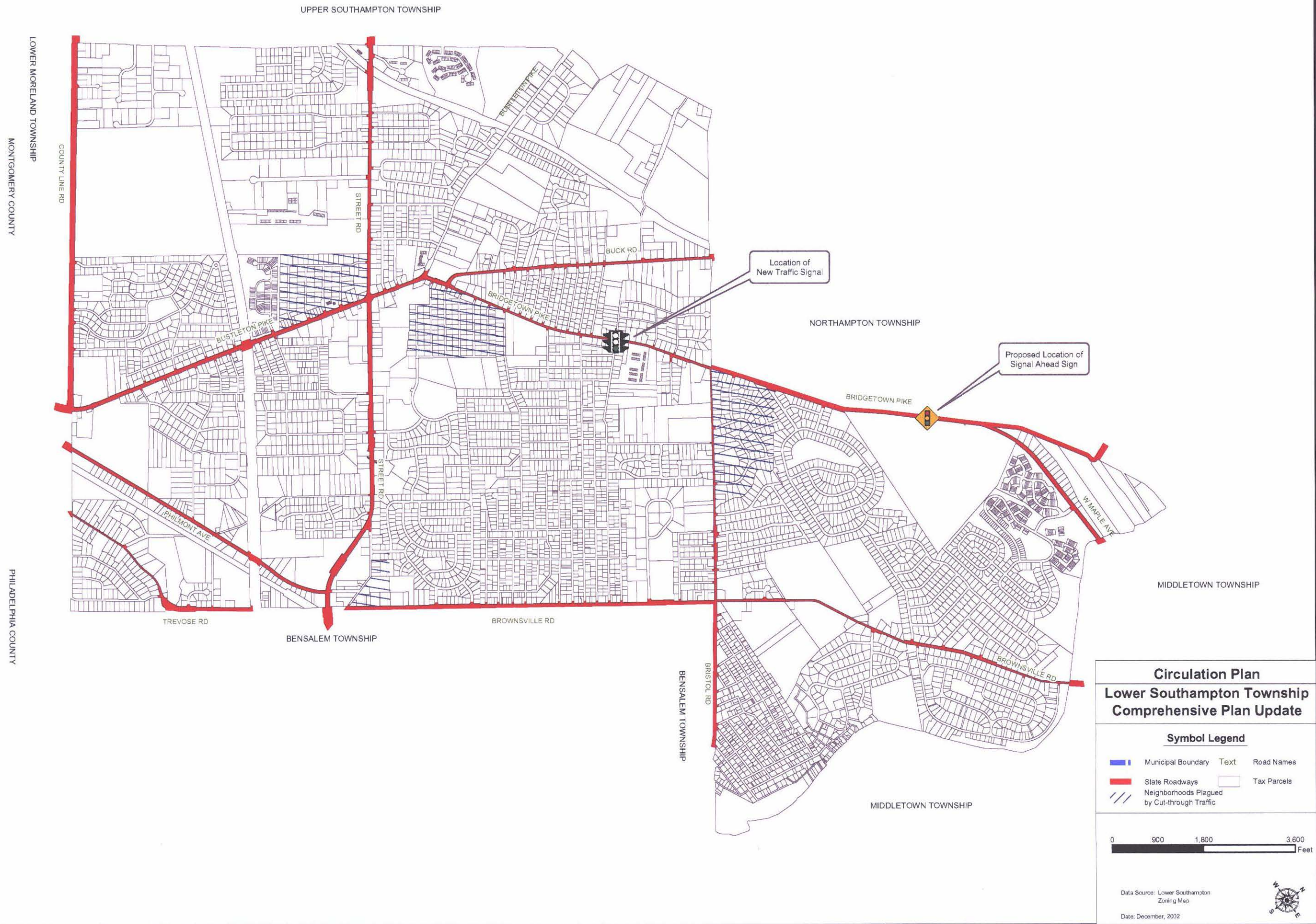
The Pennsylvania Department of Transportation is planning to widen a portion of County Line Road, and while not within the Lower Southampton township border, this will directly impact traffic flow through the municipality. The Township is encouraged to actively work with the Pennsylvania Department of Transportation to ensure the resulting plan is acceptable to and beneficial for Lower Southampton residents.

7.3 TRAFFIC CALMING

One of the recommendations identified in this Comprehensive Plan is the rezoning of a portion of the existing Commercial Zone on Brownsville Road (from Philadelphia Avenue to Avenue D) to Business Professional. In conjunction with this rezoning, the Township should consider a façade improvement and traffic calming project to effectuate the creation of a neighborhood business district. Façade improvement programs and streetscape beautification projects have proven to be effective in both slowing traffic and creating a sense of place required for a neighborhood business district to flourish. Brownsville Road is a state road and shares a border with both Lower Southampton and Bensalem. Consequently, any traffic calming or façade improvement programs should consider involvement of the adjoining municipality from both a cost as well as a design perspective.

Changes in roadway surfaces and interrupted sight lines have proven to be effective measures of controlling traffic. Interruption of the sight line of a street causes motorists to slow down and can also mean that they are compelled to widen their field of vision, becoming more aware that there may be pedestrians and cyclists near the traffic way.¹

¹ Traffic Calming, Cythia L. Hoyle, American Planning Association 1995



8.0 ADJACENT MUNICIPALITY ANALYSIS

The Township of Lower Southampton borders several municipalities, as well as the City of Philadelphia and Montgomery County to the south. Lower Southampton is bordered on the west by Upper Southampton Township, on the northwest by Northampton Township, on the east by Bensalem Township and on the north, and northeast by Middletown Township.

Brownsville Road is bordered by both Lower Southampton and Bensalem Township. While a zoning change is proposed along this corridor in Lower Southampton, said change will bring the zoning closer into conformance with the character of this area. Further, any façade or traffic calming programs should consider involvement with the adjoining local government.

The balance of the zoning changes recommended along municipal and/or county borders recommend inclusion of property into a newly created open space district. Said district will permit minimal development related to both active and passive recreation and will have no deleterious impact on any adjoining jurisdiction.

N:\project\p\pjao104\masterplan\goals_1.doc

RESOLUTION NO. 2003-8

WHEREAS, Lower Southampton is a Township of the Second Class in the County of Bucks, Commonwealth of Pennsylvania, and

WHEREAS, the Pennsylvania Municipalities Planning Code, Act of 1968, P. L. 805, No. 247, provides for the preparation of a municipal comprehensive plan, consisting of maps, charts, and textual matter, to state the objectives of the municipality concerning its future development, and

WHEREAS, the Board of Supervisors appointed a committee to develop said plan, with the assistance of Christine Cofone, Planner, of Schoor DePalma, and said committee worked diligently to develop this plan for the future of the Township, and

WHEREAS, said plan was presented by the committee to the Lower Southamptton Township Planning Commission and Board of Supervisors at a duly advertised meeting December 2, 2002, and a duly advertised public hearing was held by the Township Planning Commission on February 12, 2003, whereby, with no objection from the public attending, the Planning Commission recommended to the governing body adoption of the Comprehensive Plan,

NOW, THEREFORE, pursuant to the authority vested in it by the laws of the Commonwealth of Pennsylvania, the Board of Supervisors of the Township of Lower Southampton does hereby resolve as to approve the Comprehensive Master Plan dated December, 2002.

ADOPTED, by at least a majority of the members of the Board of Supervisors at a duly advertised Public Meeting of the Township on the 12th day of March A.D., 2003 at which a quorum was present.

**BOARD OF SUPERVISORS
LOWER SOUTHAMPTON TOWNSHIP**

BY:

Arthur Zoller
 Robert C. Noble
 Marie Wallace
 Joseph Gallagher

Attest:

Susan McKen

Assist Secretary



LOWER SOUTHAMPTON TOWNSHIP

1500 DESIRE AVENUE
FEASTERVILLE, PA 19053

(215) 357-7300
FAX (215) 357-0946

BOARD OF SUPERVISORS

STEVE PIZZOLLO
RICHARD NOBLE
DANIEL FRALEY
MARIE WALLACE
JOSEPH GALLAGHER, JR.

SUSANNE McKEON
TOWNSHIP MANAGER

March 13, 2003

Lynn Bush, Executive Director
Bucks County Planning Commission
The Almshouse
Neshaminy Manor Center
1260 Almshouse Road
Doylestown, PA 18901

RECEIVED

MAR 17 2003

PLANNING
COMMISSION

Dear Ms. Bush: *Lynn*

Attached is a copy of the Resolution adopting the Lower Southampton Comprehensive Plan for your records.

The Planning Commission's review was discussed with our Consultant, Christine Cofone, of Schoor DePalma. She believes that the scope of work for our plan did not include that level of detail, and recommended that we plan for a future revision.

We are pleased that we finally have a plan in place, and look forward to working with the Planning Commission to address your comments when we have funding for the project.

Thank you for your assistance.

Regards,

Susanne McKeon
Township Manager

SMCK/jah

Chapter 2. Community Background

The Community of Lower Southampton

Lower Southampton Township is a residential suburb of Philadelphia located in Lower Bucks County within the wide corridor of development between Philadelphia, Trenton, and New York. It is conveniently located with easy access to U.S. 1, the Pennsylvania Turnpike, and Interstate 95.

History

The Friends of Southampton, a group of English Quakers were the first settlers. Settlers from Holland arrived next. Together they settled Lower and Upper Southampton which was officially recognized as a township in 1703. Population was sparse until about the 1920's when the population began to increase with the subdivision of farms into small building lots and housing construction. In 1928, the Township was divided into two townships, Lower Southampton and Upper Southampton.

Several hamlets date back to the early settlement. These include Feasterville, Siles, Trevose, Neshaminy Falls, and Playwicki. Feasterville remains the town center.

Lower Southampton is a densely populated township in Bucks County with nearly 3,000 people per square mile. The 6.7 square mile community was once rural farmlands. People were drawn here mostly from Philadelphia in the 1950's when the community began its most significant development. The population increased five-fold from 1950 to 1970. Now it is nearly fully developed with a population of 19,276 based on the 2000 Census. Between 1990 and 2000, the Township trend has been toward an older population. In 1990, the median age was 35. In 2000, that number increased to 39.7.

Lower Southampton is a Township of the Second Class under the laws of the Commonwealth of Pennsylvania. Since 1948, the Township has been adopting ordinances to guide its development and operation. Lower Southampton was among the first municipalities in Bucks County to adopt zoning ordinances and has had a Planning Commission since 1954. The Township established a Recreation Board in 1955.

The Township has a five member Board of Supervisors. As the legislative branch of government, the Supervisors are responsible for policy decisions and approval of the annual budget.

The chief administrative official is the Township Manager who is responsible for implementing the policies set forth by the Board of Supervisors and managing the daily operations of Lower Southampton Township.

Departments

The Township has departments responsible for specific functional areas. These include:

- Administration
- Finance
- Parks and Recreation
- Police
- Public Works & Sewer Department
- Licenses & Inspections
- Fire and Emergency Management

As an elected official, the Tax Collector operates independently.

Volunteer fire companies are incorporated and operate independently.

The Township provides funding for the fire companies. There is a public library in Lower Southampton Township, but it is not a municipal department.

Subsidiary Boards

The Township has boards and commissions that serve in various capacities some of which are established per the Second Class Township Code and the Pennsylvania Municipalities Planning Code. These include:

- Board of Auditors
- Library Board
- Recreation Board
- Cable Advisory & Tech Board
- Senior Citizens Task Force
- Municipal Advisory Board
- Zoning Hearing Board
- Planning Commission
- Dolphin Swim Club
- Playwicki Farm Foundation
- Environmental Advisory Council
- Shade Tree Commission
- Fire Appeals Board
- General Appeals Board
- Animal Control Advisory Board
- Disabled Persons Advisory Board
- Task Force for Youth at Risk

Source: Lower Southampton Township Open Space Plan - 2009.

Board Function

Before an overview of the aforementioned boards and commissions can be explored, there are some background matters that should first be explained. Lower Southampton Township is a Second Class Township, which must follow the guidelines of the Second Class Township Code. According to the Second Class Township Code, population is the determining factor. It states the following:

Section 201. Classification of Townships.-The townships now in existence and those to be created after this act takes effect are divided into two classes, townships of the first class and townships of the second class. Townships of the first class are those having a population of at least three hundred inhabitants to the square mile, which are now established as townships of the first class, or which may be created townships of the first class under laws relating to townships of the first class. All townships that are not townships of the first class or home rule townships are townships of the second class. A change from one class to the other shall be made only under this act or the laws relating to townships of the first class.

With respect to boards and commissions, the Second Class Township Code provides for the creation of a Board of Auditors. It states the following:

Section 404. Auditors-(a) Except when vacancies create shorter terms, at each municipal election, the electors of each township shall elect one auditor to serve for a term of six years from the first Monday of January after the election. Auditors shall reside in the township from which elected and shall have resided in that township continuously for at least one year immediately preceding their election.

In addition, the Second Class Township Code provides for the creation of a Recreation Board. It states the following:

Section 2204. Creation of Recreation Boards. -(a) The board of supervisors may by ordinance create a recreation board to supervise, regulate, equip and maintain township-funded recreation programs and facilities. The recreation board has only those powers specifically delegated to it by the board of supervisors.

Finally, the Second Class Township Code provides for the creation of a Shade Tree Commission. It states the following:

Section 2901. Right of Establishment.-The board of supervisors may regulate the planting, maintenance and removal of shade trees in the township, or it may appoint a shade tree commission to administer regulations for shade trees.

In the Pennsylvania Municipalities Planning Code (MPC), which is the enabling legislation that outlines the requirements for municipalities to plan and zone in Pennsylvania, regulations with respect to the Planning Commission and Zoning Hearing Board are outlined. The MPC states the following with respect to Planning Commissions:

Section 201. Creation of Planning Agencies. The governing body of any municipality shall have the power to create or abolish, by ordinance, a planning commission or planning department, or both. An ordinance which creates both a planning commission and a planning department shall specify which of the powers and duties conferred on planning agencies by this act; each shall exercise and may confer upon each additional powers, duties and advisory functions not inconsistent with this act. In lieu of a planning commission or planning department, the governing body may elect to assign the powers and duties conferred by this act upon a planning committee comprised of members appointed from the governing body. The engineer for the municipality, or an engineer appointed by the governing body, shall serve the planning agency as engineering advisor. The solicitor for the municipality, or an attorney appointed by the governing body, shall serve the planning agency as legal advisor.

Section 202. Planning Commission. If the governing body of any municipality shall elect to create a planning commission, such commission shall have not less than three nor more than nine members. Except for elected or appointed officers or employees of the municipality, members of the commission may receive

compensation in an amount fixed by the governing body. Compensation shall not exceed the rate of compensation authorized to be paid to members of the governing body. Without exception, members of the planning commission may be reimbursed for necessary and reasonable expenses. However, elected or appointed officers or employees of the municipality shall not, by reason of membership thereon, forfeit the right to exercise the powers, perform the duties or receive the compensations of the municipal offices held by them during such membership.

It further states the following with respect to the Zoning Hearing Board:

Section 901. General Provisions. Every municipality which has enacted or enacts a zoning ordinance pursuant to this act or prior enabling laws, shall create a zoning hearing board. As used in this article, unless the context clearly indicates otherwise, the term "board" shall refer to such zoning hearing board.

Section 902. Existing Boards of Adjustment. (902 repealed Dec. 21, 1988, P.L.1329, No.170)

Section 903. Membership of Board.

(a) The membership of the board shall, upon the determination of the governing body, consist of either three or five residents of the municipality appointed by resolution by the governing body. The terms of office of a three member board shall be three years and

shall be so fixed that the term of office of one member shall expire each year. The terms of office of a five member board shall be five years and shall be so fixed that the term of office of one member of a five member board shall expire each year. If a three member board is changed to a five member board, the members of the existing three member board shall continue in office until their term of office would expire under prior law. The governing body shall appoint two additional members to the board with terms scheduled to expire in accordance with the provisions of this section. The board shall promptly notify the governing body of any vacancies which occur. Appointments to fill vacancies shall be only for the unexpired portion of the term. Members of the board shall hold no other elected or appointed office in the municipality nor shall any member be an employee of the municipality.

(b) The governing body may appoint by resolution at least one but no more than three residents of the municipality to serve as alternate members of the board. The term of office of an alternate member shall be three years. When seated pursuant to the provisions of section 906, an alternate shall be entitled to participate in all proceedings and discussions of the board to the same and full extent as provided by law for board members, including specifically the right to cast a vote as a voting member during the proceedings, and shall have all the powers and duties set forth in this act and as otherwise provided by law. Alternates shall hold no other elected or appointed office in the municipality, including service as a member of the planning commission or as a zoning officer, nor shall any alternate be an employee of the municipality. Any alternate may participate in any proceeding or

discussion of the board but shall not be entitled to vote as a member of the board nor be compensated pursuant to section 907 unless designated as a voting alternate member pursuant to section 906.

Other boards and commissions are established at direction of the Lower Southampton Township Board of Supervisors. They function in an advisory capacity to make recommendations to the Board of Supervisors in matters related to their purpose. In many cases, boards and commission are permanent with ongoing terms. In other cases, however, an advisory board may be established on an ad hoc basis to deal with a specific issue and then disband when they are finished. Example of the advisory boards and commissions specific to Lower Southampton Township include the following:

Library Board

The Township of Lower Southampton hereby establishes as a free, public, nonsectarian library, the existing Township Library of Lower Southampton which shall operate under the provisions below.

§1-363. Board of Library Directors.

The affairs of said library shall be under the exclusive control of a Board of Library Directors composed of seven members who shall be appointed by the Board of Supervisors; the said Board of Supervisors shall have the right to fill any vacancies occurring from any cause.

During the first year, two members of the Board shall be appointed for a 1-year term; two members of the board shall be appointed for a 2-year term; and three members of said board shall be appointed for a 3-year term. All appointments to fill the places of those whose terms expire shall be for a term of 3 years. Any vacancies shall be filled for the unexpired portion of the term. (No member of the Board of Library Directors shall receive any salary for his services as a member of said board).

§1-365. By-Laws.

The Board of Library Directors shall be authorized to prepare and adopt its own bylaws subject, however, to the prior approval by the Board of Supervisors of the Township of Lower Southampton before any such by-laws or amendments thereto shall become effective.

§1-366. Annual Reports.

The management and control of said free, public, nonsectarian library, shall be vested in the Board of Library Directors; provided, however, that said Board of Library Directors shall report annually to the Board of Supervisors of the Township of Lower Southampton, of their receipts and expenditures and the accounts of said Library and the treasurer thereof shall be audited as in the case of other municipal expenditures.

§1-367. Rules and Regulations.

The Township Library of Lower Southampton shall be free to the use of all the residents of the Township subject to such reasonable rules and regulations as the Board of Libraries may adopt. Said Board may exclude from the use of the library a person who has willfully violated such rules and regulations. The Board may extend the privileges of such library to persons residing outside the limits of such of the Township of Lower Southampton upon such terms and conditions as the Board may prescribe.

(3 Year Term - 7 Members)

Municipal Advisory Board

1. The Advisory Board shall review and advise the Board of Supervisors on all matters pertaining to the delivery of water and sewer services by the Township of Lower Southampton pursuant to the powers conferred upon the Board of Supervisors by the Second Class Township Code, 53 P.S. 65101.

2. The Advisory Board shall have appropriated to its use from the general or special funds of the Township of Lower Southampton by the Board of Supervisors in the same manner as other appropriations are made, such money as in the opinion of the Board of Supervisors is necessary and available for the work of the Advisory Board for the year in which the appropriation is made.*et seq.*

(5 Year Term - 5 Members)

Dolphin Swim Club Committee

The Committee shall be composed of three voting members who shall reflect the diverse community interests of the Township and who shall serve for terms of 3 years. Initial terms shall be 1, 2, and 3 years, determined by lot. Any vacancy shall be filled by the Township by appointment for the remainder of the terms. No employees or person with ownership interest in the swim club pursuant to this Part shall be eligible for voting membership on this Committee. The Chairperson of the Committee shall be elected by the voting members of the Committee for a term of 1 year. Any action of the Committee shall require concurrence of two voting members of the Committee. The Committee shall have the following functions:

- A. Advise the Township on licensee for the swim club.
- B. Advise the Township on matters which might be grounds for changes to the license agreement or revocation of license agreement in accordance with the license agreement entered with Dolphin Club, Inc.
- C. Resolve disagreements between the Township and Swim Club Committee if any should arise, and make appropriate recommendations to the Board of Supervisors.
- D. Advise the Board of Supervisors in respect to the charges to be levied by the swim club licensee and make appropriate recommendations regarding same.
- E. Review audit of licensee records and make appropriate recommendations to the Board of Supervisors regarding the audit.

F. Provide an annual report to the Board of Supervisors regarding licensee's operations, status of membership, maintenance repairs, income, and provide recommendations regarding the review of any plans for the following year which may have been submitted by the licensee.

G. Review and recommend action on insurance and bond limits.

Playwicki Farm Foundation

Playwicki Farm is located on Bridgetown Pike in Lower Southampton Township, Bucks County, Pennsylvania. Open space, old growth forest, wetlands, agricultural land, a wildlife habitat and a renowned but now defunct quarry are all incorporated into one hundred and ten acres.

In May of 1994 the Board of Supervisors of Lower Southampton Township finalized the purchase of the property from the estate of Elizabeth Snodgrass thereby preserving the last large open space in the township for all to enjoy.

The Playwicki Farm Foundation was created in September of 1996 as an independent, tax exempt corporation to raise money for charitable, education and scientific purposes. The funds are to be used for the repair, replacement, maintenance and preservation of Playwicki Farm and the development of educational programs.

We need your help and your support. Together we can make Playwicki Farm a wonderful place to play.

Environmental Advisory Committee

The Environmental Advisory Council shall have the following powers:

- A. Identify environmental problems.
- B. Recommend plans and programs to the appropriate agencies for the promotion and conservation of the natural resources and for the protection and improvement of the quality of the environment within the area of this Township.
- C. Make recommendations as to the possible use of open land areas of this Township.
- D. Promote a community environmental program.
- E. Keep an index of all open areas, publicly or privately owned, including, but not limited to, flood prone areas, swamps, and other unique natural areas.
- F. Advise the appropriate local governmental agencies in the acquisition of property, both real and personal.
- G. To undertake such environmental tasks as requested by the Board of Supervisors of this Township.

Animal Control Advisory Board

The LSACAB was created by the Lower Southampton Township supervisors to educate our local residents concerned about the welfare of all animals, domestics, exotics and wild, to assist our local government with animal related concerns, to educate the public and to become a resource of information to our residents in the area. LSACAB works alongside several animal rescue groups, organizations, facilities and government agencies. LSACAB was first

created to help with the feral cat overpopulation in our area.

Disabled Persons Advisory Board

"The Advisory Board created herein shall assist in public education with respect to the Americans with Disabilities Act, and all other state, local, and federal statutes, regulations, or requirements which may be appropriate for Township consideration and action; educate the community as to the needs of the disabled; recommend to the Township Manager and Board of Supervisors of Lower Southampton Township such action as would be necessary to comply with the mandates of law, and such further action as would be beneficial to the general health, safety, and welfare of the disabled and all citizens of the Township; and provide a forum for presentation of the problems and concerns of disabled citizens and all citizens of Lower Southampton Township on issues relating to the disabled."

Task Force for Youth at Risk

With the youth of the Township being the future of our community, the Board of Supervisors has a concerned interest in the issues and environment affecting young people, and desires to provide any assistance and guidance to help them navigate the dangerous waters of today's society, overcome negative influences and be a positive force for their success. The said task force will advise the Board of Supervisors on all matters pertaining to the reduction and ultimate elimination of drug and alcohol abuse, other harmful behaviors, and the effects of depression on youth within the Township.

Other advisory boards include the following: Cable Advisory & Tech Board, Senior Citizens Task Force, Fire Appeals Board, and the General Appeals Board.

Source: www.lowersouthamptontownship.org.

Chapter 3. Demographics

The following is a demographic profile of Lower Southampton Township based on 2000 U.S. Census data unless otherwise noted:

Profile of General Demographic Characteristics: 2000

Total Population	19,276
-------------------------	---------------

SEX AND AGE	NUMBER	PERCENT
Male	9,509	49.3
Female	9,767	50.7
Under 5 years	1,036	5.4
5 to 9 years	1,187	6.2
10 to 14 years	1,343	7.0
15 to 19 years	1,286	6.7
20 to 24 years	968	5.0
25 to 34 years	2,372	12.3
35 to 44 years	3,269	17.0
45 to 54 years	2,973	15.4
55 to 59 years	1,122	5.8
60 to 64 years	958	5.0
65 to 74 years	1,256	7.6
75 to 84 years	1,026	5.3
85 years and over	280	1.5
Median age (years)	39.7	(X)
18 years and over	14,870	77.1
Male	7,254	37.6
Female	7,616	39.5
21 years and over	14,239	73.9
62 years and over	3,319	17.2
65 years and over	2,762	14.3
Male	1,220	6.3
Female	1,542	8.0

*Lower Southampton Township
Demographics*

RACE	NUMBER	PERCENT
One race	19,136	99.3
White	18,571	96.3
Black or African American	207	1.1
American Indian and Alaska Native	12	0.1
Asian	264	1.4
Asian Indian	105	0.5
Chinese	59	0.3
Filipino	21	0.1
Japanese	8	-
Korean	45	0.2
Vietnamese	10	0.1
Other Asian ¹	16	0.1
Native Hawaiian and Other Pacific Islander	2	-
Native Hawaiian	-	-
Guamanian or Chamorro	-	-
Samoan	2	-
Other Pacific Islander ²	-	-
Some other race	80	0.4
Two or more races	140	0.7
Race alone or in combination with one or more other races:³		
White	18,696	97.0
Black or African American	243	1.3
American Indian and Alaska Native	47	0.2
Asian	307	1.6
Native Hawaiian and Other Pacific Islander	11	0.1
Some other race	119	0.6

*Lower Southampton Township
Demographics*

HISPANIC OR LATINO AND RACE	NUMBER	PERCENT
Total Population	19,276	100.00
Hispanic or Latino (of any race)	272	1.4
Mexican	34	0.2
Puerto Rican	96	0.5
Cuban	24	0.1
Other Hispanic or Latino	118	0.6
Not Hispanic or Latino	19,004	98.6
White alone	18,415	95.5

RELATIONSHIP	NUMBER	PERCENT
Total Population	19,276	100.00
In households	19,125	99.2
Householder	7,152	37.1
Spouse	4,538	23.5
Child	5,977	31.0
Own child under 18 years	4,100	21.3
Other relatives	886	4.6
Under 18 years	246	1.3
Nonrelatives	572	3.0
Unmarried partner	279	1.4
In group quarters	151	0.8
Institutionalized population	135	0.7
Noninstitutionalized population	16	0.1

*Lower Southampton Township
Demographics*

HOUSEHOLD BY TYPE	NUMBER	PERCENT
Total Households	7,152	100.0
Family Households (families)	5,429	75.9
With own children under 18 years	2,336	32.7
Married-couple family	4,538	63.5
With own children under 18 years	1,966	27.5
Female householder, no husband present	627	8.8
With own children under 18 years	268	3.7
Nonfamily households	1,723	24.1
Householder living alone	1,423	19.9
Householder 65 years and over	546	7.6
Households with individuals under 18 years	2,513	35.1
Households with individuals 65 years and over	1,875	26.2
Average household size	2.67	(X)
Average family size	3.10	(X)

HOUSING OCCUPANCY	NUMBER	PERCENT
Total housing units	7,333	100.0
Occupied housing units	7,152	97.5
Vacant housing units	181	2.5
For seasonal, recreational, or occasional use	37	0.5
Homeowner vacancy rate (percent)	0.5	(X)
Rental vacancy rate (percent)	3.9	(X)

HOUSING TENURE	NUMBER	PERCENT
Occupied Housing Units	7,152	100.0
Owner-occupied housing units	5,818	81.3
Renter-occupied housing units	1,334	18.7
Average household size of owner-occupied units	2.79	(X)
Average household size of renter-occupied units	2.18	(X)

-Represents zero or rounds to zero. (X) Not applicable.

¹Other Asian alone, or two or more Asian categories.

²Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000

Profile of Selected Social Characteristics: 2000

SCHOOL ENROLLMENT	NUMBER	PERCENT
Population 3 years and over enrolled in school	4,875	100.0
Nursery school, preschool	390	8.0
Kindergarten	288	5.9
Elementary school (grades 1-8)	1,979	40.6
High school (grades 9-12)	1,190	24.4
College or graduate school	1,028	21.1

EDUCATIONAL ATTAINMENT	NUMBER	PERCENT
Population 25 years and over	13,435	100.0
Less than 9 th grade	342	2.5
9 th to 12 th grade, no diploma	1,380	10.3
High school graduate (includes equivalency)	5,243	39.0
Some college, no degree	2,340	17.4
Associate degree	744	5.5
Bachelor's degree	2,315	17.2
Graduate or professional degree	1,071	8.0
Percent high school graduate or higher	87.2	(X)
Percent bachelor's degree or higher	25.2	(X)

MARITAL STATUS	NUMBER	PERCENT
Population 15 years and over	15,967	100.0
Never married	3,557	22.7
Now married, except separated	9,715	61.9
Separated	348	2.2
Widowed	1,105	7.0
Female	852	5.4
Divorced	972	6.2
Female	462	2.9

GRANDPARENTS AS CAREGIVERS	NUMBER	PERCENT
Grandparent living in household with one or more own grandchildren under 18 years	384	100.0
Grandparent responsible for grandchildren	107	27.9

VETERAN STATUS	NUMBER	PERCENT
Civilian population 18 years and over	14,898	100.0
Civilian veterans	2,217	14.9

DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION	NUMBER	PERCENT
Population 5 to 20 years	3,968	100.0
With a disability	237	6.0
Population 21 to 64 years	11,524	100.0
With a disability	1,635	14.2
Percent employed	69.2	(X)
No disability	9,889	85.8
Percent employed	81.5	(X)
Population 65 years and over	2,612	100.0
With a disability	1,164	44.6

RESIDENCE IN 1995	NUMBER	PERCENT
Population 5 years and over	18,254	100.0
Same house in 1995	12,408	68.0
Different house in the U.S. in 1995	5,644	30.9
Same county	2,779	15.2
Different county	2,865	15.7
Same state	2,238	12.3
Different state	627	3.4
Elsewhere in 1995	202	1.1

NATIVITY AND PLACE OF BIRTH	NUMBER	PERCENT
Total population	19,276	100.0
Native	17,792	92.3
Born in United States	17,658	91.6
State of residence	15,342	79.6
Different state	2,316	12.0
Born outside United States	134	0.7
Foreign born	1,484	7.7
Entered 1990 to March 2000	659	3.4
Naturalized citizen	971	5.0
Not a citizen	513	2.7

REGION OF BIRTH OF FOREIGN BORN	NUMBER	PERCENT
Total (excluding born at sea)	1,484	100.0
Europe	1,138	76.7
Asia	227	15.3
Africa	19	1.3
Oceania	-	-
Latin America	76	5.1
Northern America	24	1.6

LANGUAGE SPOKEN AT HOME	NUMBER	PERCENT
Population 5 years and over	18,254	100.0
English only	16,429	90.0
Language other than English	1,825	10.0
Speak English less than “very well”	676	3.7
Spanish	265	1.5
Speak English less than “very well”	81	0.4
Other Indo-European languages	1,294	7.1
Speak English less than “very well”	534	2.0
Asian and Pacific Island languages	205	1.1
Speak English less than “very well”	41	0.2

*Lower Southampton Township
Demographics*

ANCESTORY (single or multiple)	NUMBER	PERCENT
Total population	19,276	100.0
<i>Total ancestries reported</i>	<i>25,070</i>	<i>130.1</i>
Arab	10	0.1
Czech ¹	82	0.4
Danish	49	0.3
Dutch	219	1.1
English	2,112	11.0
French (except Basque) ¹	443	2.3
French Canadian	55	0.3
German	5,526	28.7
Greek	106	0.5
Hungarian	262	1.4
Irish ¹	5,012	26.0
Italian	3,222	16.7
Lithuanian	133	0.7
Norwegian	77	0.4
Polish	1,748	9.1
Portugese	15	0.1
Russian	1,051	5.5
Scotch-Irish	395	2.0
Scottish	324	1.7
Slovak	53	0.3
Subsaharan African	25	0.1
Swedish	59	0.3
Swiss	44	0.2
Ukranian	627	3.3
United States or American	983	5.1
Welsh	333	1.7
West Indian (excluding Hispanic groups)	70	0.4
Other ancestries	2,035	10.6

-Represents zero or rounds to zero. (X) Not applicable.

¹The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.

Profile of Selected Economic Characteristics: 2000

EMPLOYMENT STATUS	NUMBER	PERCENT
Population 16 years and over	15,338	100.0
In labor force	10,568	68.9
Civilian labor force	10,554	68.8
Employed	10,163	66.3
Unemployed	391	2.5
Percent of civilian labor force	3.7	(X)
Armed Forces	14	0.1
Not in labor force	4,770	31.1
Females 16 years and over	7,863	100.0
In labor force	4,888	62.2
Civilian labor force	4,888	62.2
Employed	4,691	59.7
Own children under 6 years	1,291	100.0
All parents in family in labor force	915	70.9

COMMUTING TO WORK	NUMBER	PERCENT
Workers 16 years and over	9,976	100.0
Car, truck, or van - - drove alone	8,014	80.3
Car, truck, or van - - carpooled	1,003	10.1
Public transportation (including taxicab)	322	3.2
Walked	182	1.8
Other means	53	0.5
Worked at home	402	4.0
Mean travel time to work (minutes) ¹	28.3	(X)
Employed civilian population 16 years and over	10,163	100.0

*Lower Southampton Township
Demographics*

OCCUPATION	NUMBER	PERCENT
Management, professional, and related occupations	3,439	33.8
Service occupations	1,059	10.4
Sales and office occupations	3,395	33.4
Farming, fishing, and forestry occupations	-	-
Construction, extraction, and maintenance occupations	1,306	12.9
Production, transportation, and material moving occupations	964	9.5

INDUSTRY	NUMBER	PERCENT
Agriculture, forestry, fishing and hunting, and mining	23	0.2
Construction	1,000	9.8
Manufacturing	1,279	12.6
Wholesale trade	550	5.4
Retail trade	1,584	15.6
Transportation and warehousing, and utilities	430	4.2
Information	313	3.1
Finance, insurance, real estate, and rental and leasing	761	7.5
Professional, scientific, management, administrative, and waste management services	1,028	10.1
Educational, health and social services	1,912	18.8
Arts, entertainment, recreation, accommodation and food services	461	4.5
Other services (except public administration)	558	5.5
Public administration	264	2.6

Lower Southampton Township Demographics

CLASS OF WORKER	NUMBER	PERCENT
Private wage and salary workers	8,613	84.7
Government workers	946	9.3
Self-employed workers in own not incorporated business	590	5.8
Unpaid family workers	14	0.1

INCOME IN 1999	NUMBER	PERCENT
Households	7,151	100.0
Less than \$10,000	278	3.9
\$10,000 to \$14,999	300	4.2
\$15,000 to \$24,999	541	7.6
\$25,000 to \$34,999	633	8.9
\$35,000 to \$49,999	1,245	17.4
\$50,000 to \$74,999	1,867	26.1
\$75,000 to \$99,999	1,129	15.8
\$100,000 to \$149,999	859	12.0
\$150,000 to \$199,999	153	2.1
\$200,000 or more	146	2.0
Median household income (dollars)	57,011	(X)
With earnings	5,941	83.1
Mean earnings (dollars) ¹	65,384	(X)
With Social Security Income	2,079	29.1
Mean Social Security Income (dollars) ¹	13,533	(X)
With Supplemental Security Income	149	2.1
Mean Supplemental Security Income (dollars) ¹	7,984	(X)
With public assistance income	46	0.6
Mean public assistance income (dollars) ¹	3,525	(X)
With retirement income	1,235	17.3
Mean retirement income (dollars) ¹	15,685	(X)

*Lower Southampton Township
Demographics*

Families	5,479	100.0
Less than \$10,000	114	2.1
\$10,000 to \$14,999	107	2.0
\$15,000 to \$24,999	343	6.3
\$25,000 to \$34,999	420	7.7
\$35,000 to \$49,999	911	16.6
\$50,000 to \$74,999	1,541	28.1
\$75,000 to \$99,999	969	17.7
\$100,000 to \$149,999	790	14.4
\$150,000 to \$199,999	138	2.5
\$200,000 or more	146	2.7
Median family income (dollars)	62,209	(X)
Per capita income (dollars) ¹	24,367	(X)
Median earnings (dollars):		
Male full-time, year-round workers	41,902	(X)
Female full-time, year-round workers	32,073	(X)
POVERTY STATUS IN 1999	Number below poverty level	Percent below poverty level
Families	150	2.7
With related children under 18 years	109	4.3
With related children under 6 years	51	6.0
Families with female householder, no husband present	58	8.3
With related children under 18 years	58	15.2
With related children under 6 years	23	25.3
Individuals	632	3.3
18 years and over	474	3.2
65 years and over	137	5.2
Related children under 18 years	158	3.6
Related children 5 to 17 years	100	3.0
Unrelated individuals 15 years and over	210	9.7

-Represents zero or rounds to zero. (X) Not applicable.

¹If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

Profile of Selected Housing Characteristics: 2000

UNITS IN STRUCTURE	NUMBER	PERCENT
Total housing units	7,333	100.0
1-unit, detached	5,369	73.2
1-unit, attached	479	6.5
2 units	97	1.3
3 or 4 units	68	0.9
5 to 9 units	349	4.8
10 to 19 units	187	2.6
20 or more units	420	5.7
Mobile home	357	4.9
Boat, RV, van, etc.	7	0.1

YEAR STRUCTURE BUILT	NUMBER	PERCENT
1999 to March 2000	48	0.7
1995 to 1998	98	1.3
1990 to 1994	149	2.0
1980 to 1989	1,155	15.8
1970 to 1979	1,085	14.8
1960 to 1969	1,523	20.8
1940 to 1959	2,870	39.1
1939 to earlier	405	5.5

ROOMS	NUMBER	PERCENT
1 room	16	0.2
2 rooms	87	1.2
3 rooms	375	5.1
4 rooms	1,017	13.9
5 rooms	1,039	14.2
6 rooms	1,589	21.7
7 rooms	1,178	16.1
8 rooms	1,013	13.8
9 or more rooms	1,019	13.9
Median (rooms)	6.2	(X)

YEAR HOUSEHOLDER MOVED INTO UNIT	NUMBER	PERCENT
Occupied housing units	7,152	100.0
1999 to March 2000	850	11.9
1995 to 1998	1,628	22.8
1990 to 1994	864	12.1
1980 to 1989	1,467	20.5
1970 to 1979	1,008	14.1
1969 or earlier	1,335	18.7

VEHICLES AVAILABLE	NUMBER	PERCENT
None	177	2.5
1	2,332	32.6
2	3,316	46.4
3 or more	1,327	18.6

HOUSE HEATING FUEL	NUMBER	PERCENT
Utility gas	2,175	30.4
Bottled, tank, or LP gas	195	2.7
Electricity	1,141	16.0
Fuel oil, kerosene, etc.	3,560	49.8
Coal or coke	8	0.1
Wood	8	0.1
Solar energy	11	0.2
Other fuel	47	0.7
No fuel used	7	0.1

SELECTED CHARACTERISTICS	NUMBER	PERCENT
Lacking complete plumbing facilities	23	0.3
Lacking complete kitchen facilities	-	-
No telephone service	19	0.3

*Lower Southampton Township
Demographics*

OCCUPANTS PER ROOM	NUMBER	PERCENT
Occupied housing units	7,152	100.0
1.00 or less	7,041	98.4
1.01 to 1.50	84	1.2
1.51 or more	27	0.4

VALUE	NUMBER	PERCENT
Specified owner-occupied units	5,247	100.0
Less than \$50,000	15	0.3
\$50,000 to \$99,999	182	3.5
\$100,000 to \$149,999	2,309	44.0
\$150,000 to \$199,999	2,089	39.8
\$200,000 to \$299,999	622	11.9
\$300,000 to \$499,999	25	0.5
\$500,000 to \$999,999	5	0.1
\$1,000,000 or more	-	-
Median (dollars)	152,200	(X)

MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS	NUMBER	PERCENT
With a mortgage	3,493	66.6
Less than \$300	6	0.1
\$300 to \$499	42	0.8
\$500 to \$699	106	2.0
\$700 to \$999	606	11.5
\$1,000 to \$1,499	1,303	24.8
\$1,500 to \$1,999	1,126	21.5
\$2,000 or more	304	5.8
Median (dollars)	1,392	(X)
Not mortgaged	1,754	33.4
Median (dollars)	474	(X)

SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	NUMBER	PERCENT
Less than 15.0 percent	1,525	29.1
15.0 to 19.9 percent	883	16.8
20.0 to 24.9 percent	784	14.9
25.0 to 29.9 percent	595	11.3
30.0 to 34.9 percent	464	8.8
35.0 percent or more	974	18.6
Not computed	22	0.4

GROSS RENT	NUMBER	PERCENT
Specified renter-occupied units	1,332	100.0
Less than \$200	8	0.6
\$200 to \$299	7	0.5
\$300 to \$499	29	2.2
\$500 to \$749	577	43.3
\$750 to \$999	421	31.6
\$1,000 to \$1,499	220	16.5
\$1,500 or more	14	1.1
No cash rent	56	4.2
Median (dollars)	753	(X)

GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999	NUMBER	PERCENT
Less than 15.0 percent	283	21.2
15.0 to 19.9 percent	241	18.1
20.0 to 24.9 percent	209	15.7
25.0 to 29.9 percent	160	12.0
30.0 to 34.9 percent	104	7.8
35.0 percent or more	242	18.2
Not computed	93	7.0

-Represents zero or rounds to zero. (X) Not applicable.

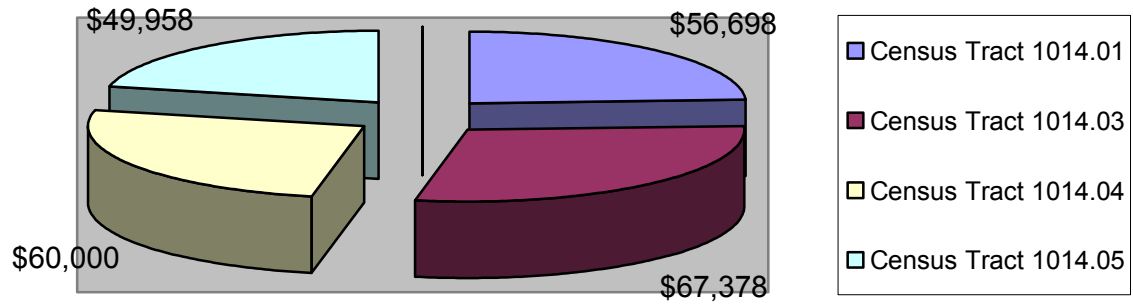
Source: U.S. Bureau of the Census, Census 2000.

Household Income in 1999 by Census Tracts – Lower Southampton Township

	Census Tract 1014.01	Census Tract 1014.03	Census Tract 1014.04	Census Tract 1014.05
Total:	1,506	2,220	818	2,607
Less than \$10,000	89	56	24	109
\$10,000 to \$14,999	64	110	18	108
\$15,000 to \$19,999	56	87	31	85
\$20,000 to \$24,999	72	50	31	129
\$25,000 to \$29,999	51	92	22	141
\$30,000 to \$34,999	80	69	25	153
\$35,000 to \$39,999	84	81	49	139
\$40,000 to \$44,999	81	101	53	166
\$45,000 to \$49,999	86	98	32	275
\$50,000 to \$59,999	155	206	124	338
\$60,000 to \$74,999	195	301	120	428
\$75,000 to \$99,999	294	405	141	289
\$100,000 to \$124,999	84	218	70	177
\$125,000 to \$149,999	64	139	47	60
\$150,000 to \$199,999	33	105	15	0
\$200,00 or more	18	102	16	10

Source: U.S. Bureau of the Census, Census 2000.

Median Household Income in 1999 (DOLLARS)



Source: U.S. Bureau of the Census, Census 2000.

Please Note: Figure 3-1, Census Tract Map, identifies the census tracts.

Demographic Characteristics: Comparison to State, County, and Surrounding Municipalities

Upon review of the Lower Southampton Township Census data, comparisons can be made to the State, County, and surrounding municipalities. Specifically, note the following with respect to major criteria:

- The **median age (years)** of Lower Southampton Township is 39.7 compared to 38.0 for the State of Pennsylvania and 37.7 for Bucks County as a whole.

Comparison to surrounding municipalities is as follows:

MUNICIPALITY	MEDIAN AGE (YEARS)
Bensalem Township	36.4
Middletown Township	37.8
Northampton Township	38.9
Lower Southampton Township	39.7
Upper Southampton Township	42.8
Lower Moreland Township	45.5

- The **average household size** of Lower Southampton Township is 2.67 compared to 2.48 for the State of Pennsylvania and 2.69 for Bucks County as a whole. Comparison to surrounding municipalities is as follows:

MUNICIPALITY	AVERAGE HOUSEHOLD SIZE
Bensalem Township	2.56
Upper Southampton Township	2.58
Lower Southampton Township	2.67
Lower Moreland Township	2.71
Middletown Township	2.81
Northampton Township	3.01

- The **average family size** of Lower Southampton Township is **3.10** compared to 3.04 for the State of Pennsylvania and 3.17 for Bucks County as a whole. Comparison to surrounding municipalities is as follows:

MUNICIPALITY	AVERAGE FAMILY SIZE
Upper Southampton Township	3.05
Lower Moreland Township	3.07
Lower Southampton Township	3.10
Bensalem Township	3.14
Middletown Township	3.25
Northampton Township	3.33

- The percentage of **owner-occupied housing units** in Lower Southampton Township is **81.3%** compared to 71.3% for the State of Pennsylvania and 77.4% for Bucks County as a whole. Comparison to surrounding municipalities is as follows:

MUNICIPALITY	PERCENTAGE OF OWNER OCCUPIED HOUSING UNITS
Bensalem Township	58.1%
Middletown Township	77.4%
Lower Southampton Township	81.3%
Upper Southampton Township	83.8%
Lower Moreland Township	88.4%
Northampton Township	93.1%

- The percentage of Lower Southampton Township residents with a ***college or graduate school*** education is ***21.1%*** compared to 22.4% for the State of Pennsylvania and 18.2% for Bucks County as a whole. Comparison to surrounding municipalities is as follows:

MUNICIPALITY	PERCENTAGE WITH COLLEGE OR GRADUATE SCHOOL
Northampton Township	18.7%
Middletown Township	20.0%
Upper Southampton Township	20.3%
<i>Lower Southampton Township</i>	<i>21.1%</i>
Lower Moreland Township	22.1%
Bensalem Township	22.2%

- The percentage of Lower Southampton Township residents with a ***bachelor's degree or higher*** is ***25.2%*** compared to 22.4% for the State of Pennsylvania and 31.2% for Bucks County as a whole. Comparison to surrounding municipalities is as follows:

MUNICIPALITY	PERCENTAGE WITH BACHELOR'S DEGREE OR HIGHER
Bensalem Township	23.6%
<i>Lower Southampton Township</i>	<i>25.2%</i>
Upper Southampton Township	28.3%
Middletown Township	30.3%
Northampton Township	43.2%
Lower Moreland Township	45.1%

- The percentage of Lower Southampton Township residents in a ***management, professional, and related occupation*** is 33.8% compared to 32.6% for the State of Pennsylvania and 38.4% for Bucks County as a whole. Comparison to surrounding municipalities is as follows:

MUNICIPALITY	PERCENTAGE IN MANAGEMENT, PROFESSIONAL, AND RELATED OCCUPATION
Bensalem Township	33.1%
<i>Lower Southampton Township</i>	<i>33.8%</i>
Upper Southampton Township	39.5%
Middletown Township	39.8%
Northampton Township	47.0%
Lower Moreland Township	53.7%

- The ***median household income (dollars)*** in Lower Southampton Township is \$57,011 compared to \$40,106 for the State of Pennsylvania and \$59,727 for Bucks County as a whole. Comparison to surrounding municipalities is as follows:

MUNICIPALITY	MEDIAN HOUSEHOLD INCOME (DOLLARS)
Bensalem Township	\$49,737
<i>Lower Southampton Township</i>	<i>\$57,011</i>
Upper Southampton Township	\$59,493
Middletown Township	\$63,964
Lower Moreland Township	\$82,597
Northampton Township	\$82,655

- The **median family income (dollars)** in Lower Southampton Township is \$62,209 compared to \$49,184 for the State of Pennsylvania and \$68,727 for Bucks County as a whole. Comparison to surrounding municipalities is as follows:

MUNICIPALITY	MEDIAN FAMILY INCOME (DOLLARS)
Lower Southampton Township	\$57,011
Bensalem Township	\$58,771
Upper Southampton Township	\$66,889
Middletown Township	\$71,271
Northampton Township	\$91,477
Lower Moreland Township	\$98,656

- The **per capita income (dollars)** in Lower Southampton Township is \$24,367 compared to \$20,880 for the State of Pennsylvania and \$27,430 for Bucks County as a whole. Comparison to surrounding municipalities is as follows:

MUNICIPALITY	PER CAPITA INCOME (DOLLARS)
Bensalem Township	\$22,517
Lower Southampton Township	\$24,367
Middletown Township	\$25,213
Upper Southampton Township	\$26,362
Northampton Township	\$33,028
Lower Moreland Township	\$40,129

- The **housing value (median dollars)** in Lower Southampton Township is \$152,200 compared to \$97,000 for the State of Pennsylvania and \$163,200 for Bucks County as a whole.

MUNICIPALITY	HOUSING VALUE (MEDIAN DOLLARS)
Bensalem Township	\$131,500
Lower Southampton Township	\$152,200
Middletown Township	\$155,000
Upper Southampton Township	\$175,800
Northampton Township	\$219,100
Lower Moreland Township	\$233,600

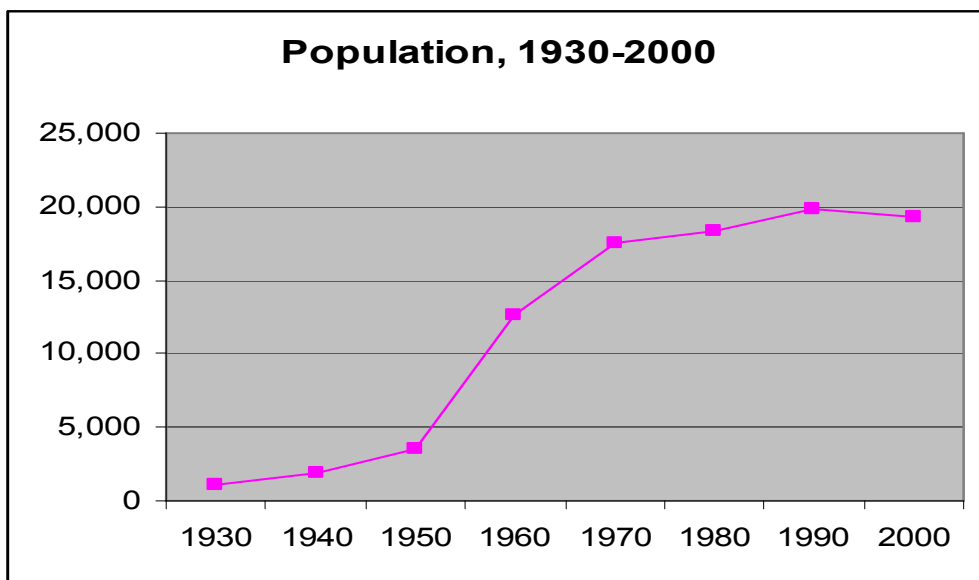
- Percentage of **structures built** between 1990 and March 2000 is 4% in Lower Southampton Township compared to 10.5% in the State of Pennsylvania and 15.4% in Bucks County as a whole. Overall, this is a significant finding, which clearly shows Lower Southampton Township as an established community.

MUNICIPALITY	STRUCTURES BUILT (1990-2000)
Lower Southampton Township	4%
Lower Moreland Township	4.7%
Bensalem Township	6.1%
Upper Southampton Township	6.2%
Middletown Township	8.1%
Northampton Township	16.8%

Chapter 4. Housing

Overview

In order to determine future housing growth in Lower Southampton Township, it is useful to analyze the following data, which serves as the basis of these estimates:

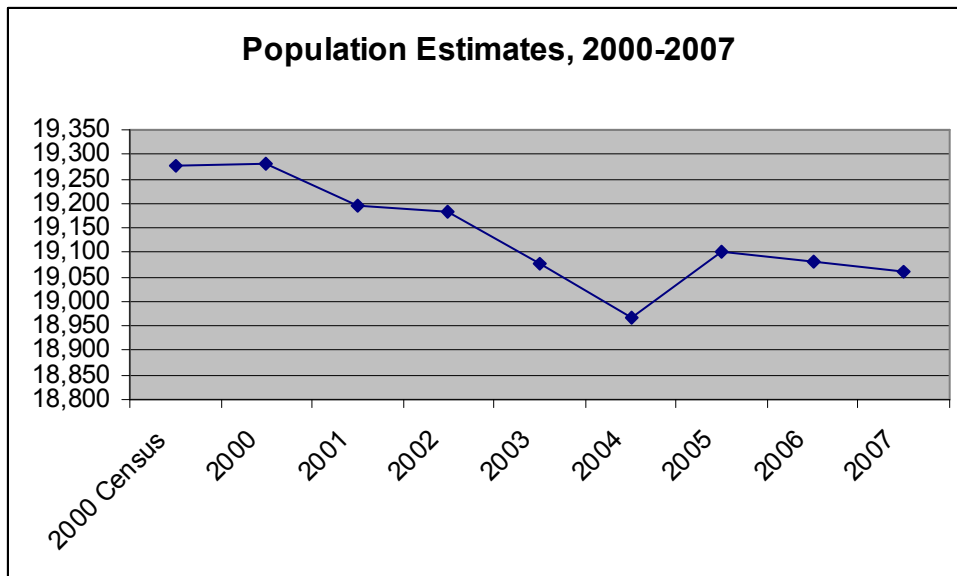


*Note: Population includes *Total Population* of adults and children.

Population, 1930-2000

Population, 1930-2000	Population
Population 1930	1,077
Population 1940	1,843
Population 1950	3,562
Population 1960	12,619
Population 1970	17,578
Abs. Pop. Change 1930-1970	16,501
% Pop. Change 1930-1970	1532.1%
Population 1980	18,305
Population 1990	19,860
Population 2000	19,276
Abs. Pop. Change 1970-2000	1,698
% Pop. Change 1970-2000	9.7%

Source: DVRPC: Population Change in the Delaware Valley, 1930-2000, April 2006.

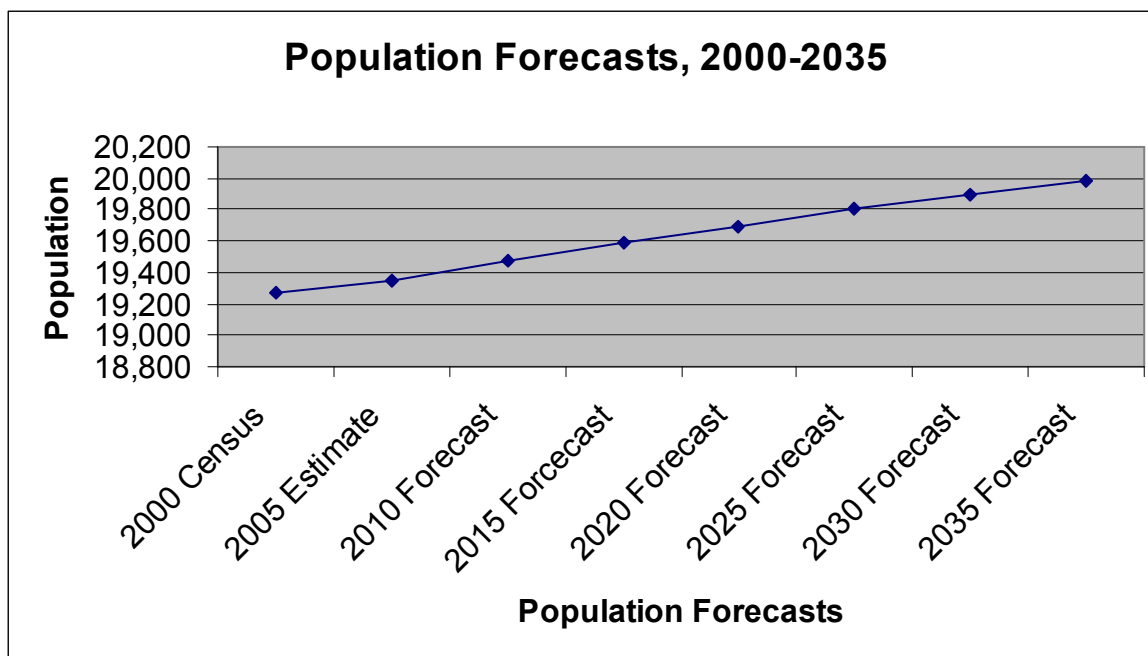


Population Estimates, 2000-2007

Estimates (as of July 1 st of each year)	Population Estimate
2000 Census	19,276
Estimates Base (April 1, 2000)*	19,276
2000	19,281
2001	19,195
2002	19,182
2003	19,077
2004	18,966
2005	19,100
2006	19,080
2007	19,060
Absolute Change (2000-2007)	-221
Percent Change (2000-2007)	-1%

**The April 1, 2000 Population Estimates Base reflects changes to the Census 2000 Population resulting from legal boundary updates as of January 1st of the estimates' year, other geographic program changes, and Count Question Resolution actions. All geographic boundaries for the July 1, 2007 population estimates series are defined as of January 1, 2007. An "(X)" in the Census 2000 field indicates a locality that was formed or incorporated after Census 2000 or was erroneously omitted from Census 2000.*

Source: DVRPC: Municipal, County, and Regional Population Estimates, 2000-2007, July 2008.



Note: Data source is from the Delaware Valley Regional Planning Commission in a bulletin entitled *Municipal, County, and Regional Population Estimates, 2000-2007, July 2008*.

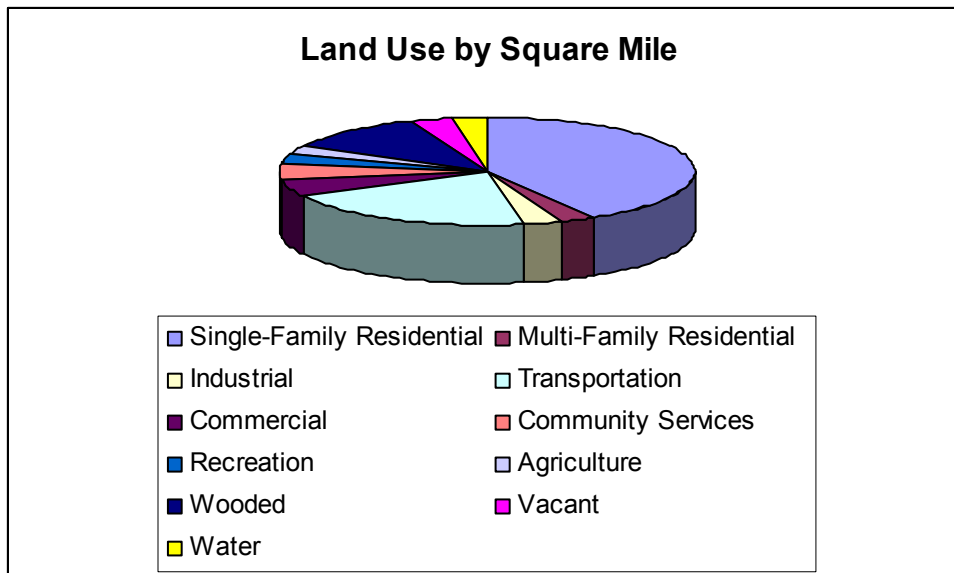
For the purposes of general background as stated in the Data Bulletin, “The Delaware Valley Regional Planning Commission (DVRPC) is an interstate, intercounty, and intercity agency that provides comprehensive and coordinated planning for the orderly growth of the Delaware Valley region. As the region’s metropolitan planning organization (MPO), the Commission provides technical assistance and services to its member state, county, and local governments, the private sector, and the public. . .

This data bulletin contains subcounty population estimates as of July 1, 2007 for the 28 counties located within DVRPC’s extended data services area, as released by the United States Census Bureau on July 10, 2008. This bulletin replaces Data Bulletin #86 (Municipal, County, and Regional Population Estimates, 2000-2006), released in July 2007. The Census Bureau’s Population Estimates Program (PEP) produces July 1st estimates for the years following the last published decennial census (2000), and in most cases simultaneously revises annual estimates released in previous years. Existing data series such as births, deaths, federal tax return, medicare enrollment, and immigration are used to update the decennial census base counts. PEP estimates are used in federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.”

Source: DVRPC: Municipal, County, and Regional Population Estimates, 2000-2007, July 2008.

Population, 2000-2035

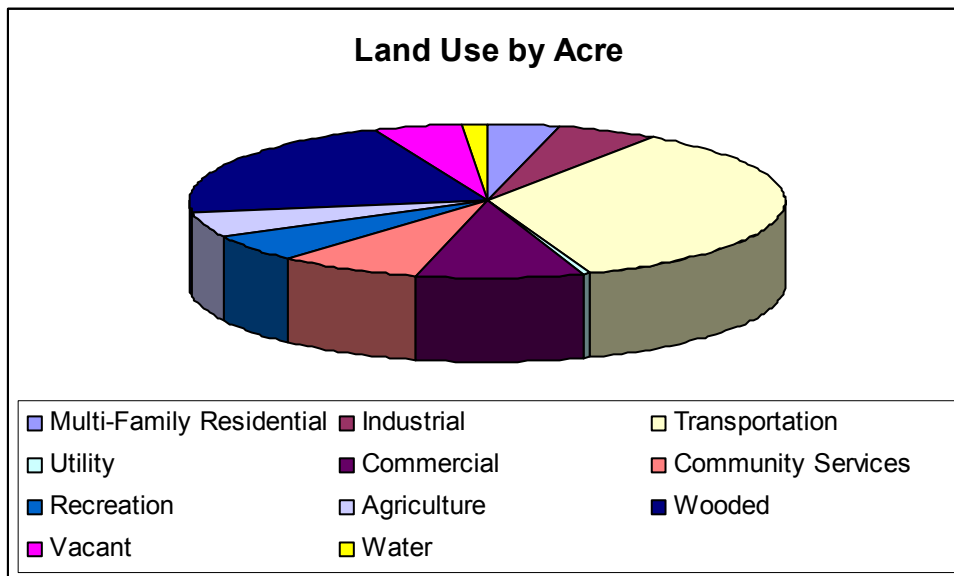
Population, 2000-2035	Population Forecast
2000 Census	19,275
2005 Estimate	19,345
2010 Forecast	19,469
2015 Forecast	19,586
2020 Forecast	19,696
2025 Forecast	19,801
2030 Forecast	19,899
2035 Forecast	19,990
Absolute Change 2005-2035	645
Percent Change 2005-2035	3%



Land Use by Square Mile

Land Use by Square Mile	Square Miles
<i>Total Square Miles</i>	<i>6.7</i>
Single-Family Residential	2.9
Multi-Family Residential	0.2
Industrial	0.2
Transportation	1.4
Utility	0.0
Commercial	0.4
Community Services	0.3
Military	0.0
Recreation	0.2
Agriculture	0.2
Agricultural bog	0.0
Mining	0.0
Wooded	0.8
Vacant	0.2
Water	0.1

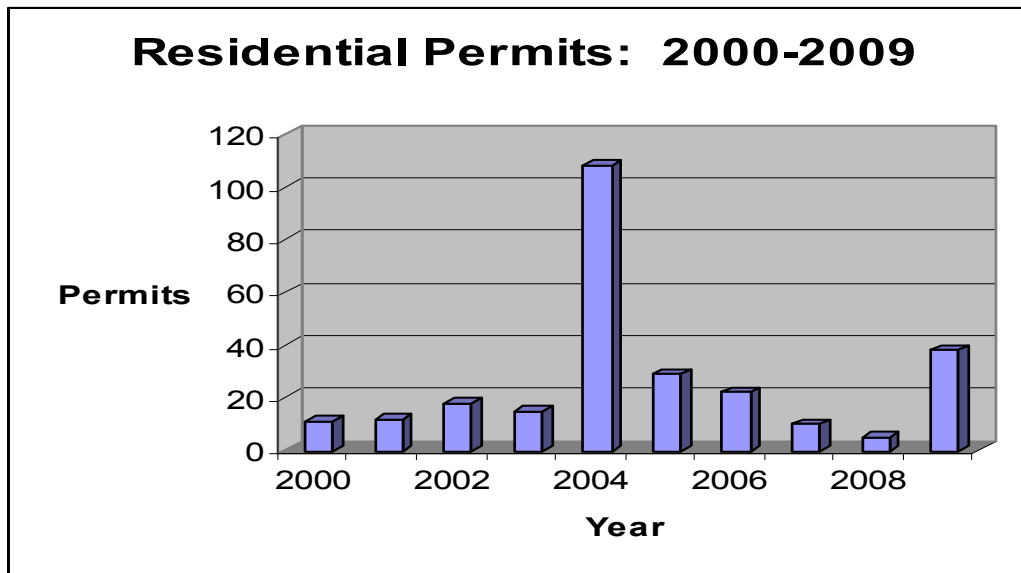
Source: DVRPC
Land Use in the Delaware Valley, 2005



Land Use by Acre

LAND USE	ACREAGE
Total Acres	4,297
Single-Family Residential	1,829
Multi-Family Residential	96
Industrial	137
Transportation	867
Utility	3
Commercial	229
Community Services	188
Military	0
Recreation	139
Agriculture	139
Agricultural bog	0
Mining	0
Wooded	520
Vacant	117
Water	33

Source: DVRPC
Land Use in the Delaware Valley, 2005



Residential Building Permits: 2000-2009

Lower Southampton Township	Total Units	Single-Family	Two or More Units
2000	11	11	0
2001	12	12	0
2002	18	18	0
2003	15	15	0
2004	108	108	0
2005	29	29	0
2006	22	22	0
2007	10	10	0
2008	5	10	0
2009	38	10	0

Source: DVRPC

Housing Units Authorized by Residential Building Permits: 2000 through 2007

Lower Southampton Township: 2008-2009

Note: All structures were single-family units. No multi-family units were constructed.

Housing Needs Analysis

Based on projections by the Delaware Valley Regional Planning Commission, the 2035 projected population for Lower Southampton Township is 19,990, which is an increase of 714 residents over the 2000 population. Assuming an average household size of 2.67, which is Lower Southampton's average household size from the 2000 Census, 267 additional housing units would be needed to accommodate this projected growth. However, based on the 2000 Census data, there were 144 vacant housing units, which are not "for seasonal, recreational, or occasional use." As a result, 123 additional units would be needed to provide for the future population. The breakdown is as follows:

Population Forecast - 2035	FUTURE POPULATION
	19,990
Population - 2000	19,276
FUTURE POPULATION PROJECTED THROUGH 2035	714

	HOUSING UNITS NEEDED
Future Population Projected in 2035	714
Average Household Size	2.67
Additional Housing Units	267
Vacant Housing Units in 2000	144
ADDITIONAL HOUSING UNITS NEEDED TO ACCOMMODATE PROJECTED GROWTH IN 2035	123

From 2000 to 2007, 225 units have already been constructed, which is evidenced

by *Residential Building Permits: 2000-2007* from the Delaware Valley Regional Planning Commission. In 2008 and 2009, 43 additional units have been constructed based on Township permit data. As a result, Lower Southampton Township has already provided for their share of future residential housing needs. In fact, the Township currently has constructed 145 additional units *beyond* the number needed to meet 2035 projections.

	HOUSING UNITS
Additional Housing Units Needed to Accommodate 2035 Growth	123
Housing Units Constructed: 2000-2009	268
HOUSING UNITS BEYOND 2035 PROJECTION	<i>145</i>

Although the Township has already provided for enough residential housing units to satisfy the 2035 population projection, there may be residential development projects in the future that satisfy the Housing Goal of the Bucks County Comprehensive Plan, which is to “provide diverse, affordable housing opportunities for all county residents, while maintaining the impacts of housing growth on the character and environment of the county.”

If these unique opportunities are proposed in the future, the Township should evaluate the project to determine if it meets this goal and is an overall benefit to the Lower Southampton Township community even though the amount of residential units is unnecessary to meet 2035 projections.

Chapter 5. Transportation

Circulation

Lower Southampton Township, located in southwestern Bucks County is served by a network of State highways and local roads. The Township maintains excellent regional highway access, with a Pennsylvania Turnpike interchange only minutes from the Township border and several miles of the Turnpike traversing the municipality. Further, the Township is proximate to several train stations, thereby facilitating the use of mass transit. The following State roads traverse Lower Southampton:

- Pennsylvania Turnpike (Route 276, fully-controlled access highway)
- Street Road (Route 132, multi-lane highway)
- County Line Road (partial multi-lane highway)
- Bustleton Avenue (Route 532, multi-lane highway)
- Buck Road (Route 532)
- Bridgetown Pike (Route 213)
- Brownsville Road
- Philmont Avenue
- Trevoise Road
- Bristol Road
- Maple Avenue

For reference, Figure 5-3, *Federal Functional Class Bucks County*, from the Delaware Valley Regional Planning Commission, shows road classification throughout Bucks County. This information is useful to understand how the regional transportation network throughout the County interconnects and ultimately impacts Lower Southampton Township.

Public Transportation

The nearest SEPTA train stations on the West Trenton (R3) Regional Rail Line are as follows and provide direct links to Center City Philadelphia and other suburbs.

Goal 5-1: *Provide adequate public transportation options and encourage resident use thereby reducing traffic on Township roadways. Expand public transportation options where possible.*



- Trevoze (at Bensalem border at Boundbrook and Ridge Avenues)
- Somerton (near Philadelphia border at Bustleton and Philmont Avenues)
- Neshaminy Falls; Bristol Road

Septa also provides bus service throughout the Township thereby serving as another public transportation option. Figure 5-4 from the Bucks County Planning Commission, *Public Transportation Service Available in Bucks County*, shows public transportation options available in Lower Southampton Township and Bucks County as a whole. Additional information is also available at www.bctma.com and www.rushbus.org.

Local Roadways

As noted above, several major State highways traverse the Township, leaving Lower Southampton to deal with traffic

Goal 5-2: *Make efforts to eliminate cut-through traffic throughout the Township thereby increasing the safety and quality of life of the residential developments throughout the community.*

congestion as well as cut-through traffic in local residential neighborhoods. The lack of coordination in signal timing on the State roadways encourages motorists to find alternate traffic routes to avoid long delays at traffic signals, which often results in additional vehicular traffic in residential neighborhoods. These traffic concerns put Township residents at risk and threaten the quality of life for those who live and work in Lower Southampton. One study that addresses this matter is included as *Appendix B*, which was prepared by Pennoni Associates, Inc. on November 10, 2008.

Eliminating cut through traffic on local roadways is a far reaching and difficult problem to solve. Although enforcement is a key component, local police departments cannot provide full-time patrols to eliminate the problem, as this solution is cost prohibitive. Consequently, other alternatives must be explored and identified.

The road network in the neighborhood from Albert Street to Henry Avenue consists of straight roads with residential homes on either side. Said neighborhood is bordered to the north by Buck Road and to the south by Bridgetown Pike, both State roadways. In order to avoid the long delays associated with the traffic signal at Buck Road and Bridgetown Pike, motorists utilize the aforementioned residential streets between Bridgetown Pike and Buck Road to travel through the center of town. Other residential neighborhoods in Lower Southampton are plagued with similar traffic problems resulting from the congested State roads which traverse the Township.

The residential neighborhood to the east of Bristol Road and south of Bridgetown Pike is also utilized as a cut-through for motorists seeking to avoid the traffic signal at Bristol Road and Bridgetown Pike, in particular Delwhit Drive and Maplevue Drive serve as cut-through roads. In some instances, restricting traffic patterns to one-way traffic can be effective, particularly when used in conjunction with restrictive signage. Specifically, Delwhit Drive could be restricted to one-way traffic south of Maplevue Drive, thereby eliminating the possibility for cut-through traffic.

Other sections in the Township affected by cut-through traffic include the residentially developed neighborhood off of Fairview Avenue. Fairview Avenue serves as a connector between Bustleton Pike and Street Road. Consistent with other areas of Lower Southampton Township, motorists will utilize Fairview Avenue to avoid the often congested intersection of Street Road and Bustleton Pike. The street network in this neighborhood consists of straight internal roadways as it represents an older subdivision. In addition, Fifth Street and Harding Avenue serve as cut-through routes between Bustleton Pike and Street Road.

While the aforementioned neighborhoods do not include every area in the Township affected by cut-through traffic, they do serve as a representative sample of the problem. The Township has moved away from a straight residential street pattern in favor of curvilinear streets in newer subdivisions which can be designed to slow traffic. The Township should continue this practice in any new subdivision. Further, the Township should continue to review traffic patterns, and where appropriate, impose restrictions on traffic flow in order to discourage cut-through traffic on residential streets.

Source: Lower Southampton Master Plan: 2002

Traffic Recommendations

The following are specific traffic improvement recommendations that have been discussed by the Comprehensive Plan Committee, Planning Commission, and Board of Supervisors. Please note that the numbers correspond to the improvement as depicted on Figure 5-1—

Transportation Plan.

General traffic planning recommendations are broad objectives that should be pursued throughout the Township and as part of all subdivision, land development, and redevelopment projects.

In addition, beyond just the subdivision and land development process, the Township should work with PennDOT and the business community to improve traffic safety throughout Lower Southampton. In many cases, small traffic improvements and modifications can prevent accidents, reduce congestion, and make the community a safer place for residents and those that commute within the Lower Southampton borders. From a business perspective, easier and safer accessibility leads to more customers and greater economic benefit.

Traffic Improvement Recommendations

1. Traffic Signal Coordination



Street Road & Philmont Avenue

Goal 5-3: *Coordinate traffic and turn signals throughout the Township with a regional perspective, including the following locations:*

- ☐ *Street Road & Philmont Avenue (1A)*
- ☐ *Street Road & Central Avenue (1B)*
- ☐ *Street Road & Bustleton Pike (1C)*
- ☐ *Street Road & Buck Road (1D)*

2. Line of Sight Conflicts



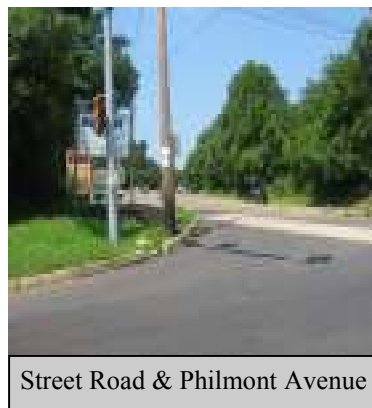
Street Road & Bridle Path Lane

Goal 5-4: *Eliminate line of sight issues throughout the Township thereby improving traffic safety, especially at the following locations:*

- ☐ *Street Road & Philmont Avenue (2A)*
- ☐ *Bustleton Pike & Dolton Road (2B)*
- ☐ *Street Road & Bridle Path Lane (2C)*
- ☐ *Buck Road and Bridgetown Pike from side streets (2D)*
- ☐ *Bristol Road & Shady Brook Lane (2E)*



Bustleton Pike & Dolton Road



Street Road & Philmont Avenue



Bertha Street onto Buck Road, which is an example of line of sight problems on many side streets exiting onto Buck Road.

3. No Turn on Red



Philmont Avenue onto Street Road

Goal 5-5: *Require No Turn on Red at appropriate locations to assist with traffic safety and coordination, especially at the following locations:*

- ☐ Philmont Avenue onto Street Road (3A)
- ☐ Buck Road at Bridgetown Pike (3B)



Buck Road at Bridgetown Pike

4. Traffic Islands



Goal 5-6: *Work with PennDOT to insure the maintenance of the four traffic islands at Bustleton Pike and Street Road. Explore a comprehensive solution to pedestrian safety.*

5. Buck Road—Bustleton Pike Connection



Area showing general vicinity on Buck Road for a connection to Bustleton Pike.

Goal 5-7: *Explore the feasibility of a Buck Road connection to Bustleton Pike.*

6. Bridgetown Pike—Buck Road Turn Lanes



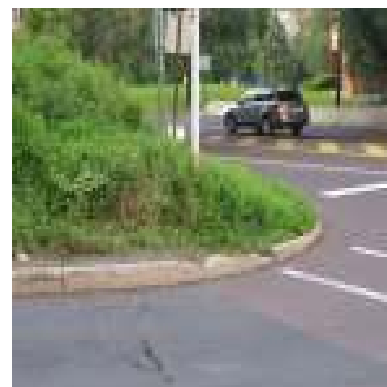
Goal 5-8: *Implement a turn lane from Bridgetown Pike to Buck Road.*



7. Buck Road and Street Road—Turn Lanes



Goal 5-9: *Provide left and right turn lanes from Buck Road onto Street Road.*



Curb in need of repair at Buck Road and Street Road. Streetscape improvements are needed as well.

8. County Line Road Extension

County Line Road Extension

Municipalities: Lower Southampton Township & Philadelphia City

MPMS#: 57629

Project Name: County Line Road Extension

Location: Bustleton Pike to Philmont Avenue Roadway Extension

Type of Work: Provide a new roadway from Bustleton Pike to Philmont Avenue

Later FYs Funds: \$2,250,000

**** Project does not appear on PennDOT's 2009-2020 Twelve Year Program**

Source: Pennoni Associates

Goal 5-10: *Implement the County Line Road Extension Project.*



9. Bridgetown Pike Improvement Project



Proposed Signal—Bridgetown Pike and Elmwood Avenue.

Goal 5-11: Implement the Bridgetown Pike Improvement Project, including a redesign of the Bristol Road and Bridgetown Pike intersection.

Bridgetown Pike Improvement Project



Along the Bridgetown Pike corridor.

Municipalities: Lower Southampton Township

MPMS#: 57641

Project Name: Bridgetown Pike

Location: County Line Road to Old Bristol
Road Closed Loop Signal System

Type of Work: Interconnection of signalized intersections to create a closed loop system. New signal at Bridgetown Pike and Elmwood Avenue. Widen Bridgetown Pike for 2nd southbound through lane north of Buck Road. Widen Bristol Road for addition of a right turn lane at Bridgetown Pike

Final Design Funds: \$60,000 – FY2009

Utility Funds: \$150,000 – FY2009

Construction Funds: \$2,000,000 – FY2010
\$1,000,000 – FY2011

FY 09-12 Funds: \$3,210,000

Source: Pennoni Associates



Bristol Road and Bridgetown Pike intersection.

9a. Bristol Road and Bridgetown Pike Intersection

In a November 10, 2008 report by Pennoni Associates, Inc., a traffic analysis was performed for the community recreation building that was proposed at the time. As part of that analysis, the Bristol Road and Bridgetown Pike intersection was examined. It stated the following:

Existing Roadway Conditions

Bridgetown Pike (S.R. 0213) is a north-south roadway providing one through lane per direction. At its intersection with East Bristol Road, Bridgetown Pike provides a separate left-turn lane on the southbound approach and a shared thru/right lane on the northbound approach. The posted speed limit on Bridgetown Pike is 45 miles per hour within the study area.

East Bristol Road (S.R. 2025) is an east-west roadway providing one lane per direction. At its intersection with Bridgetown Pike, the westbound approach provides a shared left/right lane. At its intersection with Meadowbrook Road, the westbound approach provides a shared left/thru lane and the eastbound approach provides a shared thru/right lane. The posted speed limit on East Bristol Road is 35 miles per hour in the vicinity of the site.

Capacity/Level of Service Analysis

Under 2018 No Build Conditions, the intersection overall operates at a Level-of-Service (LOS) F during both the weekday morning and weekday afternoon peak hours. During the weekday morning peak hour, all movements operate at LOS D or better with the exception of the southbound left-turn movement which operates at LOS F with 676.9 seconds of delay. During the weekday afternoon peak hour, the southbound left-turn movement and the westbound approach operate at LOS F. Under 2018 Build Conditions, the Bridgetown Pike southbound left-turn operates at Level-of-Service (LOS) F with significant delay (769 seconds of delay) during the weekday morning peak hour. During the weekday afternoon peak hour, the southbound left-turn movement, northbound right-turn movement and westbound shared left-turn movements operate at LOS F.

Recommendation

The Township should consider alternatives at this intersection, including widening the East Bristol Road approach to provide a separate left-turn lane and right-turn lane. These improvements would significantly improve the delay and queuing at the intersection. If possible, the Township should consider acquiring right-of-way for project implementation.

Source: Pennoni Associates

10. West Maple Avenue Bridge Project



Goal 5-12: Implement the West Maple Avenue Bridge Project.

West Maple Avenue Bridge Project



<i>Municipalities:</i>	Lower Southampton Township & Middletown Township
<i>MPMS#:</i>	13762
<i>Project Name:</i>	West Maple Ave. (Bridge)
<i>Location:</i>	West Maple Avenue Over Neshaminy Creek
<i>Type of Work:</i>	The project involves replacing the bridge carrying West Maple Avenue (PA 213) over Neshaminy Creek. The purpose of this project is to maintain mobility in the project area. The existing bridge is structurally deficient due to corrosion in several components of the structure.
<i>Preliminary Engineering Funds:</i>	\$500,000

*** Project appears on PennDOT's 2009-2020 Twelve Year Program, but does not appear in the DRVPC 2009-2012 TIP.

Source: Pennoni Associates

11. Bridge (Bristol Road)



Goal 5-13: Implement improvements to the Bristol Road bridge, including roadway realignment.

Bridge (Bristol Road)



Approaching the bridge on Bristol Road, there is a significant curve in the road. As a result, vehicles are not able to see oncoming traffic, which is further compounded by the narrowness of the bridge. Vehicles need to come to a complete stop in order to check for oncoming traffic. If you are not familiar with the area, accident risks are further increased.



If funding is available, the Township should explore a roadway realignment project. In addition, a redesign of the bridge should include a wider cartway to further increase safety as well as sidewalks for pedestrians.

12. West Maple Avenue and Bridgetown Pike Intersection



Goal 5-14: Redesign the intersection at West Maple Avenue and Bridgetown Pike, including roadway realignment and signal modifications.

West Maple Avenue and Bridgetown Pike Intersection



At the West Maple Avenue and Bridgetown Pike intersection, the roadways converge in an awkward alignment resulting in confusion for motorists that are not familiar with the area. Approaching from Middletown Township, it is difficult to make a right turn from West Maple Avenue onto Bridgetown Pike heading into Northampton Township. In addition, the left-turn at the signal to continue on Bridgetown Pike from Lower Southampton toward Northampton is difficult as well. This is compounded by the significant hump in the road and a lack of a left-turning signal.



Overall, a complete redesign of the intersection should be considered, including roadway realignment and signal modifications. Aesthetic improvements, including landscaping and plantings, should also be considered for the island which serves as a gateway to the Township.

General Traffic Planning Recommendations

1. Left-Turning Movements

From a planning perspective, eliminating left-turning movements at undesirable locations is a clear goal. Especially on major roadways like Street Road, they create the potential for conflicts and increase the risk for accidents.

Although PennDOT makes the final determination on State roadways, land development projects should seek to eliminate left-turning movements where they are not appropriate. Signage should also be installed to advise drivers of the restriction.

Goal 5-15: *Although PennDOT makes the final determination on State roadways, land development projects should seek to eliminate left-turning movements where they are not appropriate.*



2. Shared Access

Shared access should be promoted where feasible, especially along major transportation corridors. Access points in the immediate vicinity of each other increase the risk of traffic turning conflicts, which is further magnified by inappropriate left-turning movements.

Goal 5-16: *Implement shared access where possible, especially along major transportation corridors.*



3. Directional Signage

Given the major transportation network throughout Lower Southampton Township, there will undoubtedly be regional traffic travelling through the community who are not familiar with the roadways. As a result, they often make u-turns and quick traffic movements thereby increasing the risks for accidents.

Along major roadways, directional signage and signage identifying upcoming intersections will make drivers more aware of upcoming roads and limit this risk. All signage throughout the Township should also be kept free of obstructions, such as trees and vegetation thereby insuring visibility.

4. Speed Enforcement Areas

In any community, speeding is always an area of concern, which is the case in Lower Southampton Township as well. Residents should be made aware of the dangers of speeding while traffic calming and enforcement initiatives are instituted throughout the Township, especially at the following locations:

- Buck Road
- Philmont Avenue
- Bustleton Pike
- County Line Road

Goal 5-17: Install directional signage along major roadways throughout the Township.



Goal 5-18: Enforce speed limits throughout the Township through resident education, traffic calming, and police enforcement.



5. Traffic Studies

Given the impact of various land uses on traffic volume, signal timing, and circulation, traffic impact studies should be submitted for subdivision, land development, and redevelopment projects. As a result, the Planning Commission and Board of Supervisors will better be able to evaluate proposed development projects and their impact from a traffic perspective.

Since traffic impacts the site, nearby roadways, signals, and ultimately the Township as a whole, the evaluation of a traffic study enables potential impacts to be more comprehensively examined.

Goal 5-19: Require traffic studies for subdivision, land development and redevelopment projects. In addition, a Township-wide traffic analysis should be considered.

Goal 5-20: Monitor casino development in Bensalem, especially with respect to potential traffic impacts, and pursue grants and funding that may be available as a result of the direct impacts to Lower Southampton Township.

6. Monitor Casino Traffic

Unquestionably, casino development in Bensalem Township has a direct impact on Lower Southampton Township, especially from a traffic perspective. As a result, casino development in Bensalem should be regularly monitored while grants and funding are pursued that may be available as a result of the direct impacts to Lower Southampton.



Philadelphia Park Casino

Please be advised that the following information is from a traffic study prepared by Pennoni Associates, Inc. in 2004 and updated by Heinrich & Klein Associates, Inc. in 2006. From the data presented, it is clear that a significant amount of regional traffic will result as a direct impact of casino development in Bensalem Township. As a result, this will impact Lower Southampton Township. Since this study is from 2006, it is important to note that the following data does not take into account recent casino expansions, which will further increase the potential impacts. The proposed Philadelphia Park development is anticipated to generate the following peak hour daily trips:

- 1,074 trips during the weekday evening peak hour (558 entering and 516 exiting);
- 1,431 trips during the Saturday evening peak hour (758 entering and 673 exiting); and
- 756 trips during the Saturday midday peak hour (476 entering and 280 exiting).

Trip Distribution and Assignment

With the proposed facilities in close proximity to several major highways, a separation of local trips versus regional was established to accurately estimate the distribution of the proposed traffic. The results of the analysis indicate that approximately 85% of the new daily trips generated by the site will be regional trips that will access the site and the surrounding local roadway network via a major highway or arterial.

Philadelphia Park Population Demographics – Population By Age

	Total 2000 Population	21-35	36-50	51-65	66>
Local	75,479	21,314	12,092	12,438	8,008
Rt. 13 North	90,331	23,018	14,767	12,557	12,084
1-95 South	333,782	87,815	47,354	46,649	55,316
Rt. 1 North	121,016	27,590	23,318	20,183	12,409
Rt. 1 South	134,660	29,846	19,769	23,067	29,711
PA Turnpike/ Street Road	127,543	29,376	20,245	21,630	20,785
New Jersey	148,693	36,359	23,872	24,411	19,528
SUM	1,031,504				

Philadelphia Park Gravity Model

	Estimated Casino Population
Local	14,245
Rt. 13 North	16,476
1-95 South	62,722
Rt. 1 North	22,132
Rt. 1 South	27,346
PA Turnpike/Street Road	24,506
New Jersey	27,654
Total	195,081

**Total population, adjusted for potential casino trip-makers within a 10-mile radius of the project site, was used to represent weighted trip attraction. These figures are the total population locally and serve as the basis to estimate regional traffic.*

It was estimated that the daily traffic generated by the Philadelphia Park gaming device facility will be **85% regional** and **15% local**. Local traffic was distributed to the local roadway network utilizing existing traffic patterns, while regional traffic was allocated with the use of a gravity model which yielded the following distribution:

<i>To/From North:</i>	Lincoln Highway (Route 1)	15%
	Bristol Pike (Route 13)	7%
<i>To/From South:</i>	Interstate 95	22%
	Lincoln Highway (Route 1)	15%
<i>To/From East:</i>	Interstate 276	9%
<i>To/From West:</i>	Interstate 276	11%
	<u>Street Road (SR 0132)</u>	<u>6%</u>
Total Regional Traffic		85%

*Source: Traffic Access Study, Heinrich & Klein Associates, Inc., 2006.
Philadelphia Park Traffic Impact Study, Pennoni Associates, Inc., October 2004.*

Pedestrian and Bicycle Traffic

In most cases, when people think of transportation, they think of automobiles and roadways. Transportation, however, also involves bicycles and pedestrian traffic. As a result, Lower Southampton Township should strive to accommodate this mode of transportation. In addition, the Township should make an attempt to provide linkages to existing and future trails as well as public transportation areas. Ultimately, the goal is to provide an interconnected trail network throughout the community and to neighboring municipalities, which is accessible to those with disabilities and in accordance with ADA requirements.

Goal 5-21: Review subdivision, development and redevelopment projects in an effort to provide accessible trails and linkages for alternative modes of transportation, including pedestrian traffic and bicycles.

Goal 5-22: Develop a comprehensive, Township-wide study identifying appropriate routes for pedestrian and bicycle traffic.

Goal 5-23: Implement the Churchville Nature Center to Playwicki Park Greenway.

As indicated in Figure 5-2, *Existing and Potential Linkages*, the Churchville Nature Center to Playwicki Park Greenway prepared by the Heritage Conservancy, shows an intermunicipal trail network. Lower Southampton Township should make efforts to implement this plan and, on a larger scale, review subdivision, development, and redevelopment projects with a goal to



Trail at Playwicki Farm.

implement similar linkages throughout the Township based on a comprehensive study.

The feasibility of constructing safe bicycle paths as part of development projects and road improvements should also be explored. Once again, the goal of establishing linkages should be a main priority.

Chapter 6. Community Facilities Plan

Community Facilities

The Community Facilities Element is concerned with the current and future

capacity of governmental facilities and operations to serve the citizens of the Township. In many ways, the quantity and quality of community facilities in a township is the most visible aspect of township government. The presence or absence of high quality community facilities has a direct influence on where people will choose to live, shop, and open or locate a business. This element of the Comprehensive Plan provides a framework for understanding the extent of facilities and services offered in Lower Southampton Township and how these facilities may be used and upgraded as a resource that improves the quality of life for current residents and businesses, while supporting future economic development efforts.

The tables provide an inventory of all existing community facilities. The location of each facility is identified on the Community Facilities Map.

Goal 6-1: *Provide adequate community facilities with ample parking to effectively service the needs of Township residents and the business community.*



Municipal Complex	
Township Building	1500 Desire Avenue
Garage	1500 Desire Avenue
Tax Collector's Office	51 School Lane
Library	1983 Bridgetown Pike

Goal 6-2: *Provide adequate resources to protect life, property, and the emergency health care needs of Lower Southampton Township.*



Emergency Services	
Lower Southampton Fire Company	466 Elmwood Avenue
Feasterville Fire Company	20 Irving Place
Tri-Hampton Rescue Squad	1440 Bridgetown Pike

Schools

Lower Southampton Township is part of the Neshaminy School District.

Within the Township border are two (2) elementary schools, Lower Southampton Elementary and

Ferderbar Elementary, one middle school, Poquessing Middle School, and The Learning Center at Neshaminy (formerly Tawanka School).

The Learning Center at Neshaminy (formerly Tawanka School), a former elementary school, is currently used as an alternative learning center.

Goal 6-3: *Work in a cooperative fashion with the Neshaminy School District in order to maintain an excellent educational system for current and future generations.*



While not part of the public school system, there are a number of private schools in the Township, including Assumption BVM.



Public Schools	
Lower Southampton Elementary School	School Lane
Poquessing Middle School	Heights Lane
Ferderbar Elementary	Heights Lane
Tawanka Learning Center	Brownsville Road

Library Facilities

The Township secured funding from the State of Pennsylvania for a new library facility on Bridgetown Pike.

Goal 6-4: *Maintain efficient, modern, and user-friendly library facilities to meet the needs of all residents.*

The recently constructed facility abuts Jay Dunlap Field on Bristol Road and offers state of the art computers as well as internet access. The Township Library of Lower Southampton maintains a materials collection of approximately 50,000 items including hardback and paperback books, videos, music and magazines. There are computers available for public use as well as a handicapped computer workstation. Special library collections such as large print books, literacy collections and a genealogy collection are available. The Township Library also participates in Access Pennsylvania by honoring all valid Pennsylvania Library Cards and offers reference assistance in the library and on the phone and also offers a delivery service for home bound residents.



Parks and Open Space



Goal 6-5: *Provide adequate parkland and open space with trails and green ways to meet the needs of the citizens now and in the future.*

The Township recently adopted an Open Space Plan (2009). The plan functions as an action plan for protecting open space and preserving natural resources. The Community Facilities Map depicts only municipal open space and or recreational facilities which are open to all residents of Lower Southampton Township. Privately owned open space, or land that is owned by a homeowners association, is not depicted on the plan. Access to that land is restricted, and therefore has not been identified on the Community Facilities Map.

The Township should continue to implement the 2009 Open Space Plan. More specifically, the Township should strive to acquire parkland in underserved areas of the municipality.

Source: Lower Southampton Master Plan: 2002

Township Parks and Open Space

The following is a description for each existing park in the Township from the 2009 Open Space Plan.

Playwicki Farm (#5 on *Figure 6-1*)

Tax Parcel #: 21-17-2

Form of Ownership: Public

Degree of Public Access: Very Accessible

Level of Protection: High

Size: 110 acres

Features:

Playwicki Farm is currently in the stage of master plan implementation. The purpose of the Playwicki Farm Master Plan is to provide the framework for the orderly physical development of the former Snodgrass Farm, in Lower Southampton Township, Bucks County. Based on an inventory and analysis of existing conditions and program data developed, the master plan outlines strategies for the phased development and operation of the multi-use open space property.



Long before the Township purchased the property in 1994, the 110-acre Playwicki Farm site was recognized for its many unique resources, including the state significant Franklin marble formation and the regionally important Native American contact period occupation with associated artifacts discovered on-site. The Farm is the last large undeveloped open space in Lower Southampton Township and is a unique resource to Lower Bucks County. It has a tremendous wealth of natural, cultural and archeological resources. The master plan provides a balance between preservation and passive recreation by preserving the site's fragile, significant resources while simultaneously revealing them through provocative educational and recreational programs.



Proposed programs and capital expenditures are anticipated to be developed over an extended period of time in order to place minimal strain on the Lower Southampton Township staff and budget. For this reason, it was proposed that the development of Playwicki Farm be divided into phases, dependent on the funding available for implementation.

The proposed uses of the park are for passive recreation, including walking, gardening, picnicking, non-competitive games and biking programs related to the historic context of the site. The paved parking lot accommodates cars with an overflow lot being considered in the future.

The multi-use bituminous paved trail and additional unpaved trails provide for a variety of visitor experiences. The highlight of the woodland trails is the mature forest and the quarry. All trails are designed to link with the surrounding neighborhoods.

The Playwicki Farm Foundation

The Playwicki Farm Foundation is an independent, tax exempt corporation created to raise money for charitable, educational and scientific purposes. The funds are to be used for the repair, replacement, maintenance and preservation of Playwicki Farm and the development of educational programs. The members are appointed by the Board of Supervisors.

The Board of Supervisors make the final decisions regarding the Farm and the implementation of the Playwicki Farm Master Plan of 2010, which provides specific, detailed information about the Farm.



Russell Elliott Memorial Park (REMP)
(#6 on Figure 6-1)



Tax Parcel #: 21-2-1
Form of Ownership: Public
Degree of Public Access: Very Accessible
Level of Protection: High
Size: 31.7 acres

Features: Russell Elliott Park is a highly used active recreation site. It has the following facilities: a small one-story building, which has a snack bar, a meeting room and a large storage facility recently upgraded; 2 tennis courts, 2 lighted softball fields; 1 t-ball field; 1 baseball field; and the only full-size lighted soccer field in the Township. A bituminous trail of an estimated 1/4 mile encircles the two softball fields approaching the playground. There is a paved parking lot.

Neshaminy Activity Center and Siles Field
(#12 on Figure 6-1)

Tax Parcel #: 21-23-18
Form of Ownership: Public
Degree of Public Access: Very Accessible
Level of Protection: High
Size: 2 acres



Features: The Neshaminy Activity Center (NAC) is for senior citizens. It was a former elementary school. The Township owns the building and leases it to NAC. The building is utilized primarily in the day by the senior citizens. NAC also leases some space for income. The parking facilities are very limited, requiring overflow parking at the Feasterville Shopping Center away from the higher trafficked spaces since "No Parking" signs are posted on the street.

Siles Field is a baseball field directly behind the building used by organized sports leagues. Although this field has been used sporadically and has maintenance issues, it is a favorite of baseball players and their families. It is a very charming facility reminiscent of a stadium because it appears to be below the grade of the road.

Jay Dunlap Memorial Field (Kopper Kettle)
(#10 on Figure 6-1)

Tax Parcel #: 21-20-35
Form of Ownership: Public
Degree of Public Access: Very Accessible
Level of Protection: High
Size: 3.6 acres



Features: Jay Dunlap Field is also known as Kopper Kettle. It is a 4-acre sports facility with a 90' baseball field, batting cages, and a paved area with a basketball standard. Parking is limited to approximately 30 cars. It is presently maintained and used extensively by the American Legion.

Park at the Township Building
(#1 on Figure 6-1)

Tax Parcel #: 21-12-89-1
Form of Ownership: Public
Degree of Public Access: Very Accessible
Level of Protection: High
Size: 3.8 acres

Features: Adjoins the Township Building and Lower Southampton Elementary School. Two overlapping lighted rookie league baseball fields are on school property. In addition, the soccer field is part of the baseball fields. The ballfields have lovely spectator areas that have a tree canopy cover for shade. The park also has security lighting in addition to field lighting. A building also exists to serve as a snack bar, bathroom facility, and storage area for LSAA.



Township Park at Ferderbar Elementary School
(#9 on Figure 6-1)

Tax Parcel #: 21-11-97-1
Form of Ownership: Public
Degree of Public Access: Very Accessible
Level of Protection: High
Size: 7.32 acres (total site)



Features: Adjoins Ferderbar Elementary School. The Township has a small play pool on site. The entire property is owned by the School District. Adjoining school facilities include a playground for children ages 5-12, school building with classrooms used for summer recreation, and a gymnasium constructed in 1998. The pool is open only to the children in the summer recreation program.

H.W. Fritz Park (known as Buckridge)
(#7 on Figure 6-1)

Tax Parcel #: 21-3-170
Form of Ownership: Public
Degree of Public Access: Very Accessible
Level of Protection: High
Size: 3.24 acres



Features: Commonly known as Buckridge, this park has an unlighted baseball field for LSAA and basketball court. Typically, fenced baseball fields are not located in small neighborhood parks. The fact that a fenced field is here reflects the need for it. The most desirable type of game field for this type of configuration is an informal play field without a fence. However, unless a field could be located elsewhere, it is needed here. It has no off-street parking facilities. In the past, the baseball field has experienced severe drainage problems.

Clover Lane Unnamed Park
(#15 on Figure 6-1)

Tax Parcel #: 21-4-9-36
Form of Ownership: Public
Degree of Public Access: Very Accessible
Level of Protection: High
Size: 1.15 acres

Features: Small unnamed property that is invisible from the street. A public walkway leads to the park from the Clover Lane cul-de-sac. Neighbors use the park, including the paved area, for play and bike riding.

Tawanka Site
(#13 on Figure 6-1)

Tax Parcel #: 21-32-2-3
Form of Ownership: Public
Degree of Public Access: Not Very Accessible
Level of Protection: High
Size: 23 acres



Features: Wooded 23-acre parcel adjoining Tawanka Elementary School, which is developed with two baseball fields.

Dolphin Swim Club
(#8 on Figure 6-1)

Tax Parcel #: 21-4-19
Form of Ownership: Public
Degree of Public Access: Accessible
Level of Protection: High
Size: 25.06 acres



Features: The Dolphin Club is owned and operated by Lower Southampton Township. The Dolphin is professionally run by a team of experienced and well qualified managers and lifeguards. In 1956, it was established as a family oriented co-op swim club, but has evolved into the facility that it is today.

The snack bar offers everything from a light snack to complete hot meals, with take-out dinners and on-premises party catering available. The Dolphin also sponsors field trips, evening social parties, and teen programs. Access to the Club is limited to dues paying members and their invited guests (who pay a daily guest admission fee), with no extra charges for tennis, other organized sports, aquacize and children's activities.

It is also important to note that the Township has a significant amount of other open space, which is primarily in the form of detention and retention basins. Since these properties are primarily used for stormwater purposes, they are not analyzed in greater detail similar to the other active and passive recreation areas in the Township. However, they are a significant asset to Lower Southampton by providing another type of open space resource.

Source: Lower Southampton Township Recreation, Park, and Open Space Plan: 2000 and 2009.

Please note: As referenced in Figure 6-2, Existing Open Space and Potential Acquisition, Township parks are identified. In addition, as part of the 2009 Lower Southampton Township Open Space Plan, priority properties for acquisition are also noted. These properties for potential acquisition, however, are not an all inclusive listing. If other properties meet the goals and objectives of the Open Space Plan or the Comprehensive Plan, the Township may consider those properties for acquisition in the future as well.

Recycling & Solid Waste Information

Recycling

Lower Southampton Township has instituted a comprehensive solid waste management and recycling program. As a result, the Township receives revenue as a result of these efforts. Items that can be recycled

Goal 6-6: *Maintain a comprehensive, cost-effective, and efficient solid waste management and recycling program. In addition, County and Township recycling programs should be proactively advertised and promoted to Township residents.*

include cans, glass (clear, green, or brown glass), plastics (#1 and #2), and mixed paper and cardboard. Recyclables are collected once a week and bins are available from the Township for purchase.

Solid Waste Information

Household refuse is collected twice a week with each household limited to six bags or cans per collection day. Bulk items may be put out each week on the second collection day. If collection falls on a holiday, it will be skipped.

Leaf & Yard Waste

Effective from April 1 to December 15, yard waste will be collected the day after your recycling day. Grass, leaves, garden clippings, small branches, etc. will be taken to a composting facility. During this time, there is no limit to the number of approved containers of yard waste that can be set out each week. Biodegradable, 30-gallon paper bags purchased from Lower Southampton Township or any area commercial establishment must be used. Yard waste in plastic bags or boxes will not be collected. Effective from December 16 to March 31, you may set out a maximum of five containers of yard waste with your regular trash. The yard waste is not composted, so it does not have to be put into biodegradable bags.

Hazardous Waste

Car batteries, gasoline, motor oil, pesticides, oil-base and other toxic and hazardous materials should not be placed in the trash. Call the Bucks County Planning Commission at 215-345-3400 or visit their website at www.buckscounty.org for more information on disposal sites.

Source: J.P. Mascaro & Sons

Total Tons from Each Waste Stream, Ordered by Rank, 2008

Total Tons from Each Source, 2008

	Residential Recycling Curbside	Residential Recycling Dropoff	Residential Organics Curbside	Commercial Recycling Curbside
Lower Southampton Township	1,184.9	25.9	1,951.3	850.1

Total Tons from Each Waste Stream, 2008

	Residential Recycling	Residential Organics	Commercial Recycling	Commercial Organics
Lower Southampton Township	1,210.8	1,951.3	850.1	22.0

Median Annual Per Capita Generation by Number of Materials Collected (Recycling Waste), 2008

9 Materials Collected

Municipality	Per Capita Generation
Bridgeton	102
Sellersville	190
Dublin	371
Lower Southampton	418
Trumbauersville	450
New Hope	466

Please note: Materials collected includes the number of recyclable materials that a municipality accepts, such as cans, #1 and #2 plastics, glass (clear, green, or brown), cardboards, mixed paper, etc.

Per Capita Generated, 2007 to 2008

Lower Southampton Township	2007 (lbs/cap/yr) 543.1
-----------------------------------	---------------------------------------

Total Tons Generated, 2007 to 2008

Lower Southampton Township	2007 (Tons/yr) 5,234.6
-----------------------------------	--------------------------------------

Source: Re_TRAC Reports, Bucks County, Southeast Region, Bucks County Planning Commission.

Recycling Award

Lower Southampton Township	Population 19,276	Award \$48,525.38
-----------------------------------	-----------------------------	-----------------------------

Source: Hough Associates

Stormwater Management

The following is the Executive Summary from the Stormwater Management Plan for Lower Southampton Township from 2001, which was prepared by Schoor DePalma, Inc. Where feasible, the Township should seek to implement

components of this plan when funding is available and as part of future development and redevelopment projects. When projects are proposed within the Township, this plan should be consulted in an effort to implement the various components for the specific study areas. If future stormwater studies are prepared, those specific studies should be consulted as well. Even if small portions of this overall plan are implemented in numerous steps, the end result is a comprehensive stormwater management solution. Please note that the specific study areas are delineated on Figure 6-3, Stormwater Management Plan.

Goal 6-7: *Manage stormwater in established areas of the Township and require compliance with current stormwater management standards for new development and redevelopment projects. Develop an action plan to identify priority stormwater problem areas.*

The Lower Southampton Township Supervisors commissioned Schoor DePalma, Inc. to perform a Watershed Stormwater Management study to address the means by which stormwater may be controlled within the Township. The need for the study was made evident by property damage that resulted from a severe storm event experienced by the Township during July 30, 2000. This executive summary notes the findings of the complete analysis report. The study addresses the development of flowrates for all runoff watersheds, the preparation of design concepts, and budgetary cost estimates. The study does not determine flood elevations resulting

Goal 6-8: *Implement the Township's Stormwater Management Study from 2001 and any future stormwater plans, including implementation as part of future development and redevelopment projects.*

from the design concepts as this can only be performed upon completion of a detailed aerial and ground control survey in the study areas.

The major effort of the study involved the comprehensive analysis

of the multiple watersheds within the Township. A total of 30 sub-watersheds were analyzed to determine the peak runoff flowrates for the 2, 25 and 100-year storm events. The total number increased from the original estimate of 21 sub-watersheds made at the proposal stage. This effort involved sub-watershed delineation, contributory area determination, groundcover assessment, hydrologic soil group assignment, curve number development, and time of concentration calculation. Each sub-watershed's resulting hydrographs for the storm events noted have been generated and are contained in the report. A summary table and watershed delineation mapping is also contained in the report.

A total of 7 geographical areas were studied where the majority of the recorded flooding problems occurred. The problem areas were recorded as the residents reported them to the Township. The study was expanded from the original scope of 5 study areas (with 1 gravel bar area) to the more comprehensive 7 study areas. The need to expand the number of study areas became apparent as the study progressed in order to cover the majority of the recorded flooded areas.

The areas of study along with the concept design summary and cost are noted as follows:

- **The Woodbine / Meadowbrook Area and the Shadybrook Area**

The design concept proposed by Schoor DePalma, Inc. in the 2001 Stormwater Study for these 2 areas includes the incorporation of a detention basin to attenuate stormwater flows from the Woodbine / Meadowbrook area. This study area was difficult to address as many of the homes that had experienced flooding are in close proximity to the stream channel. Constrictions at bridge crossings appear to account for many of the flooding problems. Widening bridge openings alone would result in a raised water surface downstream of the bridge. This approach would result in the transfer of the flooding problem from one location to another. Fortunately, the affected homes are located in the upper reaches of the watershed that will allow the water to be managed through the use of a piping conveyance and detention system. The drainage area to the upper reach of the homes that experienced flooding is approximately 100 acres.

The recommended solution for this study area includes the diversion of approximately 50 acres of upstream watershed from the Woodbine / Meadowbrook area to a "potential" detention basin location on a tract of land fronting on Bristol Road adjacent to the Assumption Church near Meadowbrook Road. This diversion would cut the drainage area out of the contribution to the previously flooded homes in the upper reach of the flooding Woodbine / Meadowbrook area. The success of this concept depends upon the availability of the land for the detention basin. The acquisition of this land would have to be explored and its associated acquisition cost determined.

The storm piping conveyance of the flow through the Shadybrook area to the stream channel will also alleviate flooding of homes in the affected area. The stream channel adjacent to Lockwood Road will require stream channel improvements to prevent flooding of the adjacent properties. These stream channel improvements will be similar in scope to that described in the "Stern Mill Road Area" improvements noted below. An improved channel top width of 25 feet can be expected. Cost estimates have been prepared for both a Petraflex concrete block stream bank stabilization method as well as a rock riprap alternative.

Detailed hydraulic floodplain profiling will need to be performed to determine the final water surface elevations relative to the homes along the stream channels in the Woodbine / Meadowbrook and Shadybrook areas. This level of study is beyond the scope of this project and can only be performed after a detailed aerial and ground control survey has been performed along the affected channel reaches.

The diversion of the flow will lower the stream flooding elevation along the stream channel in the Woodbine / Meadowbrook area and has a high probability of success in protecting the homes from future flooding. Provision has also been conservatively made to provide bypass piping at the bridge constriction areas to ensure protection of the affected homes. The design of these bypass-piping areas must not allow the water elevation to rise above the current 100-year floodplain elevation on the downstream side of the bridges. Cost Estimates do not include these bypass piping areas as they will most likely not be needed; or, if used, a compensating cost savings can be made in the basin / collection piping system.

The Estimated Construction Cost for use as a budgetary figure to address stormwater flooding in the Woodbine / Meadowbrook and Shadybrook areas is \$ 1.7 to 1.8 million dollars (*Please note: This is estimated based on 2001 dollars*). A detailed cost estimate is included in the report. These costs do not include land acquisition or easement costs.

- **The Sterner Mill Road Area**

The design concept proposed by Schoor DePalma, Inc. in the 2001 Stormwater Study includes the installation of stream improvements along the stream channel to increase the carrying capacity of the channel resulting in the lowering of the floodplain along the affected reach. The channel capacity will be increased by maintaining the 1-year channel shape as it currently exists and widening the top of the channel by flattening the side slopes. We are proposing, for the purpose of this estimate, to utilize Petraflex concrete block stabilization. The Petraflex can be quickly installed in mats and the voids that exist in the blocks can be filled with topsoil and seeded to achieve an aesthetically pleasing channel. The drainage area to the Sterner Mill Road area is approximately 700 acres.

The existing stormwater channel has an approximate top width of 25 feet and a carrying capacity of a 1 to 2 year storm event. This carrying capacity equates to approximately 1/3 of the 100-year storm flow. To increase the channel capacity to contain the 10-year storm, the top width will have to be expanded to 70 feet. The increased carrying capacity will carry approximately 2/3 of the 100-year flow. The remaining balance of the 100-year flow will travel overland at a lower flood elevation than exists. The resulting flood elevations can be determined upon acquisition of detailed survey. The widening of the channel should not be too objectionable as the properties along the stream have relatively deep lots.

Refinement of the design concept can occur following survey that may result in a cost savings over the current estimate. Cost estimates have been prepared for both a Petraflex concrete block stream bank stabilization method as well as a rock riprap alternative.

The Estimated Construction Cost range for use as budgetary figures to address stormwater flooding in the Sterner Mill Road Area is \$ 0.6 to 1.4 million (low figure uses rock rip rap stabilization, high figure uses Petraflex stabilization). (*Please note: This is estimated based on 2001 dollars*). A detailed cost estimate is included in the report. These costs do not include land acquisition or easement costs.

- **The Philmont Avenue Area**

The design concept proposed by Schoor DePalma, Inc. in the 2001 Stormwater Study includes the installation of stream improvements similar in scope to the Sterner Mill Road Area.

The existing stormwater channel has an approximate top width of 25 feet and a carrying capacity of a 1 to 2 year storm event. This carrying capacity equates to approximately 1/4 of the 100-year storm flow. This small carrying capacity results from the very flat stream channel slope in this area. To increase the channel capacity to contain the 10-year storm, the top width will have to be expanded to 120 feet. The increased carrying capacity will carry approximately 2/3 of the 100-year flow. The remaining balance of the 100-year flow will travel overland at a lower flood elevation than exists. The resulting flood elevations can be determined upon acquisition of detailed survey. The widening of the channel may be problematic due to the relatively close proximity of the stream to the homes. Widening of the channel would encroach on the rear yards of the current homeowners along the affected reach. The use of Petraflex block with vegetation may make this encroachment less objectionable. The drainage area to the Philmont Road area is approximately 240 acres.

Refinement of the design concept can occur following survey that may result in a cost savings over the current estimate. Cost estimates have been prepared for both a Petraflex concrete block stream bank stabilization method as well as a rock riprap alternative.

The Estimated Construction Cost for use as a budgetary figure to address stormwater flooding in the Philmont Avenue Area is \$ 1.0 to 1.7 million dollars (low figure uses rock rip rap stabilization, high figure uses Petraflex stabilization). (*Please note: This is estimated based on*

2001 dollars). A detailed cost estimate is included in the report. These costs do not include land acquisition or easement costs.

- **The Golf Course / Hilltop Area**

The design concept proposed by Schoor DePalma, Inc. in the 2001 Stormwater Study includes the creation of two detention basins to attenuate stormwater flow and a bypass box culvert at Hilltop Road. The current 100-year storm flow to the homes adjacent to the golf course is generated from an area of approximately 750 acres. The basin areas proposed include an existing broad wetland area at Brookside Drive and Winding Lane. This area is proposed to receive a 5-foot high berm at the low end of the "pond" area. The existing fill area along Brookside Drive is proposed for removal. The second basin would be placed at the rear of the cemetery fronting on County Line Road. An 8-foot high berm would be proposed at the low end of the broad flat area north of Brookside Drive. A 2.5' x 12' box culvert will also be needed at Hilltop Road.

The success of this concept depends upon the availability of the land for the detention basins. The acquisition and/or the placing of an easement on this land would have to be explored and its associated acquisition cost determined. Permitting through PADEP would be difficult. Archeological issues may also become a concern as these are on stream basins.

The Estimated Construction Cost for use as a budgetary figure to address stormwater flooding in the Golf Course / Hilltop Area is \$ 0.7 to \$ 0.8 million dollars. (*Please note: This is estimated based on 2001 dollars*). A detailed cost estimate is included in the report. These costs do not include land acquisition or easement costs.

- **The Creek Road Area**

The design concept proposed by Schoor DePalma, Inc. in the 2001 Stormwater Study includes the installation of stream improvements similar in scope to the Sterner Mill Road Area. The steepness of the stream channel in the upper reaches of the property ensures that the majority of the channel need not be widened to convey the flow. The channel is, however, scouring at various locations along the reach. In addition, gabion walls will be required in the vicinity of some of the homes to provide stream stability and to prevent further stream bank scouring adjacent to the homes. Cost estimates have been prepared for both a Petraflex concrete block stream bank stabilization method as well as a rock riprap alternative. The lower reach of the stream on the property will need to be piped to convey the stream through the flatter developed area. The piping of the stream will be dependent upon receiving a permit from PADEP to do so.

The Estimated Construction Cost for use as a budgetary figure to address stormwater flooding in the Creek Road Area is \$ 120,000 to 150,000 (low figure uses rock rip rap stabilization, high figure uses Petraflex stabilization). (*Please note: This is estimated based on 2001 dollars*). A detailed cost estimate is included in the report. These costs do not include land acquisition or easement costs.

Purpose of Study

The purpose of the report is to summarize the findings of a Township-wide stormwater runoff analysis for existing conditions within Lower Southampton Township in Bucks, County, PA. Recommendations are made for correcting the existing flooding problems without creating downstream flooding. Costs are defined to help the Township prioritize the correction of the problem areas.

Please note that the entire *Stormwater Management Study for Lower Southampton Township, April 2001* is hereby incorporated into this Comprehensive Plan by reference.

Source: Stormwater Management Study for Lower Southampton Township, April 2001, Prepared by Schoor DePalma.

Township Identified Drainage Problem Areas

On Figure 6-3, *Stormwater Management*, drainage problem areas identified by the Township are noted.

As a result, efforts should be made to implement solutions to these drainage areas, especially as part of the subdivision and land development process.

In addition, the Township should analyze their ordinances to insure that the impervious surface ratio permitted in each district is appropriate. Every effort should also be made to implement a stormwater management system that is operational, which may be as simple as installing curbing to make sure that water is directed to the proper storm drain in certain areas.

Goal 6-9: *Implement solutions to drainage problem areas identified by the Township, especially as part of the subdivision and land development process.*



Township identified drainage problem area along Bustleton Pike and at the base of the train tracks.

Best Management Practices

Sweetwater Farm

Where possible, the Township should seek to implement best management practices in an effort to address stormwater management within

Goal 6-10: *Encourage the use of innovative, modern, and effective best management practices to handle stormwater management within Lower Southampton Township.*

Lower Southampton Township. The following is from the Bucks County Planning Commission showing innovative efforts that have been made at Sweetwater Farm:

Wetlands and riparian buffers (streamside vegetation zones) have a crucial role in the health of the environment. They provide critical natural flood control by slowing down stormwater and by helping to recharge groundwater. Both purify runoff by trapping sediment, fertilizer, heavy metals and chemicals and preventing concentrations of these pollutants from entering the water



cycle. Without these ecological safeguards for protection, rivers, streams and flood basins become polluted. Wildlife in Pennsylvania, including threatened and endangered species, use wetland habitat during all or some of their lifespan.

Thousands of miles of riparian buffers along Pennsylvania's streams and rivers have been lost or degraded because of rampant development. Buffers are important because they help to shade streams and rivers, stabilize banks, and provide food for aquatic programs.

Deforestation destroys the buffer and its effectiveness in preventing flooding and erosion by removing tree canopies and plant roots that normally intercept rainfall and slow the rate at which it enters streams. In southeastern Pennsylvania, rapid development has replaced routes of natural water flow with culverts and detention basins, making buffer retention a critical local problem. Wetlands and buffers are crucial to the health of an ecosystem and can also reduce costs associated with floods, generate income from recreational use, and add property value.

Farther downstream, an outdated detention basin aided in the bank erosion of the Neshaminy Creek at nearby Playwicki Park, which caused severe flooding at the township’s premier open space park. Three dams, which were also part of the old technology to create the basin, served to trap stormwater, which was polluted with household runoff.

Using a Pennsylvania Department of Environmental Protection Coastal Zone Management grant, township staff, Nancy Minich Principal of NAM Planning and Design, LLC, project engineer Kirk Horstman, and the Bucks County Conservation District promoted community outreach efforts to garner awareness and volunteer support.

Source: Bucks County Innovative Stormwater Management Best Management Practices. Bucks County Planning Commission.

Lower Neshaminy Creek Watershed Conservation Plan

In October of 2004, the Heritage Conservancy prepared the Lower Neshaminy Creek Watershed Conservation Plan, which “is a study area encompassing 39.5

Goal 6-11: *Implement the goals and Objectives of the Lower Neshaminy Creek Watershed Conservation Plan.*

square miles of the Lower Neshaminy Creek Watershed that lies within the boundaries Northampton, Middletown, Upper Southampton, Lower Southampton Townships and Hulmeville, Langhorne, Langhorne Manor and Penndel Boroughs in Bucks County. The study area includes 18.6 linear miles of the Neshaminy Creek and 51.6 miles of major tributaries, as well as a small portion of the Queen Ann Creek watershed in Middletown Township.”

As further stated, “this plan shares (among other goals), the goals of improving water quality, restoring riparian buffers and educating watershed residents with the Neshaminy, Upper and Middle Neshaminy and Lower Delaware River Conservation Plans.”

As a result, it is beneficial for Lower Southampton Township to implement the goals and objectives of the Lower Neshaminy Creek Watershed Conservation Plan. These goals and objectives are related to the following, which have a direct impact on stormwater management in Lower Southampton Township:

- Water Quality
- Stormwater
- Flood Damage
- Important Resource Areas
- Biological Resources, Wetlands, and Recharge Areas
- Parks & Recreation
- Education and Coordination

Specific goals and objectives are identified in Chapter 11—Recommendations & Implementation.

Source: Lower Neshaminy Creek Watershed Conservation Plan, Heritage Conservancy, October 2004.

Storm Drains

Throughout Lower Southampton Township, storm drains are clogged with debris along roadways, which has an adverse impact with respect to



stormwater management efforts. If a major rain event occurs, clogged storm drains cannot function as intended resulting in flooding, which could have been alleviated by simply keeping the drains free of debris.

As a result, the Township, in conjunction with residents and the business community, should institute a program to keep storm drains clean throughout Lower Southampton, such as Adopt-a-Highway.

Goal 6-12:

Maintain storm drains free of trash and debris throughout Lower Southampton Township, especially along Bridgetown Pike and Buck Road.

Healthcare

Lower Southampton Township is in a fortunate position to be surrounded by an excellent health care network that can provide services to Township residents. In addition to local doctors and specialists, four hospitals are in

immediate vicinity of the Township, including St. Mary's Medical Center, Aria Health Bucks County Campus, Holy Redeemer Hospital, and Lower Bucks Hospital. In the City of Philadelphia, residents also have access to some of the best medical centers in the country.

Goal 6-13: *Provide for the needs of an aging population, including careful review of development proposals that meet this demand and insuring services are available to benefit this segment of the population.*

In the *Bucks County Area Agency on Aging Final Four Year Plan 2008-2012*, a report by the Delaware Valley Regional Planning Commission is referenced, which is entitled "*Rating the Region: The State of the Delaware Valley, Philadelphia, PA, December 2007.*" Specifically, it states the following:



St. Mary's Medical Center

Of the Regions included in the Rating the Region report it should be noted that the Philadelphia area has the third highest median age (37.9). This was higher than Pittsburgh and Miami and contributes to Philadelphia having the third highest percentage of dependent population among the metropolitan regions in the study. DVRPC notes that "the elderly population of the region will increase significantly by 2025, with the greatest percentage increases expected in the suburban counties as baby boomers age in place." The report goes on to note that this growth will continue as a strong trend: "The aging of the region's population is expected to continue through 2030 and beyond, since the near elderly population (those age 55 to 64 years) is forecast to increase by over 50% in the next two decades."

Bucks County among the 5 counties of southeastern Pennsylvania experienced the highest percentage change (26%) between 1990 and 2000, from 58,912 to 74,094 residents over the age of 64.

Given that Lower Southampton Township's median age is actually higher at 39.7, it is a significant finding showing that the Township must be prepared to address the needs of an aging population. At the Bucks County Area Agency of Aging website at www.buckscounty.org, numerous resources are available to assist the Township in this effort including information on the following: care management, in-home services, adult day care, nursing facilities, nursing facilities assessment, personal care facilities, insurance counseling, health promotion, nutritional services, senior resource directory, senior community centers, senior employment assistance, transportation, and elder abuse.

Although this assistance is available at the County level, the Township should make efforts to meet the demands of an aging population as well. This includes careful analysis of development projects that meet these needs, such as age-restricted housing, assisted living, and nursing homes.

Source: *Bucks County Area Agency on Aging Final Four Year Plan 2008-2012*.
Delaware Valley Regional Planning Commission, "Rating the Region: The State of the Delaware Valley, Philadelphia, PA, December 2007."

Chapter 7. Natural & Historic Resources

Critical Natural Features

Goal 7-1: Preserve the Township's natural resources.

Through a township's comprehensive plan and zoning ordinance, conservation goals and development guidelines which protect environmentally sensitive areas may be adopted. A systematic approach to protection policies and standards may be included in zoning ordinances. Specific natural features could be identified. Encroachment, intrusion, building or regrading may then be limited or prohibited in such areas based on the resource's tolerance to development. Development in certain natural resource areas could result in hazards to life and property. Development or clearing in other areas of natural features may degrade the natural resource or destroy it. The specific areas of concern are:

Floodplains, Floodplain (Alluvial) Soils, and Watercourses

Floodplains and floodplain soils are areas adjoining streams that are subject to a one hundred year recurrence interval flood. Floodplains are identified in the study of municipalities associated with the National Flood Insurance Program. Floodplain soils are those low areas adjoining drainage areas and water bodies which are subject to flooding. These are delineated as alluvial soils, local alluvium, flood prone soils or soils subject to flooding in the Soil Survey of Bucks and Philadelphia Counties, U.S. Department of Agriculture, Soil Conservation Service, July 1975 or more recent updates.

Since smaller streams were not studied under the federal program, floodplain soils are good indicators of floodplain in these areas. For purposes of the National Flood Insurance Program (NFIP), a floodplain is defined by the 100-year or base flood, which has a one percent chance of being equaled or exceeded in a given year. A floodplain is further delineated into areas 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 NFIP.

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

Approximate Flood Plain - land subject to flooding where the Federal Emergency Management Agency (FEMA) has not determined the extent of the floodplain through detailed study and mapping.

Floodways and flood fringes are both parts of the floodplain. The floodway is derived from a calculation which assumes complete obstruction of the flood fringe; it theoretically shrinks the floodplain limits until a one-foot rise in the base-flood elevation is produced. In this reserved area, obstructions causing any rise in the base flood elevations are prohibited by the NFIP. The flood fringe, on the other hand, may be developed under NFIP regulations; however, structures must be elevated or floodproofed up to the base-flood elevation.

Floodplain or alluvial soils are important in areas where FEMA has not identified and calculated the floodway or flood fringe. In these unmapped areas, the floodplain soils indicate where flooding has occurred in the past. Unless a hydrological study is undertaken to prove that flooding has not occurred in recent times, these floodplain soils should be considered part of the floodplain and regulated as a floodway.

The primary function of floodplain is to accommodate floodwater. Some floodplain areas absorb and store large amounts of water and become a source of aquifer recharge. The natural vegetation supported by moist floodplains helps trap sediment from upland surface runoff, stabilize stream banks (thereby reducing soil erosion) and provide shelter for wildlife and proper stream conditions for aquatic life.

The major objective of floodplain regulation is to reduce flood hazards. Structures built in the floodplain not only face risks of flood damage but become obstructions that raise flood levels and increase water velocities. This is especially true in the floodway portion of the 100-year floodplain, where high velocity flows occur. Development within the flood fringe, while permitted by the NFIP, is discouraged by FEMA. Filling in fringe areas can cause loss of major areas that store floodwaters, increases flood levels, and increases the rate and amount of runoff. Development in this flood fringe can also increase the magnitude and frequency of normally minor floods.

Wetlands

Wetlands are lands that are saturated during the spring to autumn growing seasons. Wetlands are commonly known as marshes, swamps and bogs. Other less obvious wetlands occur in shallow depressions. In recent years, there has been growing concern about loss of wetlands and with resulting ecological, aesthetic, and economic losses. A number of Federal and Commonwealth agencies are involved in wetlands regulation.

According to the U.S. Army Corps of Engineers, there are three criteria for locating or determining existence of wetland conditions: vegetation, soil, and type of hydrology. Certain types of trees and plants are common in wetland areas; characteristic of such vegetation are shallow root systems, swollen trunks, or roots growing above soil surface. Wetland soils are dull gray in color due to the lack of oxygen.

A stream or drainage swale in close proximity is a good indicator but not always present.

The U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection defines wetlands as, *"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. "*

A preliminary determination can be made by checking the National Wetland Inventory Maps prepared by the U.S. Fish and Wildlife Service. However, the scale of this information is not suitable for site planning or development purposes. Another general method is the combined use of two basic criteria. These are hydric soils with a slope of one percent or less. Hydric soils are saturated, ponded, or flooded long enough during the growing season to develop conditions that favor growth of wetlands vegetation. On these soils, where there are shallow slopes that do not provide adequate drainage, wetland conditions are likely to exist. A specific wetlands delineation, prepared by a qualified expert, is the best form of determination. Such a study must be approved by the municipality to be acceptable.

Protection of wetlands is important for several reasons. Wetlands play a key role in maintaining and improving water quality by filtering chemical and organic wastes. Wetlands store water during storms and floods, thereby reducing hazards to life and property. Wetlands provide for groundwater recharge. Finally, wetlands are important habitats. Many threatened or endangered plants and animals depend on wetlands for survival.

Ponds

Ponds and their shore areas function in a similar manner to wetlands and wetland margin areas. Whether natural or man-made, ponds moderate stream flow during storms and flood conditions and provide habitat for aquatic life as well as water sources for wildlife. These water bodies are scenic amenities and generally enhance property values.

Pond Shore Areas

Shore areas, measured from shorelines, serve as filters or buffers against potential surface and groundwater pollution that would degrade the water body. In addition to environmental considerations, open space around water bodies has major aesthetic and recreational value.

Woodlands

Woodland resources serve multiple purposes. They moderate environmental conditions, support wildlife as habitat, and provide recreational opportunities. They also have significant aesthetic value. The environmental functions of woodlands are particularly important. Trees and shrubs anchor soil and reduce erosion and sedimentation in streams. The vegetative cover softens the impact of falling rainwater, enables groundwater recharge, and reduces the volume and rate of runoff. Woodlands also play a role in filtering air pollutants and moderating microclimates. Additionally, woodlands provide visual and sound buffering.

Woodlands can benefit from proper timber management and can normally withstand impacts of limited development. However, when woodlands are located in environmentally sensitive areas, such as steep slopes over fifteen percent grade, along tributaries and in floodplains, around wetlands and shore margins, even minor disturbances can lead to serious environmental disruptions. The remaining wooded areas of the Township are integral elements of the community.

In addition to environmental, stormwater management and erosion control considerations, this policy is intended to preserve the sense of wooded areas as elements in the diverse and urbanizing landscape.

Scenic Resources

Views and vistas in Lower Southampton are associated with the valleys along waterways and open lands (primarily views of Playwicki Farm). Remaining views of undeveloped lands and views along local stream valleys are priority scenic resources for the community. As scenic resources are often related to other significant natural resources, scenic value is an important supporting factor when evaluating areas for open space protection. The stone railroad passes in the northern areas are attractive. The residential areas of Lower Southampton Township have a lovely campus-like appearance with many trees and a green appearance.

Geological Features

The *Surficial Geology Map* indicates the underlying geology of the study area. The following discussion of the major geologic formation was taken from the *Geology and Mineral Resources of Bucks County, Pennsylvania* published by the Pennsylvania Geological Survey and the Commonwealth of Pennsylvania in 1959.

Felsic Gneiss, Pyroxene Bearing

This is the predominant underlying geologic formation in Lower Southampton underlying nearly 60% of the township. The formation is a localized occurrence in the larger Baltimore Gneiss formation. Pyroxene occurs locally and in more felsic rocks, quartz and potash feldspar appear.

Chickies Formation

The main body of this formation is gray crystalline quartzite and light buff to white, feldspathic, sericitic quartz schists. This narrow band of quartzite extends westward across Bucks County from Morrisville. The formation is overlain with unconsolidated sediments.

Granite Gneiss and Granite

This formation has formed as granitized areas in the Wissahickon Schist.

Mafic Gneiss, Hornblende Bearing

This formation is part of the larger Baltimore Gneiss formation. The mafic rocks are probably igneous in origin. This gneiss formation combined with the Felsic Gneiss formation underlie 85 percent of the township.

Stockton Formation

This formation is comprised of light colored sandstone, arkosic sandstone, and conglomeratic sandstone. It also includes red to purplish-red sandstone, shale, and mudstone. The formation is porous permitting good surface drainage and good groundwater recharge. The Stockton formation generally provides a reliable supply of groundwater. The formation is suitable for agricultural uses and residential uses if density and coverage requirements are in place.

Wissahickon Formation (Oligoclase Mica Schist)

The Wissahickon Schist is composed of mica schist, gneiss and quartzite in which the proportions of mica, quartz and feldspar vary from bed to bed. The formation is exposed where Poquessing and Neshaminy Creeks have cut through the overlying sediments.

Of extreme significance in the Township is an outcropping of Franklin Limestone. The small outcropping, only a few acres in size, is located on Playwicki Farm in the northeast portion of the township. The limestone contains graphite, plus a large variety of minerals. This site, the Van Artsdalen Limestone quarry, is notable for producing two crystals of blue quartz, a rare mineral. The limestone was historically quarried for agricultural uses.

A detailed investigation of the quarry can be found in the "Playwicki Farm Historic and Natural Resources Inventory and Management Recommendations Report" completed in 1993 by Bucks County Conservancy (now Heritage Conservancy).

Topography

Lower Southampton Township is located in the Piedmont Physiographic Province just above the Fall Line marking the inland extent of the Coastal Plain. Here the topography is gently rolling with steep slopes occurring only along major creeks and waterways. Using soil classifications from the Natural Resources Conservation Service (NRCS) Soil Survey for Bucks County, no soils with slopes greater than 25% were found within the township. Steep slopes are identified on the map contained in this plan. The steepest areas occur along the Neshaminy and Poquessing Creeks and their tributary streams. Limited areas with slopes between 15-25% occur in the northwest regions of the township along Mill Creek and its tributaries. Elevations within the township range from approximately 40 feet Mean Sea Level along the Neshaminy Creek to approximately 290 feet in western portions of the township along County Line Road.

Soils

Two indicator soil characteristics were reviewed to determine vulnerable resources and primary sites for open space protection. Hydric soils, which are soils experiencing permanent or periodic inundation of water or soil saturation to the surface at least seasonally, are mapped as well. In addition, Prime Agricultural Soils were mapped.

Hydric Soils

Soils with hydrologic components are hydric mineral soils. These soils are saturated, flooded or ponded long enough during the growing season (one week or more) to potentially develop conditions suitable to the growth of aquatic vegetation in the soil's upper layers (20"). Approximately 100 acres of hydric soils were identified in Lower Southampton Township and are mapped.

Slow runoff, poor permeability, and high clay content characterize hydric soils. The water table for hydric soils rises to the surface during wet seasons. They are frequently found in concave positions at the base of slopes, in depressions, and in poor drainage areas. Hydric soils do not imply that the area where they are located is necessarily wetlands, but are indicators of possible wetlands. Hydric soils are one of the three major criteria, in addition to hydrology and vegetation, in the determination of wetlands.

Prime Agricultural Soils

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. . ." A recent trend in land use in some parts of the county has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive thereby not able to be easily cultivated. Agricultural soils and farming activities are important considerations in the open space planning process as these resources are important areas to consider for permanent protection.

Prime farmland is defined as having an adequate and dependable supply of moisture from precipitation or irrigation. The temperature and growing season are favorable. The level of acidity or alkalinity is acceptable. Prime farmland has few or no rocks and is permeable to water and air. It is not excessively erodible or saturated with water for long periods and is not frequently flooded during the growing season. The slope ranges mainly from 0 to 6 percent.

The largest areas of prime agricultural soils in Lower Southampton Township occur on identified open space properties. Playwicki Farm, Russell Elliot Park, Tawanka Elementary School and the White Chapel Cemetery contain a majority of the prime agricultural soils within Lower Southampton Township. The largest remaining areas occur in the southeast portion of the township between Street Road and the Pennsylvania Turnpike and in the northwest corner of the township along Stump Road near Mill Creek.

The NRCS, has identified the important farmlands in Bucks County on the basis of soil characteristics. The best agricultural soils in Bucks County (class I and II soils) are located beneath the highly developed areas of lower Bucks County.

Surface waters

Three major creeks drain the township. These major streams are Mill Creek, Neshaminy Creek, and Poquessing Creek. No additional water bodies of significant size are located within the township.

The headwaters of the Poquessing Creek, a major tributary to the Delaware River, begin in Lower Southampton Township. This major creek flows to the Delaware River and is the boundary between Bucks and Philadelphia counties.

Of significance in evaluating open space potential within Lower Southampton is the creek's connection to Fairmount Park in Philadelphia. This extensive park is a significant open space and recreational resource in the region. Coordination efforts with adjoining municipalities, including Bensalem Township, are looking to extend protected areas along the creek and improve recreation access for the benefit of local residents and nearby communities.

No cold water fisheries or exceptional waters have been identified within the Township.

Source: Lower Southampton Township Recreation, Park, and Open Space Plan: 2009

Historical Properties

Southampton was an agricultural community until the 1920s when easy

access to Philadelphia transformed Lower Southampton into a residential suburban community. Responding to this growth, the township split into Upper and Lower Southampton in 1927. Lower Southampton has no properties on the National Register of Historic Places but lists these properties on the county register:

Goal 7-2: Preserve the Township's historic resources.

Bucks County Register of Historic Places

- Willett's Farm, 1547 Bustleton Pike
- Buck Cemetery, Street Road & Fairview Avenue
- Harding Cemetery, Street Road
- Willett Knight House, 1409 Bustleton Pike
- David Newport House, 526 Philmont Avenue
- Vanartsdale—Snodgrass Farm Complex (Playwicki Farm), Bridgetown Pike

Source: Lower Neshaminy Creek Watershed Conservation Plan, Heritage Conservancy, October 2004.

Chapter 8. Land Use Plan

As part of any Comprehensive Plan, the land use component is an integral part of the overall planning effort. Not only area specific properties identified and explored, but general planning objectives are identified that are applicable throughout the Township, especially with respect to projects going through the subdivision and land development process.

Land Use Recommendations

Special Study Areas

1. Street Road

Along Street Road, there are many properties and homes that are currently zoned residential. Since many are being utilized for nonresidential purposes, such as office uses, the Township should explore a new zoning district, which permits low impact uses such

as offices and professional service providers. This approach will provide for better planning by outlining clear standards within the Zoning Ordinance as opposed to matters being handled by the Zoning Hearing Board through the variance process.

Goal 8-1: *Review zoning classification of the residential properties along Street Road and consider a new zoning district, which permits low impact uses such as offices and professional service providers.*



Residential property on Street Road



Residential properties on Street Road

2. Philmont Avenue

Along Philmont Avenue, there are numerous nonresidential businesses, primarily industrial uses. Most significantly, there are major aesthetic concerns along the corridor.

Goal 8-2: *Review land use and zoning along Philmont Avenue, especially with respect to a focus on efforts to improve the visual aesthetics of the corridor.*

Chainlink fencing along the roadway detracts from the visual qualities of the corridor. A lack of streetscape improvements and lack of uniformity in signage also detract from this area of the Township. Permitted uses should also be explored to come up with a vibrant plan for the Philmont Avenue Corridor, which strives to improve the visual aesthetics along the roadway.



Philmont Avenue Corridor



Philmont Avenue Corridor



Philmont Avenue Corridor

3. Bridgetown Pike Corridor

Along Bridgetown Pike, especially in the vicinity of Buck Road, there are several residential properties that have been converted to commercial and office uses. Given the residential nature of Bridgetown Pike and the passive qualities of Playwicki Farm along this roadway, the Township should make every

Goal 8-3: *Maintain the residential character of Bridgetown Pike by discouraging the domino effect of commercial and office conversion of residential properties. Consider an overlay zoning district if necessary in order to achieve this objective.*



Nonresidential development
along Bridgetown Pike

effort to maintain the residential character of Bridgetown Pike by discouraging the domino effect of commercial and office conversion of residential properties. As a result, the Township should resist variances and rezoning requests that do not keep with this vision for the Bridgetown Pike Corridor.

One approach to achieve this objective is through an overlay district, which would incorporate a mix of

permitted uses, including residential, as well as specific design standards. Along the stretch of the roadway where the conversion of the residential properties has taken place, an overlay can be effective in maintaining the residential character of the converted dwellings with appropriate regulations outlined in the ordinance to achieve this objective. In addition, an overlay will establish the limits of residential conversion. With respect to the vicinity of Bridgetown and Bustleton Pikes, land use patterns between the two corridors are not distinguishable. As a result, an overlay could be effective in this area to insure that development patterns are consistent so that this commercialized core does not spill over onto the Bridgetown Pike Corridor, which is trying to maintain a residential character.

Finally, the central location of Bridgetown and Bustleton

Pikes, especially due to the vicinity of Street Road, is conducive to town center elements that can be incorporated in an overlay, such as decorative sidewalks, street lamps, and streetscaping. Adequate lighting should also be a priority along the Bridgetown Pike Corridor.



Nonresidential development
along Bridgetown Pike

4. Brownsville Road Corridor

Along Brownsville Road, there are numerous nonconforming commercial businesses and shopping centers as well as a mix of residential dwellings. As a result, there are a lack of streetscape improvements, no

greenspace between the roadway and parking lot, and significant access and parking issues. In several cases, cars need to back out onto Brownsville Road to exit. Therefore, the Township should review land use and zoning along this corridor, including aesthetics, permitted uses, and design regulations. Given the significant constraints with nonresidential development, an



View along Brownsville Road.

Goal 8-4: *Review land use and zoning along Brownsville Road, including aesthetics, permitted uses, and design regulations, and consider the possibility of an overlay district.*

emphasis to maintain the residential nature of Brownsville Road should be explored.

An overlay district is one way to achieve this objective, which allows for a mixed-use of residential and commercial development.

Incorporated in this overlay concept, town center elements could be implemented, such as sidewalk and streetscape standards.

Overall, the Brownsville Road Corridor requires additional study and zoning considerations due to the varied mix of both commercial and residential development. From an ideal planning perspective, there is often a transition between commercial and residential development with less intense uses, such as offices. In the case of Brownsville Road, however, there is a sporadic development pattern with no transition between the commercial and residential development. This issue is compounded by the more intense commercial development on the Bensalem Township side of the roadway, which should be examined as part of any overlay provisions.

Similar to Bridgetown Pike, variances and rezoning requests that do not meet with the Township's vision for Brownsville Road should be resisted and coordination with Bensalem Township should be a major objective.

Zoning Map Amendments

The following recommendations are for specific amendments to the Lower Southampton Zoning Map and Zoning Ordinance as identified in the 2002 Master Plan. Said recommendations are intended to eradicate existing inconsistencies and eliminate nonconformities.

The following list corresponds to Figure 8-2—*Future Land Use Plan*:

- a. Change R-1 to OS Open Space on Russell Elliott Memorial Park, which is located on Buck Road along the Upper Southampton Township border.
- b. Change R-2 to CH Cemetery District to reflect current land use on this parcel located at Fairview Avenue and Street Road.
- c. Change R-2 to OS Open Space, as this is the Harry W. Fritz Park, an existing Township park accessed off of Mallard Road.
- d. Change R-2 Residential District along Street Road, northwest of Lindbergh Street, to CH Cemetery District to reflect current land use.
- e. Change R-1 to BP Business Professional to reflect current business use of this property which is located on Bustleton Pike, near the Upper Southampton Township border.
- f. Change R-1 to OS Open Space on public recreational facility, the Dolphin Swim Club. Said open space district should continue to permit both passive and active recreational opportunities which would allow for enhancement of the Dolphin Swim Club.

- g. Change R-2 to OS, as this is the Township owned Jay Dunlap Field at Kopper Kettle, located off of Bristol Road.
- h. Change R-1 to OS Open Space on Playwicki Farm. Playwicki Farm is located on Bridgetown Pike along the Northampton Township border.
- i. Change R-2 to OS as this is the municipally owned Louis A. Knauth Park and Senior Center located at Andrews Road and Brownsville Road.
- j. Change R-1 to OS, as these are the Tawanka fields located at the Tawanka Learning Center on Brownsville Road.
- k. Change R-1 Residential to OS Open Space on Bustleton Pike. This parcel is currently undeveloped and was purchased by the Township in 2009 as part of the County Open Space Program.

Source: Lower Southampton Township Master Plan: 2002

General Land Use Planning Recommendations

1. Street Lamps

Along major roadways in the Township, decorative street lamps should be required to improve aesthetics. These should be implemented as part of land development and redevelopment projects. In addition, a public-private partnership with existing properties could be explored to pursue grant funding on behalf

Goal 8-6: *Require decorative street lamps to improve the aesthetic quality of major Township roadways, such as Street Road, according to a Master Plan identifying location and design guidelines.*



An example of a decorative street lamp in the Township.

of the business community. If possible, solar options should be considered. The overall Master Plan should identify location and design guidelines to clearly outline the expectations of the Township to potential developers.

2. Signage

Throughout Lower Southampton Township, there are numerous signs that do not fit with the character of the streetscape, especially along major corridors such as Street Road. As a result, the Township should seek to implement consistent, uniform signage throughout the community, which may involve a careful review of the Township's sign ordinance. The sign ordinance should also be periodically reviewed to insure that it addresses emerging trends in the industry. Uniform street signs should also be considered.

Goal 8-7: *Implement consistent, uniform signage throughout Lower Southampton Township.*



Signage that is out of character with the streetscape.

3. Sidewalks

Providing a pedestrian-friendly community is a goal that Lower Southampton Township should strive to achieve. Therefore, sidewalks should be required as part of subdivision, land development, and redevelopment projects. In addition, the Township should strive to complete sidewalk connections where they currently do not exist with a special emphasis on connectivity, especially at intersections, schools, and municipal properties. During the course of the development process, the argument is often made that sidewalks provide no connection or that they are not logical at a particular location. The goal of an integrated sidewalk network, however, needs to begin with each project with the foresight to envision the long-term objective of a pedestrian-friendly community. Priority areas for sidewalk construction include the following:

- White Chapel Cemetery on Street Road
- Buck Road near Russell Elliott Memorial Park
- Ferderbar Elementary School
- Lower Southampton Elementary School
- Along Bustleton Pike to Industrial Park
- Bridgetown Pike
- Bristol Road
- Brownsville Road

In addition, the Township should develop an overall Sidewalk Master Plan for the Township, which is comprehensive in nature showing existing sidewalks as well as future connections.

Goal 8-8: *Require sidewalks as part of subdivision, land development, and redevelopment projects. In addition, the Township should strive to complete sidewalk connections where they currently do not exist with a special emphasis on connectivity.*



Sidewalk terminates at cemetery on Street Road.

Goal 8-9: *Develop an overall Sidewalk Master Plan for the Township, specifically identifying existing and future connections.*



Sidewalk connection needed in front of Lower Southampton Elementary School.

4. Parking Requirements

In many cases, development projects are approved resulting in properties that are developed with too much parking. This is a result of parking standards that are excessive. Consequently, the Township is impacted by parking lots with excessive amounts of blacktop thereby increasing stormwater runoff, decreasing the amount of green space, and detracting from the visual aesthetics of the business. Therefore, the Township should implement parking requirements that maximize green space and minimize the number of spaces necessary to provide for the use, including consideration of reserved and shared parking arrangements.

Goal 8-10: Implement parking requirements that maximize green space and minimize the number of spaces necessary to provide for the use, including consideration of reserved and shared parking arrangements.



K-Mart property showing a parking lot with no improvements.

5. Streetscape Improvements

Along major corridors of the Township, such as Street Road, Bustleton Pike, Bristol Road, Brownsville Road and Philmont Avenue, a lack of streetscape improvements detract from the visual qualities of the corridor. As a result, the Township should require greenspace along property frontages, street trees, landscaping, and parking lot islands as part of the land development process. In addition, public-private partnerships should be explored to implement streetscape improvements at existing businesses. Perhaps with support of the businesses, the Township could pursue grants on behalf of the business community to assist with these beautification efforts. Ordinance changes should also be explored to outline criteria that achieve this purpose, such as requiring solid fencing in industrial areas of the Township.

Goal 8-11: Require streetscape improvements to enhance the aesthetic qualities of the Township, especially along major corridors such as Street Road, Bustleton Pike, Bristol Road, Brownsville Road and Philmont Avenue, according to an overall Master Plan identifying location and design guidelines.

In addition, the Township should develop an overall Master Plan identifying location and design guidelines with respect to streetscape improvements. During the course of the land development process, there is often uncertainty with respect to where improvements should be required and the types of trees that should be planted, for example. As a result, with a Master

Plan, developers will know the expectations of the Township before a property is developed. This will eliminate discussions about fees-in-lieu of improvements, which often result due to

the uncertainty of what is required. In addition, when developers know up front what is expected, issues related to the location of streetscape improvements and conflicts with engineering can be avoided early in the process. Finally, when there is a clear plan, the Township won't miss opportunities to make streetscape improvements at desired locations.



Lack of green space along major Township corridors detracts from the streetscape.



Landscape islands improve parking lot design.

6. Gateway Improvements

Every effort should be made to implement improvements through Township ordinances, including signage and landscaping, to beautify the gateways to Lower Southampton. Since the gateways are the first thing people see when entering the Township, they should promote a positive, aesthetic image of the community, including both the residents and the businesses. A Beautification Committee could also be established to assist with this effort.

Goal 8-12: Implement improvements, including signage and landscaping, to beautify gateways to the Township.



Township gateway at Street Road and Philmont Avenue.

7. Mixed-Use Zoning

In the BP-Business and Professional District, single-family apartments are permitted “in combination with any of the permitted nonresidential uses; provided, that such apartment shall have a minimum floor area of at least 600 square feet.” Given the nature of some of the small businesses along Bustleton Pike and Bridgetown Pike, which are located in the C-Commercial District, the Township should consider reviewing zoning requirements with respect to mixed-uses and consider permitting residential apartments with commercial uses in the C-Commercial District. This change is a positive economic development initiative, which provides small business owners with additional income to insure viability.

Goal 8-13: Review Township zoning requirements with respect to mixed-uses and consider permitting residential apartments with commercial uses in the C—Commercial District.



View showing some of the businesses along Bustleton Pike.

8. Shopping Center Revitalization

Throughout the Township, shopping center revitalization should be encouraged, especially at small strip centers. Where possible, public-private partnerships should be pursued to implement façade upgrades and other aesthetic improvements such as greenspace along roadways, street trees, and landscaping. Other necessary improvements include reducing access points, parking lot striping, curbing, and sidewalks. In order to achieve this goal, the Township should establish clear guidelines as well as a program for financing, which may be implemented through low-interest loans from the Township. Finally, ordinance bonuses could be considered if a developer implements streetscape improvements, such as opportunities for increased building coverage.

Goal 8-14: Encourage shopping center revitalization throughout the Township, especially small strip centers. Pursue public-private partnerships to implement façade upgrades and other aesthetic improvements.



Shopping center with potential for revitalization and aesthetic improvements.

9. Senior Housing Options

As stated in *Chapter 1—Goals and Objectives*, Lower Southampton Township should “encourage the development of creative senior citizen housing options to accommodate an aging population.” As a result, the Township should review their zoning requirements to provide regulations with respect to in-law suites and other accommodations.

Goal 8-15: Review Township zoning requirements to insure that there are adequate senior citizen housing options to accommodate an aging population, including options such as in-law suites.

10. Commercial Zoning Designations

In Lower Southampton Township, there are three commercial zoning designations, which include the following: C—Commercial, CC—Controlled Commercial, and CS—

Planned Business. In each district, the permitted uses are different. In order to direct development to the appropriate areas of the Township, the zoning requirements of each district should be analyzed. For example, certain areas of the Township may be more appropriate for different types of commercial and nonresidential development. As a result of this review, the Township may discover that commercial zoning districts can be consolidated or that the creation of new districts may be appropriate.

Goal 8-16: Review zoning requirements with respect to the numerous commercial designations to insure that development is directed to the appropriate areas of the Township and that it is consistent with current land use trends and patterns.

Currently, the development pattern of commercial areas of the Township is out of sync with current land use trends. Many uses are not even accounted for in the Zoning Ordinance resulting in projects being approved by the Zoning Hearing Board through the variance process. In addition, design criteria should be evaluated to be consistent with current development trends. Overall, these emerging trends and patterns should be reevaluated and development directed towards the appropriate commercial areas of the Township, such as Street Road and along other commercial corridors.

11. Cultural Arts Center

Lower Southampton Township should consider an appropriate location for the establishment of a cultural arts center in the community. This facility would enable the

cultural arts to be brought together thereby increasing awareness of the diversity within the Township, including all forms of art, dance, and other artistic talents. Community events can be held and exhibits displayed to showcase the talents of Lower Southampton residents. In addition, events can be held on a more regional level and beyond thereby promoting the Lower Southampton community as the focal point.

Goal 8-17: Implement a cultural arts center in the Township thereby increasing awareness of the artistic diversity within the community.

Economic Development

As part of any land use component, economic development is an integral element. Fostering a positive relationship with the business community is vital to these efforts.

Successful businesses result in vibrant centers and eliminate vacant properties throughout the community. As a result, incorporating the economic development initiatives of the Bucks County Comprehensive Plan serves as a framework to implement this strategy in Lower Southampton. When considering land development and redevelopment projects, as well as with any dealings with the business community, these goals and objectives should guide the Township. Specifically, these include the following:

Goal 8-18: *Implement the economic development initiatives of the Bucks County Comprehensive Plan thereby fostering a positive relationship with the business community. Economic development initiatives should also be considered by the Township, including a committee and/or economic development plan.*

ECONOMIC ACTIVITY

GOAL: *Pursue a diversified and stable economy that provides business and employment opportunities for all segments of the county population and is compatible with growth management and quality of life objectives.*

- ***ECONOMIC PLANNING: COORDINATION, COOPERATION, AND IMPLEMENTATION***
Objective: Promote economic growth through sound planning, coordination, cooperation, and implementation.
- ***ECONOMIC BALANCE/DIVERSITY***
Objective: Create and maintain an economic environment that fosters balance and diversity.
- ***EDUCATION AND TRAINING***
Objective: Encourage adequate educational and training opportunities and facilities.
- ***BUSINESS ATTRACTION/RETENTION/ EXPANSION***
Objective: Maintain and enhance investment, business, and employment opportunities.

Source: Bucks County Comprehensive Plan



Economic development efforts are vital to a strong, vibrant business community. If not implemented, vacant properties could be the end result.

Chapter 9. Surrounding Municipalities

Lower Southampton Township is bordered by the following:

- South – City of Philadelphia & Lower Moreland Township
- West – Upper Southampton Township
- East – Bensalem Township
- North & Northeast – Middletown Township
- Northwest – Northampton Township

An overview of each municipality, including the City of Philadelphia, is as follows:

City of Philadelphia

The City of Philadelphia, as laid out by William Penn, comprised only that portion of the present city situated between South and Vine Streets and the Delaware and Schuylkill Rivers. In fact, the city proper was that portion between High (Market) Street and Dock Creek. Here is where the pioneers dug caves in the banks of the Delaware or built huts on the land higher up. Meanwhile, the women equally busy in their sphere, had lighted their fire on the bare earth, and having "their kettle slung between two poles upon a stick transverse," thus prepared the meal of homely and frugal fare for the repast of diligent builders.

Native Americans were more or less present, either as spectators of the improvements then progressing, or, venders of their game and venison from the neighboring wilds. The Swedes and Dutch, who were the earliest settlers, as neighbors, brought their productions to market as a matter of course.

Settlements were made, however, outside of these boundaries, and in the course of time they became separately incorporated and had separate governments, making congeries of towns and districts, the whole group being known abroad simply as Philadelphia. Several of these were situated immediately contiguous to the "city proper": Southwark and Moyamensing in the south, and Northern Liberties, Kensington, Spring Garden and Penn District to the north, and West Philadelphia to the west — all of which were practically one town continuously built up.

Besides these, there were a number of other outlying townships, villages and settlements near the built-up town, though detached from it. Among these were Bridesburg, Frankford, Harrowgate, Holmesburg, the unincorporated Northern Liberties, Port Richmond, Nicetown, Rising Sun, Fox Chase, Germantown, Roxborough, Falls of Schuylkill, unincorporated Penn township, Francisville, Hamilton Village, Mantua, Blockley, Kingsessing and Passyunk.

Some of these also became absorbed in the extending streets of the congeries of towns of which Philadelphia was composed, and in 1854 they were all consolidated under one municipal government, the boundaries of which are coincident with those of the old county of Philadelphia. In the earlier times, some of the districts mentioned had marked characteristics, but these have mostly passed away.

Southwark, immediately on the river front, was marked by great wood-yards for supplying fuel before the days of anthracite coal, also by the sheds and yards of boat-builders and mast-makers, and by ship-builders' yards down to the site of the United States Navy Yard.

A great many of the Southwark dwellings were inhabited by sea captains and seafaring men, and down to quite a recent period a considerable portion of its inhabitants were the families of seagoing people and "watermen." The wood-yards, mast and shipyards have gone to other localities, and their old sites are now occupied by commercial warehouses, extensive sugar refineries, the wharves and depots of the sugar, molasses and West Indies trade, the great grain warehouses, elevators and shipping-piers of the Pennsylvania R.R. Co., the wharves and depots of the American and Red Star lines of ocean steamships. The district was also characterized by the extensive machine-shops and iron-works of Merricks, Morris & Tasker, Savery and others, as well as by the mechanical work promoted by the navy yard, which was situated at the foot of Federal Street, previous to removing to League Island.

The Northern Liberties also had its great cord-wood wharves and yards along the river front, and extensive lumber-yards. The wood-yards have mostly disappeared, and have given place to large markets for farm-produce, commercial warehouses, railroad landings, depots and shipping wharves. Some of the lumber-yards remain, however. This district was also characterized, particularly along Second Street, by its farmers' market-yards for the wholesale trade in butter, eggs, poultry, meats, vegetables and other products of the farms of the adjacent country. Some of the fine old market-taverns and produce-yards still remain, but their marked characteristics have become obscured by the spread of the great city.

Long before the consolidation of the Northern Liberties into the city Second Street was famous for its fine retail shops, and Third Street was the site of a large wholesale trade in groceries, provisions and leather. Second Street is now lined by a double row of retail stores along nearly its entire length, not only in the old Northern Liberties, but for miles below and above. Pegg's Run and Cohocksink Creek, which flowed through the Northern Liberties, were the sites of numerous extensive tan-yards. One of the pioneer mills in Philadelphia's great industries, the Old Globe Mill, was near the line of the Northern Liberties, Germantown Avenue below Girard Avenue. The Northern Liberties embraced what are now the Eleventh, Twelfth and part of the Sixteenth Wards of the city.

Kensington was a ship- and boat-building district, and another considerable portion of its old time inhabitants were fishermen engaged in supplying the Philadelphia markets. Kensington, however, soon got into the iron and steel manufacture, and the building of steam-machinery, the outcropping of which may be seen in the large works now in operation there and on the river front above. Kensington embraced part of the present Sixteenth, Seventeenth and Eighteenth Wards.

Spring Garden District, which is now characterized by extensive manufacturing establishments of nearly all descriptions — among them the great Baldwin Locomotive Works and Powers & Weightman's chemical laboratory — and for its masses of handsome dwellings, was, in the old time, one of the most pleasant suburbs of Philadelphia and the principal dwelling-place of the Ancient and Honorable Fraternity of Butchers or Victuallers.

Port Richmond, occupying the Delaware River front to the north and northeast of Old Kensington, was brought into prominence by the establishment at that point of the tidewater terminus of the Reading R.R. Co. for its immense coal traffic by sea. This at once began to improve the unproductive land in the vicinity; for the shipping-piers, the coal-depots, the engine-houses, workshops, offices, etc., were accompanied followed by a large increase of population the erection of dwellings, great activity and rapid progress in all respects. The coal trade built it up in the first place, but the district is now the centre of a manufacturing trade that has but few superiors in the United States.

The other districts and villages now incorporated in the city have been built up so that they now in fact, as in name, the city itself.

Source: www.ushistory.org

Lower Moreland Township

The Lower Moreland Township has not always resembled the model of modern suburban living that it composes today. Even before the automobile zoomed through the busy intersections in the historic Bethayres section of Lower Moreland, farmers laden with goods trudged their way, in horse and buggy, up an already established Route 232, Huntingdon Pike, stopping perhaps at the Lady Washington Inn for a short retinue from the midday heat. Although it was only one Township in those days, Lower Moreland was already separating itself as a residential haven and center for early Pennsylvania industrialism, such as the wheelworks and blacksmiths that dotted the corridor of Route 232. Glancing into our past, Lower Moreland residents can be proud of their town's historical significance and heritage.

Although still a colony of Great Britain, the unique characteristics of American life were starting to take shape in the lands of Pennsylvania, granted to Sir William Penn by the King of England himself. In 1684, as Penn began to resolve the matters of his own estate, he chose to save one parcel of land for a close friend of the family, Nicholas Moore, a prominent London physician, and on June 7th 1684, the lands which now comprise Upper and Lower Moreland were granted to Moore and deemed the "Manor of Mooreland." Predating the existence of Montgomery County itself, it was not until 1784, at the founding of Montgomery County, that the area changed its namesake to Moreland Township, and remained this way until the end of the nineteenth century. Although the area experienced tremendous residential and commercial growth throughout its first hundred years as a part of Montgomery County, Moreland Township remained, in majority, home to numerous farms and mills, especially along the thriving banks of Pennypack Creek, located near Terwood Road. Historically, it was not until January 3rd of 1917 that the modern day municipal designation, The Township of Lower Moreland, was bestowed to this area, as residents hoped to save expenditures by dividing old Moreland Township into two recognized municipalities, each with its own system of government and enumeration of laws.

Unlike many places with less than 15,000 residents, the rich history of Lower Moreland can compare to that of anywhere in all of Montgomery County. A center of busy commuter travel during the 17th and 18th century, the Lower Moreland of the twentieth century slowly saw the conversion of a farming community to the development of manufacturing, and commercial industries. The preeminence of the flour and sawmills soon gave way, and Lower Moreland exploded into the baby-boomer years between the late forties and early sixties.

In 1950 Lower Moreland possessed only 2,245 residents as counted by the US Census Bureau, but by 1970 that number spiked dramatically to 11,746 people; this growth ushered in the tremendous modern day appeal that Lower Moreland possesses for young couples entering the market for a place to live. In 1948, as a testament to its steady historic growth, Lower Moreland achieved First Class Township status.

Source: www.lowermoreland.org

Upper Southampton Township

Southampton, PA is a namesake of Southampton, England, the seaport from which adventurous followers of William Penn sailed to the Province of Pennsylvania. By 1685, Southampton was recognized by the Provincial Council as a township, and the lands within its borders had been allocated to thirteen original purchasers: John Luff, John Martin, Robert Pressmore, Richard Wood, John Jones, Mark Betres, John Swift, Enoch Flowers, Joseph Jones, Thomas Groom, Robert Marsh, Thomas Hould and John Gilbert, whose tracts were delineated on a Map of the Improved Part of the Province of Pennsylvania drafted by Thomas Holme, Penn's Surveyor General. Southampton's boundaries at that time extended eastward to Bensalem, and it was not until 1929 that the township was divided into Upper Southampton and Lower Southampton.

In order to ensure peaceful coexistence with the Indians residing in this region, Penn purchased the land with wampum and other valuable commodities including items of clothing, fish hooks, axes, knives and other useful tools.

The area between the Pennypack and Neshaminy Creeks, encompassing Southampton Township, was conveyed by the Lenni-Lenape Chief Tamanend to William Penn by Deed dated June 23, 1683.

Many of the first English settlers were Quakers who fled religious persecution, and it was a group of dissident Quakers who joined with members of the Pennypack (a.k.a. Lower Dublin) Baptist Church to form the Southampton Baptist Church, which was constituted in 1746. Dutch colonists arrived in Southampton in the 1700's – the Vandikes, Vansandts, Vanartsdalens, Cornells, Krewsons and Hogelands – who migrated south from Long Island, New York and settled in Smoketown, later to be called Churchville after the North and Southampton Reformed Church erected on Bristol Road. The churchyards adjacent to the Southampton Baptist and North and Southampton Reformed Churches contain graves of patriots who fought in the Revolutionary War.

Farming was the way of life for most Southampton residents throughout the 18th and 19th Centuries, and roads were constructed from farm to mill, to market and to church. Second Street Pike was the thoroughfare used to carry produce by horse and wagon to the markets in Philadelphia. In the mid 1800's the villages of Davisville, Churchville, and Southamptonville (formerly "Fetter's Corner") sprouted at the various crossroads in the township, and Second Street Pike became a toll road.

The railroad arrived in the 1870's and brought with it many changes. "Southamptonville" was shortened to Southampton, and farmers now had a faster and more efficient way to market their milk and produce. Tradesmen and craftsmen opened shops along Second Street Pike, and residents began commuting into Philadelphia.

Changes continued through the 20th Century. Electricity and telephone lines were installed, and Street Road has been widened and a railroad overpass constructed, necessitating the removal and/or demolition of the toll house, several shops and residences.

Public education began in the mid 19th Century and one-room schoolhouses once stood at Street Road and Gravel Hill and on County Line Road just west of Buck Road. Southamptonville's former one-room schoolhouse has been enlarged to such an extent that it is no longer recognizable as such, but stands in its original location on the south side of Street Road near the railroad overpass. The first public school in the village of Davisville, known as the Davisville Seminary, remains on its original site on the South Side of Street Road – next to the Dairy Queen. The Seminary was used in more recent times as an overflow classroom for the "stone school," which was previously C.H.I. Institute and now is a daycare. In 1929, the township was divided into Upper and Lower Southampton, and Upper Southampton joined with Warminster to form the Centennial School District.

Source: www.southamptonpa.com

Bensalem Township

Bensalem Township, an area of 21 square miles, is the buffer township between Philadelphia on the West and the rest of Bucks County on the East and Northeast. Through it pass four of the most important arteries of transportation in the United States --- Interstate 95, U.S. Route No. 13 (Bristol Pike), U.S. Route No. 1 (the Lincoln Highway) and the Eastern Extension of the Pennsylvania Turnpike.

There have been many discussions and controversies about the derivation of the name "Bensalem." As far back as 1692 a portion of the name "Salem" appeared in provincial records in connection with surveys and grants of land and some time between that year and 1701 the prefix "Ben" was added. There have also been discussions about the meaning of the name. One historian suggested that the name meant "hill of peace" or "peaceful mount," while others maintained that it meant "son of peace." The last mentioned interpretation seems the most logical, as Joseph Growden, who came to America from the Country of Cornwall in England around 1692 and received a grant of five thousand or more acres of land in Bensalem Township from William Penn, called his vast estate the "Manor of Bensalem," probably in honor of William Penn, a "son of peace."

The Dutch, the Swedes and the English, as a study of the names of the early residents will show settled Bensalem Township. Among the Dutch were such names as Van Bandit, Van der Grift, Van Kirk and Van Artsdalen. These names, in this new country under the English became Vansant, Vandergrift or Vandegrift, Vankirk and Vanartsdalen-and if you look, you will find these names in local phone books. Among the English names that show up in the old records of Bensalem Township are Allen, Baldwin, Williams, Gibbs, Reed and many others. With the heavy influx of new residents during the late 1950's and 1960's there was an infiltration of names whose bearers come from or they are descendants of people who came from almost every state of the Union, in every city, town, township and county of this country of ours.

The Township was not incorporated within its boundaries; it consists of a group of communities, each with its own identity and community life, including churches, schools, fire companies and other community activities, joined together in one large municipal body called a township.

Bristol Pike, which runs parallel with the Delaware River in the southern part of the Township, was also known as "The Kings Highway," was the first road cut through Bucks County by order of the Provincial Council and a number of the milestones are still standing.

After exiting Philadelphia on the Pike, you enter Andalusia and traveling further comes what was previously named "Cornwells Heights," which for a number of years, had its own post office named Maud and its Pennsylvania Railroad named Cornwells. Later, the name of the post office was changed to Cornwells, and still later, about 1912, a development of homes was called Cornwells. That name was used for the entire township until March 19, 1979, when the post office changed to "Bensalem," which it remains today.

Source: www.bensalemtwp.org

Middletown Township

Although formally established as a Township in 1692, Middletown Township was well established by 1682 when William Penn and his surveyor, General Thomas Holme drew the City of Philadelphia. In 1692, Bucks County was divided into five townships: Middletown, Makefield (now Upper and Lower Makefield); Buckingham (now Bristol Borough and Bristol Township), Falls, and Salem (now Bensalem). Because this township was in the middle of the five townships, Middletown became its name.

The early settlers were Swedes. Dutch, English, Welsh, Quakers, Germans, Scots and Irish immigrants. The Swedes and Dutch were the first to settle in the area since the Delaware Valley climate closely resembled that of their native countries. Until the late 1800s, Middletown included the boroughs of Pennndel, Hulmeville, Langhorne, and Langhorne Manor, when these entities split from the Township.

Early settlements in Langhorne Terrace and Parkland, because of their proximity to the Neshaminy Creek, were developed as communities of summer homes. Other communities grew along transportation routes. The largest urban development in the Township during the early 1700's was Attleboro (now Langhorne) that developed along the rail line.

Most of Middletown remained a farming community until the latter part of the 1800s. Because the rail line stopped in Langhorne, Woodbourne, and Glen Lake, and automobiles made transportation easier, Philadelphians began migrating from the city for the rural farmlands. Of course, the largest explosion of housing in the Township came in the late 1950's when William Levitt built Levittown.

The Township is also the home of approximately 120 historically significant sites, including the Beechwood Manor home on the Woods Schools property, the "Wistar House" on New Falls Road, and the Wildman House on Langhorne-Yardley Road, a stop for runaway slaves fleeing north to freedom on the Underground railroad.

Since that time, Middletown Township has grown in terms of residential housing and commercial development. The county's largest mall, Oxford Valley, is located in Middletown along with the Sesame Place amusement park.

Source: www.middletowntwpbucks.org

Northampton Township

Northampton Township's first settlers were immigrants from England who arrived with William Penn. It was the English who gave the Township its name, calling it after Northamptonshire, a town outside of London. The municipality was officially organized in 1722 when a petition was filed with the court to form a township. Like neighboring Warwick Township, Northampton was formed from the land left over after the formation of Hilltown, New Britain, Plumstead, and Warrington Townships.

The Dutch immigrants who followed the English in the years prior to the Revolution also left their mark on the Township. The area known later as Churchville was first settled by the Dutch and was originally called Smoketown because of the Dutch pipe smokers who lived there.

Both Dutch and English immigrants lived in Richboro, which was the name of the area at the intersection of Second Street Pike and Bustleton Pike. Richboro was one of five villages located in the Township in the early days. Addisville, the crossroads community at Almshouse Road and Second Street Pike, was located not far from Richboro. Jacksonville, in the western part of the Township, was small and contained only four houses and a blacksmith shop. Rocksville, now known as Holland (another reflection of the Dutch influence) was the site of a flour mill. The fifth village, Churchville, was so named when the North and Southampton Reformed Church was built there in 1816.

Richboro has had several names during its 250-year history. Originally known as Bennet's and later as Leedomville (the Bennets and the Leedoms were both

prominent Northampton families), the town was known more recently as Black Bear because of the Black Bear Tavern located there. The origin of the name Richboro is unclear. Nearby Addisville was the site of the White Bear Tavern, which exists today as the Spread Eagle Inn.

The population of Northampton in 1784 was 813. The Township had 108 houses and 106 other buildings in that year. Northampton continued to grow by about 100 people per decade until it reached more than 2,000 people in 1860, then declined to 1,500 in 1900. The Township's economy thrived because of its excellent farmland. Agriculture was supplemented by a thriving livestock industry which continued in the Township until the livestock industry moved to the western part of the U.S.

Second Street Pike, which is still one of the Township's major thoroughfares, was originally an extension of Second Street in Philadelphia. Stagecoaches traversed this route to New Hope where travelers got the ferry to New York.

One of the Township's (and the county's) most notable citizens was Henry Wynkoop, the descendant of one of the early Dutch settlers. Wynkoop was born in Northampton in 1737. A personal friend of many Revolutionary leaders, including George Washington, Wynkoop was active during the Revolutionary War and later was elected to several public offices. He became the first judge of the Court of Bucks County in 1777. At that time, the district included not only Bucks County but also other counties in the Philadelphia area, so Wynkoop would travel from county to county to preside over the courts in each county. Bucks County's courthouse was located in Newtown during Wynkoop's term, so he did not have far to travel to the Bucks County bench. The Wynkoop family originally owned 544 acres in the Township, and members of the family lived in Northampton for

more than 200 years. Wynkoop is buried in the cemetery on Second Street Pike in Richboro.

Source: Northampton Township Comprehensive Plan, 1999.

Land Use Analysis: Adjoining Municipalities

Upon reviewing the uses of adjoining municipalities along the border of Lower Southampton Township, there are no major land use conflicts. In many municipalities, it is not uncommon for intense, commercial or industrial uses to directly abut residential zoning in other Townships. Land use and zoning is often uncoordinated with neighboring municipalities, which results in land use conflicts and traffic issues.

Goal 9-1: *Encourage coordination with neighboring municipalities on land use and transportation issues, especially with respect to Bensalem Township and the City of Philadelphia.*

Along the border with Northampton Township, residential properties exist on both sides of Bridgetown Pike. Along Stump Road and the Upper Southampton Township border, there are residential properties as well with no land use conflicts. Along the County Line Road corridor, Lower Moreland Township and the City of Philadelphia provide residential uses along with Lower Southampton Township. Sunset Memorial Park borders Lower Moreland and is certainly compatible with the surrounding residential uses. Middletown Township shares many of the same land use characteristics as you enter the Township from Bridgetown Pike or Brownsville Road.

Of particular focus are the uses on both sides of Brownsville Road along the border with Bensalem Township. Along this roadway, there are retail and office uses in both Townships, which are located across from and adjacent to residential properties in an uncoordinated pattern. Lower Southampton and Bensalem Township should engage in discussions to coordinate land uses along this corridor by examining zoning and permitted uses. Not only will this reduce land use conflicts, but it will also alleviate traffic issues thereby improving the quality of life for all residents and businesses in the area. With respect to the City of Philadelphia, it is recommended that land use and traffic issues be coordinated in the vicinity of Bustleton Pike and Philmont Avenue for the same reasons.

Overall, Lower Southampton Township should engage all of their neighbors in discussions with respect to proposed development and traffic projects. Land use decisions have many impacts that have no boundaries, especially related to traffic. If all municipalities engage in an open dialogue, these potential impacts can be minimized, which is an overall benefit to the community as a whole.

Chapter 10. Water & Sewer Resources

In Lower Southampton Township, public sewer is provided by the Lower Southampton Township Sewer Authority. Public water service is provided by the Bucks County Water and Sewer Authority. To provide background, the following information is from the Bucks County Water and Sewer Authority website:

Goal 10-1: Provide modern, efficient, and cost effective water and sewer services to the residents of Lower Southampton Township.

Bucks County Water & Sewer Authority

BCWSA is an independent, non-profit agency, created in 1962 under the Pennsylvania Municipal Authorities Act to provide water and sewer services in the State of Pennsylvania. BCWSA is one of the largest water and sewer authorities in the Commonwealth of Pennsylvania serving more than 78,000 accounts and 385,000 people in both the Bucks and Montgomery County areas. All income to operate the authority is derived directly from service revenues by customers using water and sewer.

About the Authority

Mission Statement

To provide quality service in an environmentally safe manner at an affordable rate.

Goals of the Authority

- To maintain our commitment to affordable rates and excellent service levels.
- To meet or exceed all environmental and public health standards.
- To continually seek and identify cost saving procedures without sacrificing quality.
- To educate our customers, our neighbors, and the children in our communities that water is a limited resource and should be treated as one of our most valuable commodities.

What is an Authority?

An Authority is an independent agency created by a governmental body to carry out a certain enterprise function.

There is no tax money involved in the operation of an authority. All income is derived by billing the people who use the services. As a result, anyone not using the service does not pay toward it. This is known as "user pays."

By the same token, this is why tax money can not be used to help offset the cost of sewer installation as some people have suggested.

When the cost of a project is determined, the Authority borrows the money by floating a bond issue and then pays off the bonds through the fees charged to the customers for installation and use.

And here is the good news. An Authority charges the customers only what it costs to operate the service. It is a non-profit agency carrying out an enterprise function thereby giving its customers the best service at the lowest cost.

The Bucks County Water and Sewer Authority was created by the County Commissioners in 1962 under the Pennsylvania Municipal Authorities Act to assist local municipalities with the installation of water and sewer service in the State of Pennsylvania.

Water Conservation Tips

Homeowners can significantly decrease the amount of water used each day by following just a few simple "tips" for water conservation. Conserving water not only helps the environment, it also helps save money. Please call our office to receive a free water conservation kit.

Goal 10-2: Encourage water conservation throughout the Township.

Ten Simple Tips for Conserving Water Inside:

1. Run the dishwasher and clothes washer only when fully loaded.
2. Defrost frozen food in the refrigerator or in the microwave instead of running water over it.

3. When washing dishes by hand, use two basins - one for washing and one for rinsing rather than let the water run.
4. Repair dripping faucets. Dripping faucets can waste about 2,000 gallons of water each year.
5. Use low-flow faucets, showerheads, reduced-flow toilet flushing equipment, and water saving appliances such as dish and clothes washers.
6. Check for leaky toilets. Leaky toilets can waste as much as 200 gallons each day. You can test your toilet for a leak by adding food coloring to the tank. If the toilet leaks, color will appear in the toilet bowl within 15 minutes.
7. You can reduce the amount of water an older toilet uses by placing a half-gallon plastic jug in the tank.
8. Take a look at your water meter while no water is being used in your house. If it goes up, you obviously have a problem! This can also help you locate underground service leaks.
9. Take short showers instead of baths and avoid letting faucets run unnecessarily.
10. Keep drinking water in the refrigerator instead of letting the tap run while you wait for cool water.

Ten Simple Steps for Conserving Water Outdoors:

1. Do not over-water your lawn or garden. Over-watering may increase leaching of fertilizers to ground water.
2. Don't water your lawn during the hottest part of the day or when it is windy. This will prevent water loss from evaporation.
3. Set mower blades one notch higher since longer grass means less evaporation.
4. Use a broom, rather than a hose, to sweep up driveways and sidewalks.
5. Never dump anything down storm drains.
6. Wash your car with a bucket of soapy water and use a nozzle to stop the flow of water from the hose between rinsing.
7. Check for leaks in outdoor faucets, pipes and hoses.
8. Prevent the creation of leaks by shutting off and draining water lines to outside spigots in the winter.

Source: www.bcwsa.net

In the Bucks County Comprehensive Plan, goals and objectives are identified along with policies for implementation. Broad goals and objectives are identified below, which Lower Southampton Township should strive to implement:

Goal 10-3: Implement the goals, objectives, and associated policies of the Bucks County Comprehensive Plan related to water and wastewater planning.

- Maintain an adequate long-term supply of water for domestic, commercial, industrial, and agricultural uses.
- Maximize the efficiency of water supply systems.
- Protect and enhance the quality of surface water and groundwater resources in Bucks County.
- Coordinate water resources planning with other infrastructure and basic services, natural resources, and recreation planning.
- To protect public health and natural resources and prepare for the wastewater facilities needs of the future.
- Coordinate wastewater facilities planning, land use planning, and water supply planning, encouraging consistency with the development district concept.
- Promote the selection of environmentally sound and cost-effective wastewater treatment disposal technologies.
- Promote proper operation and maintenance of existing and future wastewater systems.
- Promote the correction of malfunctioning wastewater treatment systems and the upgrading of treatment levels where necessary.

Water and Sewer Service Areas

On Figure 10-1, *Generalized Water and Sewer Service Map*, areas not served by public water and sewer are identified. Where

possible, every effort should be made to connect properties to public water and sewer, especially as a requirement of subdivision and land development projects. Public systems are a more reliable alternative, reduce health risks, eliminate the need to replace septic tanks, and provide a constant supply of water for drinking and fire protection.

Goal 10-4: Provide public water and sewer to underserved areas of the Township, especially as a requirement of subdivision and land development projects.

Chapter 11. Implementation Strategy

With any planning document, goals and objectives are nothing more than an ideal if there are not strategies to see them through to implementation. Although goals change over time as a result of shifts in priorities, unexpected needs, and financial limitations, clearly identifying them serves as a framework for future years. Clearly, not all goals can be implemented at once. Furthermore, strategies to achieve the end result may change over time. The following, however, outlines the goals and objectives throughout this document with a starting point for implementation. Most importantly, they should be reviewed on a periodic basis since a Comprehensive Plan should serve as a “living” document to guide Lower Southampton Township into the future.

Community Vision

Goal/Objective	Implementation Strategy
1. Encourage economic vitality through land development projects which meet required design guidelines and are consistent with established neighborhoods and land use patterns while preserving the community's suburban and urban landscapes, which make Lower Southampton Township a unique, safe, affordable, user-friendly, clean, and desirable place to both live and work.	This goal should stand as a guiding principle for Lower Southampton Township, especially during the course of the subdivision and land development review process.
2. Encourage the preservation of existing neighborhoods as well as the protection of existing established areas to preserve the quaint character and functionality of the community.	This goal should stand as a guiding principle for Lower Southampton Township, especially during the course of the subdivision and land development review process.
3. Encourage new development consistent with the scale of established land uses while preserving the character, attractiveness, and developed nature of existing neighborhoods in addition to proximate land uses.	This goal should stand as a guiding principle for Lower Southampton Township, especially during the course of the subdivision and land development review process.
4. Encourage pride in the community, which results from continually striving to improve the quality of life for all residents of Lower Southampton Township.	This goal should stand as a guiding principle for Lower Southampton Township, especially during the course of the subdivision and land development review process.

Community Facilities

Goal/Objective	Implementation Strategy
1. Provide for a range of quality public services such as schools, libraries, recreational facilities, public safety/emergency services and ensure the adequacy of same to accommodate existing and future populations.	This goal should stand as a guiding principle for Lower Southampton Township.
2. Provide and preserve a quality public education system that can accommodate the residential population.	This goal should stand as a guiding principle for Lower Southampton Township.
3. Provide additional recreation and open space to meet population needs.	Implement the <i>Lower Southampton Township Open Space Plan</i> .
4. Provide ample active and passive recreational facilities in proximity to all residential communities with indoor and outdoor recreation options, which is cost effective. Public-private partnerships should be explored to meet these needs.	Implement the <i>Lower Southampton Township Open Space Plan</i> .
5. <i>Goal 6-1</i> - Provide adequate community facilities with ample parking to effectively service the needs of Township residents and the business community.	This goal should stand as a guiding principle for Lower Southampton Township.
6. <i>Goal 6-2</i> - Provide adequate resources to protect life, property, and the emergency health care needs of Lower Southampton Township.	This goal should stand as a guiding principle for Lower Southampton Township.
7. <i>Goal 6-3</i> - Work in a cooperative fashion with the Neshaminy School District in order to maintain an excellent educational system for current and future generations.	This goal should stand as a guiding principle for Lower Southampton Township.
8. <i>Goal 6-4</i> - Maintain efficient, modern, and user-friendly library facilities to meet the needs of all residents.	This goal should stand as a guiding principle for Lower Southampton Township.
9. <i>Goal 6-5</i> - Provide adequate parkland and open space with trails and greenways to meet the needs of the citizens now and in the future.	Implement the <i>Lower Southampton Township Open Space Plan</i> .

Community Facilities (continued)

Goal/Objective	Implementation Strategy
10. <i>Goal 6-6</i> - Maintain a comprehensive, cost-effective, and efficient solid waste management and recycling program. In addition, County and Township recycling programs should be proactively advertised and promoted to Township residents.	Implement a solid waste management plan. Educate residents about practices that achieve this objective.
11. <i>Goal 6-7</i> - Manage stormwater in established areas of the Township and require compliance with current stormwater management standards for new development and redevelopment projects. Develop an action plan to identify priority stormwater problem areas.	Identify priority stormwater management projects and seek funding for remediation. Require stringent review of subdivision and land development projects to insure compliance. Consider forming a committee to prioritize projects.
12. <i>Goal 6-8</i> - Implement the Township's Stormwater Management Study from 2001 and any future stormwater plans, including implementation as part of future development and redevelopment projects.	Identify funding sources for implementation and review priority areas on a periodic basis. Analyze new development projects in conjunction with the existing study.
13. <i>Goal 6-9</i> - Implement solutions to drainage problem areas identified by the Township, especially as part of the subdivision and land development process.	Identify priority stormwater management projects and seek funding for remediation. Require stringent review of subdivision and land development projects to insure compliance.
14. <i>Goal 6-10</i> - Encourage the use of innovative, modern, and effective best management practices to handle stormwater management within Lower Southampton Township.	This goal should stand as a guiding principle for Lower Southampton Township.
15. <i>Goal 6-11</i> - Implement the goals and Objectives of the Lower Neshaminy Creek Watershed Conservation Plan.	Implement goals and objectives where possible, especially with respect to new development projects.
16. <i>Goal 6-12</i> - Maintain storm drains free of trash and debris throughout Lower Southampton Township, especially along Bridgetown Pike and Buck Road.	Develop a program in conjunction with residents, businesses, and volunteer groups to keep drains clean.
17. <i>Goal 6-13</i> - Provide for the needs of an aging population, including careful review of development proposals that meet this demand and insuring services are available to benefit this segment of the population.	This goal should stand as a guiding principle for Lower Southampton Township.

Housing

Goal/Objective	Implementation Strategy
1. Maintain and encourage diversity in the type and character of available housing promoting an opportunity for varied residential communities and promote preservation of existing housing stock.	This goal should stand as a guiding principle for Lower Southampton Township.
2. Provide affordable housing opportunities for all family sizes and income levels.	This goal should stand as a guiding principle for Lower Southampton Township.
3. Encourage clustered housing options in appropriately zoned locations and at reasonable densities to conserve energy and open space and make optimal use of available infrastructure.	Review the Zoning Ordinance on a periodic basis to insure that this objective is being achieved.
4. Rehabilitate older housing stock where needed and encourage participation in the Community Development Block Grant (CDBG) funded housing rehabilitation program.	Identify funding sources and actively participate in the CDBG program.
5. Encourage all neighborhoods, existing and proposed, to embrace an active street tree planting and maintenance program.	Implement a program in conjunction with the Shade Tree Commission.
6. Encourage the development of creative senior citizen housing options to accommodate an aging population.	Review the Zoning Ordinance on a periodic basis to insure that this objective is being achieved.

Historic Preservation

Goal/Objective	Implementation Strategy
1. Preserve the integrity of historically significant properties in the Township, which create the rich history and positive image of Lower Southampton.	This goal should stand as a guiding principle for Lower Southampton Township.
2. Encourage Township events celebrating the rich history and culture that is unique to Lower Southampton.	Develop events that achieve this objective in conjunction with the residents, businesses, and volunteer groups.
3. Refine development standards to retain the history and integrity of landmarks and other noteworthy sites and buildings.	Review Township ordinances and adopt new standards to achieve this purpose.
4. <i>Goal 7-2</i> - Preserve the Township's historic resources.	This goal should stand as a guiding principle for Lower Southampton Township.

Economic Development

Goal/Objective	Implementation Strategy
1. Continue to promote economic prosperity and sound fiscal planning through a strong ratable base.	This goal should stand as a guiding principle for Lower Southampton Township.
2. Plan for future development in the Township's existing and proposed industrial parks.	Review vacant properties and redevelopment areas on a periodic basis.
3. Balance competing interests of economic development and efficient traffic circulation.	This goal should stand as a guiding principle for Lower Southampton Township.
4. Create an economic environment that balances business and Township interests.	This goal should stand as a guiding principle for Lower Southampton Township.
5. <i>Goal 8-11</i> - Implement the economic development initiatives of the Bucks County Comprehensive Plan thereby fostering a positive relationship with the business community.	Implement these initiatives through all facets of the development process and in dealings with the business community.

Conservation and Open Space

Goal/Objective	Implementation Strategy
1. Through public and private endeavors, preserve environmentally sensitive areas, including stream corridors, wetland areas, woodlands, and other environmentally sensitive lands and waters.	This goal should stand as a guiding principle for Lower Southampton Township.
2. Maintain an updated list of Township owned recreation sites and open space parcels.	Implement the <i>Lower Southampton Township Open Space Plan</i> .
3. Continue to identify parcels for acquisition and preservation utilizing various funding sources, including State and County programs.	Implement the <i>Lower Southampton Township Open Space Plan</i> .
4. Encourage the development of additional parkland where appropriate to meet the needs of the residential population.	Implement the <i>Lower Southampton Township Open Space Plan</i> .
5. Establish a comprehensive greenway system linking public open spaces and recreational sites with community facilities (i.e. libraries and schools).	Implement the <i>Lower Southampton Township Open Space Plan</i> .

Conservation and Open Space (continued)

Goal/Objective	Implementation Strategy
6. Institute and encourage creative methods for financing the acquisition and preservation of open space areas.	Implement the <i>Lower Southampton Township Open Space Plan</i> .
7. Promote awareness of businesses that may produce environmental concerns, such as air and water quality impacts and seek to implement “green” initiatives where possible.	Develop a public awareness program to achieve this objective through Township resources (i.e. newsletter).
8. <i>Goal 7-1</i> - Preserve the Township’s natural resources.	This goal should stand as a guiding principle for Lower Southampton Township.

Utilities

Goal/Objective	Implementation Strategy
1. Maximize the use of existing utility systems.	This goal should stand as a guiding principle for Lower Southampton Township.
2. Continue to upgrade aging sewer, water, and stormwater management infrastructure.	This goal should stand as a guiding principle for Lower Southampton Township.
3. Upgrade existing infrastructure including retention/detention basins and underground systems in the older, established areas of town.	Identify priority areas and seek funding sources.
4. <i>Goal 10-1</i> - Provide modern, efficient, and cost effective water and sewer services to the residents of Lower Southampton Township.	This goal should stand as a guiding principle for Lower Southampton Township.
5. <i>Goal 10-2</i> - Encourage water conservation throughout the Township.	This goal should stand as a guiding principle for Lower Southampton Township.
6. <i>Goal 10-3</i> - Implement the goals, objectives, and associated policies of the Bucks County Comprehensive Plan related to water and wastewater planning.	Implement these initiatives through all facets of the planning process, especially when dealing with new development projects.
7. <i>Goal 10-4</i> - Provide public water and sewer to underserved areas of the Township, especially as a requirement of subdivision and land development projects.	Develop a plan to provide water and sewer to underserved areas of the Township. Where possible, require as part of new subdivision and land development projects.

Land Use

Goal/Objective	Implementation Strategy
1. Encourage Lower Southampton Township to develop as an urban/suburban municipality with a balanced mix of institutional, commercial and industrial land uses and housing types along with ample community facilities and recreational amenities while preserving the natural resources of the Township.	This goal should stand as a guiding principle for Lower Southampton Township, especially during the course of the subdivision and land development review process.
2. Review the Zoning Ordinance and Subdivision and Land Development Ordinance on a regular basis to ensure design guidelines are current and afford the approving authority maximum opportunity to request information.	Staff, consultants, and the Planning Commission should review Township ordinances on a periodic basis to achieve this objective.
3. Provide for future orderly growth and development of the Township's ratable base.	Require development to be in accordance with current zoning requirements. Resist rezoning requests where they are not appropriate.
4. Analyze existing land use patterns and underlying zoning and make recommendations for changes where incompatible land uses directly abut one another, including coordination with neighboring municipalities.	Staff, consultants, and the Planning Commission should review Township land use and zoning on a periodic basis to achieve this objective.
5. Discourage deviations from established land use patterns that would permit incompatible and/or conflicting land uses being developed adjacent to one another.	Staff, consultants, and the Planning Commission should review Township land use and zoning on a periodic basis to achieve this objective.
6. Where new development is proposed on undeveloped land, an effort should be made to preserve mature specimen trees and vegetation.	Staff, consultants, and the Planning Commission should review Township ordinances related to natural resource protection and landscaping.
7. <i>Goal 8-1</i> - Review zoning classification of the residential properties along Street Road and consider a new zoning district, which permits low impact uses such as offices and professional service providers.	Staff, consultants, and the Planning Commission should review the Township Zoning Ordinance related to the residential properties along the Street Road corridor, especially with respect to current and permitted uses as well as dimensional criteria.
8. <i>Goal 8-2</i> - Review land use and zoning along Philmont Avenue, especially with respect to a focus on efforts to improve the visual aesthetics of the corridor.	Staff, consultants, and the Planning Commission should review the Township Zoning Ordinance related to the Philmont Avenue corridor with respect to permitted uses. In addition, the Subdivision and Land Development Ordinance should be reviewed with respect to design standards related to aesthetics.

Land Use (continued)

Goal/Objective	Implementation Strategy
9. <i>Goal 8-3</i> - Maintain the residential character of Bridgetown Pike by discouraging the domino effect of commercial and office conversion of residential properties. Consider an overlay zoning district if necessary in order to achieve this objective.	Review ordinances to insure that they are consistent with this goal. Resist variance requests if they do not meet this vision.
10. <i>Goal 8-4</i> - Review land use and zoning along Brownsville Road, including aesthetics, permitted uses, and design regulations, and consider the possibility of an overlay district.	Review ordinances to insure that they are consistent with this goal. Resist variance requests if they do not meet this vision.
11. <i>Goal 8-5</i> - Review zoning and land use of properties considered major development and redevelopment areas. Implement ordinance changes to insure that development is consistent with the Township's vision if necessary.	Review properties that are considered major development and redevelopment areas and insure that ordinances are consistent with Township goals. Rezoning and variance requests should not be supported if they do not meet with the vision of the property.
12. <i>Goal 8-6</i> - Require decorative street lamps to improve the aesthetic quality of major Township roadways, such as Street Road, according to a Master Plan identifying location and design guidelines.	Review ordinances to insure that they are consistent with this goal. Require as part of the development process.
13. <i>Goal 8-7</i> - Implement consistent, uniform signage throughout Lower Southampton Township.	Review ordinances to insure that they are consistent with this goal. Resist variance requests related to signage if not meeting this vision.
14. <i>Goal 8-8</i> - Require sidewalks as part of subdivision, land development, and redevelopment projects. In addition, the Township should strive to complete sidewalk connections where they currently do not exist with a special emphasis on connectivity.	Review ordinances to insure that they are consistent with this goal. Require as part of the development process. Resist sidewalk waiver requests if they are not warranted.
15. <i>Goal 8-9</i> - Develop an overall Sidewalk Master Plan for the Township, specifically identifying existing and future connections.	Identify areas where sidewalks are needed in the Township, specifically priority areas and locations that provide connectivity. Develop a committee or process to implement the plan, including recommendations with respect to fees-in-lieu that are submitted.
16. <i>Goal 8-10</i> - Implement parking requirements that maximize green space and minimize the number of spaces necessary to provide for the use, including consideration of reserved and shared parking arrangements.	Review ordinances to insure that they are consistent with this goal. Require as part of the development process.

Land Use (continued)

Goal/Objective	Implementation Strategy
17. <i>Goal 8-11</i> - Require streetscape improvements to improve the aesthetic qualities of the Township, especially along major corridors such as Street Road, Bustleton Pike, Bristol Road, Brownsville Road, and Philmont Avenue, according to an overall Master Plan identifying location and design guidelines.	Review ordinances to insure that they are consistent with this goal. Require as part of the development process.
18. <i>Goal 8-12</i> - Implement improvements, including signage and landscaping, to beautify gateways to the Township.	Develop a gateway improvement program focusing on signage and landscaping. Develop a committee or process to implement the plan, including recommendations with respect to funding that the Township may receive through grants and fees-in-lieu.
19. <i>Goal 8-13</i> - Review Township zoning requirements with respect to mixed-uses and consider permitting residential apartments with commercial uses in the C—Commercial District.	Staff, consultants, and the Planning Commission should review the Zoning Ordinance and the Bustleton Pike corridor to achieve this objective.
20. <i>Goal 8-14</i> - Encourage shopping center revitalization throughout the Township, especially small strip centers. Pursue public-private partnerships to implement façade upgrades and other aesthetic improvements.	Work with the business community to achieve this objective and pursue funding sources.
21. <i>Goal 8-15</i> - Review Township zoning requirements to insure that there are adequate senior citizen housing options to accommodate an aging population, including options such as in-law suites.	Staff, consultants, and the Planning Commission should review the Zoning Ordinance to achieve this objective.
22. <i>Goal 8-16</i> - Review zoning requirements with respect to the numerous commercial designations to insure that development is directed to the appropriate areas of the Township and that it is consistent with current land use trends and patterns.	Staff, consultants, and the Planning Commission should review the Zoning Ordinance to achieve this objective.
23. <i>Goal 8-17</i> - Implement a cultural arts center in the Township thereby increasing awareness of the artistic diversity within the community.	Develop a committee to implement the cultural arts center in the community.

Land Use (continued)

Goal/Objective	Implementation Strategy
24. <i>Goal 8-18</i> - Implement the economic development initiatives of the Bucks County Comprehensive Plan thereby fostering a positive relationship with the business community. Economic development initiatives should also be considered by the Township, including a committee and/or economic development plan.	Implement a plan to foster a positive relationship with the business community, including Township procedures that outline requirements for prospective businesses.
25. <i>Goal 9-1</i> - Encourage coordination with neighboring municipalities on land use and transportation issues, especially with respect to Bensalem Township and the City of Philadelphia.	Exchange information with neighboring municipalities on land use and transportation issues.

Traffic and Circulation

Goal/Objective	Implementation Strategy
1. Promote a safe and efficient circulation system capitalizing on Lower Southampton Township's excellent regional highway access and multi-modal transportation system.	This goal should stand as a guiding principle for Lower Southampton Township, especially during the course of the subdivision and land development review process.
2. Improve Lower Southampton Township's existing transit and public transportation systems by capitalizing on intra-municipal transit opportunities.	Promote intra-municipal transit opportunities to residents and businesses of the Township.
3. Encourage businesses to implement public transportation programs aimed at lessening dependence on a single passenger automobile.	Implement a public information program to the business community promoting public transportation programs.
4. Designate and encourage the development of meaningful pedestrian corridors and bikeways linking Township and County recreational and community facilities.	Implement through the development process, grant funding, and in conjunction with partnerships with State, County, municipal, and nonprofit agencies.
5. Catalog the existing sidewalk network and work towards the development of a comprehensive sidewalk system, which is accessible to everyone.	Similar to <i>Goal 8-7</i> , identify areas where sidewalks are needed in the Township, specifically priority areas and locations that provide connectivity.
6. Preserve the aesthetic qualities of the streetscapes of major transportation corridors and gateways in the Township.	This goal should stand as a guiding principle for Lower Southampton Township, especially during the course of the subdivision and land development review process.
7. Through traffic improvements and signal coordination, make efforts to eliminate cut-through traffic in residential developments and encourage coordinated traffic flow throughout the Township.	This goal should stand as a guiding principle for Lower Southampton Township, especially during the course of the subdivision and land development review process.
8. <i>Goal 5-1</i> - Provide adequate public transportation options and encourage resident use thereby reducing traffic on Township roadways. Expand public transportation options where possible.	Support and promote public transportation options whenever possible.
9. <i>Goal 5-2</i> - Make efforts to eliminate cut-through traffic throughout the Township thereby increasing the safety and quality of life of the residential developments throughout the community.	Identify priority cut-through traffic areas and implement roadway and signal improvements to address the problem.

Traffic and Circulation (continued)

Goal/Objective	Implementation Strategy
<p>10. <i>Goal 5-3</i> - Coordinate traffic and turn signals throughout the Township with a regional perspective, including the following locations:</p> <ul style="list-style-type: none"> • Street Road & Philmont Avenue (1A) • Street Road & Central Avenue (1B) • Street Road & Bustleton Pike (1C) • Street Road & Buck Road (1D) 	<p>Implement a plan to coordinate traffic and turn signals. Require coordination as part of the development process if a signal is impacted as a result of a subdivision or land development project.</p>
<p>11. <i>Goal 5-4</i> - Eliminate line of sight issues throughout the Township thereby improving traffic safety, especially at the following locations:</p> <ul style="list-style-type: none"> • Street Road & Philmont Avenue (2A) • Bustleton Pike & Dolton Road (2B) • Street Road & Bridle Path Lane (2C) • Buck Road and Bridgetown Pike from side streets (2D) • Bristol Road & Shady Brook Lane (2E) 	<p>Implement a plan to eliminate line of sight issues throughout the Township.</p>
<p>12. <i>Goal 5-5</i> - Require <i>No Turn on Red</i> at appropriate locations to assist with traffic safety and coordination, especially at the following locations:</p> <ul style="list-style-type: none"> • Philmont Avenue onto Street Road (3A) • Buck Road at Bridgetown Pike (3B) 	<p>Work with PennDOT to implement <i>No Turn on Red</i> at appropriate locations.</p>
<p>13. <i>Goal 5-6</i> - Work with PennDOT to insure the maintenance of the four traffic islands at Bustleton Pike and Street Road. Explore a comprehensive solution to pedestrian safety.</p>	<p>Review design and construction costs. Begin dialogue with PennDOT where necessary.</p>
<p>14. <i>Goal 5-7</i> - Explore the feasibility of a Buck Road connection to Bustleton Pike.</p>	<p>Review design and construction costs. Begin dialogue with PennDOT where necessary.</p>
<p>15. <i>Goal 5-8</i> - Implement a turn lane from Bridgetown Pike to Buck Road.</p>	<p>Review design and construction costs. Begin dialogue with PennDOT where necessary.</p>
<p>16. <i>Goal 5-9</i> - Provide left and right turn lanes from Buck Road onto Street Road.</p>	<p>Review design and construction costs. Begin dialogue with PennDOT where necessary.</p>
<p>17. <i>Goal 5-10</i> - Implement the County Line Road Extension Project.</p>	<p>Review design and construction costs. Begin dialogue with PennDOT where necessary.</p>
<p>18. <i>Goal 5-11</i> - Implement the Bridgetown Pike Improvement Project, including a redesign of the Bristol Road and Bridgetown Pike intersection.</p>	<p>Review design and construction costs. Begin dialogue with PennDOT where necessary.</p>
<p>19. <i>Goal 5-12</i> - Implement the West Maple Avenue Bridge Project.</p>	<p>Review design and construction costs. Begin dialogue with PennDOT where necessary.</p>

Traffic and Circulation (continued)

Goal/Objective	Implementation Strategy
20. <i>Goal 5-13</i> - Implement improvements to the Bristol Road bridge, including roadway realignment.	Review design and construction costs. Examine funding sources.
21. <i>Goal 5-14</i> - Redesign the intersection at West Maple Avenue and Bridgetown Pike, including roadway realignment and signal modifications.	Review design and construction costs. Examine funding sources.
22. <i>Goal 5-15</i> - Although PennDOT makes the final determination on State roadways, land development projects should seek to eliminate left-turning movements where they are not appropriate.	This goal should stand as a guiding principle for Lower Southampton Township, especially during the course of the subdivision and land development review process.
23. <i>Goal 5-16</i> - Implement shared access where possible, especially along major transportation corridors.	This goal should stand as a guiding principle for Lower Southampton Township, especially during the course of the subdivision and land development review process.
24. <i>Goal 5-17</i> - Install directional signage along major roadways throughout the Township.	Implement a plan to install directional signage and require as a part of development projects where appropriate.
25. <i>Goal 5-18</i> - Enforce speed limits throughout the Township through resident education, traffic calming, and police enforcement.	Develop a program in conjunction with the Township Police Department.
26. <i>Goal 5-19</i> - Require traffic studies for subdivision, land development, and redevelopment projects. In addition, a Township-wide traffic analysis should be considered.	Require as part of the subdivision and land development review process.
27. <i>Goal 5-20</i> - Monitor casino development in Bensalem, especially with respect to potential traffic impacts, and pursue grants and funding that may be available as a result of the direct impacts to Lower Southampton Township.	Coordinate with Bensalem Township to exchange information regarding casino development. Implement a plan with State and local officials to be kept aware of grant funding that may be available.
28. <i>Goal 5-21</i> - Review subdivision, land development, and redevelopment projects in an effort to provide accessible trails and linkages for alternative modes of transportation, including pedestrian traffic and bicycles.	This goal should stand as a guiding principle for Lower Southampton Township, especially during the course of the subdivision and land development review process.
29. <i>Goal 5-22</i> - Develop a comprehensive, Township-wide study identifying appropriate routes for pedestrian and bicycle traffic.	Consider establishing a committee to identify priority areas and then begin the study process.
30. <i>Goal 5-23</i> - Implement the Churchville Nature Center to Playwicki Park Greenway.	Coordinate with County, municipal, and nonprofit agencies to implement this project.

Traffic and Circulation (continued)

Goal/Objective	Implementation Strategy
31. <i>Goal 9-1</i> - Encourage coordination with neighboring municipalities on land use and transportation issues, especially with respect to Bensalem Township and the City of Philadelphia.	Exchange information with neighboring municipalities on land use and transportation issues.