Quakertown Area Comprehensive Plan Amendment

Community Development Goals and Objectives

The following community development goals and objectives shall serve as guidelines for conservation, growth, development, and land-use management within the Quakertown Area. The goals and objectives are organized by topics that correspond to each section of the comprehensive plan.

The goals are general actions that should be taken to achieve desired conditions within the Quakertown Area. Under each goal is a set of objectives that is a more specific list of guidelines for actions and program development.

The following are reaffirmations, restatements, or expansions of the goals and objectives stated in the *Quakertown Area Comprehensive Plan Update of 2007*.

I. Natural Resources

Goal

Protect the people's right to clean air, pure water and the other natural resources of our environment and to guarantee a quality environment for present and future residents of the Quakertown Area.

Objectives

1. Protect significant natural resources such as bodies of water, floodplains, wetlands, woodlands, steep slopes, and sensitive wildlife habitat.

2. Minimize negative environmental impacts by protecting specific natural features of the landscape through natural resource standards and low-impact design requirements incorporated in zoning and subdivision and land development ordinances.

3. Allow the location of natural features to help guide the type and intensity of land uses in the Quakertown Area.

4. Require evaluation of environmental impacts of certain planning, zoning, and development decisions and minimize adverse environmental impacts through sound design and proper planning.

II. Development Today and Projected Changes

A. Residential Development

Goal

Provide safe and adequate housing for present and future residents of all socio-economic characteristics.

Objectives

1. Ensure that zoning ordinances provide for a variety of housing types and that sufficient land is designated for higher-density uses to accommodate a fair share of regional housing growth between 2021 and 2031.

2. Promote the public health, safety, and welfare by ensuring a quality living environment that provides quality housing through sound zoning and subdivision and land development standards and modern building and fire codes.

3. Adopt flexible site development requirements and encourage the use of cost-effective technology and materials.

4. Evaluate and, if necessary, adjust the low- and moderate-income housing density bonuses in zoning ordinances in order to encourage developers to produce more affordable housing.

5. Permit mixed land uses that could provide opportunity for more affordable housing.

6. Encourage walkable communities that create a sense of community and promote a pedestrian-friendly environment.

7. Permit various residential options, such as accessory apartments, elder cottages, and continuing care facilities, to meet the needs of elderly and disabled residents.

8. Encourage efforts to preserve and rehabilitate existing housing stock and infill housing that is architecturally compatible with the surrounding neighborhood.

9. Require evaluation of zoning change requests to determine the impact on the mix of housing opportunities and accommodation of a fair share of regional housing growth.

10. Ensure that new higher-density residential development is located in areas with existing or planned infrastructure.

11. Ensure that new residential development in the aggregate includes a variety of housing types and intensities to provide for balance and diversity in the housing stock.

12. Cooperate with private efforts to provide affordable housing that is attractive, structurally sound, and integrated into the community.

13. Encourage use of cluster and mixed residential forms of development to protect vulnerable natural features, provide for open space, permit better site design, increase housing opportunities and minimize site development costs.

14. Expand upon our community's reputation and performance as inclusive of all socio-economic backgrounds.

15. Align municipal zoning with market trends seeking higher density housing in locations that can accommodate high-density development.

16. Investigate options for middle-market housing for those seeking to downsize.

17. Focus on market-based solutions that are sustainable for driving long-term growth.

B. Nonresidential Development

Goal

Encourage nonresidential development that is well integrated and compatible with the surrounding context and character of the area, and that has minimal impact on the highway network and other services.

Objectives

1. Encourage concentration of convenience retail uses at selected areas near residential neighborhoods.

2. Discourage strip commercial development.

3. Permit industrial and commercial uses in designated areas with due regard for protection of neighboring land uses.

4. Require high standards to control nuisances such as objectionable odors, noise, smoke, and hazardous material of any kind.

5. Minimize potential conflicts of nonresidential land uses upon adjacent residential uses through appropriate land-use and zoning measures, in cases where mixed land uses are not desirable.

6. Encourage high-quality office, commercial, and industrial development to enhance the tax base within the region.

7. Concentrate nonresidential development in areas zoned for such uses that contain adequate water, sewer, drainage and highway facilities to support such development.

8. Promote standards that require the size, scale and architecture of nonresidential development to be consistent with the existing character of the area.

9. Promote adaptive reuse and redevelopment initiatives for abandoned industrial and commercial sites.

10. Require full evaluation of requests to expand nonresidential areas in order to determine the impacts on municipal services, the highway network and natural features of the landscape.

11. Support, encourage and assist joint efforts of nonresidential property owners, developers and businessmen to improve conditions in commercial and industrial areas.

12. Encourage continued use and revitalization of the Quakertown Borough center as an area of compatible mixed uses typical of a traditional town center.

III. Transportation

Goal

Foster an efficient, comprehensive transportation system by protecting, maintaining, and improving the carrying capacity of the region's highway network; by making improvements that will eliminate or avoid hazardous transportation conditions for motorists, bicyclists and pedestrians; and by expanding the mass transit and non-automotive options for travel within the Quakertown Area.

Objectives

1. Link transportation planning efforts with future land-use planning.

2. Continue to promote access-management techniques that protect the function of arterial roadways, and encourage traffic calming measures to increase the safety of motorists, pedestrians, and bicyclists.

3. Require an evaluation of the impact on the capacity of the road system for major developments, conditional uses, special exceptions, and zoning change requests.

4. Make provisions for safe pedestrian and bicycle movement, which will relieve some need for automobile use.

5. Develop a capital improvements program for needed highway improvements.

6. Develop funding programs whereby costs of needed improvements are shared by municipalities, the Commonwealth, adjacent municipalities, and developers.

7. Implement the recommendations of the Quakertown Area Transportation Improvement Project (May 2000).

8. Participate in efforts to improve the Routes 313/663 corridor through the central and upper parts of Bucks County.

9. Participate in efforts to improve public transit service to reduce pressure on the road system.

IV. Community Facilities and Services

A. Water and Sewer Facilities

Goal

Ensure an abundant supply of potable groundwater and plan for scalable sewage facilities to meet the present and future needs of the region.

Objectives

1. Base sewer and water facilities planning (capacities and service areas) on projections and land-use goals of this comprehensive plan and guidelines of the municipal Sewage Facilities Plan (Act 537).

2. Coordinate expansion of these services with planning for all critical infrastructure.

3. Provide for the efficient use of areas currently served by public sewer and water facilities and avoid the extension of these services until the areas around existing lines are fully developed.

4. Plan for the reliable supply of water, considering current and future water resources availability, uses and limitations, and provisions to protect water supply sources.

5. Provide the balance of aquifer withdrawals and recharge so that the long-term safe yield of the aquifer is not exceeded.

6. Ensure that, in efforts to recharge groundwater resources, the quality of water is acceptable.

7. Promote intermunicipal cooperation for water service and wellhead protection.

8. Affirm that uses permitted under zoning ordinances are based on goals and land-use guidelines included in this comprehensive plan as well as changing municipal needs as identified by elected officials and planning commissions and that access to sewer and water facilities does not justify a change in land use.

B. Stormwater Management

Goal

Require effective management of stormwater runoff to promote the health and welfare, and safety of the community by reducing the danger of flooding and improving water quality and groundwater recharge.

Objectives

1. Manage stormwater runoff created by new development activities, taking into account the cumulative watershed-wide stormwater impacts from peak runoff rates and runoff volume.

2. Preserve existing natural drainage and watercourses and provide proper maintenance of all stormwater management facilities.

3. Maximize groundwater recharge where appropriate and attainable throughout the watersheds and encourage the use of best management practices to increase recharge and improve water quality.

4. Ensure that the stormwater management regulations of the municipalities are consistent with their respective Act 167 stormwater management plans.

5. Ensure that the Quakertown Area municipalities are in compliance with the stormwater discharge regulations of the National Pollutant Discharge Elimination System.

C. Municipal and School District Services

Goal

Provide efficient, effective, and exceptional municipal and school district services within constraints of fiscal abilities.

Objectives

1. Strengthen the tax base by encouraging the development of a variety of complementary nonresidential uses in appropriate locations.

2. Provide adequate public safety and protection that makes the Quakertown Area a safe and desirable community in which to live.

3. Consider the emergency and health-care needs of all present and future residents to adequately plan for the provision of needed facilities/services.

4. Adopt sound emergency management practices.

5. Avoid duplication of facilities and services, and reduce the cost of procurement of materials through cooperation with surrounding municipalities.

6. Require that developers contribute a fair share of costs of new services and facilities that result from rapid growth in the Quakertown Area.

7. Explore other possibilities for municipal cooperation, such as the sharing of equipment and resources, bundling major purchases of vehicles, road maintenance materials and other supplies, or creating joint agencies to provide services (such as police or public works) in an effort to promote efficiency and reduce spending.

8. Cooperate with the school district to encourage appropriate locations of new or expanded facilities.

D. Solid Waste Management

Goal

Provide for environmentally sound, adequate, and comprehensive management of solid waste to protect the health, safety, and welfare of present and future residents, as well as the natural environment of the Quakertown Area.

Objectives

1. Cooperate in the management of solid waste with Bucks County and other participating municipalities under Act 101 of 1988, as amended.
2. Promote recycling and composting efforts as a means to facilitate waste reduction.

V. Park, Recreation, and Open Space

A. Park and Recreation Planning

Goal

Provide recreational opportunities, including active and passive recreation facilities, for municipal residents of all ages.

Objectives

1. Implement park and recreation plans in municipalities that have prepared and formally adopted such plans and encourage preparation of park and recreation plans in other municipalities.

2. Cooperate among participating municipalities and the school district to offer a wider range of facilities and programs than a single municipality can provide and avoid the unnecessary duplication of facilities and programs.

3. Coordinate planned trail connections between open space areas, recreation lands, and appropriate community facilities and points of interest on a regionwide basis.

4. Recognize that in rapidly growing areas, such as the Quakertown Area, parks and recreation facilities are important improvements and are vital aspects of any development proposal. Ordinance requirements for these improvements and fees to provide municipal-scale facilities are appropriate methods of addressing recreational needs of the Quakertown Area. Such

requirements, under the provisions of Section 503(1) of the Pennsylvania Municipalities Planning Code, should be included in municipal subdivision and land development ordinances.

B. Open Space Planning

Goal

Promote open space preservation that strives for a balanced and unique character for the Quakertown Area.

Objectives

1. Continue to implement the goals of the adopted municipal open space plans.

2. Preserve open space and farmland in strategic locations throughout the Quakertown Area.

3. Revise the *Quakertown Area Linked Open Space Plan* to re-evaluate areas of appropriate linkages by considering all open space and preserved areas within the greater Quakertown region, and to promote accessibility to such linkages.

4. Refer to the *Quakertown Area Linked Open Space Plan* and any applicable municipal open space plan during review of subdivisions and land development proposals and discuss with developers incorporation of identified links into development plans.

5. Require useable open space in residential developments that is adaptable for active or passive recreation.

6. Support state and federal programs that result in the continuation of open space in the municipalities and evaluate potential funding sources for open space acquisition.

7. Promote the preservation of agricultural land through sound land-use policies and regulations.

8. Encourage farmland and open space preservation through conservation easement, purchase, donation, and other viable options.

9. Promote private initiatives in conjunction with public funding sources to protect strategic open space lands.

VI. Historic and Cultural Resources

Goal

Preserve and promote the significant historic and cultural resources and scenic views and vistas throughout the Quakertown Area.

Objectives

1. Support efforts that will protect and enhance historic and cultural structures and areas of the Quakertown Area.
2. Protect the character and enhance the quality of the Quakertown Area's villages through appropriate land planning techniques and ordinance standards.
3. Foster local, state, and national registration of structures and sites that are of historic significance and protect, by similar means, the immediate area surrounding these landmarks.
4. Protect scenic views and roadways from the negative impact of future development through appropriate regulatory measures.
5. Promote private initiatives in conjunction with public funding sources to protect strategic historic and cultural resources.
6. Protect historic neighborhoods with the use of historic district overlay zoning.

VII. Future Land Use and Growth Management

Goal

Guide the form, location and timing of growth in order to protect the natural environment, enhance the built environment and establish living and working environments that are properly provided with a full range of services and facilities.

Objectives

1. Recognize that a certain amount of growth is inevitable and imminent. It is the intent of this update in the continuing planning process to provide areas sufficient to accommodate the anticipated need for a variety of housing types and densities and for nonresidential uses for the period from 2021 to 2031.
2. Direct more intensive residential and nonresidential development into development areas where supportive services and facilities can be economically and efficiently provided.
3. Limit development in reserve areas to low-intensity, rural uses where, during the time frame of this planning period, supportive services and facilities cannot or should not be provided.
4. Recognize that, other than areas used or intended for higher-density housing and intensive nonresidential uses, the Quakertown Area is essentially rural or semi-rural in character. Planning efforts shall protect this character while providing for anticipated new development in appropriate locations.

5. Ensure that land designated for more intensive residential and nonresidential uses are areas currently served or are intended to be served by infrastructure.
6. Base any further expansion of higher-density residential or non-residential areas on demonstrated need for expansion and on specific and committed improvements in infrastructure and services.
7. Recognize that responsibility for improvements to the Quakertown Area's road system is shared by municipalities, the Commonwealth, and developers.
8. Develop programs and procedures that will coordinate the provision for all infrastructure and services.
9. Coordinate provision of services with new development and take steps to resolve existing deficiencies in services and facilities up to meet needs of current residents.
10. Recognize that changes in federal and state funding programs have decreased funds available for services and facilities at a time of increased demand due to the rate and magnitude of development and develop new methods of funding services and facilities to meet needs of current and future residents.
11. Where appropriate, encourage traditional neighborhood developments, which are pedestrian-oriented, mixed-use communities that allow housing to be placed near work and community facilities, thereby reducing reliance on the automobile.

Quakertown Area Comprehensive Plan Amendment
Action Plan Summary Chart
(10-12-21 Draft)

Natural Resources (Pages 17-35)

Recommended Actions	Entity Responsible	Partners	Time Frame	Potential Funding/Technical Assistance Sources [1, 2]
1. Continue the planning and zoning policies requiring preservation of environmental resources that include floodplains, floodplain soils, watercourses, wetlands, lakes and ponds, wetlands margins, lake and pond shore areas, steep slopes and woodlands. Municipalities that do not currently have all of the recommended protection standards should consider adopting them into their zoning ordinances, if appropriate.	QAPC, governing bodies, planning commissions		Ongoing for mun. w/ standards: Short-term for mun. w/o standards	
2. Revise municipal ordinances to reference the new Natural Resource Conservation Service soil classification and to reflect its new soil classifications. Revisions should also be made to provide reference to the Web Soil Survey Service.	Governing bodies, planning commissions		Short-term	
3. Area municipalities that currently do not have riparian corridor protection standards should consider establishing and incorporating such standards (riparian buffer zones) into their zoning ordinances to protect the area's streams and watersheds. Milford is the only Quakertown Area municipality to have riparian corridor protection standards.	Governing bodies, planning commissions	Local environ-mental agencies	Ongoing	**Growing Greener Plus**, **DCNR**
4. Investigate programs and funding for the planting of riparian buffers on an ongoing basis.	Governing bodies, planning commissions	Local environ-mental agencies	Ongoing	**DCNR, TreeVitalize**
5. As part of forestry use regulations, consider amending the zoning ordinance to prohibit the cutting of trees to reduce the requirement to protect forest resources in anticipation of a subdivision or land development.	Governing bodies, planning commissions		Short-term	**MAP, DCED**
6. Revise plan submission requirements in municipal subdivision and land development ordinances to require that subdivision and land development plans show priority sites designated in the *Natural Areas Inventory of Bucks County, Pennsylvania* (where applicable.)	Governing bodies, planning commissions		Short-term	**MAP, DCED**
7. Similar to Milford Township, all other area municipalities should consider amending their subdivision and land development ordinance to incorporate provisions that strongly recommend a Pre-Application Meeting, an Existing Resources and Site Analysis Plan, a Site Inspection, a Pre-Sketch Plan Conference, and Sketch Plan submission prior to any formal submission, as well as requiring the four-step design process and a resource impact conservation plan.	Governing bodies, planning commissions		Short-term	**MAP, DCED**
8. Consider revising municipal subdivision and land development ordinances to require the use of low-impact grading techniques, as detailed in Chapter 3 Natural Resources: Policies and Protection Standards.	Governing bodies, planning commissions	Local environ-mental agencies	Short-term	**MAP, DCED**

[1] Funding programs and administrative agencies of the funding programs are shown in bold; agencies not in bold are those that can provide assistance, whether as part of the funding program or independently.

[2] Refer to Appendix G for details on potential funding sources.

Transportation (Pages 89-106)

Recommended Actions	Entity Responsible	Partners	Time Frame	Potential Funding/Technical Assistance Sources [1, 2]
1. Continue to require the submission of a traffic impact analysis for proposals that would generate a significant amount of traffic and those that represent a change in land use planned for an area.	Governing bodies, planning commissions		Ongoing	
2. Coordinate with the TMA Bucks regarding future bus service routes and schedules and promote future bus service as a public transportation service option.	Governing bodies, planning commissions		Ongoing	
3. Coordinate land use planning to allow for necessary infrastructure associated with reactivation of the *Quakertown-Stony Creek* rail line.	Governing bodies, planning commissions		Ongoing	**MAP, DCED**, SEPTA, PennDOT, DVRPC
4. Ensure that municipal projects incorporate the use of public transportation services.	Governing bodies, planning commissions		Ongoing	SEPTA, DVRPC, TMA Bucks
5. Prepare and adopt subdivision and land development regulations that require developers to incorporate transportation improvements and/or public transportation into land development projects by providing the following: ▪ Designing office complexes with bus pull-off areas and transit shelters to encourage public transit use. ▪ Reducing the distance from the main road to the building entrance so employees will have a shorter walk from the street to the building. ▪ Providing priority parking areas for carpoolers as an incentive to utilize carpools.	Governing bodies, planning commissions		Short-term	**MAP, DCED, CDBG**
6. Consider transportation improvements from a context sensitive approach by considering scenic, aesthetic, historic, environmental, and other community values	Governing bodies, planning commissions		Ongoing	
7. Periodically review, and update when necessary the existing highway classification of the region's roadways and develop improvement standards to address aesthetic and environmental qualities.	QAPC, governing bodies, planning commissions		Ongoing	**MAP, DCED, CDBG**
8. Ensure consistency between defined roadway terms and the categories used in the highway classification**.**	QAPC, governing bodies, planning commissions		Short-term	
9. Continue to require dedication of needed rights-of-way during the subdivision or land development process, so that sufficient land is provided for improvements which may become necessary in the future.	Governing bodies, planning commissions		Ongoing	
10. Consider the recommended transportation projects from the Quakertown Area Transportation Improvement Project, as well as other locally identified transportation projects, when subdivision or land development plans are submitted.	Governing bodies, planning commissions		Ongoing	

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[2] Refer to Appendix G for details on potential funding sources.

Transportation (Pages 89-106) (Continued)

Recommended Actions	Entity Responsible	Partners	Time Frame	Potential Funding/Technical Assistance Sources [1, 2]
11. Coordinate with the Bucks County Planning Commission to develop a prioritized list of needed transportation improvements for consideration on the regional TIP.	Governing bodies		Ongoing	
12. Consider conducting municipal transportation studies in order to begin assessing traffic impact fees.	Governing bodies, planning commissions		Medium-term	**MAP, DCED, CDBG**
13. Develop an access management plan for the Quakertown Area.	QAPC		Short-term	**TCDI,** PennDOT
14. Develop a traffic calming plan for the Quakertown Area.	QAPC		Short-term	**TCDI,** PennDOT
15. Prepare and adopt subdivision and land development ordinance regulations consistent with a traffic calming plan to ensure the integration of traffic calming techniques in residential developments to discourage speeding and high-cut through traffic volumes on neighborhood streets.	Governing bodies, planning commissions	QAPC	Short-term	**TCDI, PennDOT, DCED, CDBG**
16. Prepare and adopt subdivision and land development ordinance regulations that require all development proposals make provisions for safe pedestrian and bicycle movement which will alleviate some need for additional automobile use, including preserving and creating rights-of way for bicycle and pedestrian use.	Governing bodies, planning commissions	QAPC	Short-term	**TCDI, PennDOT, DCED, CDBG**
17. Review and revise, if necessary, municipal zoning ordinances to ensure they promote compact mixed-use development that is conducive to pedestrian and bicycle travel.	Governing bodies, planning commissions	QAPC	Short-term	**TCDI, PennDOT, DCED, CDBG**
Community Facilities (Community Services) (Pages 107-114)				
1. Promote and expand mechanisms for communication and cooperation between QAPC municipalities and other government and nonprofit service providers, particularly when facility needs or changes in service levels might have an impact on land use planning at the municipal level or regional level.	QAPC, municipal managers, governing bodies, planning commissions	Service providers	Ongoing	**MAP, DCED, CDBG**
2. Coordinate information sharing and planning among the various governmental entities that operate within each municipality to enhance the effectiveness of land use planning, to improve the delivery of services, and to plan for the future needs of service providers and the communities they serve.	Municipal managers, governing bodies, planning commissions	QAPC, local environmental agencies	Ongoing	**MAP, DCED, CDBG**
3. Continue current efforts and explore new opportunities for sharing information, services, or resources among the QAPC municipalities and among service providers to reduce costs and duplication of effort and to promote greater efficiency in service delivery.	Municipal managers, governing bodies, planning commissions	QAPC, service providers	Ongoing	**MAP, DCED, CDBG**

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[2] Refer to Appendix G for details on potential funding sources.

Community Facilities (Water Supply and Quality) (Pages 114-118)

Recommended Actions	Entity Responsible	Partners	Time Frame	Potential Funding/Technical Assistance Sources [1, 2]
4. Review or enact water resource impact study requirements for zoning changes, inclusions in development districts, and new high-intensity development situated outside existing or proposed public water service areas.	Governing bodies, planning commissions	Local environmental agencies, water suppliers	Short-term	**MAP, DCED, CDBG**
5. Consider undertaking a regional water resources planning program that includes a comprehensive study of groundwater resources.	QAPC, governing bodies, planning commissions	Local environmental agencies, water suppliers, Delaware River Basin Commission	Medium-term	**MAP, Growing Greener Plus, DCED, CDBG**
6. Review ordinances that protect environmentally sensitive land, and strengthen them, if necessary.	QAPC, governing bodies, planning commissions	Local environmental agencies	Ongoing	**MAP, DCED**
7. Review or enact wellhead protection ordinance.	QAPC, governing bodies, planning commissions	Local environmental agencies, water suppliers, Bucks County Health Department	Short-term	**MAP, Growing Greener Plus, DCED, CDBG, PaDEP**
8. Incorporate riparian corridor protection standards to promote water quality. *(See Recommended Action #3 under Natural Resources)*	Governing bodies, planning commissions	Local environmental agencies	Short-term	**MAP, Growing Greener Plus, DCED, CDBG, PaDEP**

Community Facilities (Stormwater Management) (Pages 118-121)

9. Act 167 (Pennsylvania Stormwater Management Act of 1978) ▪ Continue to enforce the recommendations of the *Tohickon Creek Watershed Act 167 Stormwater Management Plan* and the *Delaware River (North) Watershed Act 167 Stormwater Management Plan*, *Perkiomen Creek Watershed Act 167 Stormwater Management Plan*	Governing bodies		Ongoing	**MAP, PaDEP, DCED**
10. Continue to maintain compliance with NPDES program and file program reports. Because of the regional nature of stormwater management, QAPC municipalities not required to take part in the program should nevertheless review their ordinances to ensure they are implementing state-of-the-art stormwater BMPs.	Governing bodies		Ongoing	**MAP, PaDEP, DCED**
11. Identify flood-prone areas at the municipal level and determine if remediation is possible.	Governing bodies, municipal managers		Ongoing	**FMA, MAP, PaDEP, DCED**

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[2] Refer to Appendix G for details on potential funding sources.

Community Facilities (Stormwater Management) (Pages 118-121) (Continued)

Recommended Actions	Entity Responsible	Partners	Time Frame	Potential Funding/Technical Assistance Sources [1, 2]
12. Establish regular maintenance programs for stormwater management facilities.	Governing bodies	Municipal engineers	Short-term	**Growing Greener Plus, PaDEP**
13. Evaluate alternative BMPs for maintaining and retrofitting existing substandard stormwater management facilities.	Governing bodies	Municipal engineers	Short-term	**BRIC, Growing Greener Plus, PaDEP**

Community Facilities (Wastewater Facilities) (Pages 121-124)

14. Consider production of an updated, consolidated Act 537 Plan for the entire Quakertown Area, incorporating recent updates undertaken by Milford, Richland and Haycock. The other three QAPC municipalities should also review and update sewage facilities plans at the municipal level.	Governing bodies, planning commissions	QAPC, municipal engineers sewerage agencies (Bucks County Water and Sewer Authority, Milford-Trumbauersville Area Sewer Authority, Quakertown Sewage Treatment Plant)	Short-term	**Act 537 Sewage Facilities Planning Grants, PaDEP**
15. As part of the Planning Module for Land Development submission process, require detailed wastewater facilities alternatives for proposed extensions of sewer service outside delineated development areas. These analyses should include evaluations of community systems and the impact of such service extensions on capacity intended for development areas.	Governing bodies		Ongoing	**Act 537 Sewage Facilities Planning Grants, PaDEP**
16. Conduct facilities studies in connection with any proposed expansion of sewer treatment or service capacity, so as to channel expanded service potential to delineated development districts.	Governing bodies, planning commissions	QAPC	Short-term	
17. Continue enforcing sewage facilities impact analysis provisions of the zoning ordinance.	Governing bodies		Ongoing	
18. Evaluate area-wide wastewater management when development is proposed in the vicinity of on-site problem areas.	Governing bodies, Planning commissions	QAPC	Ongoing	
19. The QAPC municipalities required to recycle-Milford, Quakertown, and Richland-should institute a recycling education program for residents and commercial and industrial facilities and strengthen reporting procedures in order to increase their municipal performance grants.	Governing bodies	Local environ-mental agencies	Short-term	**Section 902 Recycling Grant**
20. The QAPC municipalities not required to recycle-Haycock, Richlandtown, and Trumbauersville-should strengthen public education and voluntary recycling programs, including the use of yard waste drop-off sites in their municipalities, when practicable.	Governing bodies	Local environ-mental agencies	Short-term	**Section 902 Recycling Grant**

[1] Funding programs and administrative agencies of the funding programs are shown in bold; agencies not in bold are those that can provide assistance, whether as part of the funding program or independently.
[2] Refer to Appendix G for details on potential funding sources.

Parks, Recreation, and Open Space (Pages 127-145)

	Recommended Actions	Entity Responsible	Partners	Time Frame	Potential Funding/Technical Assistance Sources [1, 2]
1.	Continue implementing the recommendations in municipal open space and park and recreation plans, including creating a trail/greenway network that will connect points of interest throughout each municipality and the region.	QAPC, governing bodies, planning commissions	Local environ-mental/park and recreation agencies	Ongoing	**DCNR Grants**
2.	Update the *Quakertown Linked Open Space Plan* to incorporate changes that have occurred since 1981 and identify ways to provide needed linkages.	QAPC		Short-term	**MAP, DCED, CDBG**
3.	Continue to coordinate open space planning efforts (regional linkages) in the Quakertown Area with what is identified in the *Pennridge Areas Greenway Plan*.	QAPC, governing bodies		Ongoing	**DCNR Grants**
4.	Continue the planning and zoning policies that require preservation of environmental features.	QAPC, governing bodies		Ongoing	
5.	Provide a balance of active and passive recreation facilities to meet the needs of citizens of all ages and interests. Utilize feedback obtained from the resident survey to provide desired recreation facilities.	Governing bodies, planning commissions, local environmental/park and recreation agencies	QAPC	Ongoing	**NPS**
6.	Update municipal open space plans, if needed, to make them current. Park and Recreation plans should be revised to apply recent major parkland acquisitions toward the core recreation acreage standards.	QAPC, governing bodies planning commissions, local environmental/park and recreation agencies		Short-term	**MAP, DCED, CDBG**
7.	Continue to coordinate with the county regarding land and easement purchases through the Bucks County Open Space and Natural Areas programs.	Governing bodies	BCOSP	Ongoing	BCPC
8.	Encourage farmers within the Agricultural Security Areas to enroll in the Bucks County Agricultural Land Preservation Program.	Governing bodies	BCAPP	Ongoing	BCAPP

[1] Funding programs and administrative agencies of the funding programs are shown in bold; agencies not in bold are those that can provide assistance, whether as part of the funding program or independently.

[2] Refer to Appendix G for details on potential funding sources.

Parks, Recreation, and Open Space (Pages 127-145) (Continued)

Recommended Actions	Entity Responsible	Partners	Time Frame	Potential Funding/Technical Assistance Sources [1, 2]
9. Mandatory Dedication of Recreation Land **(for all QAPC municipalities)** ▪ Milford should consider the feasibility of instituting open space requirements and a corresponding fee in lieu option for residential developments within the municipal subdivision and development ordinance.	Governing body, planning commission		Short-term	
▪ Quakertown, Richlandtown, and Trumbauersville should assess their municipal open space plan and/or recreation plan to determine if it provides the necessary guidance by the PaMPC for requiring fee in lieu of recreation land. These municipalities should evaluate whether or not mandatory dedication/fees in lieu contribution would be beneficial to enhance the recreational needs within their communities.	Governing bodies, planning commissions	Local environ-mental/park and recreation agencies	Short-term	
▪ Municipalities should periodically reassess the mandatory dedication/fee in lieu contribution (if currently established).	Governing bodies, municipal managers		Ongoing	
10. Determine whether reference to mandatory dedication of recreation land should be removed from the zoning ordinance and relocated to the subdivision and land development ordinance.	Governing bodies, planning commissions		Short-term	
11. Continue to promote the use of conservation easements that allow private property owners to place conservation easements on their properties restricting all or a portion of the property from development.	Governing bodies, planning commissions		Ongoing	
12. Obtain access easements along the designated greenway/trail linkages network when possible as part of the subdivision and land development review process.	Governing bodies, planning commissions		Ongoing	
13. Coordinate with the public school district for use of school facilities for public recreation programs.	Governing bodies	School officials, local park and recreation agencies	Ongoing	

Historic and Cultural Resources (Pages 147-164)

1. Conduct or update historic resource survey.	Governing bodies, HARBS/Historical commissions		Short-term for mun. w/o survey; Ongoing for mun. w/ survey	PHMC
2. Establish a regional historic society to promote and preserve the region's heritage.	Governing bodies,		Short-term	PHMC

[1] Funding programs and administrative agencies of the funding programs are shown in bold; agencies not in bold are those that can provide assistance, whether as part of the funding program or independently.
[2] Refer to Appendix G for details on potential funding sources.

		planning commissions, HARBS/Historical commissions		

Historic and Cultural Resources (Pages 147-164) (continued)

Recommended Actions	Entity Responsible	Partners	Time Frame	Potential Funding/Technical Assistance Sources [1, 2]
3. Review zoning ordinance for preservation regulations. Enact measures including historic districting, use modifications, delay of demolition, design guidelines, as appropriate.	Governing bodies, planning commissions, HARBS/Historical commissions		Short-term	**MAP, DCED, CDBG**
4. Consider designation of Act 167 (Historic District Act of 1961) historic district(s), where appropriate.	Governing bodies, planning commissions, HARBS/Historical commissions		On-going	PHMC
5. Review village zoning regulations and revise or enact, as appropriate.	QAPC, governing bodies, planning commissions, HARBS/Historical commissions		Ongoing for mun.w/ village zoning regs.; Short-term for mun. w/o village zoning regs.	**MAP, DCED, CDBG**
6. Support public education, volunteer preservation activities and cultural programs.	Governing bodies, planning commissions, HARBS/Historical commissions	QAPC, school district	Ongoing	
7. In Richland Township, conduct a detailed village study for California and Shelly to evaluate the feasibility of establishing village zoning districts based upon existing conditions.	Township governing body, planning commission		Short-term	PHMC
8. Consider the possibility of adding new uses for the VC-1 and VC-2 districts that encourage village-oriented development featuring compact, pedestrian-oriented, mixed-use communities (i.e., Specialty Shopping Center, Village Shop or Village Office).	QAPC, governing bodies, planning commissions		Short-term	**MAP, DCED, CDBG**

Planning Compatibility (Pages 165-172)

1. Review or enact buffering requirements to address incompatibilities and possible impacts from adjacent land uses in other municipalities.	Governing bodies, planning commission QAPC		Ongoing for mun. w/ standards; Short-term for mun. w/o standards	**MAP, DCED**

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[2] Refer to Appendix G for details on potential funding sources.

Future Land Use and Growth Management Plan (Pages 173-190)

Recommended Actions	Entity Responsible	Partners	Time Frame	Potential Funding/Technical Assistance Sources [1, 2]
The Land Use Plan—Towns and Villages (See also Village Planning and Preservation recommendations)				
1. Analyze how the zoning regulations adopted by Quakertown and Richlandtown boroughs could be integrated into the model Quakertown Area Zoning Ordinance, in order to establish planning consistency and uniform zoning categories on a region-wide basis.	QAPC		Short-term	**MAP, DCED, CDBG**
2. Use appropriate tools, such as historic districting, demolition ordinances, design standards to promote compatible infill development, and use modifications, to ensure that the historic context and cultural heritage of the traditional town character is maintained and enhanced.	Borough governing bodies, borough planning commissions, HARBS/ Historical commissions		Short-term	
Land Use Tools and Techniques				
3. Update model Quakertown Area Zoning Ordinance to incorporate recommendations of the comprehensive plan.	QAPC	Ongoing		**MAP, DCED, CDBG**
4. Periodically review land use regulations to determine if ordinance provisions merit updating to reflect current planning practice.	Governing bodies, planning commissions	Ongoing		**MAP, DCED, CDBG**
5. Review zoning ordinance regulations regarding senior housing opportunities to ensure that appropriate regulations exist for each of the uses (independent living, continuing care retirement communities, assisted living, and nursing homes), and that terminology is standardized. Zoning ordinance regulations should be updated to include industry changes.	Governing bodies, planning commissions	Ongoing		
6. Review the Quakertown and Richlandtown zoning ordinances to ensure they provide for continuation of the mixed-use environment that now exists.	Borough governing bodies, planning commissions	Short-term		
7. Update the inventory of brownfield sites in the Quakertown Area and evaluate their potential for reuse. Prepare map of brownfield sites.	QAPC, governing bodies, planning commissions	Ongoing		**Growing Greener Plus, PaDEP**, **MAP, DCED**
8. Conduct corridor studies for the following sections of the roadway included in the arterial overlay district in Milford and Richland: ▪ Route 663 from its terminus at Route 309 in Quakertown to Township Line in Milford Twp. ▪ Route 313 from its terminus at Route 663 in Quakertown to Route 563.	QAPC, governing bodies, planning commissions	Medium-term		**MAP, DCED, CDBG**

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[2] Refer to Appendix G for details on potential funding sources.

Municipal Finance Considerations (Pages 191-198)

1.	Amend the zoning ordinance to include a fiscal impact study requirement for proposed zoning changes, if one does not exist.	Governing bodies	**Ongoing**	**MAP, DCED, CDBG**

[1] Funding programs and administrative agencies of the funding programs are shown in bold; agencies not in bold are those that can provide assistance, whether as part of the funding program or independently.

[2] Refer to Appendix G for details on potential funding sources.

List of Acronyms

BCAPP – Bucks County Agricultural Preservation Program
BCDH – Bucks County Department of Health
BCPC – Bucks County Planning Commission
BCPD – Bucks County Park Department
TMA Bucks – Bucks County Transportation Management Association
CDBG – Community Development Block Grant
DVRPC – Delaware Valley Regional Planning Commission
DCED – Department of Community and Economic Development
DCNR – Department of Conservation and Natural Resources
MAP – Municipal Assistance Program
MTF – Multimodal Transportation Fund
NLT – National Lands Trust
NPS – National Park Service
PADEP – Pennsylvania Department of Environmental Protection
PennDOT – Pennsylvania Department of Transportation
PHMC – Pennsylvania Historical and Museum Commission
SEPTA – Southeastern Pennsylvania Transportation Authority
TCDI – Transportation and Community Development Initiative
TIP – Transportation Improvement Program

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[2] Refer to Appendix G for details on potential funding sources.