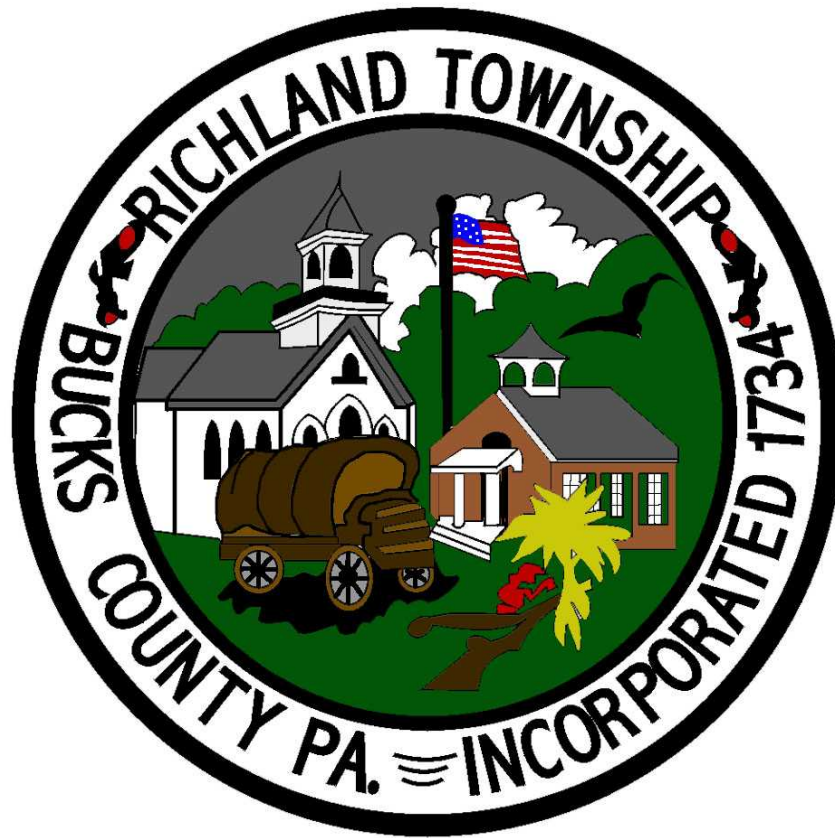


RICHLAND TOWNSHIP

BUCKS COUNTY, PENNSYLVANIA



**COMPREHENSIVE PLAN UPDATE
2009**

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Executive Summary

A Municipal Comprehensive Plan, as defined by the Pennsylvania Municipalities Planning Code (PA MPC) is a land use and growth management plan which establishes broad goals and criteria for the municipality to use in their land use regulations. It is one of the planning tools a municipality uses to manage and control growth. It also develops strategies and recommendations that help the municipality form policies and procedures to address these issues for the future. During the last census period (1990 – 2000), Richland Township was the second fastest growing municipality in the Quakertown Area of Upper Bucks County in terms of population growth. Recognizing a need to update the 1997 Richland Township Comprehensive Plan, the Township endeavored to provide a Comprehensive Plan Update that would address the growing development pressures in the years to come.

The Richland Township Comprehensive Plan Update was developed to manage and plan for land use and development within Richland Township for the foreseeable future. It provides guidance for maintaining a high quality of life for residents while meeting the challenge of managing growth through 2020 and providing a balanced and diversified economy in terms of land use. The Richland Township Comprehensive Plan Update addresses each of the comprehensive planning elements required by the PA MPC; addressing issues such as:

- Land Use,
- Community Facilities,
- Housing,
- Transportation,
- Utilities and
- Historic and Natural Resources

It also identifies the unique characteristics and resources of the township, examines trends in development and growth, and recommends goals, objectives and actions items for properly managing future growth.

Public participation was an important part of the process in the development of this plan. A Comprehensive Plan Advisory Committee, consisting of Township residents, elected and appointed Township Officials and members of the Volunteer Boards, oversaw the development of the plan, ensuring that its scope and direction reflected the vision of the Township. A community survey, as part of the Quakertown Area Comprehensive Plan Update, was sent to local residents and businesses in the Township to gather opinions on a variety of planning and community service subjects. These opinions were directly incorporated into the plan.

Findings

Included below is a summary of the findings and conclusions of the plan. A more detailed report of these findings has been included in the body of the Comprehensive Plan Update. Among the plan's findings:

- Between the years 1990 and 2000, Richland Township experienced a population increase of 1,360 (15.9%) with a total population of 9,920 in the year 2000. By

the year 2020, Richland Township is projected to have a population of 16,330, a increase of 6,410 residents or 64.62% since the 2000 census.

- An estimated 1,277 additional dwelling units will be required to meet the projected population increase. A total of 2,131 dwellings could be accommodated within the 2020 Primary Development Area; which would be able to accommodate growth beyond the year 2020.
- The predominant land uses in Richland Township are Residential and Agricultural Uses (35.3% and 23.7% respectively). Approximately 1,603 Acres (12.3%) of the Township has been preserved through state game lands, acquisition, conservation easements and open space acquired through residential development.
- Park, recreation, and open space resources are an important part of a community's identity and overall quality of life. The majority of residents support Township efforts to acquire additional open space, wildlife corridors and trail linkages. Of those that supported the Township efforts, a majority would also support public spending on these acquisitions.
- A wide variety of Community Facilities and Services are provided to Township Residents. The majority of residents felt that they enjoyed a good quality of life, yet some felt that their quality of life was declining. Traffic, taxes and uncontrolled growth were the primary concerns of residents.
- Several roads in the Township are congested during peak hour travel times, most notably Route 309. Some roads are in poor condition and in need of repair or maintenance, including drainage areas adjacent to and under roadways. The Township has a Capital Improvements Plan and a Traffic Improvement Plan to identify and prioritize major capital improvements for the coming years.
- Public transportation is limited. Establishment of a bus system and restoration of rail service are of particular interest to many residents.
- Environmentally sensitive natural resources in Richland Township, such as the Quakertown Swamp, woodlands, steep slopes, and waterways provide opportunities and constraints for future development, and will be a primary factor in how and where development occurs in the future.
- The availability of commercial, retail and industrial uses has provided the Township with a stable tax base and also provides a good source for employment. The majority of residents were satisfied with the variety, location and quantity of commercial and retail services.

As a result of these findings, a set of Goals, Objectives and Action Items were developed to guide the future development of Richland Township. The goals are general statements that reflect the overall vision of the Township residents, property owners and board members as to what direction Richland Township should take in the future. The Objectives are mini goals which will aide the Township in fulfilling the major goals as they were compiled through the cooperation of residents, property owners, the Plan Advisory Committee, the Board of Supervisors and the Planning Commission. The action items are specific strategies that have been prioritized for short and long range implementation to help the Township achieve its vision for the future.

Table of Contents

Section I. Introduction	
1.1 What and Why a Comprehensive Plan is Needed	1
1.2 A Brief History of Richland Township.....	2
1.3 Previous Planning Documents	3
1.4 Survey Results in Brief	4
1.5 Community Visioning.....	6
Section II. Demographic Analysis	
2.1 Population	9
2.2 Households and Families	10
2.3 Age.....	11
2.4 Housing and Income	13
2.5 Conclusion	15
Section III. Existing Conditions	
3.1 Land Use	16
3.2 Community Facilities.....	20
3.3 Housing	22
3.4 Transportation	23
3.5 Historic and Natural Resources	29
3.6 Conclusion	33
Section IV. Goals and Objectives	39
Section V. Plan for Growth	
5.1 Residential Development Area Analysis	45
5.2 A Plan for Land Use	50
5.3 A Plan for Community Facilities	53
5.4 A Plan for Housing	55
5.5 A Plan for Transportation	56
5.6 A Plan for Utilities	58
5.7 A Plan for Historic and Natural Resources.....	59
Section VI. Statement of Plan Elemental Interrelationships	60
Section VII. Action Plan	61
Appendices	
A. Survey Response Summary	A-1
B. Community Visioning Responses – Session I	B-1
C. Press Releases and Related Articles	C-1

List of Tables

Table 1 Total Population, Richland Township & Bucks County9
Table 2 Projected Population Estimates.....9
Table 3 Households.....10
Table 4 Families.....11
Table 5 School Age Children Population for Richland Township, 1990-200012
Table 6 Comparison of School Age Population, Richland Township & Bucks County.....12
Table 7 Elderly Population of Richland Township, 1990-200012
Table 8 Comparison of Elderly Population, Richland Township & Bucks County13
Table 9 Housing Comparison 1990-2000, Richland Township & Bucks County..13
Table 10 Median Household Income, In Year 2000 Dollars14
Table 11 Existing Land Uses16
Table 12 Housing Type, 1990-200022
Table 13 Year Home Built22
Table 14 Housing Value, 1990-200023
Table 15 Build-Out Analysis46

List of Charts

Chart 1 Population Distribution by Age11

List of Maps

Map 1 Regional Location.....2
Map 2 Existing Zoning Districts18
Map 3 Existing Land Uses19
Map 4 Existing Community Facilities25
Map 5 Existing Water Service26
Map 6 Existing Sewer Service27
Map 7 Existing Transportation Network.....28
Map 8 Physiographic Provinces of Pennsylvania31
Map 9 Existing Geology34
Map 10 Existing Steep Slopes.....35
Map 11 Existing Soils36
Map 12 Existing Hydrology37
Map 13 Existing Woodlands38
Map 14 Future Land Use.....52

SECTION I

INTRODUCTION

1.1 What is and Why a Comprehensive Plan is Needed

The Comprehensive Plan is one of the planning tools that municipalities use to guide development and protect the resources of its community. Comprehensive Plans generally contain specific studies of land use, housing, transportation, community facilities, natural, cultural, and historic resources, and utilities specific to the municipality and/or regional planning area. These studies typically include an inventory, goals, objectives, and implementation strategies, as well as a discussion of the interconnectiveness of the plan with the county, region, and surrounding municipalities.

The Pennsylvania Municipalities Planning Code (PA MPC) outlines the minimum requirements that all Comprehensive Plans must address. These include:

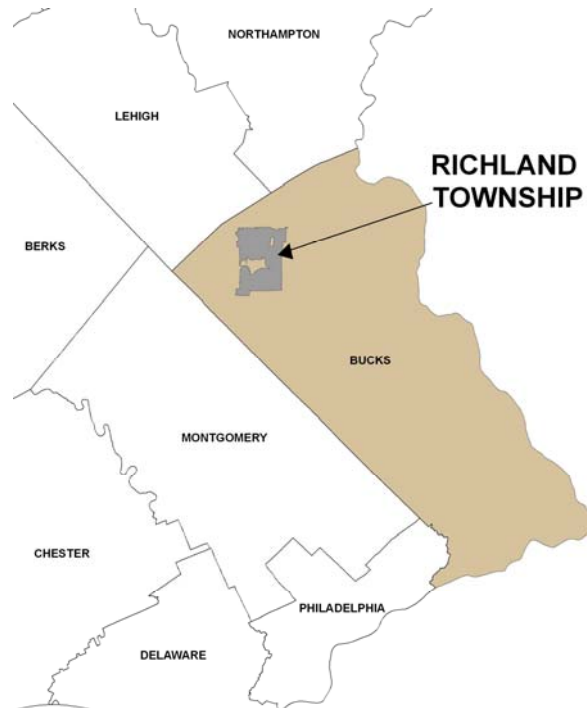
- 1) A Statement of objectives concerning future development;
- 2) A Plan for Land Use;
- 3) A Plan to meet Housing Needs;
- 4) A Plan for Transportation/Circulation;
- 5) A Plan for Community Facilities and Utilities;
- 6) A Statement of Interrelationships among the various plan components;
- 7) A Discussion of short and long range plan implementation strategies;
- 8) A Statement that existing and proposed development is compatible with that of neighboring municipalities; and
- 9) A Plan for the protection of Natural and Historical Resources.

Recognizing a need to update the 1997 Richland Township Comprehensive Plan, the Township undertook a program to review the existing land use patterns. In preparing the plan update, various aspects of the township have been analyzed to determine which influences will impact the future of Richland Township. From the various studies that were completed during this process, conclusions were drawn which are presented later in this Plan in the Goals, Objectives and Strategies Chapter. For each of the goals that were established, objectives and strategies were developed to present Richland Township's position on how to move forward into the future. The role of this plan is to provide a foundation upon which specific programs can be implemented to preserve the Township's character, yet meet the needs of the current and future residents. As a result of these recommendations, the Plan for Growth Chapter lays out a plan as to how and where future growth can and should occur.

1.2 A Brief History of Richland Township

Richland Township is located in northern Bucks County, Southeastern Pennsylvania. The Township is in an area of the state that is north of the Philadelphia metropolitan area and south of the Allentown-Bethlehem-Easton urban complex (see **Map 1: Regional Location**).

Map 1: Regional Location



In the late 1600s, William Penn acquired land from the Indians in what is now known as Bucks County. Although the extent and terms of the agreements were not written specifically, measurements of such land acquisitions were determined by how far a man could travel by foot or by horse in one or two days. Later, in 1703 surveyors were directed to lay out a tract of 10,000 acres for William Penn to be called Manor of Richland. The land had been cultivated by Native Indians and was found to be very fertile and was called “rich lands,” hence the name Richland. In 1735, the Manor of Richland was resurveyed and it was found to contain 16,749 acres. The area was settled, timber cut, drained, and cultivated. Surface water appeared in some places during certain seasons of the year and the early settlers called these areas the “Great Swamp,” and it is marked as such on early maps. About the year 1723, the first Friends Meeting House was built in Richland.



One Room School House – Station Road

In 1734, Richland was incorporated as a Township. The first Post Office was established in 1803. Prior to that time, the nearest post office was in Bethlehem. By 1850, the Township of Richland was growing and the population was largely based in the village of Quakertown.

In the early 1800s, discussions were held regarding the location of a railroad and the best route to Bethlehem. In 1854, the North Pennsylvania Railroad began purchasing land for a road bed. In that same year, the village of Quakertown separated from Richland Township and became a Borough. Following the opening of the railroad in 1857 and the national economic growth associated with the Civil War, Richland Township and the Borough of Quakertown became thriving commercial centers. Industries during that period included the manufacture of cigars, boots, shoes, tools, harness, wheel spokes and stoves. Some of the earliest sites and structures of its founding years, including old farm homes and barns, one room schools, and hamlets on the former trolley line and railroad, still exist in Richland Township.

Today, Richland supports a wide variety of residential, commercial and industrial development, and the Township's key location between Philadelphia and the Allentown-Bethlehem-Easton urban area affords it many opportunities for growth as it did in years past. In the future, the challenge for Richland Township is to be mindful of and sensitive to its history and the places and structures that represent its 250 years of existence. To meet this challenge, decisions regarding future growth and development should be made in the context of the Township's heritage, and with focus on the preservation of these remnants from the past for the benefit of all residents of Richland.

1.3 Previous Planning Documents

Richland Township completed its last Comprehensive Plan in May of 1997. That Plan, prepared by Thomas Comitta Associates, Inc., addressed the critical topics – land use and development, population, economics, housing, community facilities, transportation, and capital improvements. The Pennsylvania Municipalities Planning Code requires that the Comprehensive Plan be reviewed at least once every ten years. The Richland Township Comprehensive Plan is due for an update.

In addition to the Comprehensive Plan, Richland Township has adopted a Zoning Ordinance. The Zoning Ordinance has eight community development goals:

- To guide the form, location, and timing of growth in order to protect the natural environment, enhance the man-made environment, and establish living and working environments that are properly provided with a full range of services and facilities;

- To protect the people’s right to clear air, pure water and the other natural and historic resources of our environment and to guarantee a quality environment for present and future residents in the Quakertown Area;
- To promote adequate, safe and sound housing for present and future residents regardless of socio-economic characteristics;
- To support and encourage nonresidential developments compatibility with the essentially residential character of the municipalities and which have minimal impact on the highway network and other services and to encourage improvement programs in appropriate areas;
- To provide recreational opportunities, including active and passive recreational facilities, for municipal residents of all ages;
- To use sewer and water facilities as methods of implementing housing projections and land use goals included in the Comprehensive Plan update;
- To protect, maintain and improve the carrying capacity of the Quakertown area’s highway network and to make improvements that will eliminate or avoid hazardous conditions;
- To provide needed and desired services within constraints of fiscal abilities.

Other existing planning documents which should be incorporated into the Richland Township Comprehensive Plan include the Bucks County Comprehensive Plan, the Richland Township Open Space Plan, the Upper Tohickon Rivers Conservation Plan, and the Bucks County Open Space Plan. As the lead document of planning for future economic development and environmental conservation for the entire County, the goals and objectives of the Bucks County Comprehensive Plan and the Bucks County Open Space Plan should be complemented by the goals, objectives, and recommendations of the Richland Township Comprehensive Plan. Similarly, because Bucks County is recognized for its natural features and beautiful scenery, natural resource and open space preservation as well as recreation areas are essential for ensuring the conservation of the County’s primary asset. Richland Township recognizes the importance of open space and recreation areas as an asset to the region and should further reinforce the Richland Township Open Space Plan by adopting the key elements of this plan into the Township’s Comprehensive Plan.

1.4 Survey Results in Brief

One method for garnering public involvement in the planning process for the Comprehensive Plan was the distribution of a community survey. Local residents and business owners were asked to provide their opinions on issues ranging from land use, to housing, to transportation within Richland Township. Surveys were mailed in early 2005 and returned to the Township at the end of July 2005. Results from the Richland Township portion of the surveys conducted by the Quakertown Area Planning Committee for the recently completed 2007 Quakertown Area Comprehensive Plan Update were analyzed separately for the purposes of this Comprehensive Plan update.

Of the 2,667 surveys distributed, 732 were returned with an overall response rate of 27%. The majority of respondents (45%) have lived in Richland Township for at least 15 years. The next higher group of respondents (29%) have lived in the Township between 1-5

years; while the smallest group of respondents (1%) have lived in the Township for less than a year. It is also important to note that 98% of the respondents owned their home.

When asked to select three of nine reasons for choosing to live in Richland Township, the top three choices were reasonable housing prices, near family and friends, and general quality of life. The least important reasons were quality of the school system, other reasons and reasonable taxes. The fourth most important reason for people choosing to live in Richland was that it is convenient to work. This closely correlates to the locations where people work. The top four responses to place of employment indicated that Montgomery County, Bucks County and Retired, each with 18% and within Quakertown, 17%; were where the majority of respondents worked. Philadelphia and unemployed choices received the least responses with 3% each.

Housing within Richland Township consists mostly of single-family detached homes, and while the majority of the respondents (35%) indicated that there was a good variety of housing types within the Township, some residents felt that there was a need for additional housing types. The majority of the residents (35%) conveyed that there was poor growth management with an additional 26% indicating that growth management was fair. An overwhelming majority felt that planning for growth management was either very important or important (64% and 23% respectively). Not surprisingly, the majority of residents (77%) felt that Richland Township should acquire key open space areas, wildlife corridors and trail linkages; while 54% would support additional public spending to secure open space acquisitions. Similar to residential development, the majority of responses from local citizens indicated that they were satisfied with the variety, location and quantity of commercial and retail services. As such, it would appear that the residents understand the need for commercial development to provide a stronger tax base and stable employment source.

One of the themes of the survey dealt with quality of life issues. The majority (69%) of respondents indicated that the quality of life in Richland Township is good. Conversely, 41% of the respondents felt that the quality of life is declining, with only 22% indicating that the quality of life is improving. The top three issues that threatened the quality of life in Richland Township were Traffic, Taxes and Sprawl/Uncontrolled Growth at 17%, 16% and 15% respectively. The majority of residents rated the traffic and roads as either fair or poor, 33% and 48% respectively. Taxes also received low grades with 33% indicating that they were fair and 50% indicating that they were poor. Finally, most respondents viewed growth management as either fair or poor, 26% and 38% respectively. The least important factors in determining the quality of life were inadequate medical services, inadequacy of governmental services and flooding. When planning for the future, the majority of respondents viewed open space and agricultural preservation (56%); medical facilities (61%); traffic and road conditions (64%); public schools (57%); natural resource protection (49%); employment opportunities (47%); ground water protection (58%); growth management (64%); and transportation system improvements (35%) as very important factors. 62% of the respondents indicated that they would use train service if it was available. However, the majority of respondents (42%) indicated that they would not use bus service if it was improved; while 35%

indicated that they would. It is important to note however, that a portion of the respondents that indicated that they had no opinion on this matter, added that they were unaware that this service was available.

1.5 Community Visioning

Identify Issues, Concerns, Constraints and Opportunities through Public Participation

The importance of public input throughout the Comprehensive Plan Update cannot be stressed enough.

To ensure that the Comprehensive Plan Update addresses the issues, concerns and recommendations of everyone living in the Township, the following strategies were implemented:

- A well represented Comprehensive Plan Advisory Committee was created that consisted of Township residents, elected and appointed Township Officials and members of Volunteer Boards and Commissions.
- A community survey was mailed out to all Township residents and property owners to solicit their opinions regarding the future of Richland Township.
- Announcements were published and public meetings were held to seek the public's input.
- A Community Visioning Session was held to solicit input and to provide a forum to discuss the concerns of residents, property owners and elected officials.

The Comprehensive Plan Advisory Committee

The public must be involved in any planning project in order to determine the needs of the Township and to identify the attributes, attitudes, beliefs and behavior of community residents. The Comprehensive Plan Advisory Committee (PAC) is an important component of that process. The PAC was established to provide an opportunity for Township residents, property owners, elected officials and volunteer board members to voice their opinions and help develop a framework for the update of the existing Comprehensive Plan. The groups and organizations represented in the PAC included the Board of Supervisors, Planning Commission, Park and Recreation Board, Trails Committee, Preservation Board, and the Water Authority.

Public Meetings

The first public meeting was a Community Visioning session that was held on March 29, 2007 at the Richland Township Municipal Building. This meeting was held to solicit the input from residents and property owners of the Township. Approximately 40 people attended the two hour meeting. Draft maps showing the existing conditions of the Township were presented to the group. A break out session using the Nominative Group Technique was held with the residents to gather their input on the following four questions:

1. Currently, what do you like most about Richland Township?
2. Currently, what do you like least about Richland Township?
3. What would you want to preserve/maintain about/in Richland Township for the future?
4. What is your vision for Richland Township in the future?

The Nominative Group Technique is a process in which breakout groups develop answers to a series of basic questions and then vote on the top priorities within each group to determine key needs and desires regarding the Township. The key component to this technique is that each person present has a chance to offer input and each opinion is recorded. Many of the answer lists generated in response to the questions will be lengthy. Therefore, each member of the group is given a set number of votes per question. A participant can put all their votes in any combination on any of the responses (i.e., all votes on one response, or one vote each on a number of responses.) What emerges are clumps of interest and a general idea of consensus, even when outwardly, people appear to be in great disagreement. A simple vote count helps to rank the list of answers for each question.

Using this technique and the four focus questions above, the meeting attendees were divided into three smaller break-out groups. Each resident within the group was encouraged to voice their opinions which were written on a large sheet of paper. Care was taken to ensure that the written response reflected the individual's exact concern. Once every member of the break-out group had their opportunity to answer and reflect on the other responses, the individuals within each group were asked to vote on the responses which were most important to them. Once voting was completed and tabulated, each group chose a spokesperson to present the top three responses to each question for their group. All of the responses, as they were written during this session, can be found in Appendix C.

The overall reaction and responses to the questions indicated that the residents liked the rural character of the Township and that the growing traffic congestion and the future preservation of the Quakertown Swamp and agricultural areas were the primary concerns. Other concerns which were discussed were the current tax system and the existing flooding conditions. Rural character was voted as what the Township residents liked most about Richland Township. Traffic congestion was voted as the biggest issue when residents were asked what they liked least about the Township. The preservation of open space was voted most important when residents were asked what they would like to see preserved/maintained in the Township. Proper planning and land use management were the most important issues when residents voted on what they envisioned for the future of Richland Township.

Plan Advisory Committee Work Sessions

The Comprehensive Plan Advisory Committee (PAC) met once a month to discuss the progress of the plan revision. At the first PAC meeting in October 2006, several topics were covered. An introduction and basis for doing an update to the current Comprehensive Plan was discussed. Other topics discussed at the meeting included the results of the Township Resident Survey, a presentation of the Draft Existing Land Use Map and discussions on the current and future demographics of the Township.

At the subsequent monthly PAC meetings, each chapter of the Comprehensive Plan Update was discussed and reviewed to ensure that the concerns of the residents, property owners and Township officials were being addressed. Committee members were given the opportunity to offer comments and suggestions on previously distributed sections.

Other Public Participation and Outreach Efforts

The Comprehensive Plan Advisory Committee understood that not everyone in the Township was comfortable with attending or voicing opinions at public meetings. Therefore, the PAC used other means to reach out to the residents to obtain their input so that everyone in the Township would have the opportunity to be involved in the planning process. In addition to the public meetings, public involvement was also encouraged by and solicited through:

- Resident/Property Owner Survey
- Press Releases
- Public Notices
- Public Meeting Announcements

Articles and press releases appeared in the Intelligencer, Morning Call, Free Press and the Township Newsletters to inform the residents of the upcoming revision to the Comprehensive Plan. Press releases were used as announcements for the Community Visioning meeting. Articles discussed the status of the Comprehensive Plan Update. The articles also informed the residents and property owners about the concerns of their fellow citizens and how the plan was going to address these concerns. By utilizing all of these public participation methods, the PAC was able to involve the public to the greatest extent possible throughout the entire plan update.

SECTION II

DEMOGRAPHICS

2.1 Population

During the last census period (1990 to 2000), Richland Township grew by 15.9% from a population of 8,560 to a population of 9,920; which is an increase of 1,360 people. Richland Township was the second fastest growing municipality in terms of population growth in the Quakertown Area of Upper Bucks County during this time. In contrast, Richland Township had a much higher percent change in population (53.7%) from 1970 to 1980. Bucks County's population grew by only 15% from 1970 to 1980. As a result of the increase in population, the number of persons per square mile also increased. The persons per square mile in Richland Township changed from 417.5 in 1990 to 483.9 in 2000, (an increase of 15.9%), while Bucks County's persons per square mile grew from 890.3 to 983.1 over the same period, (an increase of 10.4%).

Table 1: Total Population, Richland Township and Bucks County¹³

	Richland Township	# Change in Population	% Change	Bucks County	% Change	# Change in Population
Population						
1970	4,089			416,728		
1980	6,286	2,197	53.7%	479,180	15%	62,452
1990	8,560	2,274	36.2%	541,224	12.9%	62,044
2000	9,920	1,360	15.9%	597,635	10.4%	56,411
Land Density						
Persons Per Square Mile 1990	417.5			890.3		
Persons Per Square Mile 2000	483.9	66.4	15.9%	983.1	10.4%	92.8

Table 2: Projected Population Estimates¹⁴

Year	Richland Township	Haycock Township	Milford Township	Quakertown Borough	Richlandtown Borough	Trumbauersville Borough	Bucks County
2000*	9,920	2,191	8,810	8,931	1,283	1,059	597,635
2010	12,790	2,570	10,650	9,090	1,340	1,110	652,800
2030	20,500	3,430	15,035	9,110	1,390	1,195	762,455
% Change 2000-2030	106.7%	56.5%	70.6%	2.0%	8.3%	12.8%	27.6%

¹³ U.S. Census Bureau, 1990 and 2000

¹⁴ U.S. Census Bureau, 2000 and Delaware Valley Regional Planning Commission

* Actual year 2000 population

The population in Richland Township is estimated to increase by almost 3,000 people by the year 2010. In the year 2030, Richland Township's projected population is expected to be 20,500, a change of 106.7% from the year 2000. Bucks County's projected population for the year 2030 is expected to be 762,455 people, a change of 27.6% from the year 2000. By comparison, other neighboring municipalities are projected to see much smaller population increases. For example, Quakertown Borough is projected to see only a 2.0% population increase in the next thirty years. Similarly, Richlandtown Borough is projected to see an 8.3% increase in population between 2000 and 2030. However, Milford Township is expected to see a 70.6% change in its population. With this high of a population projection, Milford Township is forecasted to be the second largest municipality to Richland Township in this region.

Not surprisingly, both Quakertown and Richlandtown Boroughs are generally fully developed and would not be expected to see a large population increase. In contrast, both Richland and Milford Townships have large areas of land left to be developed, which could account for these projected population increases.

2.2 Households and Families

Table 3: Households^{15,16}

	Richland Township	Bucks County
Households 2000	3,763	218,725
% of the Population	37.9%	36.6%
Households 1990	3,219	190,503
% of the Population	37.6%	35.2%
# Change 1990-2000	544	28,222
% Change – 1990-2000	16.9%	14.8%
Persons per Household -2000	2.62	2.69
Persons per Household - 1990	2.65	2.8
# Change Persons per Household 1990-2000	-0.03	-0.11
% Change- 1990 to 2000	-1.13%	-3.9%

The number of households in Richland Township increased by 544 households from 1990 to 2000, which is a change of 16.9%. However, Bucks County had an increase of 28,222 households, which is only a change of 14.8%.

In Richland Township, the number of persons per household decreased by 0.03 persons from 1990 to 2000. By comparison, the persons per household for Bucks County declined by 0.11 persons from 1990 to 2000. This decrease in both Richland Township and Bucks County indicates a trend of less people per household.

¹⁵ U.S. Census Bureau, 1990 and 2000

¹⁶ As defined by the Census Bureau, a household includes all the people who occupy a housing unit as their usual place of residence.

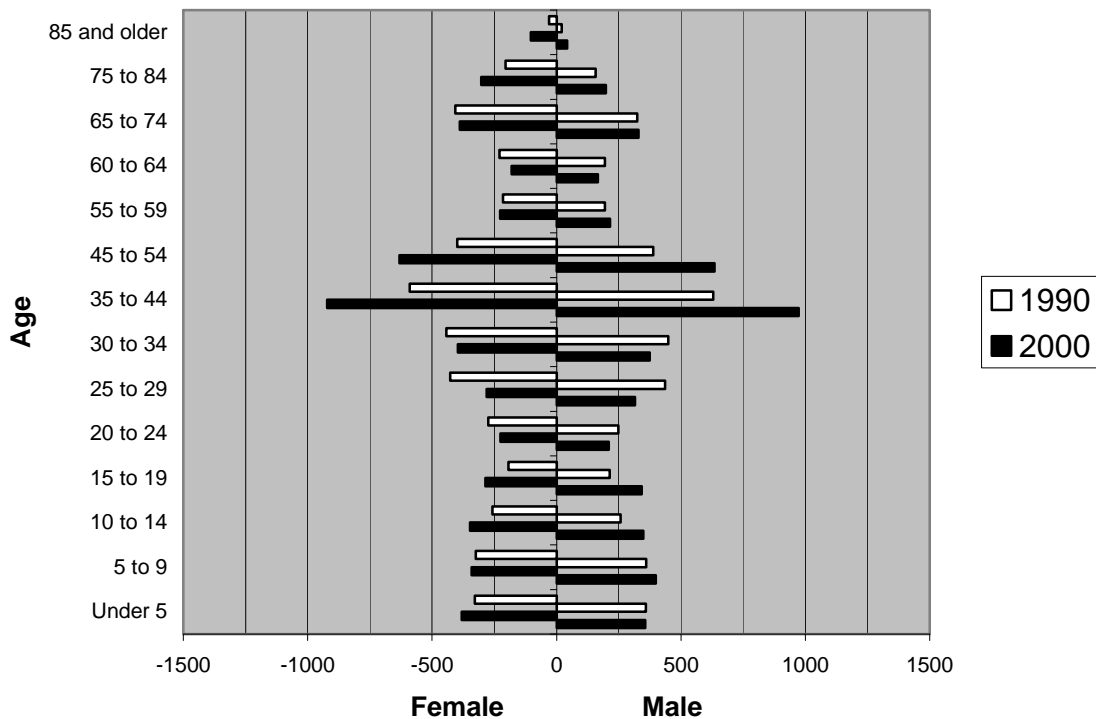
Table 4:Families¹⁷

	Richland Township	Bucks County
Family Households 2000	2,667	160,946
% of the Population	26.9%	26.9%
Family Households 1990	2,418	145,924
% of the Population	28.2%	27%
# Change 1990-2000	249	15,022
% Change 1990-2000	10.3%	10.3%
Persons per family – 2000	3.13	3.17
Persons per family – 1990	3.07	3.25
# Change Persons per family 1990-2000	0.06	-0.08
% Change Persons per family 1990-2000	2.0%	-2.46%

The term Family Households is defined as a Household with two or more people related by blood, marriage, or adoption. The number of Family Households in Richland Township increased by 249 households, which is an increase of 10.3% from 1990 to 2000. For comparison, Bucks County also had a change of 10.3%. Although Bucks County as a whole saw an overall increase in the number of Family Households, they had a decrease in the number of persons per family of 0.08.

2.3 Age

Chart 1: Population Distribution by Age¹⁸



¹⁷ U.S. Census Bureau, 1990 and 2000

¹⁸ U.S. Census Bureau, 1990 and 2000

In **Chart 1: Population Distribution by Age and Sex, 1990-2000**, the distribution of men and women by age in the Township is depicted. The largest population segment is those persons between 35 and 45 years old. Another marked increase in population is indicated for those persons within the 65 and older category. With an increase in the elderly population, attention should be given to the types of housing that are available in Richland Township as well as what services are and should be provided for those within the this age category.

Table 5: School Aged Children Population for Richland Township 1990-2000¹⁹

	Male 2000	Male 1990	% Change	Female 2000	Female 1990	% Change
Under 5 years	357	359	-0.6%	381	328	16.2%
5 to 9 years	399	361	10.5%	341	324	5.2%
10 to 14 years	349	258	35.3%	347	257	35.0%
15 to 19 years	342	214	59.8%	286	194	47.4%
Total	1,447	1,192	21.4%	1,355	1,103	22.8%

Table 6: Comparison of School Age Population Richland Township and Bucks County²⁰

	Richland Township	Bucks County
2000 Total School Age Population	2,802	166,880
1990 Total School Age Population	2,295	152,823
# Change 1990-2000	507	14,057
% Change 1990-2000	22.1%	9.2%

As shown in **Table 6: Comparison of School Age Population, Richland Township and Bucks County**, the number of school aged children has increased by 22.1% for Richland Township. By contrast, the school aged population for Bucks County increased by only 9.2%. With a significant increase in the school aged population for Richland Township, attention should be given to the current school capacities as well as which services are currently provided and which services may be needed in the future for these children.

Table 7: Elderly Population of Richland Township, 1990-2000²¹

	Male 2000	Male 1990	% Change	Female 2000	Female 1990	% Change
65 to 74 years	329	324	1.5%	389	407	-4.4%
75 to 84 years	198	158	25.3%	303	205	47.8%
85+	43	21	104.8%	104	30	246.7%
Total	570	503	13.3%	796	642	24%

¹⁹ U.S. Census Bureau, 1990 and 2000

²⁰ U.S. Census Bureau, 1990 and 2000

²¹ U.S. Census Bureau, 1990 and 2000

**Table 8: Comparison of Elderly Population
Richland Township and Bucks County²²**

	Richland Township	Bucks County
2000 Total Elderly Population	1,366	74,094
1990 Total Elderly Population	1,145	58,912
# Change 1990-2000	221	15,182
% Change 1990-2000	19.3%	25.8%

As indicated in **Table 8: Elderly Population of Richland Township, 1990-2000**, the elderly population for Richland Township increased by 19.3% in the ten year census period. By contrast, the elderly population for Bucks County increased by 25.8%. Richland Township is at a lower growth rate for elderly population than Bucks County by 6.5%. The age bracket which increased the most is the 85 and older category. This age bracket saw an overall increase in population of 96 people. This increase may be in part due to advances in medical technology as well as the increase in senior facilities and housing that is being provided. With an increase in available amenities, elderly residents are able to remain in the community.

2.4 Housing and Income

**Table 9: Housing Comparison 1990-2000
Richland Township & Bucks County²³**

	Richland Township	Bucks County
Total Housing Units 2000	3,877	225,498
Total Housing Units 1990	3,344	199,934
# Change 1990-2000	533	25,564
% Change 1990-2000	15.9%	12.8%
Occupied housing units		
Occupied housing units 2000	3,763	218,725
Occupied housing units 1990	3,219	190,507
# Change 1990-2000	544	28,218
% Change 1990-2000	16.9%	14.8%
Vacant housing units		
Vacant housing units 2000	114	6,773
Vacant housing units 1990	125	9,427
# Change 1990-2000	-11	-2,654
% Change 1990-2000	-8.8%	-28.2%
Owner-occupied housing units		
Owner-occupied housing units 2000	3,111	169,205
Owner-occupied housing units 1990	2,739	144,138
# Change 1990-2000	372	25,067
% Change 1990-2000	13.6%	17.4%

²² U.S. Census Bureau, 1990 and 2000

²³ U.S. Census Bureau, 1990 and 2000

Renter-occupied housing units 2000	652	49,520
Renter-occupied housing units 1990	480	46,369
# Change 1990-2000	172	3,151
% Change 1990-2000	35.8%	6.8%

In 2000, Richland Township had a total of 3,877 dwelling units, which is an increase of 533 dwelling units since 1990. This represents an increase of approximately 16% between 1990 and 2000. It is also important to note that this increase is about 4% greater than Bucks County. With a population increase for both Richland Township and Bucks County, it is not surprising that there was an increase in the number of housing units.

Table 10: Median Household Income, in Year 2000 dollars²⁴

	2000	1990	# Change 1990-2000	% Change 1990-2000
Richland Township	\$47,057	\$36,111	\$10,946	30.3%
Haycock Township	\$61,061	\$40,898	\$20,163	49.3%
Milford Township	\$59,683	\$41,788	\$17,895	42.8%
Quakertown Borough	\$41,942	\$31,920	\$10,022	31.4%
Richlandtown Borough	\$45,652	\$31,154	\$14,498	46.5%
Trumbauersville Borough	\$52,250	\$40,792	\$11,458	28.1%
Bucks County	\$59,727	\$43,347	\$16,380	37.8%
Pennsylvania	\$40,106	\$29,069	\$11,037	38%
United States	\$41,994	\$30,056	\$11,938	40%

In terms of Median Household Income, Richland Township is ranked as the fourth highest municipality of the six municipalities in the Quakertown Area. With a median household income of \$47,057, Richland Township is below the average median household income of Bucks County by \$12,670. By contrast, Haycock Township is above the average median household income by \$1,334. The lowest median household income in the Quakertown Area (\$41,942) is in Quakertown Borough.

²⁴ U.S. Census Bureau, 1990 and 2000

2.5 Conclusion

Richland Township is projected to have a population of 20,500 by the year 2030, which represents a 106.7% increase within the next thirty years. This would make Richland Township one of the most populated municipalities in the Quakertown Area.

The majority of Richland Township's population is comprised of adults aged 35 to 44. Although this is the largest age group within the Township, there has also been a large increase in the elderly population. The number of new housing units increased by 533 units. The number of vacant housing units decreased in Richland Township by 11 units. This may be due to the increase in demand for housing in the Township. It is also important to note that the number of rental units increased between 1990 and 2000 census period by 35.8%. This may be due in large part to the types of housing units that were developed between 1990 and 2000. During this time period, Richland Township experienced an increase in the development of multi-family dwelling unit types such as: townhouses, twins and apartments. This increase could be related to the fact that Richland Township is the third lowest in terms of median household income in the Quakertown Area during this period; which would increase the demand for these types of dwelling units as compared to other types of dwelling units.

Although the median household income for Richland Township has increased by 30.3%, it should be noted that the median household income for residents of Richland Township is still below the median household income for Bucks County. It should also be noted that although Richland Township is below the median county income, it is above the average median household income of the both the Commonwealth of Pennsylvania as well as the United States according to the United States Census bureau.

SECTION III

EXISTING CONDITIONS

3.1 Land Use

The most prominent land uses in Richland Township are Residential and Agriculture. These two uses combined cover approximately 7,773 acres or 59% of the Township's total 13,163 acres. The Township's land uses are depicted on **Map 3** and the existing Zoning Districts are shown on **Map 2**.



Agricultural Land Use

Parks, Recreation, Open Space and Conservation Easements are the third most prominent land use found in Richland Township. This land use accounts for 1,603 acres in the Township or 12.3% of the total land area within the Township.

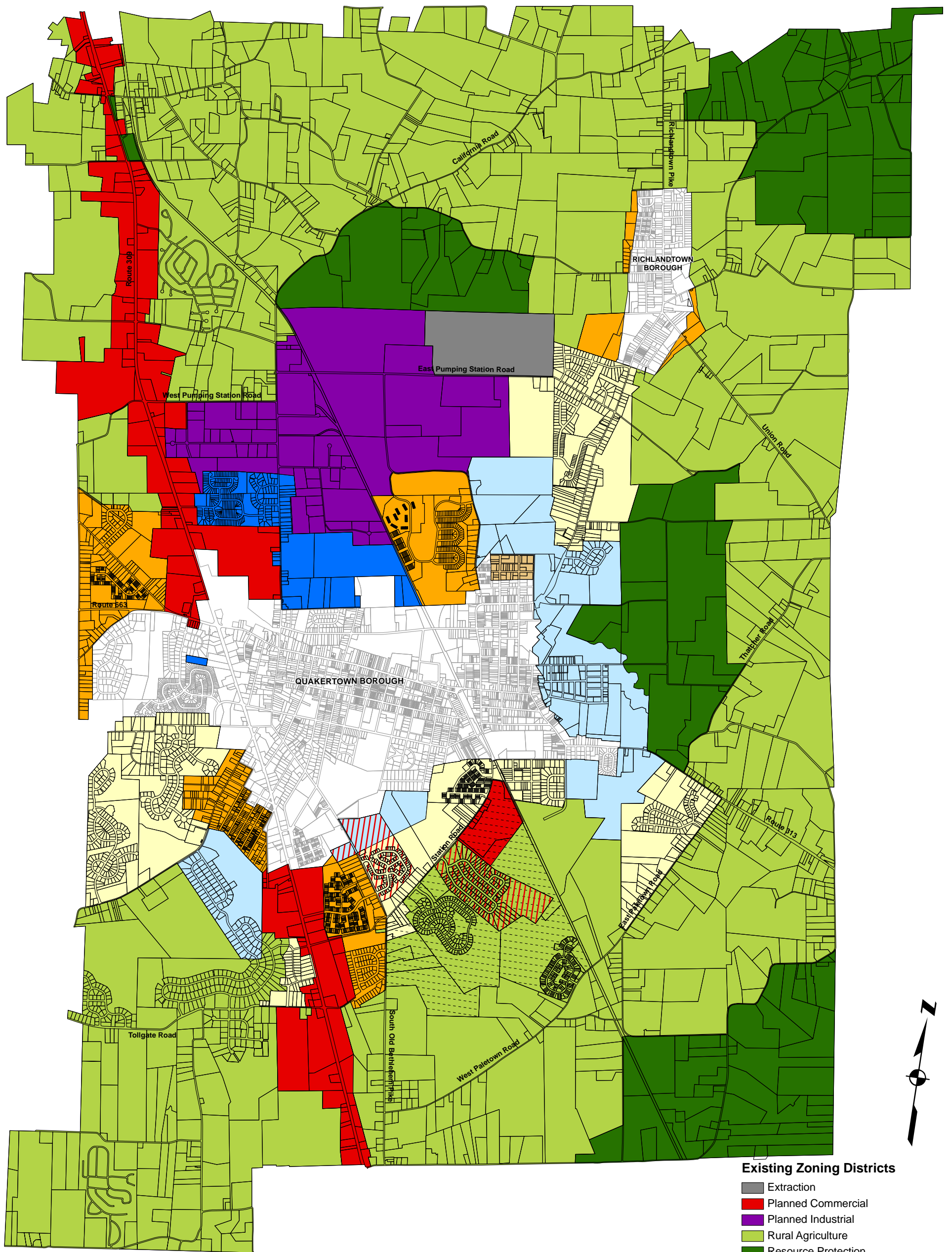
Table 11: Existing Land Uses

	Acreage	% Total
Single-Family Residential	4,654	35.3%
Medium Residential	367	2.8%
Agricultural	3,119	23.7%
Commercial	842	6.4%
Industrial	652	4.9%
Private Institutional	175	1.3%
Public Institutional	118	0.9%
Parks, Recreation, Open Space	549	4.2%
Open Space within Residential Developments	692	5.3%
Conservation Easements	362	2.8%
Utilities	120	0.9%
Vacant	1,023	7.8%
Road Rights-of-Way	490	3.7%
Total	13,163	

Within Richland Township, there is a strong correlation between zoning districts and the uses which are located within the district boundaries. The Richland Township Zoning Ordinance includes ten Zoning Districts. Of the ten Zoning Districts, five are Residential and the remaining five are Resource Protection, Rural Agriculture, Planned Industrial, Planned Commercial and Extraction. In addition to the ten Zoning Districts, the Township has created an Age Qualified Overlay District. This overlay district has been provided to offer a greater variety of housing to serve the needs of older persons who prefer an independent residential environment and do not require intensive individual care. Another overlay district within Richland Township is the Arterial Overlay District. This overlay district regulates the uses along state routes 309, 313 and 663.

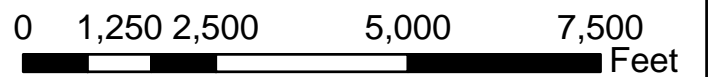


Age-Restricted Residential Development



Existing Zoning Districts

- Extraction
- Planned Commercial
- Planned Industrial
- Rural Agriculture
- Resource Protection
- Suburban Residential Conservation
- Suburban Residential Low
- Suburban Residential Medium
- Suburban Residential High
- Urban Residential Low
- Planned Residential Development
- Age Qualified Overlay District



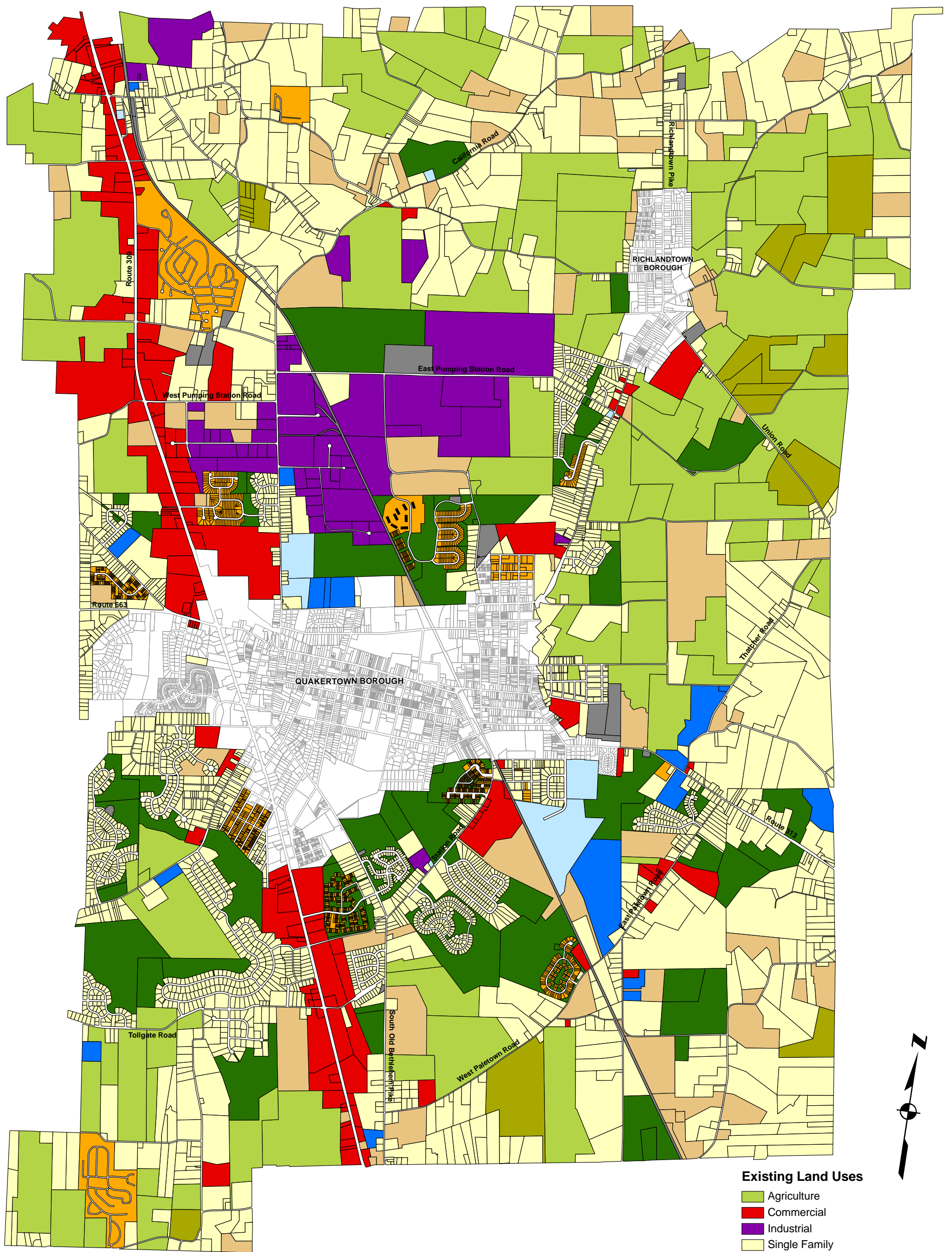
Source: Base Information obtained from Carroll Engineering Corp.
Zoning Information from Richland Township Zoning Map



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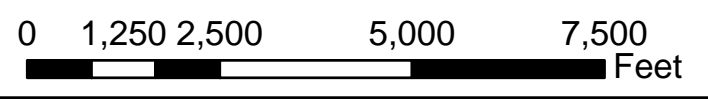
Richland Township Comprehensive Plan Update

Existing Zoning Districts



Existing Land Uses

- Agriculture
- Commercial
- Industrial
- Single Family
- Medium Residential
- Private Institutional
- Public Institutional
- Open Space
- Easement
- Utility
- Vacant



Source: Base Information obtained from Carroll Engineering Corp.
 Existing Land Uses obtained through field survey by Boucher & James, Inc. June-August 2006



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**Richland Township
 Comprehensive Plan Update**

Existing Land Uses
 Map 3

3.2 Community Facilities

Richland Township provides several public and private community facilities and resources for its residents, as shown on (Map 4). The center of the governmental facilities is the Township Building which is located on California Road. The Township Police Department has just recently relocated to its new location at 229 California Road. The Township Police department is working toward providing 100% protection for township residents. Currently the Township Police Department provides 79% protection with State Police providing the remaining 21%.



Richland Township Municipal Building

Richland Township is serviced by five (5) volunteer fire companies: Richland Township Fire and Rescue, Quakertown Fire Company #1, Quakertown Fire Company #2, Richlandtown Fire Company, and Trumbauersville Fire Company). St. Lukes Medical Center is located just outside the Township boundary in Quakertown Borough and serves as the community hospital.

Richland Township contains several public and private schools. Strayer Middle School and Richland Elementary are a part of the Quakertown School District. Private schools located in the Township include the Quakertown Christian School and Preschool located on East Paletown Road and Rocky Ridge Road.

The James A. Michener Library provides residents with thousands of books, magazines and reference materials. In addition to reading material, the library offers internet access, conference rooms and meeting rooms. The library is a part of the Bucks County Free Libraries system.



State Game Lands #139

Richland Township contains several public open space and recreation areas. Currently, there are approximately 1,241 acres of open space and recreational lands throughout the Township. These areas have been acquired through the Bucks County Open Space Program and through developer dedication as a part of the land development process. In addition, the Township has recently acquired approximately 362 acres of conservation easements, which in effect permanently preserves these parcels. The Quakertown Memorial Park complex located

behind the Township Police Department on California Road provides soccer and football facilities. A large open space and recreation area that is currently under construction is Veterans Park on East Pumping Station Road. This park, located in the north central part

of the Township, will provide a tot-lot, picnic areas, 6 softball fields, 2 multi-use fields, a concession stand, fitness trail, and a Veterans Memorial Garden. Veterans Park will be utilized by the Richland Area Softball Association as well as other Township organizations and residents. Other community facilities available to Richland Township residents include the Richland Township Nature Center and Park located at the Municipal Complex in the northern portion of the Township and State Game Lands #139 located in the southeast region of the Township. The Township is also working with Heritage Conservancy to develop an educational trail system along the Quakertown Swamp adjacent to Paletown Road and Route 313. Recreational open space is also found in the Brayton Gardens II Residential Development, the Station Road Open Space Parcel and the Thompson Tract. Several planning documents have been adopted in Richland Township to ensure that these open space and recreational areas are preserved for future residents. These documents include the Open Space Plan (1999) and the Trails Master Plan (2002 and 2006).

Utilities, Wastewater Treatment and Water Supply Systems

Businesses and residents within Richland Township are serviced by both public and private water and sewer systems. Public water is provided by the Richland Township Water Authority and the Quakertown Borough Water Department. Currently, the Richland Township Water Authority maintains 5 wells and 4 water storage tanks. (**Map 5**) Approximately, 29% of residents in Richland Township utilize public water; of which approximately 69% are provided service from the Richland Township Water Authority. The average daily usage for Richland Township is 377,000 gallons. The biggest concern facing the Water Authority today is the influx of contaminants, such as: Methyl tertial butyl ether (MTBE) and Trichloroethylene (TCE) into the ground water supply.

Currently, the Township is updating its ACT 537 Plan as mandated by the Pennsylvania Sewage Facilities Act. The purpose of this update is to provide for future wastewater disposal needs of Richland Township while also meeting the goals and objectives established in existing municipal and county planning documents. The primary goal is to ensure the protection of the public's health from the impacts of improper sewage disposal, while providing for the ability of the region to grow and develop at a controlled rate. Public Sewer Service is primarily provided by the Bucks County Water and Sewer Authority. (**Map 6**) The wastewater is treated at the Quakertown Wastewater Treatment Plant which also treats wastewater from Richlandtown Borough and Quakertown Borough. The average daily flow contributed by both Richland Township and Richlandtown Borough is approximately 1.039 Million Gallons per Day (approximately 3,659 EDU's); which is approximately 37% of the total flow treated at this facility. A small portion of the southwestern corner of the Township is also serviced by the Milford-Trumbauersville Area Sewer Authority. The Authority only services about 100 EDU's from Richland Township, and presently there are no arrangements between the Authority and Richland Township to service any future development.

There are also approximately 11 privately owned, non-municipal small flow wastewater treatment plants located within Richland Township. While most of these serve single family residences, three (3) of these are community treatment systems that serve Richland Meadows Mobile Home Park, Cherry Mobile Home Park and Melody Lakes

Estates Mobile Home Park. On-lot disposal systems are regulated by the Township’s On-lot Disposal System Ordinance.

3.3 Housing

Richland Township’s residential units are primarily single-family (1-unit) detached homes. This dwelling unit type comprises approximately 45.9% of the entire housing stock in Richland Township. The second largest dwelling unit type is the single-family (1-unit) attached which represents a total of 849 units or 22% of the housing stock. A decline of 167 units occurred between 1990 and 2000 in the mobile home and trailer style home category. Multi-Family units increased by 293 units or 173% from 1990 to 2000. The Multi-family units are the combined totals of the 2-4 and 5 or more unit categories.

Table 12: Housing Type, 1990-2000¹³

	2000	% of Total	1990	% of Total	# Change	% Change
1-unit detached	1,779	45.9%	1,490	45%	289	19.4%
1-unit attached	849	22%	731	22%	118	16.1%
2-4 units	197	5%	133	4%	64	48.1%
5 or more units	265	6.8%	36	1%	229	636%
Mobile home, trailer, or other	787	20.3%	954	29%	-167	-17.5%
Total Housing Units	3,877		3,344		533	15.9%
Multi-Family Dwellings*	462	12%	169	5%	293	173%

* This figure represents the sum of 2 to 4 units and 5 or more units.

Because significant population growth has occurred in the Township since the last census, it can be assumed that the number of homes built has increased during the same period. Township records indicate that 1,169 homes have been built and occupied since 2000. Between 1990 and 2000, 874 homes have been built. This increase is quite similar to the number of homes built in 1970-1979. In relation, as shown in Table 12: Housing Type, 1990-2000, the majority of the homes built from 1990-2000 were multi-family dwellings.

Table 13: Year Home Built¹⁴

	No. of Homes	Percent of Total
1999-2000	86	2.2%
1995-1998	420	11%
1990-1994	368	9.5%
1980-1989	827	21.3%
1970-1979	880	22.7%
1960-1969	239	6.2%
1950-1959	533	13.7%
1939 or earlier	524	13.5%
Total	3,877	

¹³ U.S. Census Bureau, 1990 and 2000

¹⁴ U.S. Census Bureau, 1990 and 2000

The average housing value in Richland Township increased by \$21,000 or 18.4% between 1990 and 2000. Although Richland Township experienced a significant increase in housing value the Township as a whole is below several surrounding municipalities in terms of housing value. Nearby Haycock Township had a housing value of \$174,300 which was \$39,100 more than Richland Township. Also, Trumbauersville Borough had a percent change of 26.4% since 1990 and had a housing value of \$147,100. In the year 2000, Richland Township was also below the average Bucks County housing value by approximately \$28,000.

Table 14: Housing Value, 1990-2000¹⁵

	2000	1990	# Change	% Change
Richland Township	\$135,200	\$114,200	\$21,000	18.4%
Haycock Township	\$174,300	\$153,200	\$21,100	13.8%
Milford Township	\$160,200	\$142,700	\$17,500	12.3%
Quakertown Borough	\$113,700	\$100,500	\$13,200	13.1%
Richlandtown Borough	\$109,400	\$96,100	\$13,300	13.8%
Trumbauersville Borough	\$147,100	\$116,400	\$30,700	26.4%
Bucks County	\$163,200	\$140,000	\$23,200	16.6%

3.4 Transportation

Richland Township contains a total of 75.09 miles of public roadways. Of that, 48.36 miles of roadway are maintained by the Township and 26.73 miles are state roads. In addition, many private roads and streets are located within developments and are owned and maintained by Homeowners Associations. The major roadways throughout the Township are Routes 212, 309, 313 and 663. (**Map 7**)

The road network within Richland Township is the most significant component of the transportation system in the Township. The Township's road classification system is in the Richland Township Zoning Ordinance. There are two main categories for the classification of roads. The first class is thoroughfares, which are expressways, arterial highways and collector highways. The arterial highways in Richland Township are routes 309, 313 and 663. This type of roadway is designed to carry large volumes of high speed traffic with restricted access to abutting properties. Some of the collector highways within Richland Township are California Road, North and South Bethlehem Pike, Station Road and Reservoir Road. Collector highways are designed to carry moderate volumes of fast-moving traffic from primary and secondary streets to arterial highways with restricted access to abutting properties. The second classification of streets is Local streets. Within this classification are primary streets, rural roads, secondary streets and marginal access streets. Primary streets are the largest class of streets within Richland Township. Secondary streets include roads such as cul-de-sacs, loop roads, residential streets, and private roads or streets.

Although public transportation in Richland Township is limited, several ideas and concepts are being discussed to revitalize the public transit system. Currently, the several bus companies provide service to Philadelphia, Reading, the Lehigh Valley and New York. In the community survey, 35% of respondents indicated that they would use bus

¹⁵ U.S. Census Bureau, 1990 and 2000

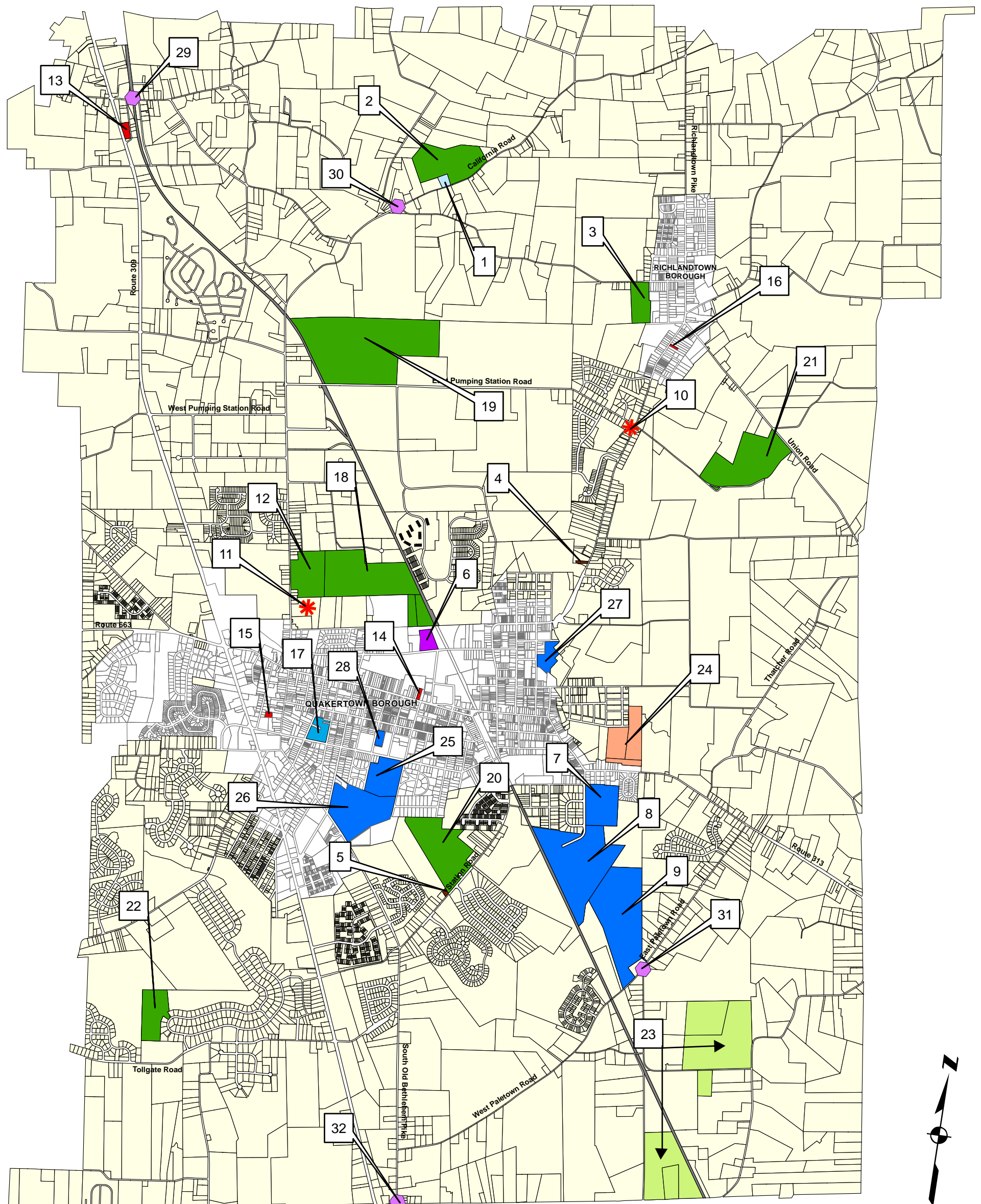
service if it were improved. Due to the interest in bus services, the Bucks County Transportation Management Association is working with the State Agencies to secure funding for a circulator bus service for the area. Rail services are a large component of public transportation. Richland Township had commuter rail service previously provided by the Bethlehem Rail Line which connected riders from Lehigh Valley to Philadelphia. In 2000, the Quakertown/Stony Creek Rail Restoration Study was completed to determine the viability of reactivation of passenger rail service to Richland Township. The Study concluded that a commuter rail service was a viable option and should operate between the Village of Shelly in Richland Township and Lansdale to connect with the SEPTA Public Transportation System. As a result of the conclusions of this study, the Quakertown-Stony Creek Business Plan was completed in 2006. One of the primary goals of this plan is to develop the necessary information needed to resume rail service to the Bethlehem Branch in order to provide public transportation to the Upper Bucks County area that would provide an important link between the Lehigh Valley and Philadelphia areas. In the community survey, 62% of the residents indicated that they would use commuter rail service if it were available. It is also important to note that 20% of the residents in Richland Township commute to Philadelphia and the Lehigh Valley making the reactivation of the rail lines a key component in the future transportation network of Richland Township.

Addressing traffic and transportation concerns has been an ongoing Township priority. Richland Township was involved with the Upper Bucks Chamber of Commerce Traffic and Transportation Committee; which produced the Quakertown Area Transportation Study in 2000. In 1998, the Township established a Facilities Committee which was later changed to the Facilities and Infrastructure Committee in May of 2006. The following is the mission statement for this committee:

“The Facilities and Infrastructure Committee of Richland Township is an organized group of volunteers and Township staff with the focused purpose of enhancing public improvements within the Township. The Committee shall address issues affecting current and proposed buildings, facilities, public works, utilities, and transportation under the guidance of the Richland Township Board of Supervisors. In this capacity the Committee will oversee necessary studies or projects, provide input or feedback, act as community liaisons, generate proposals and make recommendations. The Committee will also work with other Township and regional committees and boards to implement the overall goals of the Township to make Richland a better place to live, work and visit.”

Due to the efforts of the Facilities and Infrastructure Committee, an extensive list of traffic related improvements has been created. The projects on this list have been prioritized to note their importance for completion. Map #7 identifies the location of some of these projects.

The Township also established a Trails Committee in July 2002 to review and make recommendations regarding pedestrian trails throughout the Township and possible connections to adjacent municipalities. The Trails Committee created a Trails Master Plan which delineates potential locations for future trail connections. This plan was adopted by the Township Board of Supervisors in 2006 and has been amended several times as new potential trail connections are explored.



Community Facilities

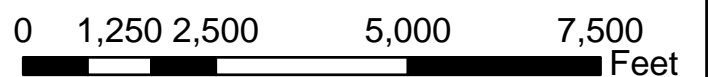
- | | |
|---------------------------------------|---------------------------------------|
| 1. Township Building | 15. West End Fire Company |
| 2. Richland Township Nature Center | 16. Richlandtown Borough Fire Company |
| 3. Benner Memorial Hall | 17. St. Lukes Medical Center |
| 4. Shelly One Room School House | 18. Quakertown Memorial Park |
| 5. Central One Room School House | 19. Veterans Park |
| 6. James A. Michener Library | 20. Station Road Park |
| 7. Richland Elementary School | 21. Thompson Tract |
| 8. Strayer Middle School | 22. Brayton Gardens II Open Space |
| 9. Quakertown Christian School | 23. State Game Lands |
| 10. Richlandtown Post Office | 24. Sewer Treatment Plant |
| 11. Quakertown Post Office | 25. Quakertown Community High School |
| 12. Richland Municipal Complex | 26. Freshman Center |
| 13. Richland Township Fire and Rescue | 27. Neidig Elementary |
| 14. Quakertown Fire Company #1 | 28. Quakertown Elementary |

Villages of Richland Township

- | | |
|----------------|---------------|
| 29. Shelly | 31. Paletown |
| 30. California | 32. Rich Hill |

Existing Community Facilities

- Post Offices
- Villages
- Fire Stations
- Historic Feature
- Parks and Open Space
- Railroad
- Schools
- Sewer Treatment Plant
- State Game Lands
- Township Building



Source: Base Information obtained from Carroll Engineering Corp.

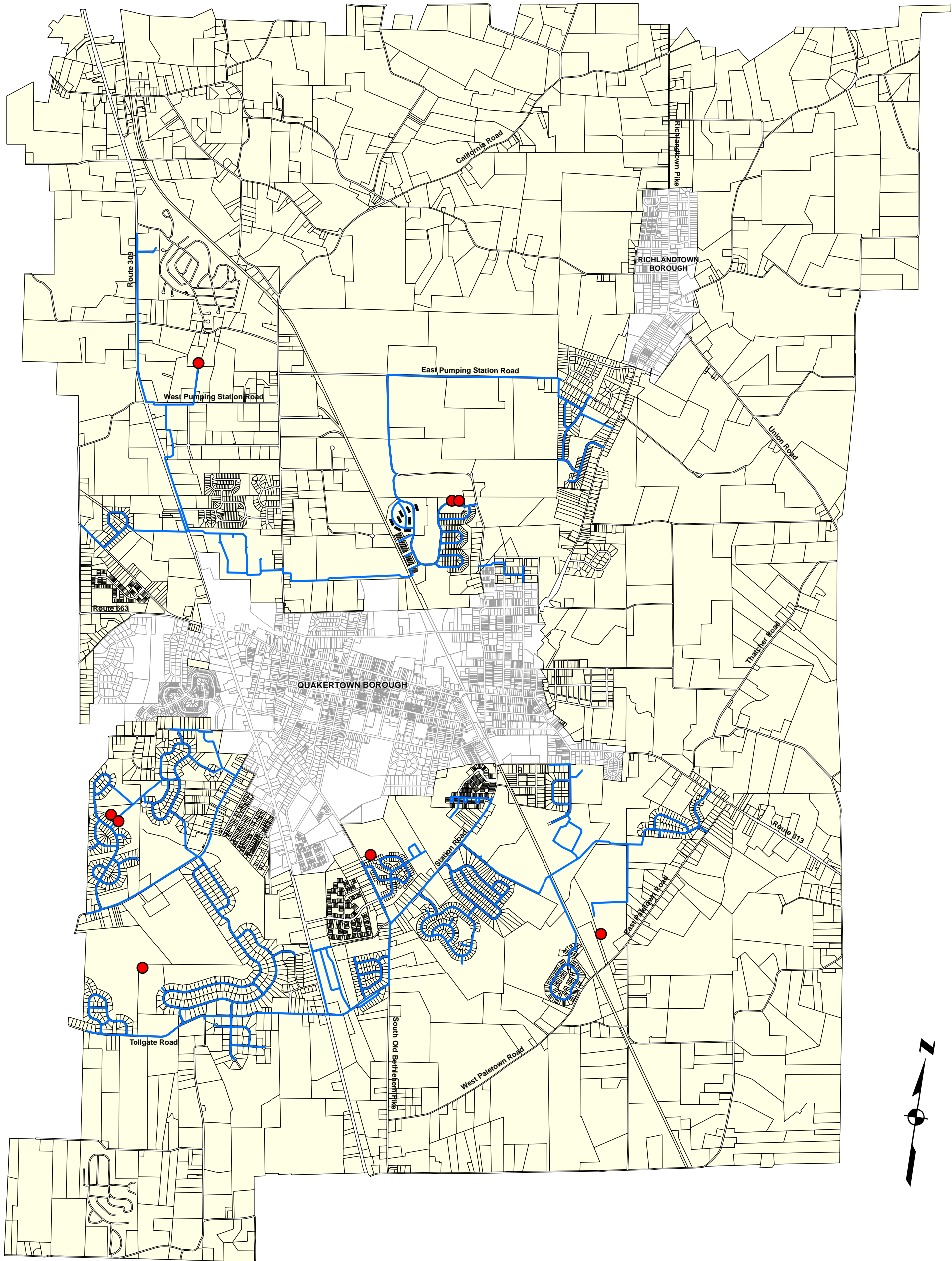


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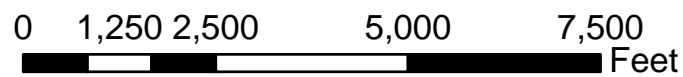
**Existing Community
 Facilities**

Map 4



Existing Water Service

- Existing Well or Tank
- Existing Water Lines



Source: Base Information obtained from Carroll Engineering Corp.

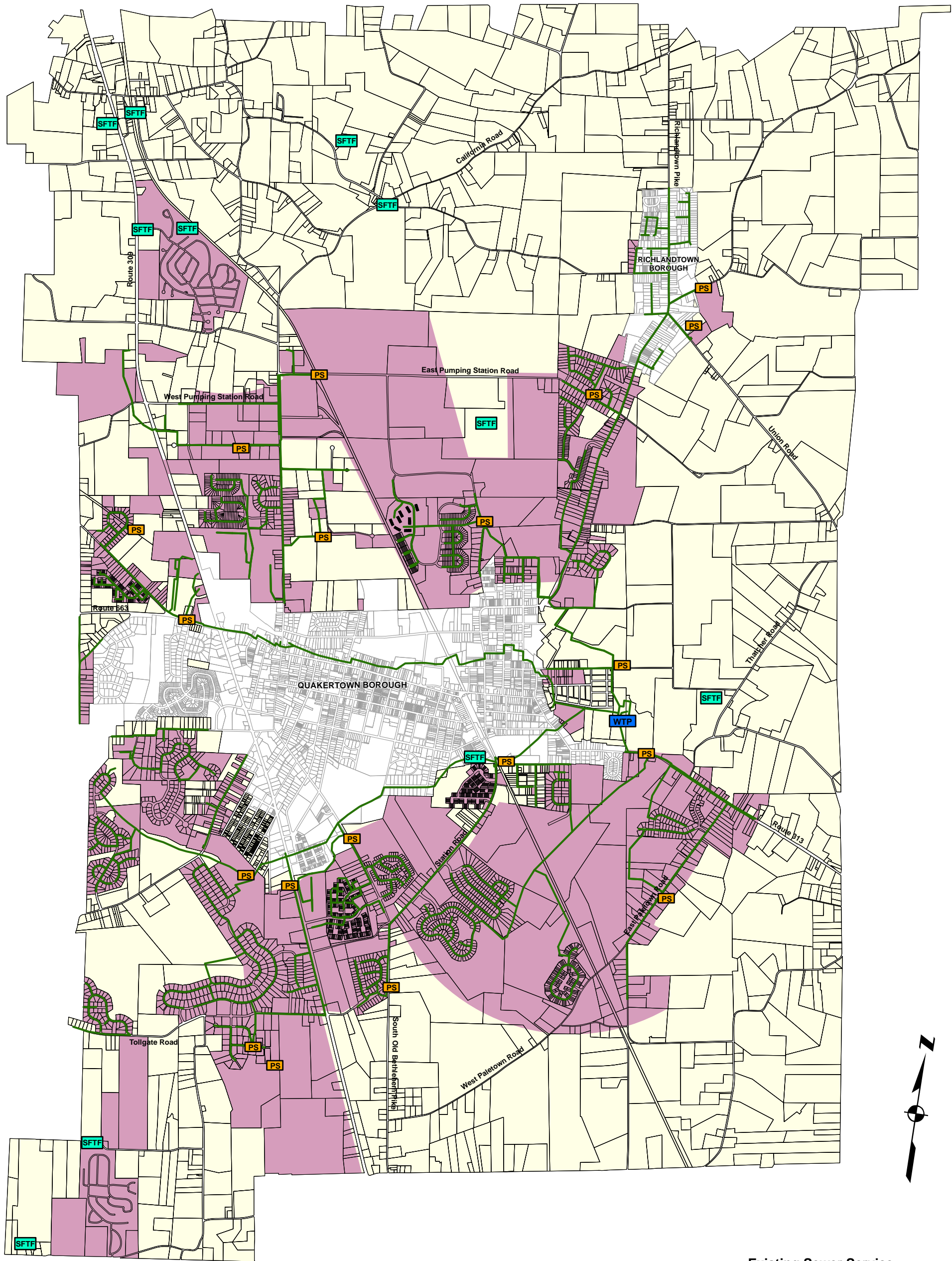


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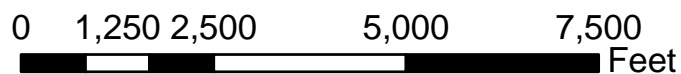
Existing Water Service

Map 5



Existing Sewer Service

- Sanitary Sewer Line
- Existing 537 Area
- PS Pump Station
- SFTF Small Flow Treatment Facility
- WTP Waste Water Treatment Plant



Source: Base Information obtained from Carroll Engineering Corp.

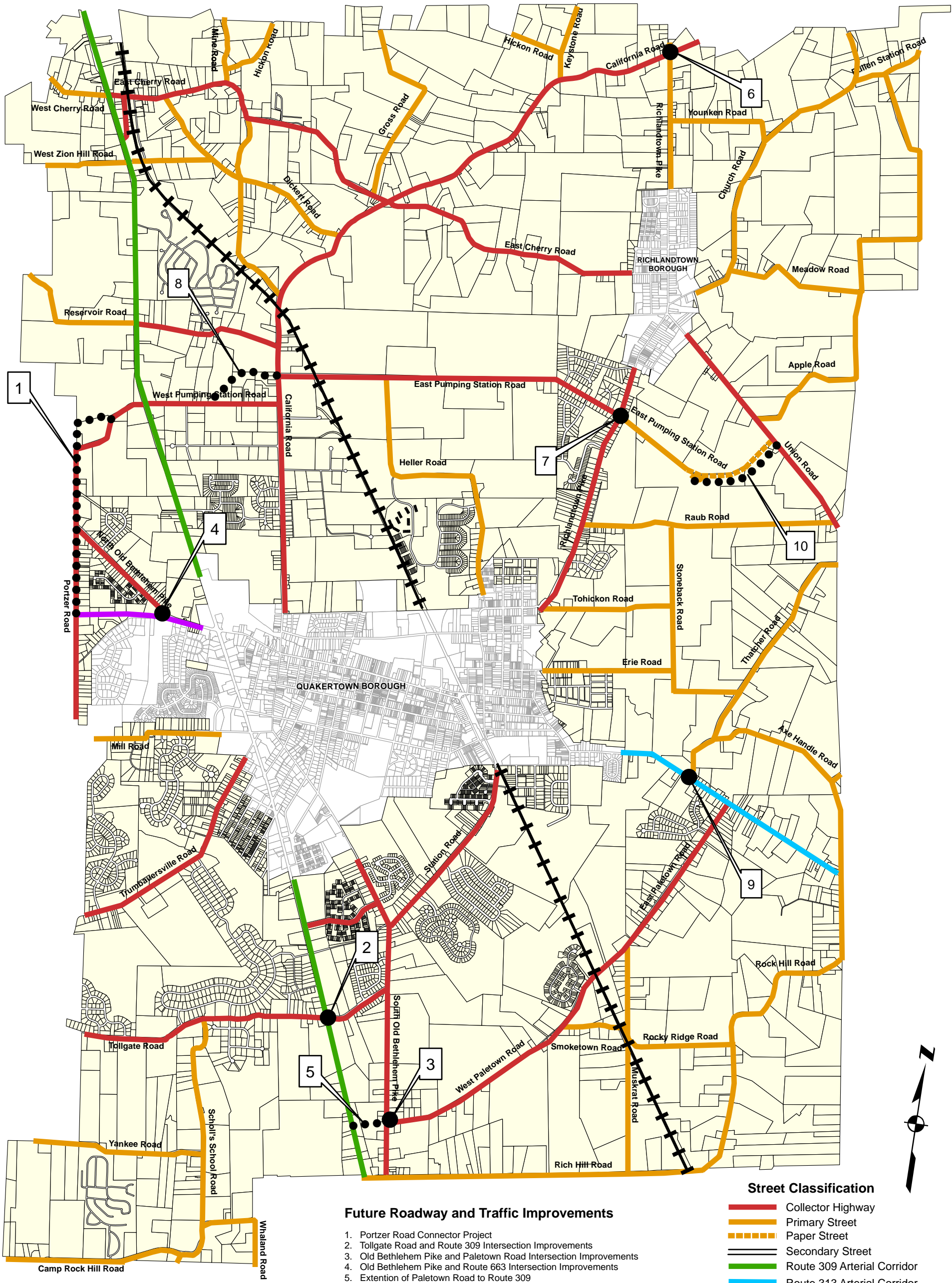


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**Richland Township
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Existing Sewer Service

Map 6

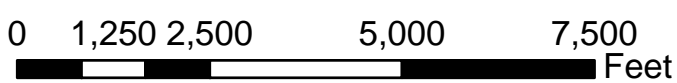


Future Roadway and Traffic Improvements

1. Portzer Road Connector Project
2. Tollgate Road and Route 309 Intersection Improvements
3. Old Bethlehem Pike and Paletown Road Intersection Improvements
4. Old Bethlehem Pike and Route 663 Intersection Improvements
5. Extension of Paletown Road to Route 309
6. California Road and Richlandtown Pike Intersection Improvements
7. East Pumping Station Road and Richlandtown Pike Intersection Improvements
8. East and West Pumping Station Road Realignment
9. Route 313 and Thatcher Road Intersection Improvements
10. Extension of East Pumping Station Road to Union Road

Street Classification

	Collector Highway
	Primary Street
	Paper Street
	Secondary Street
	Route 309 Arterial Corridor
	Route 313 Arterial Corridor
	Route 663 Arterial Corridor
	Railway Line
	Future Roadway and Traffic Improvements



Source: Base Information obtained from Carroll Engineering Corp.
 Street Classification as listed in the Richland Township Zoning Ordinance

3.5 Historic and Natural Resources

Historic Resources

Some of the earliest inhabitants of the area were the Lenape Indians who lived along the Tohickon Creek. In late 1703, English surveyors laid out a tract of 10,000 acres to be called the Manor of Richland. In 1735 the Manor was resurveyed. The area was settled by Germans who cultivated the area. Because of high surface water, the area was referred to as the “Great Swamp”. In 1723, the first Friends Meeting House was built. In 1734, Richland incorporated as a Township and the first post office was established in



Shelly One Room Schoolhouse

1803. The population of the Township was growing, primarily in the village of Quakertown, which separated from Richland in 1854 and was incorporated as a Borough.

Some of the earliest sites and structures in Richland Township still exist today. The Shelly One Room Schoolhouse, constructed in 1885, is located on Richlandtown Pike and is home to the Richland Township Historical Society.

In 1999, in response to the new growth demands, the Richland Township Board of Supervisors adopted an Open Space Plan which encourages and promotes the preservation of open spaces as well as natural, cultural and historic areas. The Preservation Board was created to put forth the goals of the Open Space Plan. Over the past several years, the Preservation Board has utilized funds from the Bucks County Municipal Program to protect and preserve Township land.

The Richland Township Preservation Board consists of community volunteers that have developed a comprehensive strategy for the preservation of significant farmland and natural areas within the township, as well as the preservation of historic structures and sites that represent the township's past history.

The Preservation Board has assisted the Township in preserving a number of farms and natural areas since its inception. Preservation in perpetuity is accomplished by the purchase of conservation easements (development rights) or by outright purchase of the property. An Agricultural Security Area (ASA) has also been formed. This program will benefit the future of agriculture in Richland and the farming community. The Township has worked with Bucks County Natural Areas and Farmland programs, as well as the open space referendum approved in November 2002 as the foundation of its land preservation program.

The Preservation Board has worked with Heritage Conservancy to develop a historic inventory. This listing shows the structures within the township that have historic value and also gives them a ranking as to their importance. The Preservation Board is also currently working with Heritage Conservancy to develop a Historic Preservation Ordinance that will provide regulations and guidelines for historic properties and structures.

Natural Resources

Richland Township contains a variety of natural resources that give the Township its unique character. These features include the Quakertown Swamp, woodlands, wetlands, floodplains, steep slopes, fertile soils and several ponds. All of these natural amenities are part of what makes the Township a great scenic place to live. Several of these natural resources are listed in the Bucks County Natural Resources Inventory as Priority Sites that must be preserved and protected.

Geology

Richland Township has two major geological formations that exist within its boundaries. (**Map 9**) They are the Triassic Diabase and the Brunswick Formation both of which are part of the Triassic period dated between 205 and 250 million years ago. The stronger of the two is the Diabase which is a dark gray to black, dense igneous rock formation that intruded into overlying formations and formed dikes, sheets, and small flows. Because they are highly resistant to erosion, Diabase formations are typically associated with ridges and rock outcrops and is also a poor source for groundwater. The Diabase belts within the watershed have had perhaps the most profound effect on the development of the watershed, precluding most agriculture and providing extensive areas for modern deciduous forests. The Brunswick Formation is described as a formation that is composed of reddish-brown shale, siltstone and mudstone. Erosion within this formation creates broad valleys with gently rolling hills and ridges. Because the shales of the Brunswick formation are highly fractured, they form relatively productive groundwater aquifers and thus serve as moderately strong sources for human use, especially in comparison to the Diabase formation.

Richland Township contains large areas of floodplains. Approximately 1,897 acres of floodplain exists in Richland Township. (**Maps 11 & 12**)

Wetlands

Richland Township contains numerous areas of wetlands found predominantly in the northern and southern regions of the Township. (**Map 12**) The largest wetland area within Richland Township is the Quakertown Swamp. Located in Richland, East Rockhill and West Rockhill Townships, the Quakertown Swamp is a 518-acre wetland which is recognized as significant by the Pennsylvania Natural Diversity Inventory because it is a haven for a variety



Quakertown Swamp

of wildlife species, including beaver and waterfowl. Quakertown swamp has been listed as a first priority site in the Bucks County Natural Areas Inventory (NAI) and is listed by the U.S. Fish and Wildlife Service as an all important wetland area. Heritage Conservancy was instrumental in securing cooperation from the United States Environmental Protection Agency for designation of the Quakertown Swamp through an Advanced Identification Program. Only seven other wetlands in the Mid-Atlantic region possess this status. More than 74 bird species nest in the swamp. In addition, the Pennsylvania Breeding Bird Census confirmed in the late 1980s the occurrence of Sora Rail and Marsh Wren, two Pennsylvania Species of Special Concern.

Woodland Areas



Wooded Area Near Rocky Ridge Road

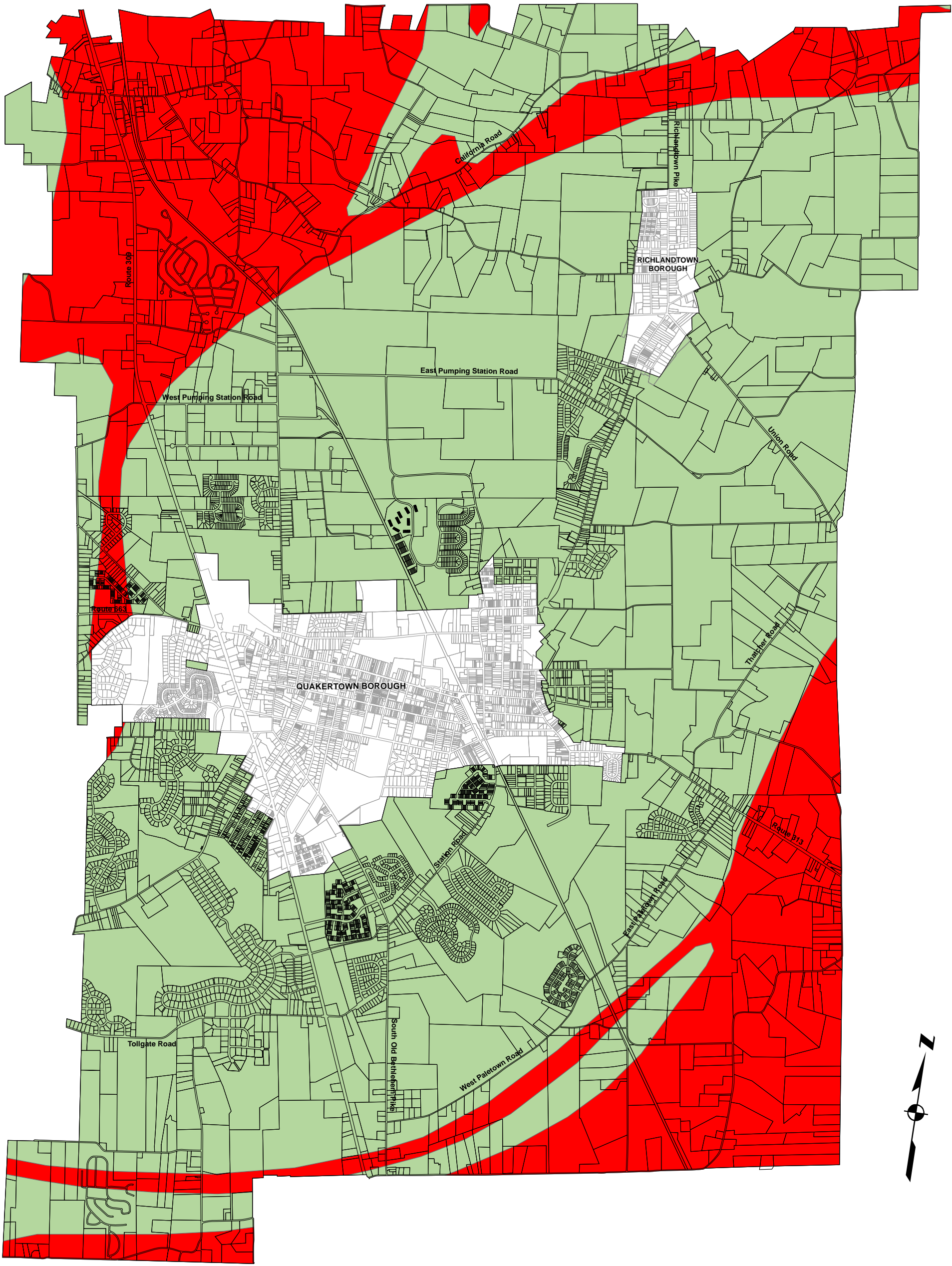
Woodland areas are a major resource in Richland Township. (**Map 13**) These areas are mainly located along the major stream corridors of the Tohickon Creek, Morgan Creek, Dry Branch Creek, Bog Run and Beaver Run. State Game Lands #139 also contain large areas of woodlands in the southeast corner of the Township. As noted in the Bucks County Natural Resource Inventory, the 309 Woods located south of West Pumping Station Road along Route 309 is

a priority site. Another woodland area of interest and priority is the Beaver Run Woods which is located in the central part of the Township along Quakertown Borough.

3.6 Conclusion

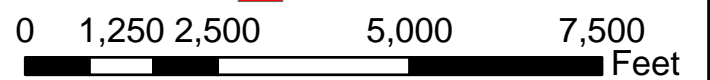
Richland Township provides numerous community facilities, services, and open space areas that attract residents to the area. The Township is predominantly comprised of single-family detached dwelling units. However, within the last census period an increase of 173% has occurred in the Multi-family dwelling type housing.

Richland Township's environmentally sensitive natural resources such as the Quakertown Swamp, woodlands, steep slopes and waterways provide both opportunities and constraints for future development. Together with the infrastructure related to public services such as water and sewer, these resources will dictate how and where development occurs in the future. It is important that appropriate measures be taken to protect the natural resources as well as properly plan for public facilities so that Richland Township can continue to prosper as well as sustain its growing population in an organized manner.



Geological Formations

- Brunswick Formation
- Diabase



Source: Base Information obtained from Carroll Engineering Corp.

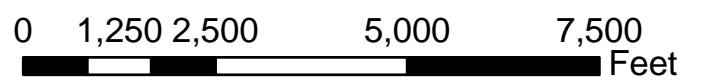
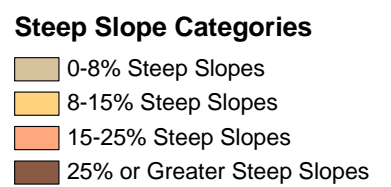
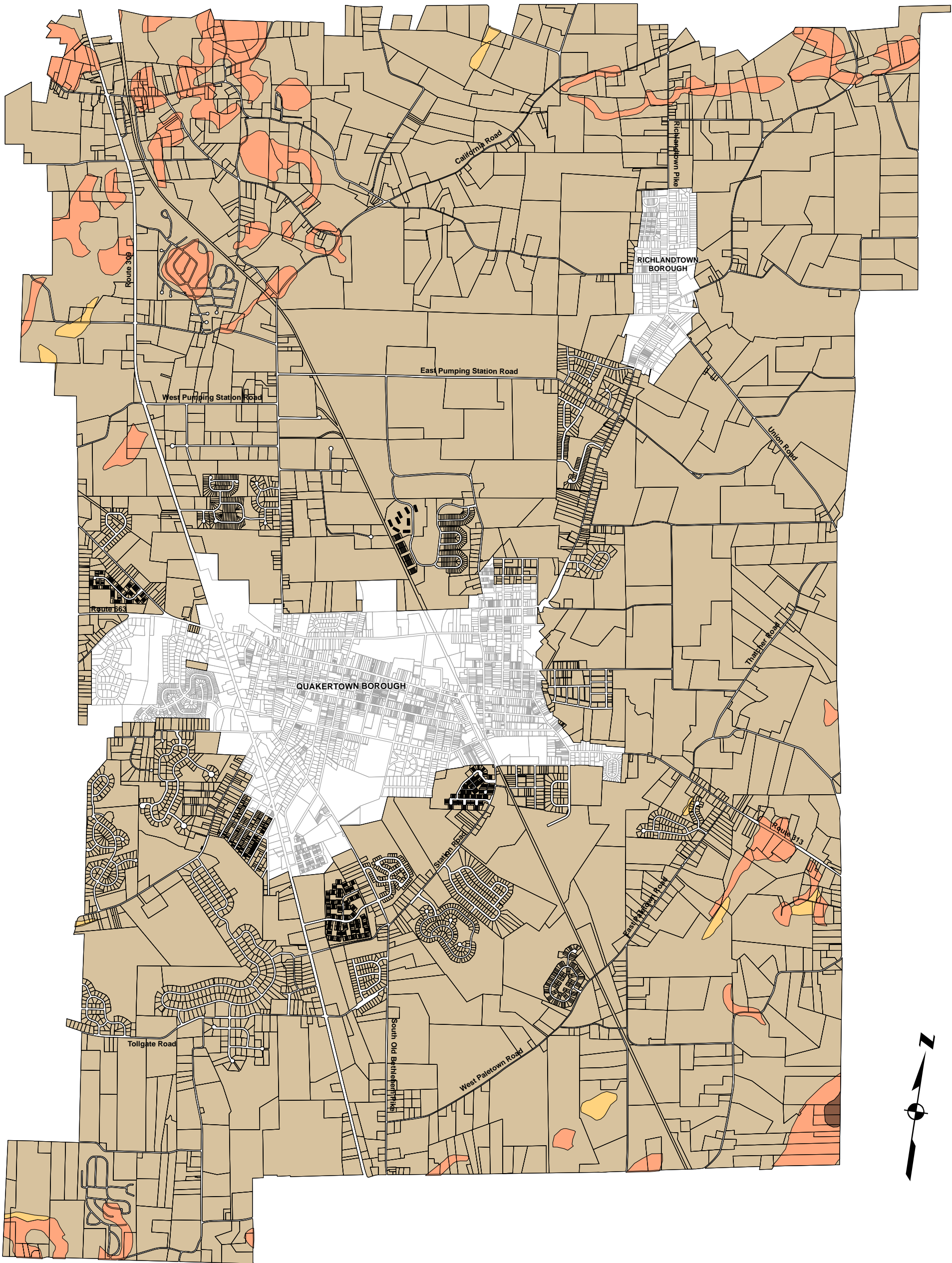


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Existing Geology

Map 9



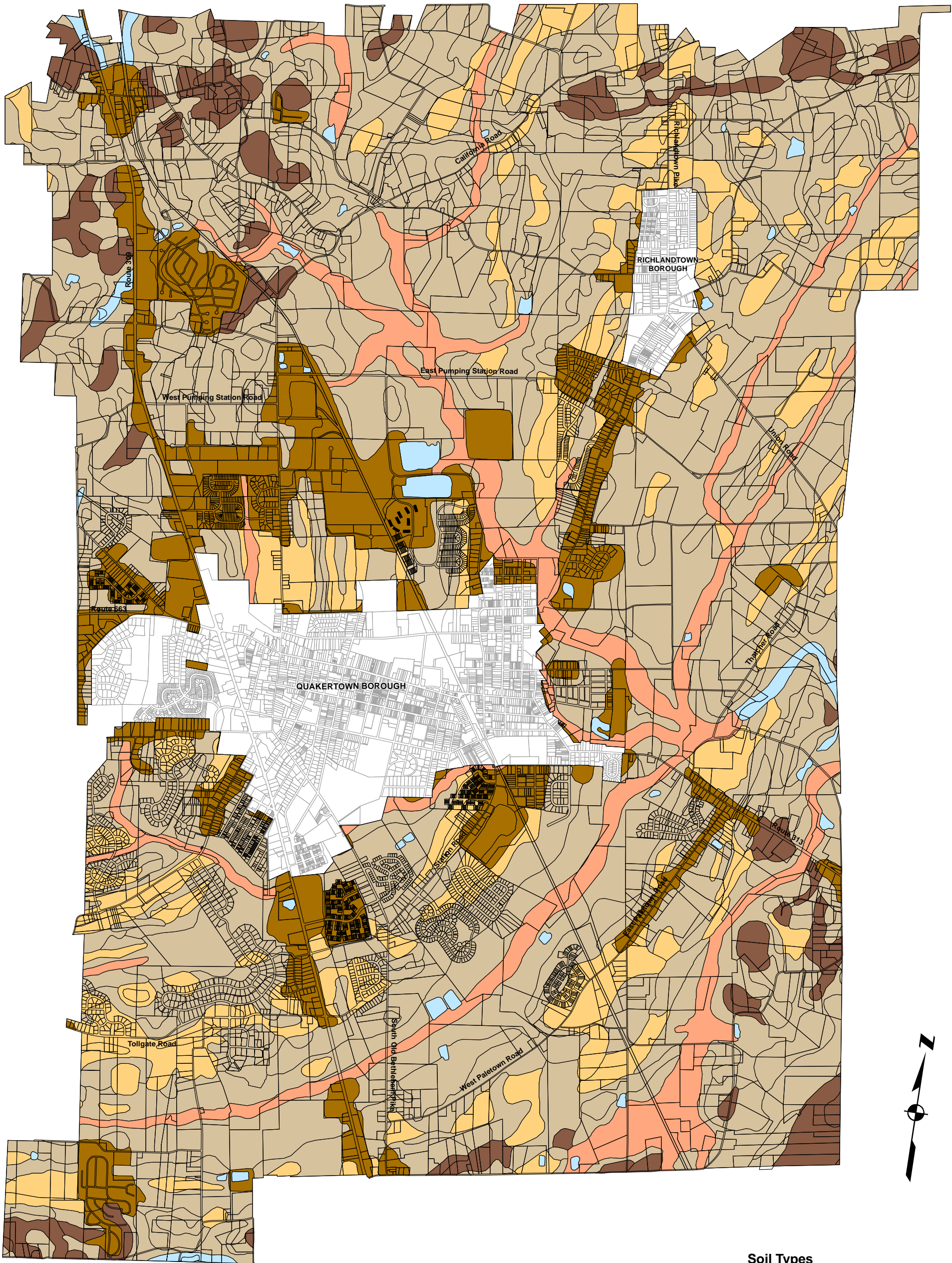
Source: Base Information obtained from Carroll Engineering Corp.



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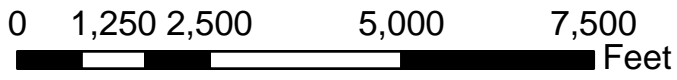
Richland Township Comprehensive Plan Update

Existing Step Slopes



Soil Types

- Floodplain Soils
- Fluvial Soils
- Silt Loam Soils
- Channery Silt Loam Soils
- Gravelly Silt Loam Soils
- Urban-Complex Soils



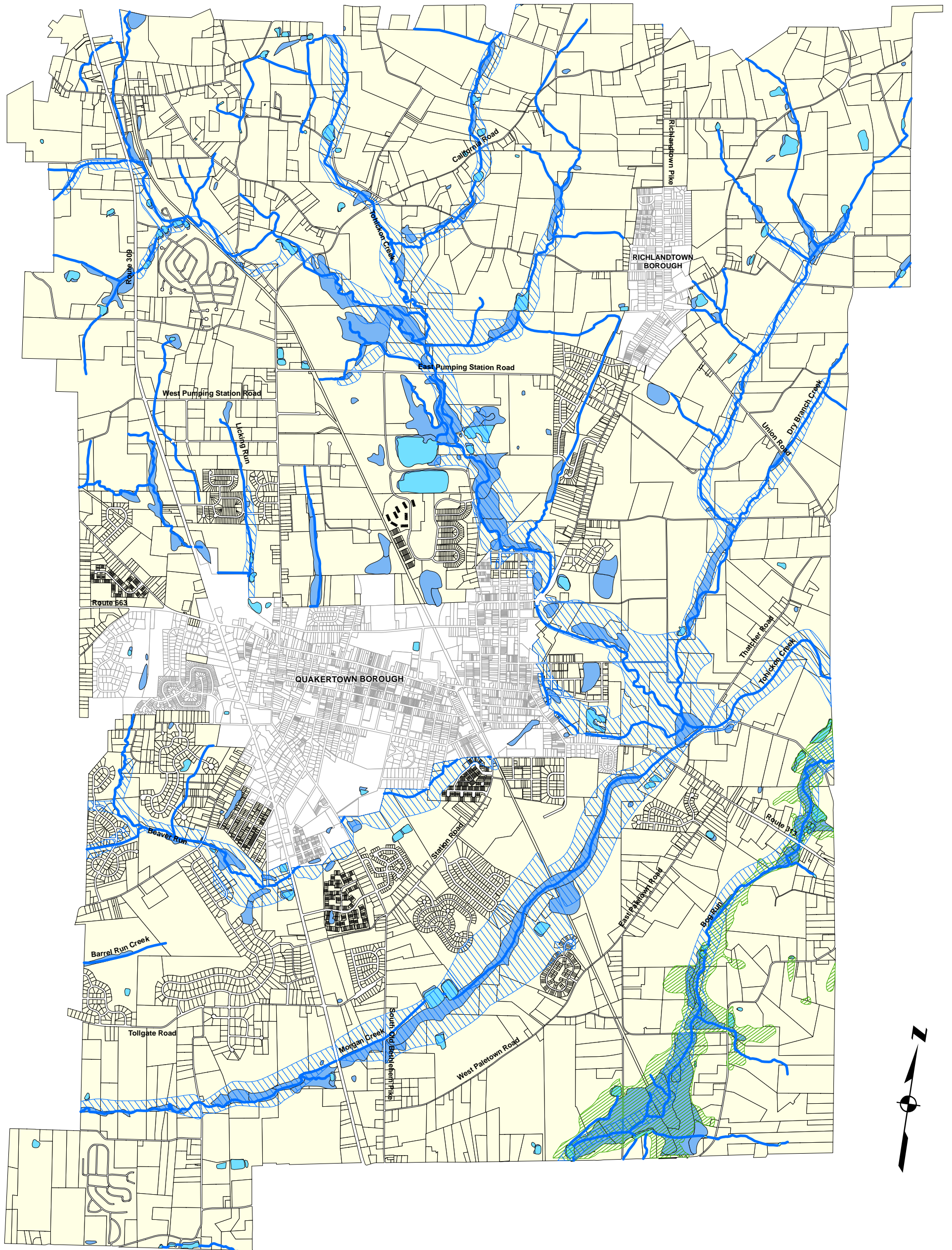
Source: Base Information obtained from Carroll Engineering Corp.



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 Comprehensive Plan Update**

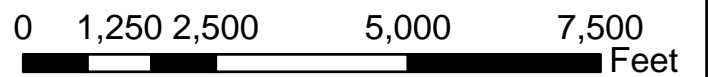
Existing Soils
 Map 11



Water Features

- Creeks
- Wetlands
- Ponds, Lakes
- Floodplains
- Quakertown Swamp

Source: Base Information obtained from Carroll Engineering Corp.
 The Quakertown Swamp boundaries, obtained from Heritage Conservancy, were derived from a USEPA Wetlands Study and are for illustrative purposes only

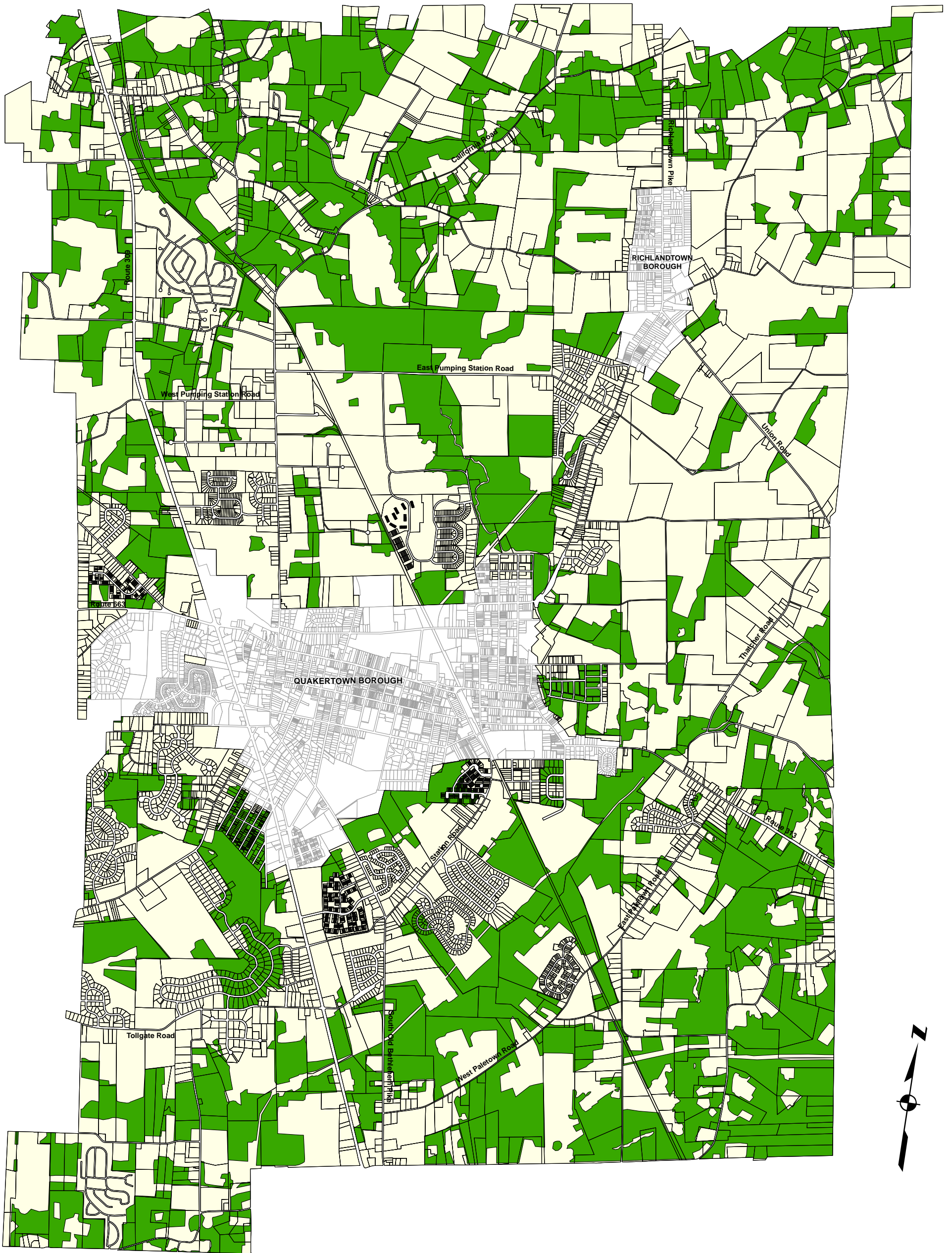


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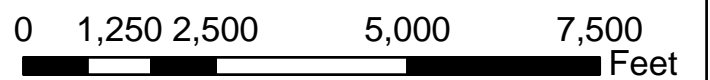
**Richland Township
 Comprehensive Plan Update**

Existing Hydrology

Map 12



Existing Woodlands
 Woodland Areas



Source: Base Information obtained from Carroll Engineering Corp.
 Woodlands Information obtained from Heritage Conservancy

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**Richland Township
 Comprehensive Plan Update**

Existing Woodlands
 Map 13

SECTION IV

GOALS AND OBJECTIVES

The following goals and objectives are intended to be used as guides for the future development of Richland Township.

Goals are general statements that reflect the overall vision of the Township residents, property owners and board members as to what direction Richland Township should take in the future.

Objectives are mini goals which will aid the Township in fulfilling the major goals as they were compiled through the cooperation of residents, property owners, the Plan Advisory Committee, the Board of Supervisors and the Planning Commission.

Goal 1: Preserve and maintain Richland Township's rural character.

Objectives:

- Protect the scenic views and unique landscapes of the Township.
- Conserve Richland Township's unique identity and character by protecting the agricultural land and uses.
- Encourage development in growth areas, rather than in areas outside of the Primary Development Area, or within sensitive natural resources.
- Encourage the acquisition of open space through conservation easements.
- Encourage the creation of an Agricultural Security District.
- Review and update the Township's Open Space Plan to ensure future preservation of farmland, greenways, open space and natural features within the Township.
- Encourage municipal open space planning and acquisition efforts for the preservation of significant agricultural lands, natural lands and historic sites.
- Maintain and encourage the preservation of historic resources and structures.
- Maintain and encourage preservation of the existing villages of: Shelly, California, Paletown, and Rich Hill.
- Encourage the private purchase and restoration of historic buildings that have fallen into disrepair, for adaptive reuse.
- Create and/or update a Natural, Cultural, Historical, Scenic and Recreational resource survey and develop preservation and conservation programs.
- Support and encourage public education, volunteer activities and cultural programs.

Goal 2: Preserve and maintain the Township's natural areas.
--

Objectives:

- Protect the Township's natural resources such as the Quakertown Swamp by limiting adverse impacts into the area.

- Continue to coordinate with Heritage Conservancy to implement suggested protection measures for the Quakertown Swamp and the entire Bog Run Watershed and the entire Upper Tohickon Watershed.
- Encourage residents to form community preservation and clean-up groups to maintain areas of concern.
- Encourage the acquisition of open space and conservation easements to preserve natural areas.
- Identify and coordinate areas of natural resources that should be preserved.
- Encourage the enforcement of existing regulations and/or establish new protection standards for natural resources.
- Encourage and advocate the use and protection of native species of plants.
- Develop a working relationship with the State regulatory agencies (i.e., Department of Conservation and Natural Resources, Bucks County Conservation District, Game Commission) to enforce natural resource protection standards.
- Educate Township residents on the impacts associated with using non-native/invasive plant species and the effects they have on the environment.
- Encourage the removal of non-native/invasive species of plants on open lands to promote the natural succession of native plants.
- Encourage utility companies to utilize existing rights-of-way and utility easements for the expansion and/or upgrade of service lines.

Goal 3: Seek a balanced, diversified economy in order to maintain and enhance the quality of life of local residents.
--

Objectives:

- Work to ensure desirable local development and employment opportunities that strengthen and stabilize the tax base.
- Encourage commercial and industrial development and redevelopment along the existing commercial and industrial corridors.
- Promote high end professional office development in the designated commercial and industrial corridors.
- Promote clean and green industry development in the designated commercial and industrial corridors.
- Promote mixed use development such as Traditional Neighborhood Developments and live/work units in the existing commercial corridor to create homes within walking distance of jobs, neighborhood services, schools and recreation.
- Develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs.
- Update Township ordinances to permit taller non-residential buildings.
- Encourage the adaptive reuse of brownfields.

Goal 4: Improve traffic conditions/congestion throughout the Township.

Objectives:

- Perform traffic studies at intersections of concern.
- Work with Pennsylvania Department of Transportation to develop a plan to reduce traffic congestion.
- Encourage the Township to explore regional mass transit opportunities.
- Coordinate with the Bucks County Transportation Management Association to establish a county-wide public bus system.
- Promote commuter park and ride facilities and carpooling.
- Encourage residents to use the existing trail network established throughout the Township.
- Encourage the use of alternative non-motorized modes of transportation such as: walking, hiking and biking.
- Implement the Township Traffic Improvement Plan.
- Coordinate with the Bucks County Transportation Management Association's Plan for rail service.
- Consider the creation and/or adoption of an Act 209 Study to identify and quantify future traffic programs.
- Obtain access easements and/or trail improvements along the trail network designated on the Trails Masterplan, as part of the subdivision and land development process.
- Continue to develop and expand the Trail network.

Goal 5: Promote stormwater management control and the protection of water resources.

Objectives:

- Encourage the use of Best Management Practices to improve infiltration and water quality for stormwater management through the use of vegetative filtration, riparian buffer plantings, bio-retention areas, rain gardens, vegetative flow conveyance and other structural and non-structural systems.
- Develop and implement stormwater design and maintenance guidelines for developed and developing properties.
- Include aquifer recharge as a critical component for any new development.
- Identify areas in the Township where innovative paving options could be utilized to facilitate infiltration.
- Increase public awareness and educational opportunities for residents regarding stormwater management issues.
- Explore the feasibility of constructing innovative stormwater management systems to demonstrate the design and function of best management techniques.
- Develop/distribute educational information to residents, businesses and organizations about the importance of riparian buffers, stable stream-banks and headwater streams for the quality of streams and lakes, and the impacts that they have on flooding in the Township.

- Encourage restoration and the creation of riparian buffers along streams and waterways to promote health and natural diversity.
- Maintain the natural systems of streams and waterways in Township.

Goal 6: Increase public awareness of Township events.

Objectives:

- Continue to submit press releases to local newspapers so that residents are informed as to what is happening in the Township.
- Utilize the Township newsletter to encourage residents to become more involved in the community.
- Encourage increased use of the Township website.
- Update Township website to provide increased public services.
- Expand educational efforts (public meetings, mailings, workshops, programs).
- Explore new ways to communicate to Township residents through the use of modern technology.

Goal 7: Provide recreational and community facilities to support the current and future population of the Township.

Objectives:

- Expand existing recreational programs and opportunities to meet the needs of residents of all ages.
- Encourage diverse recreational facilities that appeal to residents of all ages.
- Encourage residents to use the existing trail network established throughout the Township.
- Encourage the use of alternative non-motorized modes of transportation such as: walking, hiking and biking.
- Provide additional parks and recreational areas throughout the Township to meet the needs of the current and future population.
- Provide additional recreational programming to meet the needs of current and future residents.
- Facilitate and support active and passive recreational facilities within the Township to improve the quality of life of the Township residents.
- Encourage cooperation with adjacent municipalities, government agencies and non-profit service providers and organizations to expand recreational facilities, community facilities, and trail linkages.
- Continue the development of the sidewalk/trail network to encourage walking.
- Explore opportunities to create trail linkages within the Township and to adjacent municipalities during the expansion of the trail network.

Goal 8: Provide various housing opportunities to meet the needs of the Township's economically diverse population.

Objectives:

- Promote quality, affordable housing.
- Encourage rehabilitation of existing dwellings.
- Encourage a diversity of housing units and types to meet the needs of current and future residents.
- Encourage the private purchase of historic buildings that have fallen into disrepair for restoration and/or adaptive reuse.
- Develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs.
- Promote mixed-use land uses such as Traditional Neighborhood Developments and In-fill Development that will create housing within walking distance of jobs, neighborhood services, schools and recreation.
- Review and expand regulations to increase the height of buildings containing multi-family dwelling units.

Goal 9: Expand and improve the Township's community and municipal services to better meet the needs of the growing population.

Objectives:

- Encourage public participation in community events.
- Ensure that police and fire services have sufficient capabilities and are efficiently meeting the needs of current and future Township residents.
- Encourage cooperation with adjacent municipalities, government agencies and non-profit service providers and organizations to expand municipal and community services.
- Cooperate with State, County and adjacent municipalities regarding regional services such as ambulance, public safety, library and social services.
- Provide educational information regarding recycling programs for Township residents and businesses.
- Encourage expanded recycling efforts and participation to increase municipal performance grants.
- Expand recycling efforts to include yard waste.

Goal 10: Improve the Township's infrastructure to support future demands.

Objectives:

- Support the provision of utilizing the public water system to provide high quality drinking water to residents.
- Ensure that public wells are monitored and protected.
- Support continued maintenance and improvement of all stormwater and sewer facilities.

- Adopt the Act 537 Plan and implement proposed strategies.
- Update the Act 537 Plan to accommodate new technologies as they are developed.
- Support continued maintenance and improvement of the Township's road network.
- Encourage utility companies to utilize existing rights-of-way and utility easements for the expansion and/or upgrade of service lines.
- Continue inspections and monitoring of non-municipal, industrial, commercial, and individual alternative wastewater facilities in accordance with what is required by the Pennsylvania Department of Environmental Protection and the County Health Department.
- Coordinate water and sewer service areas with the Primary Development Area.
- Extend public sewer, as appropriate within the sewer service area, to address failing on-lot septic systems.

Goal 11: Coordinate goals of the Comprehensive Plan with those of the Quakertown Area Comprehensive Plan, the Bucks County Comprehensive Plan and the Upper Tohickon Rivers Conservation Plan.

Objectives:

- Expand opportunities for municipalities and government agencies to share information, resources and data.
- Coordinate implementation of municipal projects to avoid conflict with other regional projects so efforts are not counterproductive.
- Consider updating Township ordinances to reflect recommendations in the Township Comprehensive Plan.
- Explore updating Township ordinances to reflect the recommendations in the Quakertown Area Comprehensive Plan, Bucks County Comprehensive Plan and the Upper Tohickon Rivers Conservation Plan.

SECTION V

PLAN FOR GROWTH

5.1 Residential Development Area Analysis

Section 301 of the Pennsylvania Municipalities Planning Code (MPC) lists the following as one of the required components of a comprehensive plan:

(2.1) A plan to meet the housing needs of the present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods, and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

A. Housing Demand within Richland Township

This section of the comprehensive plan examines the connection between the population growth projected for Richland Township for the year 2020 and the number of dwelling units which the Township will need to provide in order to satisfy the projected increase in population. Within the proposed 2020 Primary Development Area, parcels that were available for potential development were analyzed based on size, land use and zoning district. Based on this criterion all parcels eligible for development were identified and site capacity calculations were performed to determine the potential number of dwelling units that each parcel and each Residential Zoning District could yield.

Step 1. Projected Residential Growth from 2000 to 2020

The formula used in Table 15 estimates the increase in residential units from 2000 to 2020 by using the estimated change in population for the same period. Richland Township is projected to have a population of 16,330 by the year 2020 as determined by the Delaware Valley Regional Planning Commission. Using the projected population for Richland Township (16,330) and subtracting the year 2000 population, it is determined that there will be an increase of 6,410 people by the year 2020. Taking the population increase of 6,410 people and dividing it by 2.62 persons per dwelling unit, Richland Township will need to provide approximately 2,446 dwelling units by the year 2020. The Pennsylvania State Data Center has indicated that Richland Township had a population of 12,416 in 2005.

The following assumptions were used to develop this formula:

1. The 2000 U.S. Census figures for population and housing units are approximate and take into account all units constructed up until the end of 1999.
2. The population projections of the DVRPC to 2020 are reasonable.
3. The number of persons per dwelling unit is approximate and is based on the 2000 Census.

Table 15: Build-Out Analysis

Dwelling Unit Projection	Census 2000 Housing Units	Census 2000 Population	DVRPC Population Projection 2020	Projected Population Growth 2000-2020	Persons per dwelling unit	Projected Dwelling units 2000-2020	Projected Total Units in 2020
Richland Township	3,877	9,920	16,330	6,410	2.62	2,446	6,323

U.S. Census Bureau, 2000 and Delaware Valley Regional Planning Commission, 2030 Municipal Population Forecasts

From 2000 to 2020, the projected number of needed housing units in Richland Township is 2,446 for a total of 6,323 units by the year 2020.

Step 2. Residential Units constructed 2000-2005

A list of dwelling units built between 2000 and 2005 was received from the Township. The list was comprised of those units which received building permits within the last five years. These units will be subtracted from the projected number of units needed 2000 to 2020, since they have already been constructed.

Richland Township Number of Units Built, 2000 to 2005	1,169
Projected number of units needed, 2000-2020	2,446
<u>Actual Units Built, 2000-2005</u>	<u>(-) 1,169</u>
Projected number of units needed to be built 2005-2020	1,277

B. Supply of Available Land in Richland Township

To determine the available building capacity in the Primary Development Area for the year 2020, the parcels potentially available for residential development were analyzed. Using the Richland Township Zoning Ordinance method for Site Capacity Calculations, each parcel was analyzed to determine the number of potential dwelling units that could be yielded.

Methodology used to determine Developable Land and Potential Units

1. A list of approved units/units pending approval which have not yet been constructed was received from the Township. These approved/pending approval units will be omitted from the proposed 2020 Primary Development Area so that they are not counted twice.
2. From the existing land use map, parcels were selected that fit the following criteria: 5 acres or more within a residential zoning district that were in the proposed 2020 Primary Development Area.
3. Once the parcels were identified that fit the criteria, they were reviewed for natural resource constraints. The resources which were identified included: floodplains, wetlands, steep slopes, ponds, pond shores and woodlands. The areas

of such resources were then subtracted to determine the net buildable area of each parcel.

4. After determining the net buildable area of a parcel, the net buildable area was multiplied by the highest density ratio to determine the maximum number of dwelling units each parcel could potentially yield. The yields for all of the parcels were added together to determine the total potential dwelling unit yield within the proposed 2020 Primary Development Area.
5. The total number of units as determined in Step 4 was added to the number of approved units/units pending approval (Step 1). This was then compared to the projected number of dwelling units needed to sustain the projected 2020 population increase of 6,410 people. (1,277 d.u.)

Step 1. Approved Units/Units Pending Approval not yet built in Richland Township

The following is a list of the housing developments which have received approval or are pending approval in the Township but have not yet been constructed. These units have been omitted from Step 2 so that they are not counted twice.

Frontgate*	402
Milford Acquisitions	29
Twin Lakes	135
Reserve at Woodside Creek	74
Buerher Tract	17
Reserve at Hidden Ponds	75
Arbours at Morgan Creek*	133
Richland Greene	27
<u>Lake View (Quaker Meadows)</u>	<u>(+) 52</u>
Approved Units/Units Pending Approval in 2020 Primary Development Area	944

* Age Qualified Development

Step 2. Development Potential within Proposed 2020 Primary Development Area

The following Residential Zoning Districts are within the proposed 2020 Primary Development Area. As previously mentioned in the methodology, these Zoning Districts contain the parcels which matched the criteria of 5 acres or more and are potentially available for development. The largest dwelling unit yield is found in the Suburban Residential Low District. The smallest dwelling unit yield is found in the Resource Protection District.

Potential Units in the proposed 2020 Primary Development Area

Resource Protection	7
Rural Agriculture	301
Suburban Residential Conservation	211
Suburban Residential Low	338
Suburban Residential Medium	222
<u>Suburban Residential High</u>	<u>(+) 108</u>
Total Potential Units	1,187

Step 3. Determine adequacy of the Proposed 2020 Primary Development Area to accommodate the projected 2020 population

The dwelling unit capacity of the proposed 2020 Primary Development Area is determined by comparing the number of approved units/units pending approval and the number of units that can be potentially built in this area to the number of dwelling units that are projected to be needed by the year 2020.

Approved Units/Units Pending Approval in the proposed 2020 Primary Development Area	944
Additional units that can be accommodated in the proposed 2020 Primary Development Area	<u>(+) 1,187</u>
 Total number of units that may be accommodated in the proposed 2020 Primary Development Area	 2,131
 Projected number of units needed by the year 2020	 <u>(-) 1,277</u>
 Surplus potential units in the proposed 2020 Primary Development Area	 854

C. Multi-Family Fair Share Analysis

In order to demonstrate that Richland Township has met its obligation with respect to providing a sufficient number of multi-family dwelling units, a comparison has been performed between the percentage of multi-family dwellings that exist in the county and those that currently exist in the Township and those that could potentially be built within the 2020 primary development area. In accordance with Municipal Demographic Profile of Bucks County, prepared by the Bucks County Planning Commission in December of 2005, there were 225,498 dwelling units in the County; of which 43,767 (19.41%) were classified as multi-family.

Total number of projected dwelling units in the 2020 proposed Primary Development Area	6,323
% of multi-family dwelling units in Bucks County	* <u>19.41%</u>
 Projected number of multi-family dwelling units needed In Richland Township to meet percentage in County	 1,228
 Existing number of multi-family dwelling in Richland Township	 <u>462</u>
Approved multi-family units/ multi-family units Pending Approval in the proposed 2020 Primary Development Area	586
Additional multi-family units that can be accommodated in the proposed 2020 Primary Development Area	<u>(+) 820</u>
 Total number of multi-family units that may be accommodated in the proposed 2020 Primary Development Area	 1,868 (29.53%)

Conclusion

As determined in the above analysis, Richland Township will be able to sustain the projected 2020 population within the Primary Development Area. Richland Township will be able to support the projected 2020 population within the Primary Development Area. In addition, Richland Township will be able to provide their fair share of multi-family housing as well.

5.2 A Plan for Land Use

This section is intended to provide recommendations for accommodating future land uses within the Township. Section 301.a.2 of the Pennsylvania Municipal Planning Code requires that the land use component of the Comprehensive Plan provide:

“A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, floodplains and other areas of special hazards and other similar uses.”

A major goal of the future land use plan is to implement changes that will guide the Township in maintaining the existing rural character by preserving the significant natural resources existing in the Township while preparing for the projected future growth. The Primary Development Area, as shown on **Map 14: Future Land Use**, accommodates projected residential, commercial, industrial, institutional and recreational growth to the year 2020.

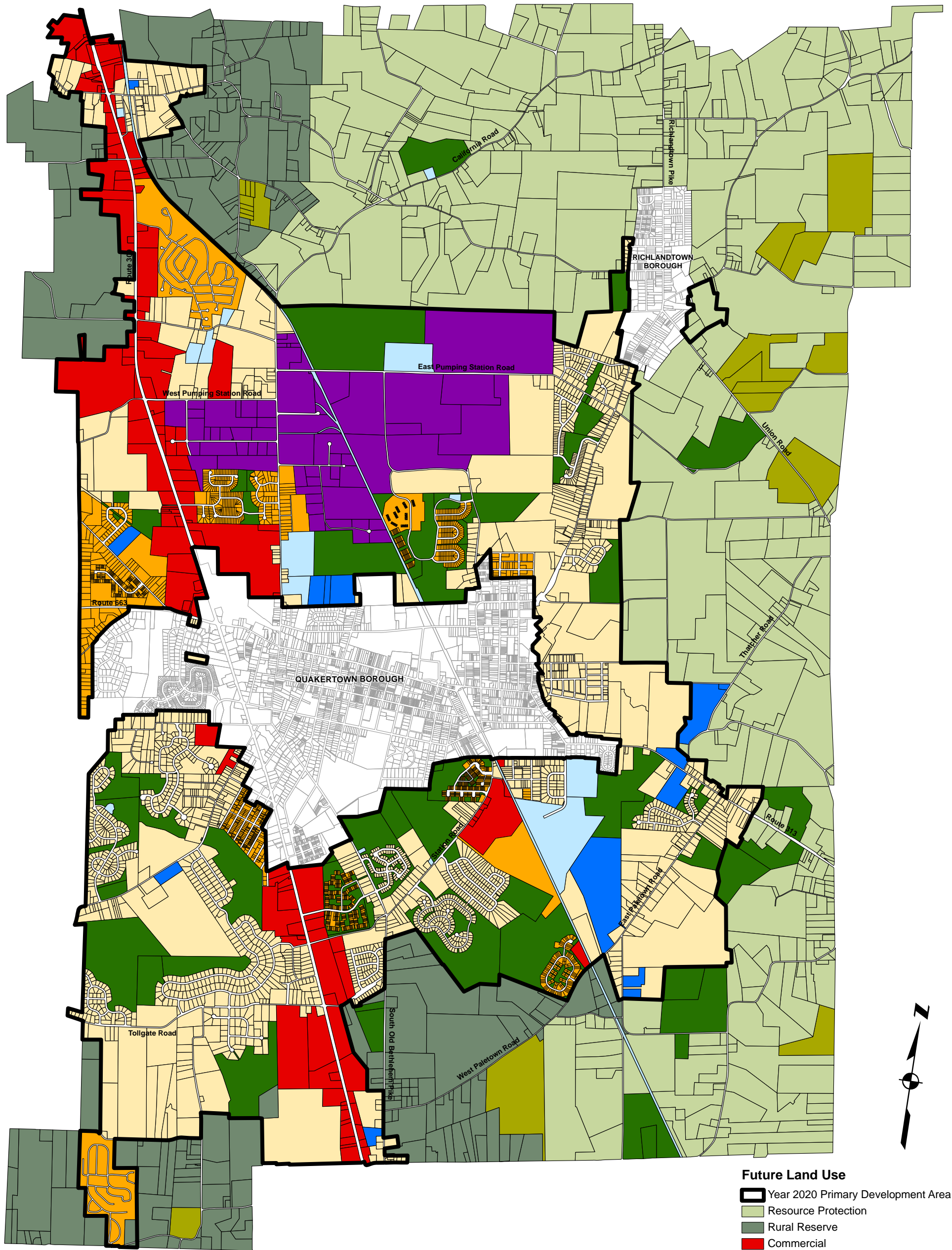
As discussed in the Residential Analysis portion of this chapter, the purpose of the Primary Development Area is to guide the Township to achieve a balanced, diversified economy in terms of land use. This will enhance the quality of life for all residents. By utilizing proper growth management tools and creating desirable local development and employment opportunities, the Township will be able to address fiscal concerns, as well as revitalize the local economy. The following recommendations should be considered.

1. Permit Mixed Use and Traditional Neighborhood Development within the Primary Development Area, so that residents will have the ability to walk to their jobs, neighborhood services and recreational areas.
2. Maintain the commercial and industrial corridors within the Township. Within the existing commercial and industrial corridors the Township should encourage high-end professional offices so that additional employment opportunities are available for Township residents. By providing these employment opportunities, the Township should be able to stabilize and strengthen the tax system.
3. Encourage “clean and green” industries to develop in the Township to help mitigate impacts to the Township’s environmentally sensitive areas.
4. The Township should coordinate with the surrounding municipalities to ensure consistency with land use patterns across municipal borders.

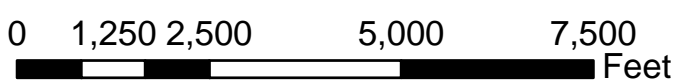


Commercial Corridor along Route 309

5. Restrict the expansion of water and sewer services to the Primary Development Area so that growth outside of this area is limited.
6. Encourage the utilization of brownfield sites and the adaptive reuse of existing properties or structures rather than creating new areas of development that may result in the premature expansion of the Primary Development Area.



- Future Land Use**
- Year 2020 Primary Development Area
 - Resource Protection
 - Rural Reserve
 - Commercial
 - Industrial
 - Low - Medium Residential
 - Medium - High Residential
 - Private Institutional
 - Public Institutional
 - Open Space
 - Conservation Easement



Source: Base Information obtained from Carroll Engineering Corp.

5.3 A Plan for Community Facilities

This section is intended to provide recommendations for accommodating future community facilities within the Township. Section 301.a.4 of the Pennsylvania Municipal Planning Code requires that the community facilities component of the Comprehensive Plan provides:

“A plan for community facilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals and other similar facilities or uses.”



James A. Michener Library

The need for the expansion, updating and maintenance of the Township’s Community Facilities is a certainty as the demand for administrative, emergency, educational and recreational services will increase as the population increases. The Township’s ability to provide these services in a cost-effective manner is a priority, as the Township has provided many facilities and services that the residents have come to expect and enjoy.

Meeting these expectations is possible through the following recommendations:

1. As the population increases, consider relocating the administrative offices to the new municipal complex on California Road to provide a more centralized location for all Township residents.
2. Cooperate with State, County, and adjacent municipalities to ensure that adequate provision of regional services such as fire services, ambulance services and medical services are provided for the Township’s residents.
3. Establish a long-range, strategic plan that closely monitors the response times and needs of emergency services and ensure that the police and fire services have sufficient capabilities and are efficiently meeting the needs of the current and future Township residents. If necessary, and when appropriate, such services should be expanded.
4. Coordinate with the Quakertown Community School District regarding the community’s future. The Township should also encourage developers to cooperate with the School District to acquire land for additional facilities, as needed.
5. Coordinate with adjacent municipalities and explore opportunities to create and/or expand youth and senior centers and other social services such as the James A. Michener Public Library and the St. Luke’s Medical Center.

Park and Recreation Facilities

Parks, recreational facilities, and open space areas are provided through a variety of sources that include private, local and state agencies. While this section is not intended to be a Comprehensive Park, Recreation and Open Space Plan, it is intended to provide a brief overview of existing facilities and provide some direction for the future.

The Township has an active Parks and Recreation Board which is comprised of seven volunteer members with several auxiliary members that meet on a monthly basis. In addition to planning for future recreational opportunities, the Parks and Recreation Board is responsible for managing and planning the following:



**Township Residents Participating
in Community Day**

- Arts Camp
- Sports Camp
- Family Movie Night
- Community Day
- The Annual Golf Outing
- Veterans Park
- Robert O. Keller Memorial Park
- Nature Trail at the Richland Township Nature Center
- Trail Network – in coordination with the Township Trails Committee

In addition to these facilities and activities, the residents of Richland Township have limited access to other recreational facilities that include the following:

- Quakertown Memorial Park – Quakertown Borough
- Benner Hall – Richlandtown Borough
- State Game Lands No. 139
- Athletic Facilities as part of the Quakertown Area School District

The Parks and Recreation Board is also in the beginning stages of planning a community park on lands owned by the Township along Station Road. Consideration is being given to expanding recreational facilities in the future to the Thompson Tract along Union Road and in several of the residential developments; assisting the Heritage Conservancy in developing an educational trail network in the Quakertown Swamp; and starting an annual 5K race to benefit Parks and Recreation programs.

In terms of location, open space and recreational opportunities are dispersed across the Township. However, in terms of active recreational facilities, most are located in the northern half of the Township, above Quakertown Borough, which are generally accessible only by vehicle to a large portion of Township residents. This is a primary reason why the Parks and Recreation Board is currently planning the Station Road Park

and other smaller recreational facilities in residential developments in the southern portion of the Township.

The Township's goal is to provide recreational and community facilities to support the desires of the diverse population. In order to achieve this goal, the following recommendations should be considered:

1. Maintain and enhance existing municipally owned park and recreational facilities.
2. Establish an interconnected system of parks, facilities, and trails that link historic, scenic, and cultural assets to each other and the Township's neighborhoods and centers.
3. Provide incentives for dedication of open space to the Township.
4. Coordinate with State, County, and local agencies to expand existing recreational programs and opportunities for Township residents of all ages.
5. Continue to develop and expand recreational areas throughout the Township, so that recreational opportunities are more conveniently located to the majority of Township residents.
6. The Township should consider developing a Comprehensive Park, Recreation and Open Space Plan that not only assesses recreational and open space facilities, services and conditions, but also analyzes future demand in terms of the land area and activities.

5.4 A Plan for Housing

This section is intended to provide recommendations for accommodating future population and housing demands within the Township. Sections 301.a.2.1 and 604.4 of the Pennsylvania Municipal Planning Code require that the housing component of the Comprehensive Plan provide:

“A plan to meet housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.”

and

“To provide for the use of land within the municipality for residential housing of various dwelling types encompassing all basic forms of housing, including single family and two family dwellings, and a reasonable range of multifamily dwellings in various arrangements, mobile homes and mobile home parks, provided, however, that no zoning ordinance shall be deemed invalid for the failure to provide for any other specific dwelling type.”

As noted, Richland Township can expect an increase in population of approximately 6,410 people by the year 2020. In order to accommodate this projected population growth, the Township must ensure that there is an adequate number of dwelling units available to accommodate these new households. Specifically, the following recommendations will ensure that the Township is meeting its fair share of housing for the foreseeable future.



Single Family Residential Development

1. **Provide sufficient land area for new housing units.** The Proposed 2020 Primary Development Area provides sufficient land area, at reasonable densities, to support a wide variety of different housing types.

2. **Maintain existing housing stock.** The most prevalent type of dwelling unit that exists in the Township today is single family detached homes. However, a wide variety of other dwelling types also exist within the Township. It will be imperative that these housing units are maintained and rehabilitated as necessary to be reused as part of the needed housing stock. The adaptive reuse of older buildings, including vacant/abandoned and/or historical structures, is also critical to limit the need for new residential developments.



Refurbished House Adjacent to a New Residential Development

3. **Expand options for housing types.** The Richland Township Zoning Ordinance currently permits a wide variety of different housing types. Efforts should be made to further diversify the housing options. The Township should consider incentives for more working class affordable housing as well as consider mixed use housing such as Traditional Neighborhood Developments, Live-Work Units and In-Fill Development that will create housing within walking distance of jobs, neighborhood services, schools and recreation. The Township should also consider updating ordinance regulations with respect to area and dimensional requirements for multi-family dwellings to permit taller structures.

5.5 A Plan for Transportation

This section is intended to provide recommendations for accommodating transportation demands within the Township. Section 301.a.3 of the Pennsylvania Municipal Planning Code requires that the transportation component of the Comprehensive Plan provide:

“A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.”

An effective and efficient multi-modal transportation system is critical if Richland Township is to continue to thrive as a desirable place to live and work. Transportation issues within Richland Township are a result of the continuous congestion along major traffic corridors, the lack of mass transit services and the need for a more pedestrian friendly transportation network. In order to enhance the transportation system and circulation throughout the Township and improve the area's overall quality of life, the following recommendations should be considered.

1. To alleviate the vehicular congestion along Route 309, the Township should work in cooperation with the Pennsylvania Department of Transportation on the construction of the Portzer Road Connector Project.
2. The Township should work in conjunction with the Pennsylvania Department of Transportation and other local agencies on project implementation for problem areas identified in the Richland Township Traffic Improvement Plan. The Township should consider applying for funding to the appropriate agencies in order to implement several small projects and one large project in each calendar year.
3. The Township should consider adopting an Act 209 Study to identify and quantify necessary traffic improvements that can be addressed during the land development process.
4. The Township should continue to coordinate its efforts with the Bucks County Transportation Management Association to develop alternative means of transportation through the use of mass transit. Restoration of the regional rail system, establishment of a county wide or inter-county bus system and park and ride facilities should all be explored.
5. The Township should continue its efforts to expand the trail network and/or explore obtaining access easements and trail improvements along the trail network designated on the Trails Master Plan. Coordination with adjacent municipalities to expand the trail network to link with other regional trail systems should also be explored.
6. The Township should continue to support the Facilities and Infrastructure Committee in their efforts to identify and prioritize transportation issues that need to be corrected.



**Bicyclists Using the Trail
at Brayton Gardens II**

5.6 A Plan for Utilities

This section is intended to provide recommendations for accommodating utility demands within the Township. Section 301.a.4 of the Pennsylvania Municipal Planning Code requires that the utility component of the Comprehensive Plan provide:

“A plan for utilities, which may include, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associate facilities and other similar facilities or uses.”

Water and Sewer facilities are two of the most important municipal services to consider when planning for the future. However, in the case of Richland Township, the expansion of these facilities might result in development in areas of the Township where preservation of agricultural and rural areas are more desirable. In order to properly plan and locate utility services, the following recommendations should be considered.

1. Richland Township and the Richland Township Water Authority should continue to address water quality and quantity issues. The Township should consider updating the Municipal Ordinances to provide wellhead protection areas for public wells.
2. Studies should be undertaken to locate aquifer recharge areas and regulations should be established to limit the amount of disturbance to these areas.
3. The Township should adopt the revised Act 537 Plan. The Township should monitor when new technologies are available and update the plan accordingly.
4. The Township should continue to coordinate with the Richland Township Water Authority, Quakertown Borough Water Authority, Milford-Trumbauersville Area Sewer Authority and the Buck County Water and Sewer Authority so that the water and sewer service areas are consistent with the Proposed 2020 Primary Development Area. Water and sewer should be extended, as appropriate within the Proposed 2020 Primary Development Area, to address contaminated and/or failing on-lot systems.
5. The Township should continue to coordinate with utility companies to utilize existing corridors for the expansion and/or upgrade of service lines, in lieu of establishing new utility corridors that might adversely affect environmentally sensitive areas.
6. The Township should continue to coordinate with local and state agencies to ensure that the inspection and monitoring of wastewater treatment facilities are to current standards.
7. The Township should continue to coordinate between local and state agencies, local governments, developers and private land owners to implement Best Management Practices for stormwater management to promote water quality and quantity.

5.7 A Plan for Historic and Natural Resources

This section is intended to provide recommendations for natural and historic resources within the Township. Section 301.a.6 of the Pennsylvania Municipal Planning Code requires that this component of the Comprehensive Plan provide:

“A plan for the protection of natural and historic resources, to the extent not pre-empted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites.”

The preservation of natural and historic resources within Richland Township is an important priority to maintaining the Township’s rural character and natural environment. In order to properly plan for the preservation of these resources, the following recommendations should be considered.



Shelly One Room School House

1. Consider partnering with local preservation groups to explore funding sources to purchase historic resources within the Township.
2. Explore registering significant historic structures or sites with the National Register of Historic Places.
3. Encourage the rehabilitation and/or adaptive reuse of existing buildings.
4. Continue to coordinate with Heritage Conservancy and other local conservation groups to develop a plan to preserve environmentally sensitive areas, such as the Quakertown Swamp and the Upper Tohickon Water Shed.
5. Review existing regulations and make any necessary revisions to provide greater resource protection, where appropriate.
6. Encourage the formation of grass root community preservation and clean-up groups to implement the goals and objectives of the Upper Tohickon Rivers Conservation Plan.
7. Provide access to education and encourage a greater awareness of the value that these resources have on the community’s identity and history.

SECTION VI

STATEMENT OF PLAN ELEMENT INTERRELATIONSHIPS

It is the intent of this plan to present viable options for the effective planning of Land Use, Community Facilities, Housing, Transportation and Natural and Historic Resources within Richland Township. The elements studied and presented within this plan have been coordinated together so that each of the elements are inter-reliant on each of the other elements. The public's health, safety and welfare are promoted through the goals and objectives that are outlined throughout this document. These goals and objectives were developed after a thorough scrutiny and analysis of the demographics and existing conditions that are detailed at the beginning of this document.

The Pennsylvania Municipalities Planning Code requires that comprehensive plans take into account the planning in surrounding areas, the county, and the region. The elements within this document are consistent with the Community Development Objectives found in the Richland Township Zoning Ordinance, the Bucks County Comprehensive Plan, the Upper Tohickon Rivers Conservation Plan, and the Comprehensive Plans for East Rockhill, West Rockhill and Springfield Townships, and the Quakertown Area (Haycock and Milford Townships, and Quakertown and Richlandtown Boroughs). It is understood that development that may occur within the borders of Richland Township will impact the surrounding municipalities. However, the plan components outlined in this document promote a sustainable natural, cultural and social environment, a stable and diverse economic base and fiscal viability that is complementary to the surrounding areas.

SECTION VII

ACTION PLAN

Goal 1: Preserve and maintain Richland Township’s rural character.

Objective	Action Item	Priority
Protect the scenic views and unique landscapes of the Township.	Conduct a study to identify the priority views and landscapes which the Township desires to preserve.	High
	Adopt regulations to protect scenic views and landscapes.	Medium
Conserve Richland Township’s unique identity and character by protecting the agricultural land and uses.	Prepare an inventory of all agricultural parcels within the Township to identify potential tracts for preservation.	High
	Work with owners of agricultural land to pursue preservation.	On-Going
	Encourage and promote agricultural activities.	Medium
Encourage development in growth areas, rather than in areas outside of the Primary Development Area, or within sensitive natural resources.	Utilize the Act 537 Service Area and Water Service Area as guides for development.	High
	Encourage “infill” development within the Primary Development Area.	On-Going
Encourage the acquisition of open space through conservation easements.	Continue to identify potential parcels suitable for open space with the Preservation Board.	On-Going
	Explore grant opportunities to aide in the acquisition of potential open space parcels.	On-Going
	Prepare and provide educational pamphlets and seminars to identify and explain land conservation options to landowners.	On-Going
Encourage the creation of an Agricultural Security District.	Conduct a study to identify possible agricultural parcels which have the potential to be part of an Agricultural Security District.	On-Going
	Create an Agriculture Security District.	High

High Priority is to be completed within the next year, Medium Priority is to be completed within the next two to five years, Low Priority is to be completed between five and ten years after plan publication, Ongoing Priority is to be completed throughout the next 10 years.

Review and update the Township's Open Space Plan to ensure future preservation of farmland, greenways, open space and natural features within the Township.	Review the Township Open Space Plan.	On-Going
	Update the Township Open Space Plan, as needed, to ensure future preservation of farmland, greenways, open space and natural features within the Township.	On-Going
Encourage municipal open space planning and acquisition efforts for the preservation of significant agricultural lands, natural lands and historic sites.	Coordinate with local land preservation groups to provide educational seminars for Township residents.	On-Going
	Continue to support the Preservation Board in their efforts to locate, analyze and acquire land for open space purposes.	On-Going
	Continue to seek input from Township residents.	On-Going
Maintain and encourage the preservation of historic resources and structures.	Coordinate with local preservation groups to provide educational seminars for Township residents.	On-Going
	Create a historic preservation ordinance.	High
	Continue to support the Preservation Board in their efforts to preserve/protect historic resources and structures in the Township.	On-Going
	Update website to include historic inventory.	Medium
Maintain and encourage preservation of the existing villages of: Shelly, California, Paletown, and Rich Hill.	Coordinate with local preservation groups to provide educational seminars for Township residents.	On-Going
	Create a historic preservation ordinance.	High
	Continue to support the Preservation Board in their efforts to preserve/protect historic resources and structures in the Township.	On-Going
	Update website to include historic inventory.	Medium
Encourage the private purchase and restoration of historic buildings that have fallen into disrepair, for adaptive reuse.	Review existing historical preservation regulations.	High
	Update existing regulations.	Medium
	Provide viable options for the adaptive reuse of existing historic structures/properties.	Medium

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Support and encourage public education, volunteer activities and cultural programs.	Increase the number of community events and activities.	Low
	Increase public awareness of current and future programs and events.	Medium
	Encourage members of existing boards, commissions and committees to reach out to friends and neighbors to expand the number of Township volunteers and volunteer opportunities.	High

Goal 2: Preserve and maintain the Township's natural areas.

Objective	Action Item	Priority
Protect the Township's natural resources such as the Quakertown Swamp by limiting adverse impacts into the area.	Install signage that alerts residents that they are entering the Quakertown Swamp Watershed.	Medium
	Provide educational pamphlets and seminars to highlight the unique characteristics of the Quakertown Swamp.	Low
	Coordinate with the Quakertown Community School District to increase educational opportunities.	Medium
	Update Zoning Map where and as appropriate.	On-Going
Continue to coordinate with Heritage Conservancy to implement suggested protection measures for the Quakertown Swamp the entire Bog Run Watershed and the entire Upper Tohickon Watershed.		On-Going
Encourage residents to form community preservation and clean-up groups to maintain areas of concern.	Support community-based Environmental Action Groups / Watershed Associations.	High
Encourage the acquisition of open space and conservation easements to preserve natural areas.	Coordinate with the Preservation Board to provide educational seminars for Township residents.	On-Going
	Explain to Township residents the benefit of maintaining and preserving open space within the Township.	On-Going
	Continue to support the Preservation Board in their efforts to locate, analyze and acquire land for open space purposes.	On-Going
	Meet with landowners that own parcels that may be available for open space purposes and that meet the goals and objectives of the Preservation Board.	On-Going

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Identify and coordinate areas of natural resources that should be preserved.	Coordination with the Preservation Board to develop a map that prioritizes areas to be protected.	Medium
Encourage the enforcement of existing regulations and/or establish new protection standards for natural resources.	Review the existing natural resource protection regulations.	Medium
	Update natural resource protection regulations, if appropriate.	Medium
Encourage and advocate the use and protection of native species of plants.	Provide a sample garden that allows residents to see what a native plant garden looks like.	Low
	Pursue potential grant opportunities to establish a demonstration project for the Township.	Low
Develop a working relationship with the State regulatory agencies (i.e. Department of Conservation and Natural Resources {DCNR}, Bucks County Conservation District {BCCD}, Game Commission) to enforce natural resource protection standards.		On-Going
Educate the Township residents on the impacts associated with using non-native/invasive plant species and the effects they have on the environment.	Produce a pamphlet that describes and depicts invasive plants to educate Township residents.	Low
	Provide a sample garden that allows residents to see what a native plant garden looks like.	Low
	Pursue potential grant opportunities to establish a demonstration project for the Township.	Low

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Encourage the removal of non-native/invasive species of plants on open lands to promote the natural succession of native plants.	Identify and prioritize areas where species of non-native invasive plants exist.	Low
	Provide educational material and/or seminars to inform the property owners about the issues regarding invasive plant species.	Medium
	Advocate for the removal of invasive plants within these areas.	Medium
	Pursue potential grant opportunities to establish a demonstration project for the Township.	Low
Encourage utility companies to utilize existing rights-of-way and utility easements for the expansion and/or upgrade of service lines.	Coordinate with utility companies to create a comprehensive map of utility easements.	Medium

Goal 3: Seek a balanced, diversified economy in order to maintain and enhance the quality of life of local residents.

Objective	Action Item	Priority
Work to ensure desirable local development and employment opportunities exist to strengthen and stabilize the tax base.	Continue to encourage potential development applicants to meet with the Township while in the conceptual design stage to discuss/resolve potential issues.	On-Going
	Continue to meet with the business community and The Upper Bucks Chamber of Commerce to strengthen ties and pursue common goals.	On-Going
Encourage commercial and industrial development and redevelopment along the existing commercial and industrial corridors.	Review existing Zoning Map.	Medium
	Update Zoning Map as necessary to be generally consistent with the Comprehensive Plan.	Medium
	Provide incentives for the adaptive re-use of vacant and/or abandoned or underutilized commercial and industrial properties/structures.	High
	Continue to encourage potential development applicants to meet with the Township while in the conceptual design stage to discuss/resolve potential issues.	On-Going
	Continue to meet with the business community and The Upper Bucks Chamber of Commerce to strengthen ties and pursue common goals.	On-Going

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Promote high end professional office development in the designated commercial and industrial corridors.	Continue to encourage potential development applicants to meet with the Township while in the conceptual design stage to discuss/resolve potential issues.	On-Going
	Continue to meet with the business community and The Upper Bucks Chamber of Commerce to strengthen ties and pursue common goals.	On-Going
Promote clean and green industry development in the designated commercial and Industrial corridors.	Incorporate “green” design standards into the Zoning and Subdivision and Land Development Ordinances.	Medium
	Research and pursue opportunities for Leadership in Energy and Environmental Design (LEED) projects in the Township.	Medium
	Continue to encourage potential development applicants to meet with the Township while in the conceptual design stage to discuss/resolve potential issues.	On-Going
	Continue to meet with the business community and The Upper Bucks Chamber of Commerce to strengthen ties and pursue common goals.	On-Going
Promote mixed use development such as Traditional Neighborhood Developments and live/work units in the existing commercial corridor to create homes within walking distance of jobs, neighborhood services, schools and recreation.	Review Zoning and Subdivision and Land Development Ordinances.	Medium
	Update Zoning and Subdivision and Land Development Ordinances to accommodate mixed use development.	Medium
	Continue to encourage potential development applicants to meet with the Township while in the conceptual design stage to discuss/resolve potential issues.	On-Going
	Continue to meet with the business community and The Upper Bucks Chamber of Commerce to strengthen ties and pursue common goals.	On-Going
Develop design guidelines and regulations to allow developers the opportunity to explore more innovative and greener designs.	Incorporate green design standards into the Township Ordinances.	Medium
	Prepare/provide educational information to developers, realtors, and design professionals to encourage the use of green designs.	Medium

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Update Township ordinances to permit taller non-residential buildings.	Review/research data and studies to determine what building heights are acceptable/desirable for the Township.	Medium
	Meet with emergency service providers to review/discuss building height regulations to determine appropriate guidelines for Richland Township.	Medium
	Update Township Zoning Ordinance as necessary and as appropriate.	Medium
Encourage the adaptive reuse of brownfields.	Identify brownfield sites.	Medium
	Continue to encourage potential development applicants to meet with the Township while in the conceptual design stage to discuss/resolve potential issues.	On-Going
	Continue to meet with the business community and The Upper Bucks Chamber of Commerce to strengthen ties and pursue common goals.	On-Going

Goal 4: Improve traffic conditions/congestion throughout the Township.

Objective	Action Item	Priority
Perform traffic studies at intersections of concern.	Identify all intersections which the Township feels are potential areas of concern.	On-Going
	Prioritize which intersections are in most need of repair.	On-Going
	Perform traffic studies at intersections which are identified as high priorities.	On-Going
	Improve intersections as and where appropriate.	On-Going
Encourage the Township to explore regional mass transit opportunities.	Conduct a study/survey of Township residents and business owners to determine what services are needed.	Medium
	Meet with mass transit providers to discuss the services that are most needed for the Township.	Medium
Coordinate with the Bucks County Transportation Management Association to establish a county-wide public bus system.	Conduct a study/survey of Township residents and business owners to determine what services are needed.	Medium
	Conduct a study to determine the feasibility of running inter-county shuttle service.	Medium
	Coordinate with local bus and transit companies to identify areas where bus services are needed most.	Medium

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Promote commuter park and ride facilities and carpooling.	Determine if, and to what extent, a demand may exist for Park and Ride facilities.	Low
	Work with the Delaware Valley Regional Planning Commission (DVRPC) to explore opportunities for funding of potential improvements to reduce highway congestion through the use of Park and Ride facilities.	Low
	Identify potential areas that may be appropriate for Park and Ride facilities.	Low
	Review and update the Township Ordinances as necessary to accommodate Park and Ride facilities.	Low
Encourage residents to use the existing trail network established throughout the Township.	Work to ensure that existing trails are maintained and available for use.	On-Going
	Provide updates in the Township Newsletter on the status of the Trail network.	On-Going
	Work with the Trails Committee to improve signage and awareness of the trails network throughout the community.	Medium
Encourage the use of alternative non-motorized modes of transportation such as: walking, hiking and biking.	Write articles in the Township newsletter on the benefits of walking, hiking and biking to encourage residents to utilize the trails network.	High
	Work with DVRPC to encourage the use of and distribute information regarding alternate modes of transportation.	Medium
Implement the Township Traffic Improvement Plan.	Coordinate with PennDOT, Bucks County Transportation Management Association and the Richland Township Facilities and Infrastructure Committee on traffic improvements.	On-Going
Coordinate with the Bucks County Transportation Management Association's Plan for rail service.		On-Going
Consider the creation and/or adoption of an Act 209 Study to identify and quantify future traffic programs.	Perform a feasibility study to determine the necessity of adopting an Act 209 Study.	High
	Adopt an Act 209 Study if appropriate.	Low

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Obtain access easements and/or trail improvements along the trail network designated on the Trails Masterplan, as part of the subdivision and land development process.	Identify potential areas where easements and trail improvements would be essential to the expansion of the Trails network.	Low
	Encourage developers to work /coordinate with the Trails Committee throughout the entire planning process to ensure that all possible trail linkages are provided as, and where, appropriate to limit future acquisition costs for the Township.	On-Going
Continue to develop and expand the Trail network.	Review the Township Trails Masterplan	Low
	Coordinate with the Trails Committee to identify areas for possible trail expansion.	On-Going
	Update Township Trails Masterplan as necessary.	On-Going

Goal 5: Promote stormwater management control and the protection of water resources.

Objective	Action Item	Priority
Encourage the use of Best Management Practices to improve infiltration and water quality for storm water mgt. through the use of vegetative filtration, riparian buffer plantings, bio-retention areas, rain gardens, veg. flow conveyance & other structural and non-structural systems.	Provide educational seminars on the benefits of utilizing Best Management Practices (BMPs).	Low
	Conduct a study to identify potential areas where BMPs could be utilized.	Low
	Continue to enforce current Stormwater Management Ordinances that require BMPs.	On-Going
Develop and implement stormwater design and maintenance guidelines for developed and developing properties.	Continue to review and update the Township Stormwater Management Ordinance to accommodate new technologies and maintenance requirements as they are developed.	On-Going
	Coordinate with the Bucks County Conservation District (BCCD) and the Pennsylvania Department of Environmental Protection (PA DEP) to enforce Township regulations.	On-Going

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Include aquifer recharge as a critical component for any new development.	Review and update the Township ordinances to include regulations regarding aquifer recharge.	Medium
	Encourage developers to utilize the full planning process in the Township and prepare conceptual sketch plans for review so that the issues of aquifer recharge can be addressed early in the design process.	High
	Encourage developers to utilize designs which provide on site aquifer recharge as appropriate.	High
	Provide educational/informational pamphlets to residents discussing the importance of aquifers and aquifer recharge.	Medium
Identify areas in the Township where innovative paving options could be utilized to facilitate infiltration.	Conduct a study to determine areas that would support infiltration.	Low
	Provide incentives to developers and residents for using pervious paving in appropriate areas.	Medium
Increase public awareness and educational opportunities for residents regarding stormwater management issues.	Provide educational materials and/or seminars to discuss stormwater management concerns and possible ways of addressing the issues.	On-Going
	Explore opportunities to partner with other groups/organizations to provide joint educational material and/or seminars. (i.e. BCCD, PA DEP, Pennsylvania Department of Conservation and Natural Resources (PA DCNR)).	Low
Explore the feasibility of constructing innovative stormwater management systems to demonstrate the design and function of best management techniques.	Identify areas and projects where BMPs could be constructed.	Low
	Construct BMPs on Township projects and identify as such.	Low
	Pursue potential grant opportunities to establish a demonstration project.	Low
	Provide a sample of various BMP techniques to allow residents and developers the opportunity to see how they work and the benefits of using them.	Low
	Encourage and support residents to construct BMPs on their properties.	High

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Develop/distribute educational information to residents, businesses and organizations about the importance of riparian buffers, stable stream-banks and headwater streams for the quality of streams and lakes, and the impacts that they have on flooding in the Township.	Utilize existing pamphlets, programs and materials prepared by other groups/entities such as BCCD, PA DEP, PA DCNR and partner with these groups to distribute information.	On-Going
	Utilize the Township's website as a place to both store and distribute information.	On-Going
	Utilize the materials prepared by the PA DEP as a part of the Municipal Separate Storm Sewer System (MS4) program compliance such as the program titled "When it Rains, It Drains".	On-Going
Encourage restoration and the creation of Riparian Buffers along streams and waterways to promote health and natural diversity.	Identify willing land owners who would support providing Riparian Buffers on their properties.	Medium
	Seek and/or support grant applications for Riparian Buffer implementation.	Medium
	Publicly recognize participating landowners.	High
Maintain the natural systems of streams and waterways in the Township.	Develop strategies for enforcing waterway protection.	Medium
	Encourage residents and volunteers to clean-up areas along impacted waterways.	High
	Publicly recognize residents and volunteers who perform regular clean-ups to encourage other residents to participate in clean-ups.	High

Goal 6: Increase public awareness of Township events.

Objective	Action Item	Priority
Continue to submit press releases to local newspapers so that residents are informed as to what is happening in the Township.	Prepare press releases and send to all local press and media on a regular basis to celebrate the Township's successes and to disseminate information.	On-Going

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Utilize the Township newsletter to encourage residents to become more involved in the community.	Write articles in Township newsletter informing residents of the importance of public participation in Township committees and events.	On-Going
	Utilize supplemental mailings and other means to notify Township Residents to special events/activities.	On-Going
Encourage increased use of the Township website.	Include the Township website in news articles and press releases so that residents become more aware of the Township website.	Medium
	House the press releases on the Township's website as a place to both store and distribute information.	Medium
Update Township website to provide increased public services.	Update the website as necessary to inform residents of upcoming events.	On-Going
	Update the website to include Township forms and applications for the public.	On-Going
	Update the website to become more user friendly.	Medium
	Include articles/activities to engage the residents in Township activities.	Medium
	House the press releases on the Township's website as a place to both store and distribute information.	Medium
Expand educational efforts (public meetings, mailings, workshops, programs).	Collaborate with Township groups/organizations to provide educational seminars on topics of interest to the Township.	On-Going
	Work with Township committees to advertise upcoming Township events to reach a larger audience.	On-Going
	Coordinate with state agencies to provide/produce informational pamphlets for the public.	On-Going
Explore new ways to communicate to Township residents through the use of modern technology.		Medium

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Goal 7: Provide recreational and community facilities to support the current and future population of the Township.

Objective	Action Item	Priority
Expand existing recreational programs and opportunities to meet the needs of residents of all ages.	Coordinate with the Township Parks and Recreation Board to evaluate the existing facilities and programs to identify what is needed to accommodate all Township residents.	On-Going
	Inventory and identify all current programs to determine what currently exists.	On-Going
	Determine current and future needs for all residents of all ages.	On-Going
	Provide additional programming as/where appropriate.	On-Going
Encourage diverse recreational facilities that appeal to residents of all ages.	Continue to coordinate and work with the Parks and Recreation Board to research and explore new recreational equipment, facilities and programming that can be developed in the existing and proposed park facilities.	On-Going
	Coordinate with adjacent municipalities to make sure recreational facilities are not unnecessarily being duplicated.	On-Going
	Update the Township website to provide a list of existing recreational facilities.	On-Going
Encourage residents to use the existing trail network established throughout the Township.	Work to ensure that existing trails are maintained and available for use.	On-Going
	Provide updates in the Township Newsletter on the status of the Trail network.	High
	Work with the Trails Committee to improve signage and awareness of the trails network throughout the community.	On-Going
Encourage the use of alternative non-motorized modes of transportation such as: walking, hiking and biking.	Write articles in the Township newsletter on the benefits of walking, hiking and biking to encourage residents to utilize the trails network.	High
	Work with DVRPC to encourage the use of and distribute information regarding alternate modes of transportation.	Medium
Provide additional parks and recreational areas throughout the Township to meet the needs of the current and future population.	Coordinate with the Parks and Recreation Board to identify areas within the Township that could be potential locations for parks and recreational areas.	On-Going
	Coordinate with Bucks County to acquire lands for open space and recreation.	High
	Implement the recommendations made in the Pennsylvania Recreation Plan 2004-2008.	Medium

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Provide additional recreational programming to meet the needs of current and future residents.	Conduct a survey to see what new/additional recreation programs are needed/desired by the community.	Medium
	Coordinate with the Parks and Recreation Board to develop these programs.	Medium
Facilitate and support active and passive recreational facilities within the Township to improve the quality of life of the Township residents.	Coordinate with the Parks and Recreation Board to develop new recreation opportunities.	On-Going
Encourage cooperation with adjacent municipalities, government agencies and non-profit service providers and organizations to expand recreational facilities, community facilities, and trail linkages.	Coordinate with adjacent municipalities to make sure recreational facilities are not unnecessarily being duplicated.	On-Going
Continue the development of the sidewalk/trail network to encourage walking.	Review Township Trails Masterplan.	On-Going
	Coordinate with the Trails Committee to identify areas for possible trail expansion.	On-Going
	Update Township Trails Masterplan as necessary.	On-Going
Explore opportunities to create trail linkages within the Township and to adjacent municipalities during the expansion of the trail network.	Review Township Trails Masterplan.	On-Going
	Coordinate with the Trails Committee to identify areas for possible trail expansion.	On-Going
	Update Township Trails Masterplan as necessary.	On-Going

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Goal 8: Provide various housing opportunities to meet the needs of the Township’s economically diverse population.

Objective	Action Item	Priority
Promote quality affordable housing.	Review and amend the Zoning Ordinance, as necessary, to provide incentives for affordable housing, possibly through design flexibility or density bonuses.	Low
Encourage rehabilitation of existing dwellings.		High
Encourage a diversity of housing units and types to meet the needs of current and future residents.	Prepare/provide educational information to developers, realtors and design professionals to encourage new and innovative designs which will sustain/attract Township residents.	High
	Encourage and support developers to construct new/innovative housing.	High
Encourage the private purchase of historic buildings that have fallen into disrepair for restoration and/or adaptive reuse.	Review existing historical preservation regulations.	On-Going
	Update existing regulations.	On-Going
	Provide viable options for the adaptive reuse of existing historic structures/properties.	On-Going
Develop design guidelines and regulations to allow developers the opportunity to explore innovative and greener designs.	Incorporate “green” design standards into the Zoning and Subdivision and Land Development Ordinances.	Medium
	Research and pursue opportunities for Leadership in Energy and Environmental Design (LEED) projects in the Township.	Medium

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Promote mixed-use land uses such as Traditional Neighborhood Developments and In-fill Development that will create housing within walking distance of jobs, neighborhood services, schools and recreation.	Review Zoning and Subdivision and Land Development Ordinances.	Medium
	Update Zoning and Subdivision and Land Development Ordinances to accommodate mixed use development.	Medium
Review and expand regulations to increase the height of buildings containing multi-family dwelling units.	Update Zoning Ordinance as appropriate.	Low

Goal 9: Expand and improve the Township’s community and municipal services to better meet the needs of the growing population.

Objective	Action Item	Priority
Encourage public participation in community events.	Write articles in Township newsletter informing residents of the importance of public participation in Township committees and events.	On-Going
	Utilize supplemental mailings and other means to notify Township Residents to special events/activities.	On-Going
Ensure that police and fire services have sufficient capabilities and are efficiently meeting the needs of current and future Township residents.	Coordinate with the Police and Fire Services on a periodic basis to make sure they are operating efficiently.	High
	Conduct service audits and/or surveys to make sure the public’s needs are being met.	High

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Encourage cooperation with adjacent municipalities, government agencies and non-profit service providers and organizations to expand municipal and community services.	Work with the adjacent municipalities to create/develop a Multi-Municipal Emergency Services Plan.	High
	Coordinate with adjacent municipalities to make sure municipal/community services are not unnecessarily being duplicated.	High
Cooperate with State, County and adjacent municipalities regarding regional services such as ambulance, public safety, library and social services.	Coordinate with adjacent municipalities to make sure municipal/community services are not unnecessarily being duplicated.	On-Going
Provide educational information regarding recycling programs for Township residents and businesses.	Coordinate with Bucks County and with Municipal Waste Haulers to produce an informational pamphlet on the benefits of recycling that could be distributed to residents.	On-Going
	Coordinate with the Quakertown Community School District to increase educational opportunities.	On-Going
Encourage expanded recycling efforts and participation to increase municipal performance grants.	Coordinate with Bucks County and with Municipal Waste Haulers to produce an informational pamphlet on the benefits of recycling that could be distributed to residents.	High
	Coordinate with the Quakertown Community School District to increase educational opportunities.	High
Expand recycling efforts to include yard waste.	Coordinate with Municipal Waste Haulers to expand recycling efforts and mandate yard waste recycling.	High

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Goal 10: Improve the Township’s infrastructure to support future demands.

Objective	Action Item	Priority
Support the provision of utilizing the public water system to provide high quality drinking water to residents.	Coordinate with the Richland Township Water Authority to identify water supply areas.	On-Going
	Review and revise ordinance regulations to protect these areas.	Medium
	Provide information to the public concerning location and sensitivity of these areas.	High
Ensure that public wells are monitored and protected.	Provide information to the public concerning location and sensitivity of these areas.	High
Support continued maintenance and improvement of all stormwater and sewer facilities.	Coordinate with the Richland Township Facilities and Infrastructure Committee to conduct a study to identify and prioritize potential stormwater management facilities which will require upgrades and/or repairs.	Medium
	Coordinate with the Bucks County Water and Sewer Authority and Milford-Trumbauersville Area Sewer Authority to identify and prioritize sewer facilities which will require upgrades and/or repairs.	Medium
	Perform upgrades and/or repairs as and where necessary.	Medium
Implement Act 537 map and ordinance regulations.	Adopt the new Act 537 map and ordinance.	High
	Work with the Bucks County Water and Sewer Authority and Milford-Trumbauersville Area Sewer Authority to implement the goals and recommendations of the Act 537 Plan.	Medium
Update Act 537 Plan to accommodate new technologies as they are developed.	Coordinate with Bucks County Water and Sewer Authority and Milford-Trumbauersville Area Sewer Authority on a periodic basis to ensure the latest technologies are being utilized.	Low
Support continued maintenance and improvement of the Township’s road network.	Coordinate with the Richland Township Facilities and Infrastructure Committee to identify roads that need improvement.	On-Going
	Review and update the Township’s Traffic Improvement Plan on a periodic basis to account for additional traffic concerns.	On-Going
	Prioritize traffic concerns which need to be addressed immediately.	On-Going
	Improve traffic areas of concern as needed/necessary.	On-Going
	Improve public awareness of existing road classifications.	High

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Encourage utility companies to utilize existing rights-of-way and easements for the expansion and/or upgrade of service lines.	Coordinate with utility companies to utilize existing rights-of-way and easements for the expansion and/or upgrade of service lines.	High
Continue inspections and monitoring of non-municipal, industrial, commercial, and individual alternative wastewater facilities in accordance with what is required by the Pennsylvania Department of Environmental Protection and the County Health Department.		On-Going
Coordinate water and sewer service areas with the Primary Development Area.	Coordinate with Richland Township Water Authority, Quakertown Borough Water Authority, Milford-Trumbauersville Area Sewer Authority and the Buck County Water and Sewer Authority on the expansion of water and sewer service.	On-Going
Extend public sewer, as appropriate within the sewer service area, to address failing on-lot septic systems.	Identify areas of the Township that are located in the sewer service area and have a history of on-lot septic issues.	High
	Coordinate the expansion of sewer to these areas as nearby development occurs.	High

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Goal 11: Coordinate goals of the Comprehensive Plan with those of the Quakertown Area Comprehensive Plan, the Bucks County Comprehensive Plan and the Upper Tohickon Rivers Conservation Plan.

Objective	Action Item	Priority
Expand opportunities for municipalities and government agencies to share information, resources and data.	Work with adjacent municipalities to discuss issues that affect the municipalities' residents.	High/On-Going
	Establish periodic meetings between adjacent municipal officials.	High
Coordinate implementation of municipal projects to avoid conflict with other regional projects so efforts are not counterproductive.	Establish periodic meetings between adjacent municipal officials.	High
Consider updating Township Ordinances to reflect recommendations in the Township Comprehensive Plan.	Adopt updated Comprehensive Plan.	High
	Review Zoning and Subdivision and Land Development Ordinances.	Medium
	Update Zoning and Subdivision and Land Development Ordinances.	Low
Explore updating Township ordinances to reflect the recommendations in the Quakertown Area Comprehensive Plan, Bucks County Comprehensive Plan and the Upper Tohickon Rivers Conservation Plan.	Implement recommendations made in the: Quakertown Area Comprehensive Plan, Bucks County Comprehensive Plan and the Upper Tohickon Rivers Conservation Plan.	High

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APPENDIX A

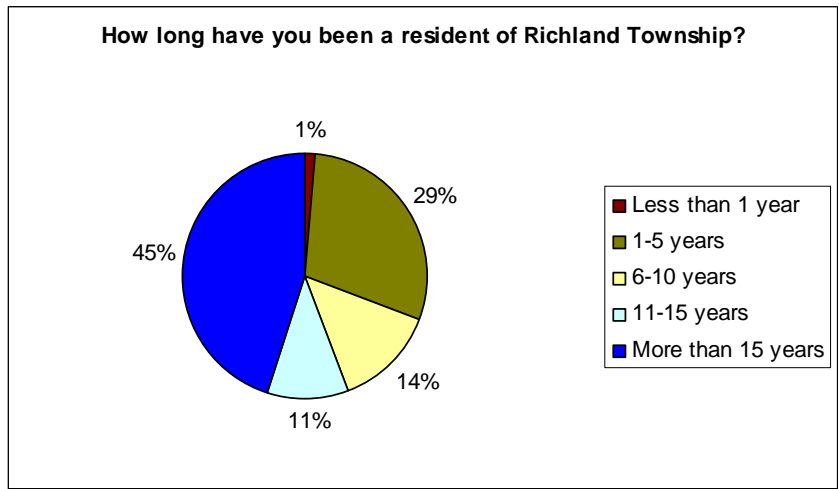
SURVEY RESPONSE SUMMARY

PRELIMINARY SURVEY RESULTS SUMMARY

Total Surveys Mailed = 2,667
Surveys Returned = 732
Response Rate = 27%

Question 1: How long have you lived in Richland Township?

As shown below, Richland Township is mainly comprised of residents that have been living here for more than 15 years. The next largest group of residents (approximately 29%) have been residing in the Township between 1 and 5 years.

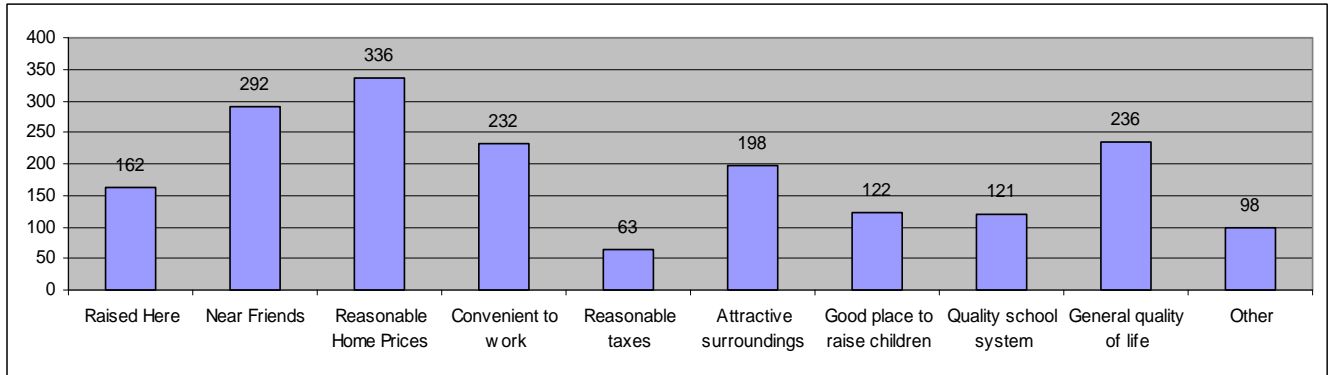


Question 2: Do you own or rent your home?

98% of those surveyed own their homes. Two percent of the respondents rent their homes.

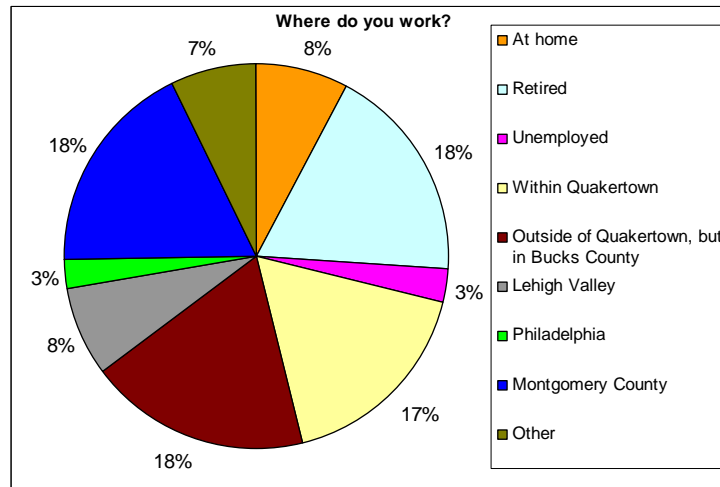
Question 3: What are the 3 main reasons you chose to live in Richland Township?

As shown in the graph below, the majority of Richland residents chose to live in the area because of the reasonable prices of homes as well as the convenience to their jobs. The factors that played the least part in choosing to live in Richland were reasonable taxes (approximately 9%) and the quality of the school system.



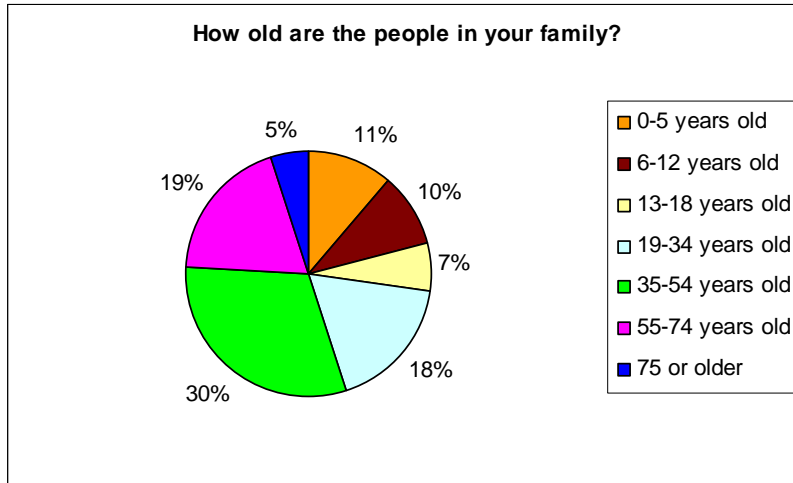
Question 4: Where are you and other members of your household employed?

As shown in the graph below, 18 % of Richland Township residents either work outside of Quakertown but still in Bucks county, Montgomery County or are retired. Only 3% of those survey respondents indicated that they work in the Philadelphia area. This question directly correlates to the reason people chose to live in Richland Township due to the location of their job. Other locations of employment were listed as New Jersey, Kutztown, Berks County and King of Prussia.



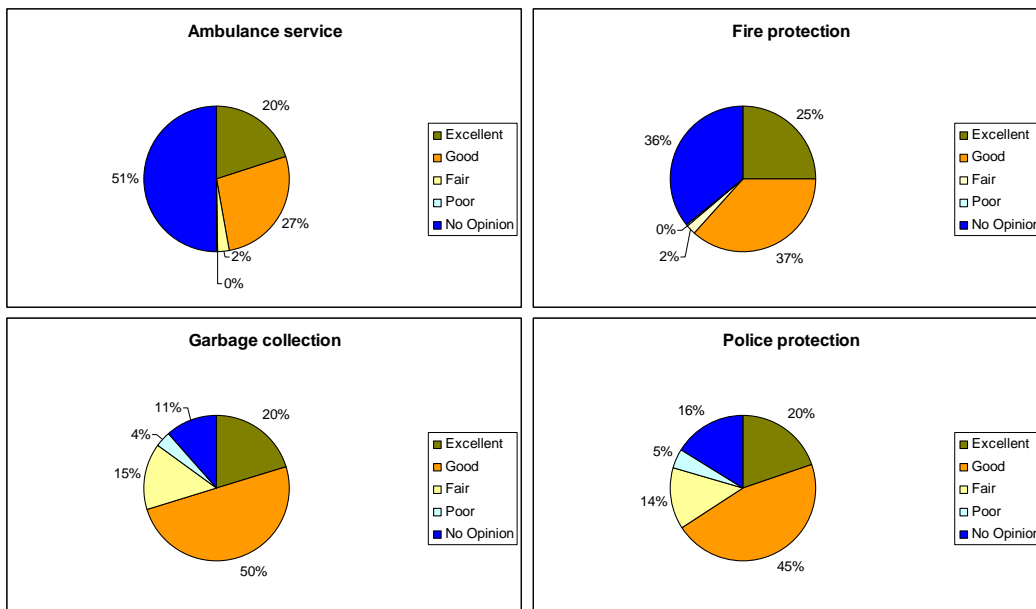
Question 5: How many members of your household fit in the following age categories?

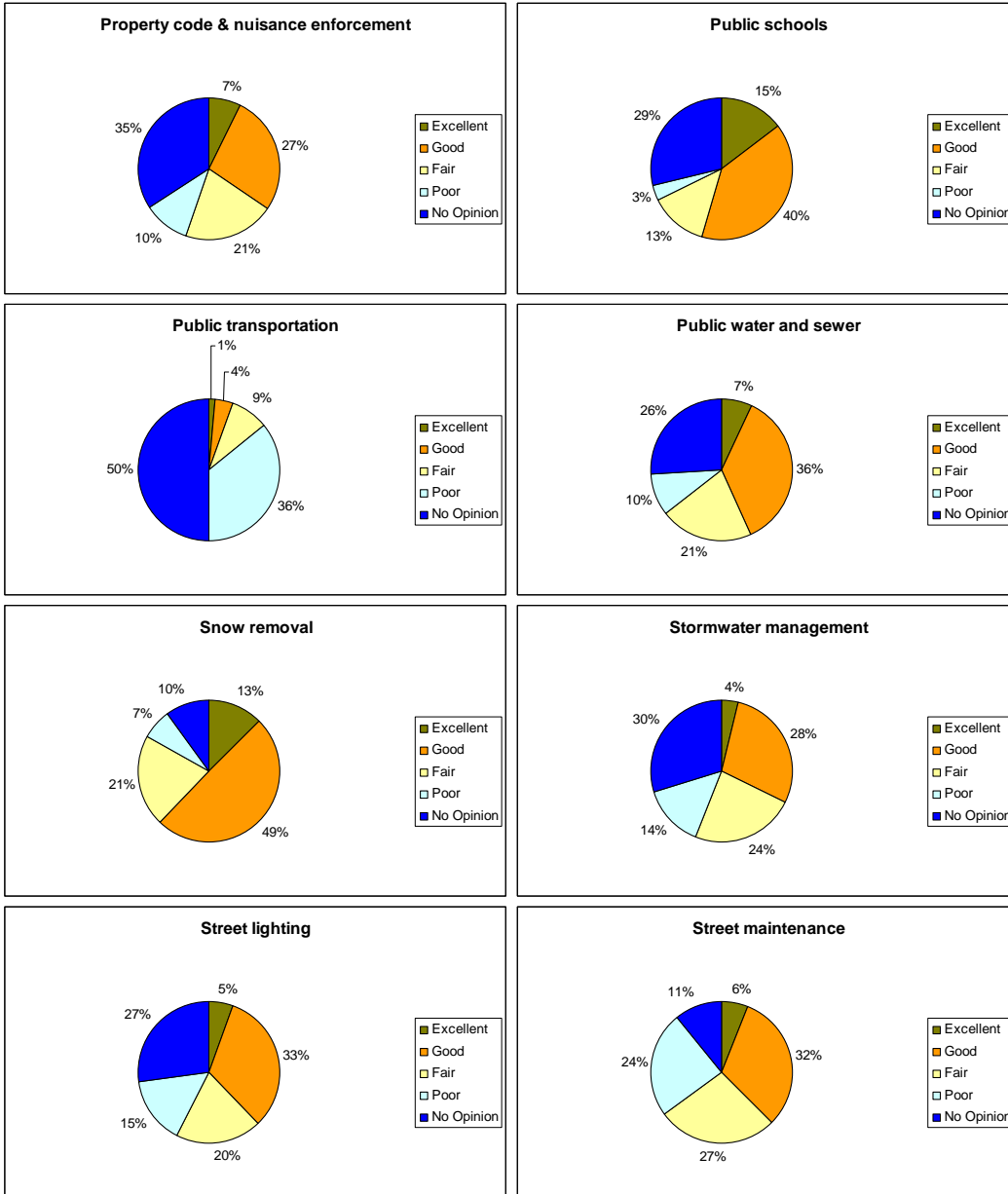
As shown in the graph, the majority of respondents are within the 35-54 year old category. Richland Township's census as indicated by the number of respondents is comprised of approximately 5% of those residents older than 75.



Question 6: How would you rate the following services that you receive?

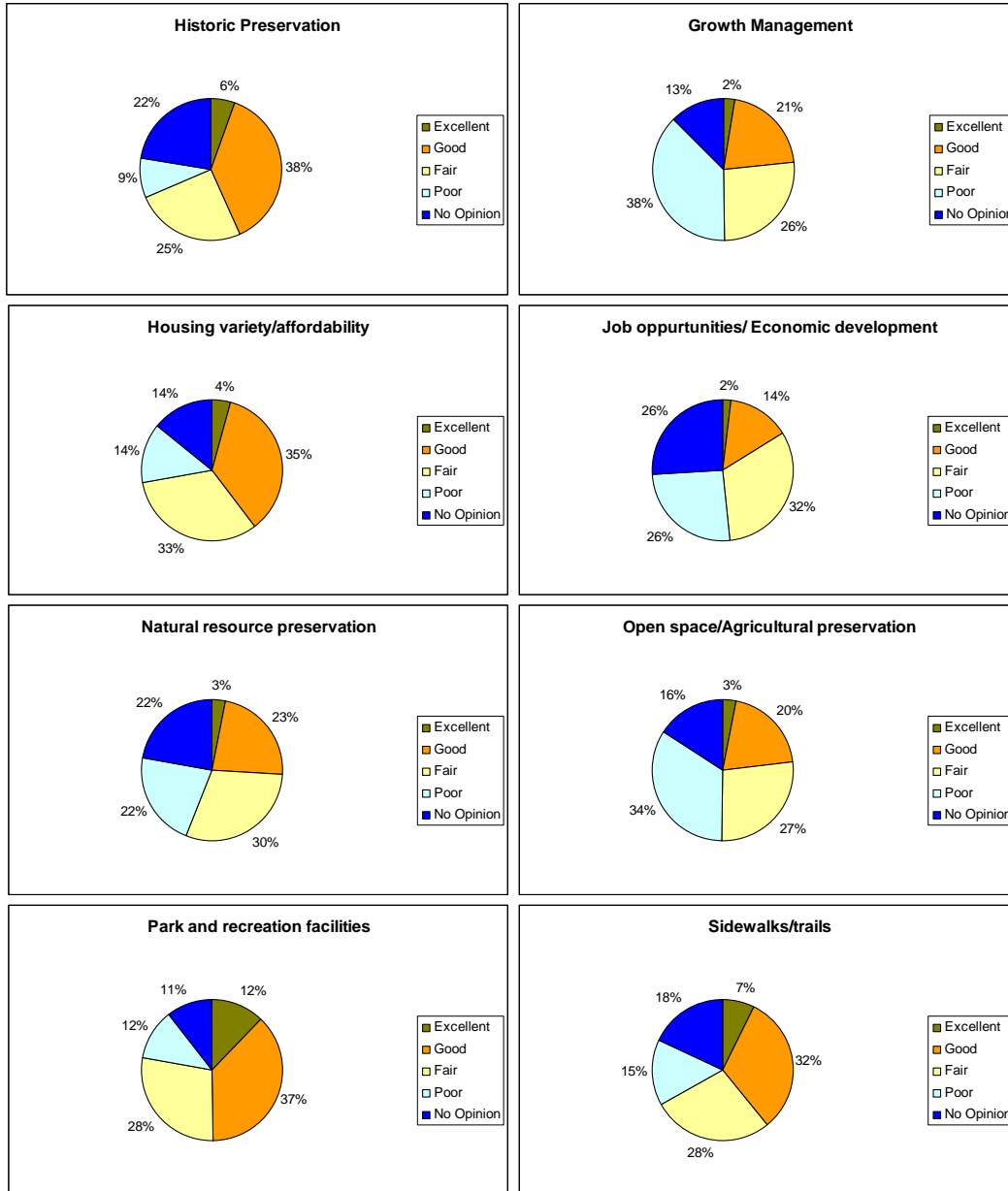
In analyzing this question the most concern for public services were directed to street lighting (approximately 15%) street maintenance (approximately 24%) and public transportation (approximately 36%). The least concern as indicated by the survey respondents was for the fire and ambulance service.

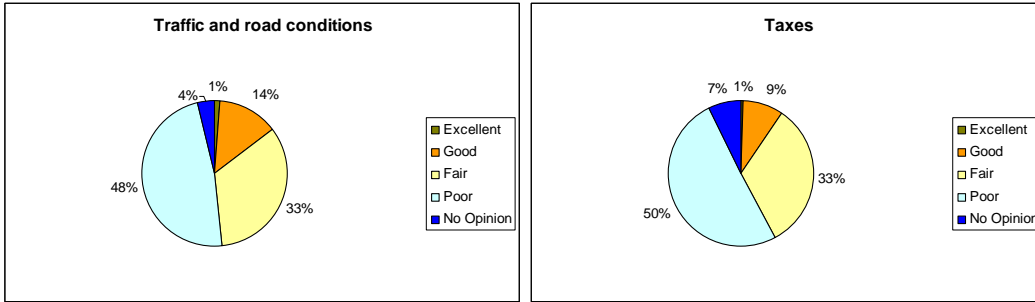




Question 7: How would you rate the following characteristics in Richland Township?

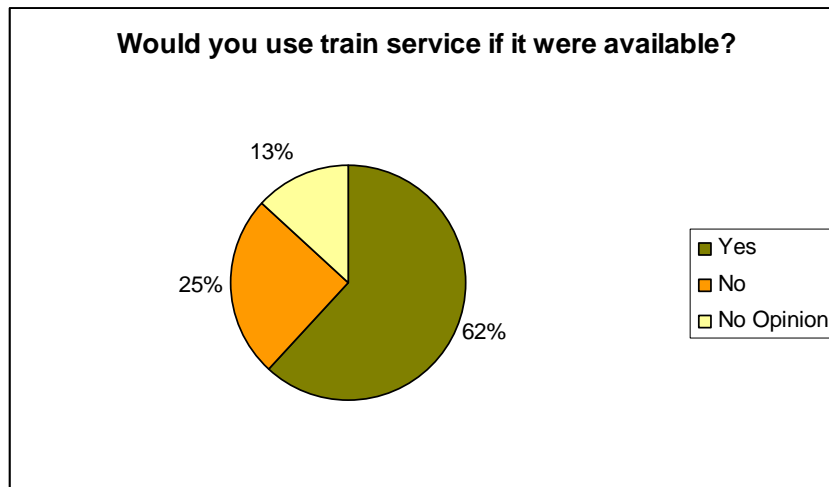
When asked what the most important amenities were in the Township the majority of respondents (approximately 50%) answered that the taxes as well as the traffic and road conditions were those that were most in need of attention/improvement.





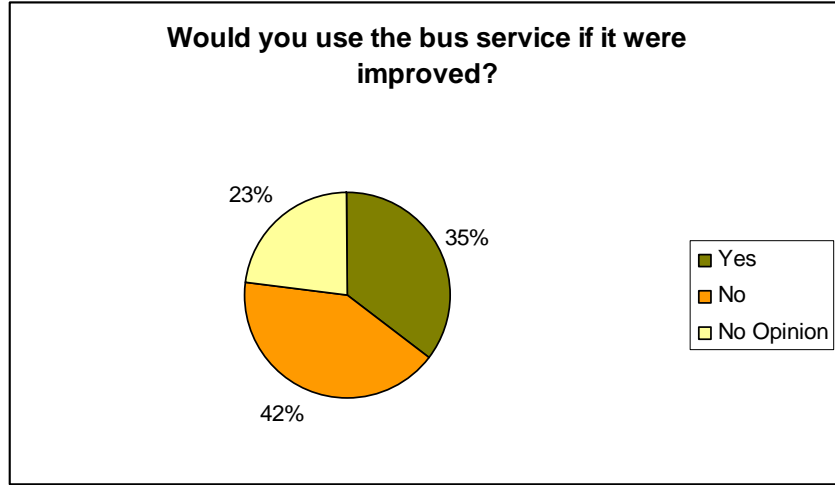
Question 8: Would you use train service if it were available?

As shown in the graph below, the majority (approximately 62%) of the respondents would be very interested in using the rail system if the Township were to re-open the lines. This may be correlated to the idea that those respondents who indicated that they work out of state or in the Philadelphia area would like to use the rail system as a means of travel to their jobs.



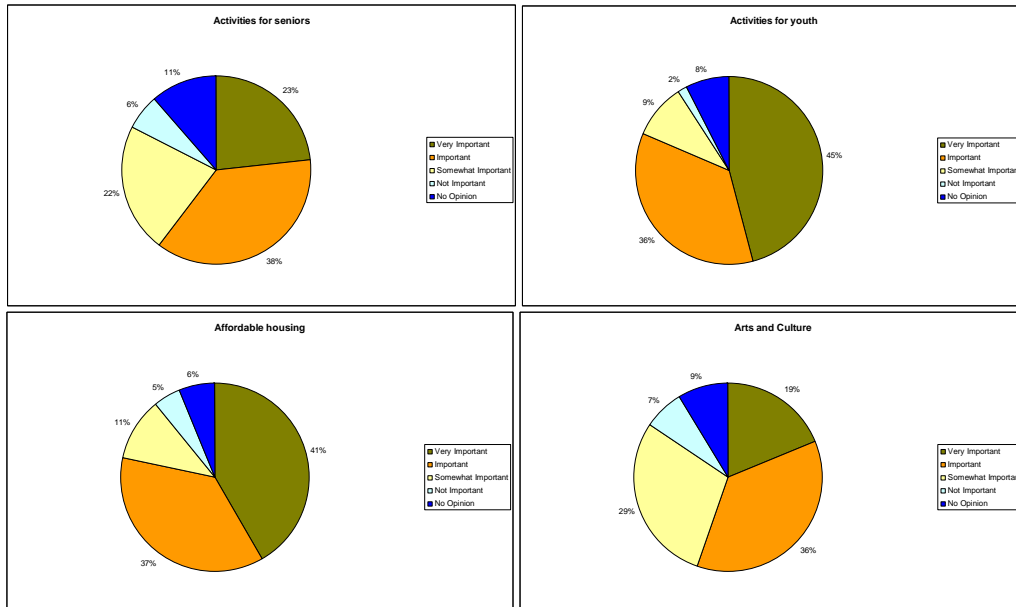
Question 9: Would you use bus service if it were improved?

Only 35% of the respondents indicated that they would use the bus system if it were improved. Those respondents who answered No Opinion also wrote that they were unaware that a bus system was available.

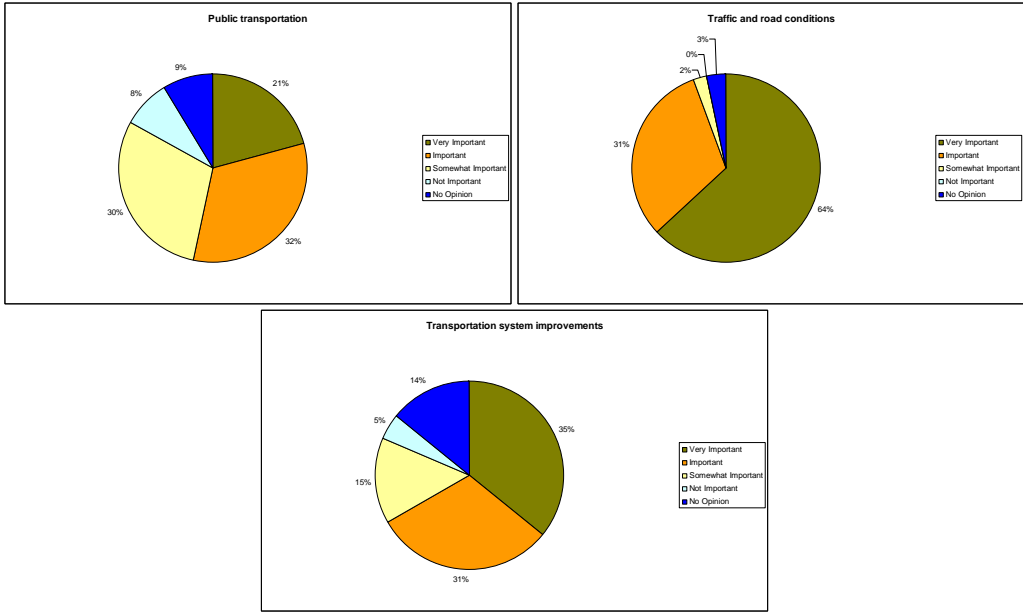


Question 10: How important are each of the following when planning for the future of the Richland Township?

Four hundred and sixty-five of the 732 survey respondents indicated that the way growth management was being handled was the most important factor when considering the future of Richland Township. The second most important concern was that of the current road and traffic conditions existing in the Township. Those factors which the respondents felt were less important when determining the future of Richland Township were such amenities as daycare facilities and arts and culture.

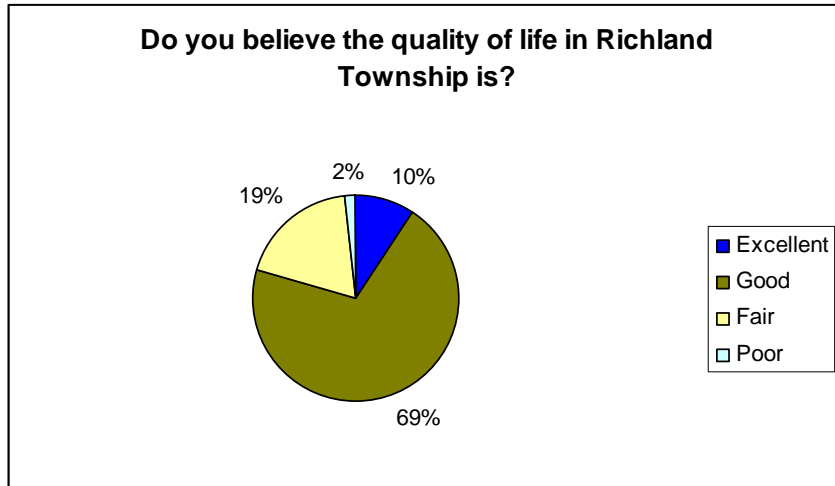






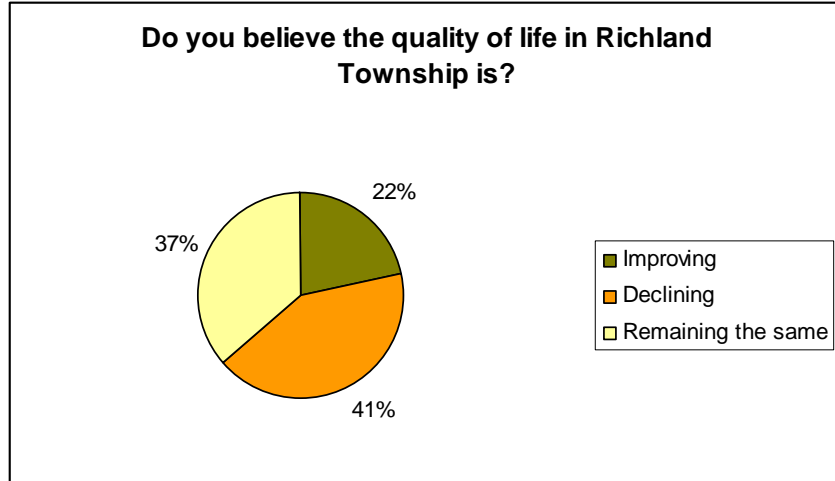
Question 11: Do you believe the “quality of life” in Richland Township is?

The majority (approximately 69%) of Richland Township residents feel that the quality of life in Richland Township is good. Only a small percentage approximately 9.7% feel that the quality of life is excellent.



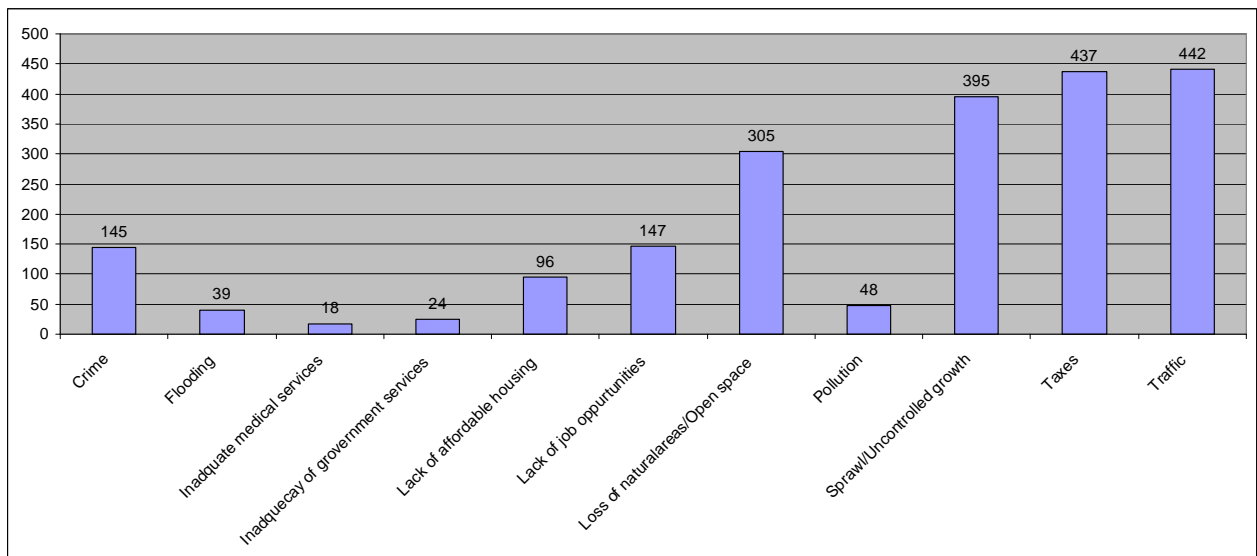
Question 12: Do you believe the “quality of life” in Richland Township is?

Almost half (41%) of Richland Township residents feel that the quality of life in Richland is in a period of decline.



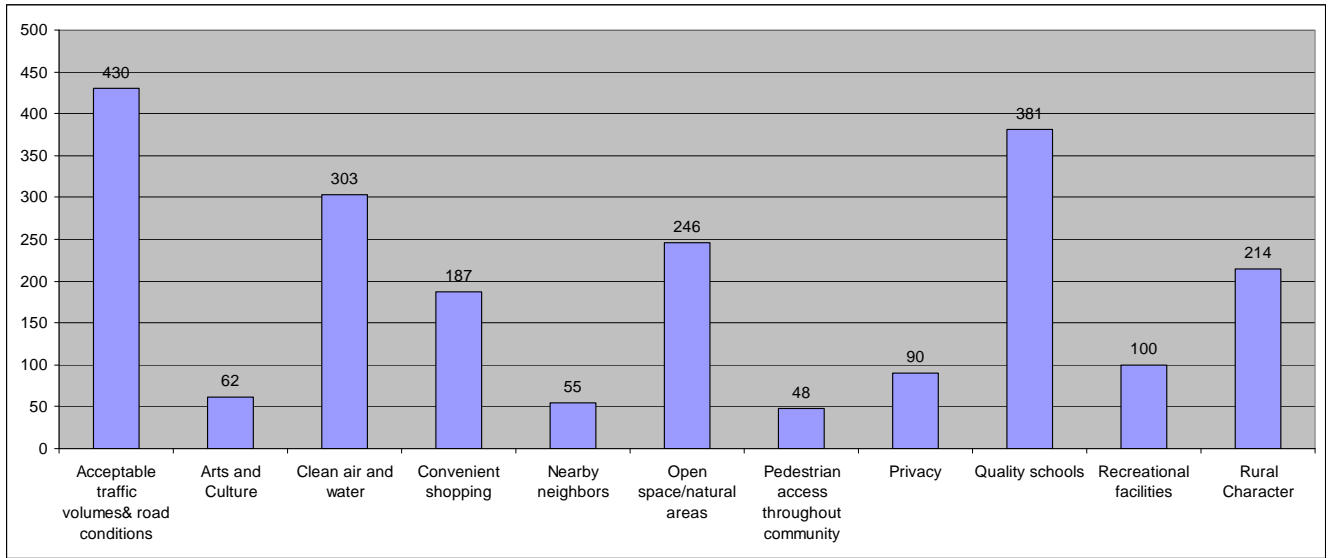
Question 13: What 3 issues most threaten the current quality of life in Richland Township?

The top three issues as indicated in the chart below are those which survey respondents feel are inhibiting the quality of life in Richland Township. Approximately more than 40% of the respondents indicated that traffic, taxes and sprawl were the reasons the quality of life in Richland is on a decline. Those issues that are not involved with the decline of the quality of life are inadequate medical facilities, inadequate government services and flooding.



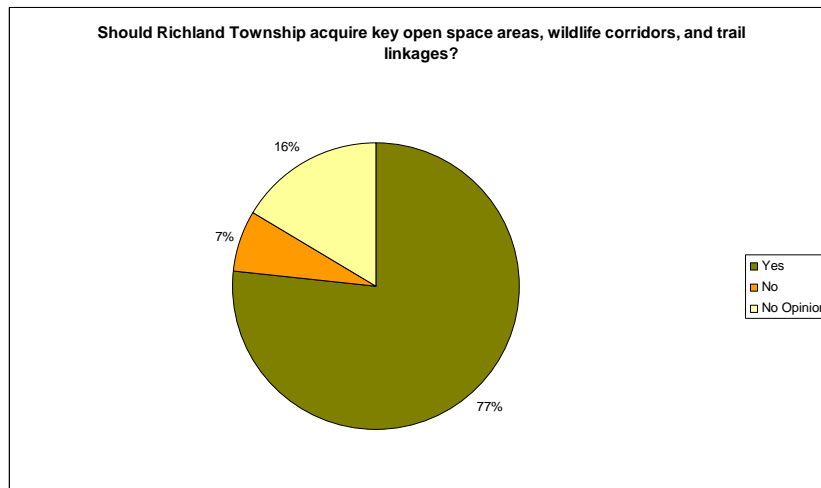
Question 14: In your opinion, what top 3 qualities make a place “a good community”?

As indicated in the graph below, the number one factor which is found in a good community is acceptable traffic volumes and road conditions. It can be concluded that an ongoing concern is represented for the transportation system that currently exists in Richland Township. Other factors which contribute toward a good community are clean air and water (303 responses) and quality schools (381 responses).



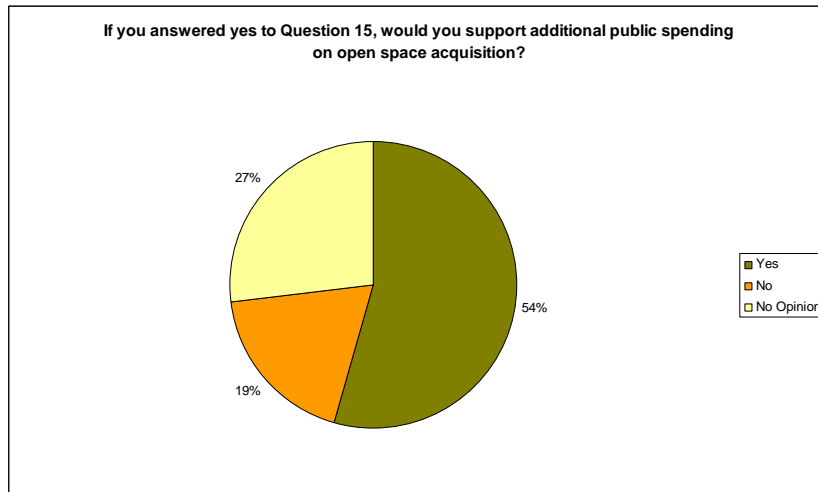
Question 15: Should Richland Township acquire key open spaces, wildlife corridors, and trail linkages?

77% of those residents responding to the survey indicated that the Township should acquire key open spaces, wildlife corridors and trail linkages. Only 7% of the respondents indicated that the Township should not acquire any more areas of open space and wildlife corridors.



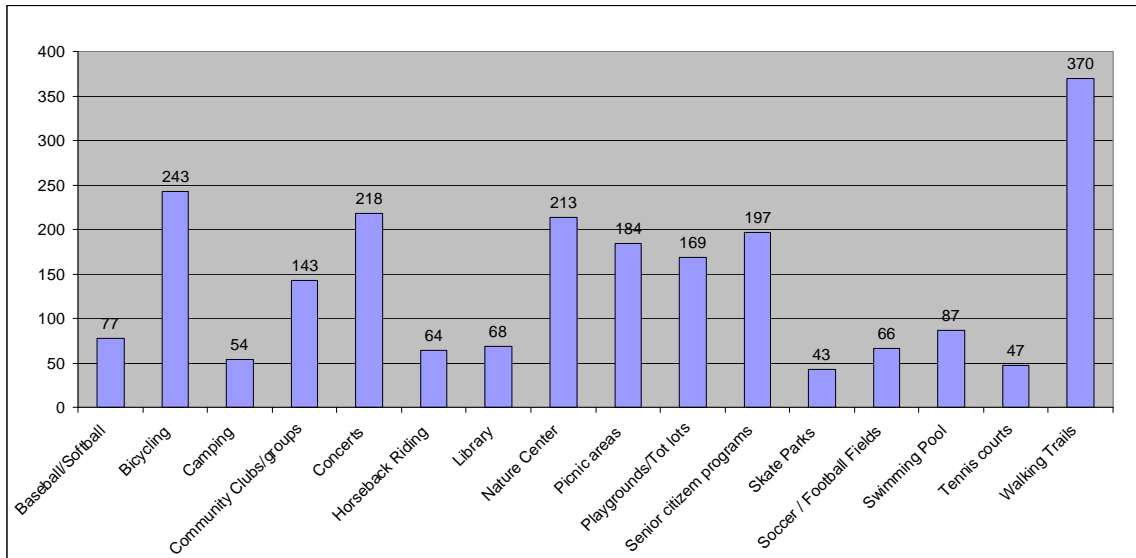
Question 16: If you answered yes to Question 15, would you support additional public spending on open acquisition?

137 of the 732 survey respondents indicated that they would not support additional public spending for securing open space areas and wildlife corridors. This opposition may be in part due because of the concern of high taxes and other public amenity issues such as traffic and road conditions in which the residents feel are more important than the preservation of natural areas.



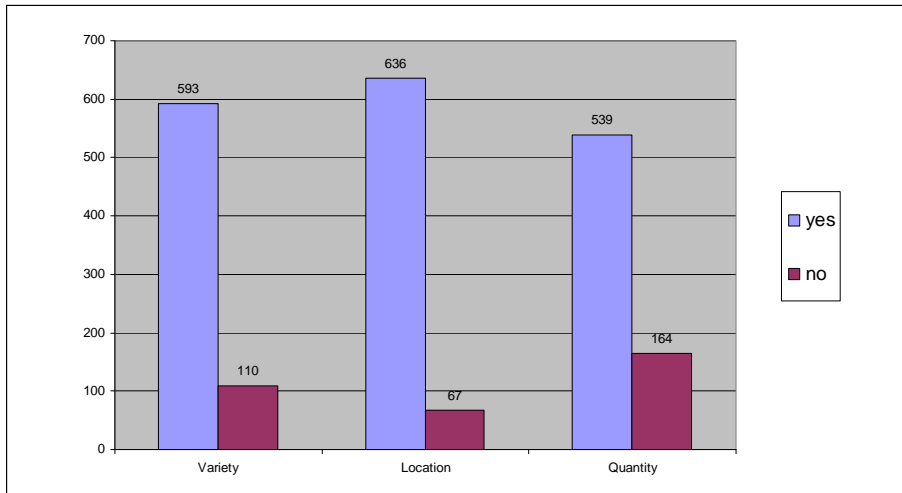
Question 17: Identify the recreational facilities and activities that you would like to see improved or added to Richland Township’s park system.

The top five recreational facilities and or activities that the residents of Richland Township would like to see improved or added are indicated in the chart below. Three hundred and seventy of the 732 survey respondents indicated that Walking trails were the number one recreational need in Richland Township. Coming in at a close second was Bicycling trails with more then 30% of the responses. Those activities which were less of a need in Richland Township were indicated as Skate parks, tennis courts and camping facilities. Other written suggestions that were submitted were a dog park, Atv facilities as well as hunting and fishing areas.



Question 18: Are you satisfied with the following aspects of commercial development/retail services within Richland Township?

The majority of the respondents indicated that they were happy with the quality, location and quantity of commercial and retail services that are currently being provided within Richland Township. Out of the 732 survey respondents, approximately 341 one of them indicated that they were unhappy with the current commercial services in Richland Township. When asked for suggestions to improve the commercial services, many of the residents responded that the Township should invest in larger retail stores such as Target, Old Navy and Gap. The respondents also indicated that the Township should look into providing finer dining establishments as well a book store such as Barnes and Noble or Borders.



APPENDIX B

COMMUNITY VISIONING RESPONSES – MARCH 29, 2007

<i>Question #1: Currently, what do you like most about Richland Township?</i>		
Group A Responses		
		# of Votes
1	Community facilities	1
2	Regional location	3
3	Direction of development	2
4	Rural character/open space	9*
5	Affordable housing	4
6	School district	2
7	Natural areas	5*
8	Proximity to major roads	6*
Group B Responses		# of Votes
1	Rural ambiance	8*
2	Services nearby, but not too close	5*
3	Diversity of commercial/industrial uses	3
4	Happy with it	1
5	Police Department	4*
6	Roads Department is great (snow removal)	3
Group C Responses		# of Votes
1	Rural character	15*
2	Historical character/preservation	3
3	Community activities (i.e. Community Day)	0
4	Farms/Farmland preservation	6*
5	Commercial uses restricted to Route 309	6*
6	Cultural history	2
7	Limited development in north portion of Township	6*
8	Quakertown Swamp	5
<i>Question #2: Currently, what do you like least about Richland Township?</i>		
Group A Responses		
		# of Votes
1	Traffic planning/conditions	9*
2	Location of development in southern end	0
3	School taxes	4*
4	Traffic congestion	5*
5	Lack of historic preservation	1

*Indicates top three responses.

6	Natural resources impact	0
7	Lack of Township community facilities	1
8	Misuse of open space	1
9	Community input not taken into consideration	3
10	Lack of development options – unwise use of land	1
11	Lack of inter-municipal cooperation	2
12	Too much cluster development	2
13	Road conditions as result of development	3
Group B Responses		# of Votes
1	Infrastructure/Roads (poor)	0
2	Flooding (big concern)	4*
3	No regional police force	3
4	Traffic circulation issues	5*
5	Another water supplier/treatment facility is needed	3
6	Restrictive ordinances (permits needed for everything)	10*
7	Tollgate Road/309 Intersection	2
8	Placement of commercial areas	2
9	Brayton Gardens II Stormwater (Who is responsible?)	2
Group C Responses		# of Votes
1	Congestion on Station Road (traffic and development)	2
2	Inability/unwillingness of Township to abide by Zoning Ordinance	4*
3	Attempts to develop existing open space (ignoring zoning hearing board decisions)	5*
4	Lawsuits (dollars spent \$320,000)	4*
5	Rejection of qualified applicants to Boards (stacking volunteer Boards)	4*
6	Big box retail	3
7	Too much development/traffic on 309	0
8	Lack of foresight regarding commercial development/planning	0
9	Problems with public sewer system	3
10	Open space abandonment allowing development of open space at discretion of governing body	2
11	Development of floodplain areas (allowing)	2
12	Increase in deforestation	1
13	Use of overlay districts to increase density	2
14	Lack of communication to citizens (i.e. this meeting)	2
15	Building on open space	4*
16	Donated land used for whatever purpose Township wants	0
17	Use of Township times to promote political campaign of sitting supervisors	4*
18	PP&L easement through protective land	2
19	No land preservation	2
20	Sub-par relationship with Quakertown	1
21	Misappropriation of tax payers money by some supervisors	5*

*Indicates top three responses.

	for personal legal defense	
22	Poor planning of girls softball park	0
23	Park recommended in previous comprehensive plan (lower portion of Township) not constructed	0
24	Supervisors compensated for health insurance (\$18,500/year)	4*
25	Waiting 26 months for details of Staats plan	0
26	Comprehensive plan meeting not open to public	1
<i>Question #3: What would you want to preserve/maintain about/in Richland Township for the future?</i>		
Group A Responses		# of Votes
1	Acquire more open space	8*
2	Keep natural areas natural	5
3	Agricultural land preservation	6*
4	Maintain low taxes	5
5	Preserve historic houses	1
6	Preserve convenience of community facilities	0
7	Preserve quality of life	0
8	Preserve Quakertown Swamp	7*
Group B Responses		# of Votes
1	Preserve/Maintain Quakertown Swamp	6*
2	Non-residential development to meet needs of residents, not investors	4*
3	Northern/Southern Open Space areas	3
4	Preserve Open Space with Township regulations that “stick”	3
5	Maintain rural appeal with balance to residential	11*
Group C Responses		# of Votes
1	Preserve open space dedicated to Richland Township	15*
2	Woodland preservation	3
3	Preserve Quakertown Swamp	12*
4	Area on Station Road – preserve heron nests/habitat along Morgan Creek	9*
5	Lane and ½ bridges preserved	1
6	Preserve area north of Richland Marketplace	4

*Indicates top three responses.

Question #4: What is your vision for Richland Township in the future?

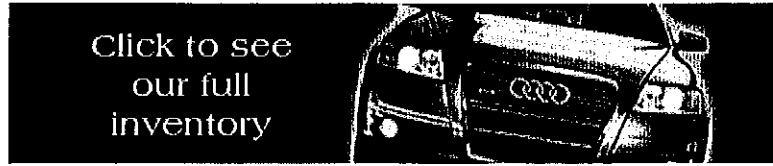
Group A Responses		# of Votes
1	Improve traffic planning	5*
2	Developments conform to Township regulations	2
3	Achieve affordable housing	3
4	Foster intergovernmental cooperation	3
5	No trading of land for development	6*
6	Full-time police	2
7	Limit big box commercial	3
8	High quality development – higher standards	3
9	Increase/improve community input	4*
10	Maintain community character without limiting access	2
Group B Responses		# of Votes
1	Proper Planning/Smart Planning	10*
2	Careful management of commercial development	6*
3	Traffic planning	7*
Group C Responses		# of Votes
1	More restaurants and less banks and drugstores	4*
2	More business development to create non-retail jobs	0
3	Restricted use of overlays to preserve open space	1
4	More openness in the political arena	3
5	No more politics of “personal destruction”	0
6	Reduced population growth	3
7	Maintain existing infrastructure	0
8	Limit age-qualified housing	2
9	Ordinances that perpetuate rural quality of the community	5*
10	Governing body that recognizes the comprehensive plan as the wishes of the people for the future	6*
11	More community functions	1

*Indicates top three responses.

APPENDIX C

PRESS RELEASES AND RELATED ARTICLES

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Richland seeks residents' input in planning

By **CHRISTOPHER RUVO**
The Intelligencer

The township will meet to hear the public's views on how it should be developed over the next decade.

In the wake of an estimated 30 percent increase in housing units and population since 2000, Richland officials are now developing a plan that will map out growth in the township over the next 10 years.

As part of that effort, Richland is asking residents for input on how they'd like to see the township developed — or not for that matter.

Folks can air their views at a special meeting Thursday night when Craig Staats, chairman of the board of supervisors, will outline progress made on Richland's new comprehensive plan, which he said is "a road map for how we want the community to grow."

Officials are eager to hear from residents on a variety of topics related to development, from those set on preserving as much land as possible to those hopeful of enticing their favorite chain store to build there.

"Community feedback is critical," said Staats. "We want to know people's vision for the future of the township."

One key revision of the plan involves reconfiguring the zone where sewer and water lines can run to serve future development. Staats said this will give the township more control over where growth can occur.

Supervisors adopted the original comprehensive plan in 1997, but growth over the last decade has rendered it "antiquated," said Staats.

According to Supervisor Rick Orloff, Richland had 3,877 housing units in April 2000. An estimated 1,169 units were built from then into 2006, bringing the total to 5,046, a 30 percent increase.

Orloff said the number could be higher — around 5,090 — if you take into account new homes that were started during that time frame but not issued certificates of occupancy.

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According to the 2000 census, Richland had 9,920 residents, with 2.62 residents per dwelling. If the number of residents in a dwelling remained consistent, then the housing units built since 2000 would have brought an additional 3,000 people or so, increasing the 20-square mile township's population by more than 30 percent.



Given such changes, the 1997 comprehensive plan needs updating to deal with the reality of Richland today, said Staats.

Orloff said the township still has "a handful of big tracts," but geography, such as nearness to wetlands or steep, stony slopes, makes most of them tough places to build. One big chunk that "could support another 100 houses or so" is the so-called

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- › [Buy a House](#)
- › [Go Out to Eat](#)

Swartley tract on Trumbauersville Road, he said, adding it's unclear how or if the land will be developed.

Supervisors are also considering a proposal from Greenway Development of Willow Grove to build 402 condominium units on Station Road behind the Quakertown Farmer's Market. The condos would be available only to people 55 and older, but nearby residents have raised concerns that the 13-building complex will cause flooding in their yards and basements.

Staats said officials hope to complete the new comprehensive plan by September and have it approved by the necessary authorities, including the supervisors and the Bucks County Planning Commission, before the year ends.

IF YOU GO

What: Richland Township meeting on long-term development planning

When: 7 p.m. Thursday

Where: Richland municipal building, 1328 California Road

Christopher Ruvo can be reached at (215) 538-6371 or cruvo@phillyburbs.com.

March 28, 2007 5:50 AM

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From The Morning Call
March 30, 2007

Richland residents debate township's present, future

Forum is prelude to formulating the next comprehensive plan.

By Melinda Rizzo Special to The Morning Call

From big box retail stores to the loss of farmland, open space, the Quakertown Swamp, traffic congestion, rising taxes, development pressure and lawsuits, residents pitched their ideas and pet peeves to Richland Township officials Thursday night in the first of a series of public meetings.

The public was invited to brainstorm elements of life in their hometown, including likes, dislikes and dreams for the future as part of a way to steer the township's next comprehensive plan. About 40 came to the meeting.

"I'm afraid of what could happen 20 years from now. It's most important for the township's comprehensive plan to be able to stand up in court and be used to [fight] developers or others," said resident Joe Guglielmo.

The current plan was adopted in 1997.

"Our plan is 10 years old. It's outdated, perhaps antiquated and needs to be revisited. A lot has changed in Richland Township," Supervisor Craig Staats said.

Among concerns residents made plain were: traffic snarls and increasing congestion – especially along Route 309 and Station Road – open space preservation including the Quakertown Swamp, keeping farmland, the rural character and other historic characteristics intact, managing growth and development.

Population was another issue. According to data supplied by the Penn State Data Center, 9,920 people lived in Richland as of the US Census Bureau Census 2000. By 2010, estimates predict that number to increase to 12,790, and by 2030 the population could swell to 20,500.

"In 30 years, we anticipate Richland to have a 106 percent increase in population," said Kevin Kochanski of Boucher and James Inc.

Boucher and James Inc. of Doylestown, the township's landscape architectural consulting firm, moderated the community meeting Thursday night. Residents were sent mail-in surveys to return as part of the plan's research.

Staats said he was pleased with the turnout and hoped the input would be a solid first step in directing the township's inevitable growth, land use and management for years to come.

"What these folks identify tonight will become part of our goals and objectives," Staats said.

The next meeting, which will update the public on the plan and its progress, is tentatively slated for late summer. "From start to finish, it takes about a year to put together a plan like this," Staats said.

He said the Bucks County Planning Commission would review the final plan.

Melinda Rizzo is a freelance writer.

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Press Release

Do you believe there has been too much development in Richland Township? Or are you concerned that your favorite chain store or restaurant has not located near by? Is traffic congestion getting you down? Do you want more recreation opportunities? If these issues are a concern, Richland Township Officials would like to hear from you.

Richland Township is holding a public meeting on Thursday, March 29, 2007 at 7:00 PM in the Township's Municipal Building located at 1328 California Road, Quakertown, PA 18951 to hear from residents about these and other matters of concern. The public meeting is being held in order to gain public input for a new Township comprehensive plan. The Township's current comprehensive plan was adopted in 1997 and needs to be updated. Much has changed in the Township during the past ten years. There are many new residents with additional or different concerns. Township officials want to hear from the public. Everyone attending will be given an opportunity to provide their views.

Stephen Sechriest
Township Manager