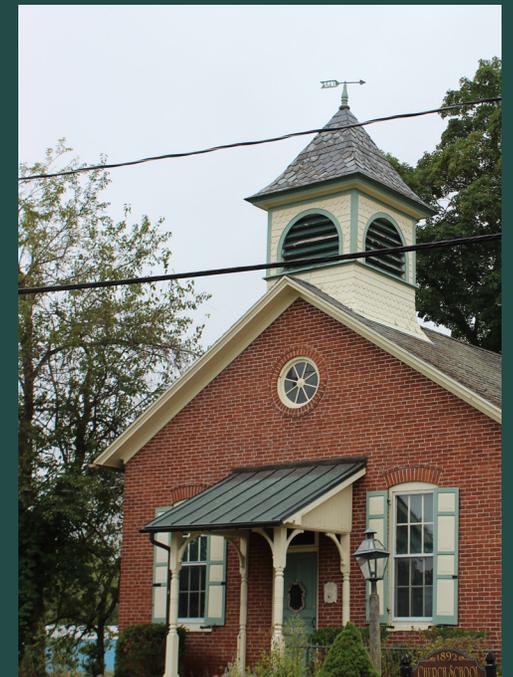




2024 SPRINGFIELD TOWNSHIP COMPREHENSIVE PLAN

Adopted May 2024



ACKNOWLEDGMENTS



The Board of Supervisors would like to thank the following people:

2022/23 Board of Supervisors

Jim Hopkins
Raymond Kade
Anthony Matzura
James Nilson
Bill Ryker

2024 Board of Supervisors

Jim Hopkins
Raymond Kade
Dave Long
Bill Ryker
Lorna Yearwood

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Rich Pursell, Township Manager
Lisa Gerhart, Zoning Officer & Secretary
Jason Wagner, Township Manager (2022)

Residents

Springfield Township residents who participated in the survey, focus groups, and community collaboration meetings both in person and online.

2022/23 Planning Commission

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2024 Planning Commission

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Lorna Yearwood, Co-Chair
Lynn Bush
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EXECUTIVE SUMMARY



The 2024 Springfield Township Comprehensive Plan serves as Springfield Township’s road map for priorities related to how the community will grow, change, and be preserved, including historic and environmental preservation, strategic growth and economic development, community facilities, services, and amenities, and connectivity and mobility. The Plan follows the **Implementable Comprehensive Plan Model**, which centers **practical and workable recommendations** around Focus Areas:

- Community Infrastructure & Utilities
- Community Connectedness
- Safety & Mobility
- Livable Centers
- Rural and Historic Preservation

To support plan implementation and alignment with the Township’s overarching vision, the Focus Area recommendations were created through two overarching lenses important to the Township: Fiscal Sustainability and Climate Resilience.

There are a total of 24 recommendations in the plan throughout the Focus Areas. Each recommendation has a set of key actions, lead stakeholders, partners (including regional partners if applicable), funding sources, time frame for assessment and implementation, and interrelationships with other Focus Area recommendations in the plan. A full list of recommendations can be found in Appendix C.

All of the Focus Area recommendations inform a Future Land Use Map. The Future Land Use Map is intended to help guide growth and resource preservation for the Township over the next 10 years.

Development of the Comprehensive Plan, throughout 2022-2023, was facilitated with guidance from a Steering Committee and feedback from residents and stakeholders. The public engagement process was extensive and occurred throughout the Plan’s development to gain an understanding of community members’ priorities and their vision for the future of the Township. Public engagement efforts included Focus Groups, a Community Survey, and Community Collaboration Meetings.

Public input was complemented by thorough research and analysis of previous and existing plans, demographic and socioeconomic existing conditions and trends, and land use existing conditions and trends, including transportation, environmental resources, historic resources, utilities, employment, and economic development.

The 2024 Springfield Township Comprehensive Plan was adopted by the Board of Supervisors on [insert date]. Township Administration, including staff and the Board of Supervisors, will engage identified partners to implement the recommendations of this plan over the next decade.



INTRODUCTION

INTRODUCTION



What is a Comprehensive Plan?

A Comprehensive Plan is a document updated every ten years that establishes community goals and aspirations for land use, community development, and growth management.

A comprehensive plan enables a community to establish its vision, goals, and aspirations for the future. The Pennsylvania Municipal Planning Code (MPC) authorizes local jurisdictions to identify areas where growth and various types of private development (residential, commercial, industrial, agricultural, etc.) will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space, and other services can be adequately planned and provided as needed to accommodate growth.

The 2024 Springfield Township Comprehensive Plan serves as Springfield Township's road map for priorities related to how the community will grow, change, and be preserved, including historic and environmental preservation, strategic growth and economic development, community facilities, services, and amenities, and connectivity and mobility. The Plan follows the **Implementable Comprehensive Plan Model**, which is supported by the Pennsylvania Department of Community and Economic Development (DCED), and thereby centers **practical and workable recommendations** around Focus Areas. To support plan implementation and alignment with the Township's overarching vision, the Focus Area recommendations were created through two overarching lenses important to the Township: Fiscal Sustainability and Climate Resilience.



Figure 1: Key Components of an Implementable Comprehensive Plan
Source: Michael Baker International

The Plan was crafted in 2022 and 2023 with extensive public involvement. It is an update to the 2003 Springfield Township Comprehensive Plan. The Focus Areas emerged based on priorities shared during the public engagement process, guidance from the Steering Committee composed of Township residents, and an analysis of existing conditions and future trends facing the Township. Each Focus Area has corresponding

recommendations with an implementation framework consisting of identified key actions, partners, funding sources, and timelines. The six Focus Areas are interrelated. Together, they provide a holistic strategy for the future of Springfield Township that puts emphasis on ensuring the fiscal sustainability of the Township government and promoting climate resilience.

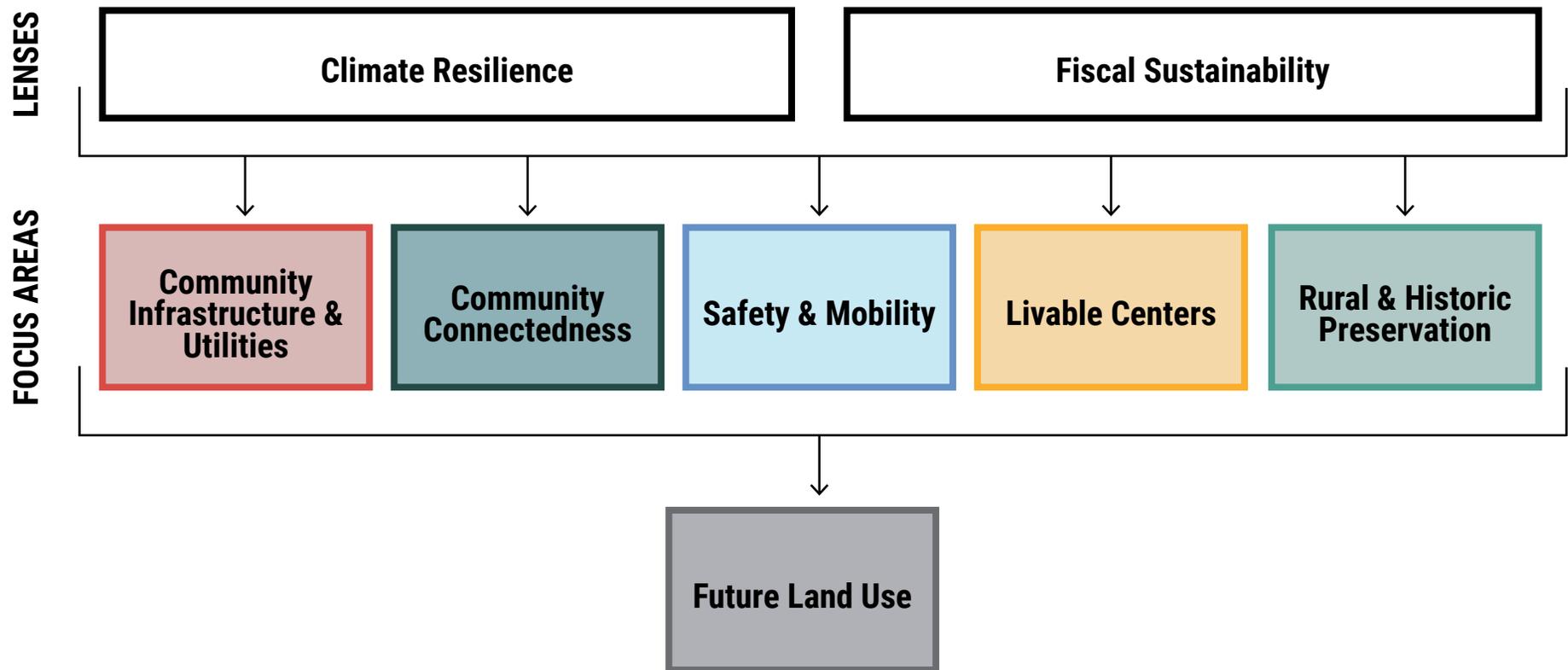


Figure 2: Overview of Plan's Lenses and Focus Areas that Emerged Through Public Engagement | Source: Michael Baker International

PLAN PROCESS



Development of the Comprehensive Plan was facilitated with guidance from the Steering Committee and feedback from residents and stakeholders. The public engagement process was extensive and occurred throughout the Plan's development to gain an understanding of community members' priorities and their vision for the future of the Township. The public engagement efforts informed the Plan's development and allowed for continual iteration and refinement resulting in a Plan that reflects the vision of the community. Public input was complemented by thorough research and analysis of previous and existing plans, such as the 2003 Springfield Township Comprehensive Plan, 2010 Springfield Township Open Space Plan, 2013 Springfield Township Parks and Recreation Plan and 2013 Act 537 Wastewater Management Plan, demographic and socioeconomic existing conditions and trends, and land use existing conditions and trends, including transportation, environmental resources, historic resources, utilities, employment and economic development, and more.

Steering Committee

The Township convened a Steering Committee of community stakeholders to help guide the planning process. The Steering Committee included representatives from the Township's staff, Board of Supervisors, Planning Commission, Environmental Advisory Council, Park and Land Preservation Board, Historic Commission, and the wider Springfield community. The Steering Committee was instrumental in providing guidance to the project team in understanding the local context, developing the public engagement activities and outreach, and drafting the Plan's recommendations. Their feedback ensured that engagement materials resonated with Township residents. They also served as the Plan's ambassadors, helping with public outreach and messaging. In drafting the plan, they helped analyze the public input received and channeled the feedback into the Focus Areas and subsequent recommendations.

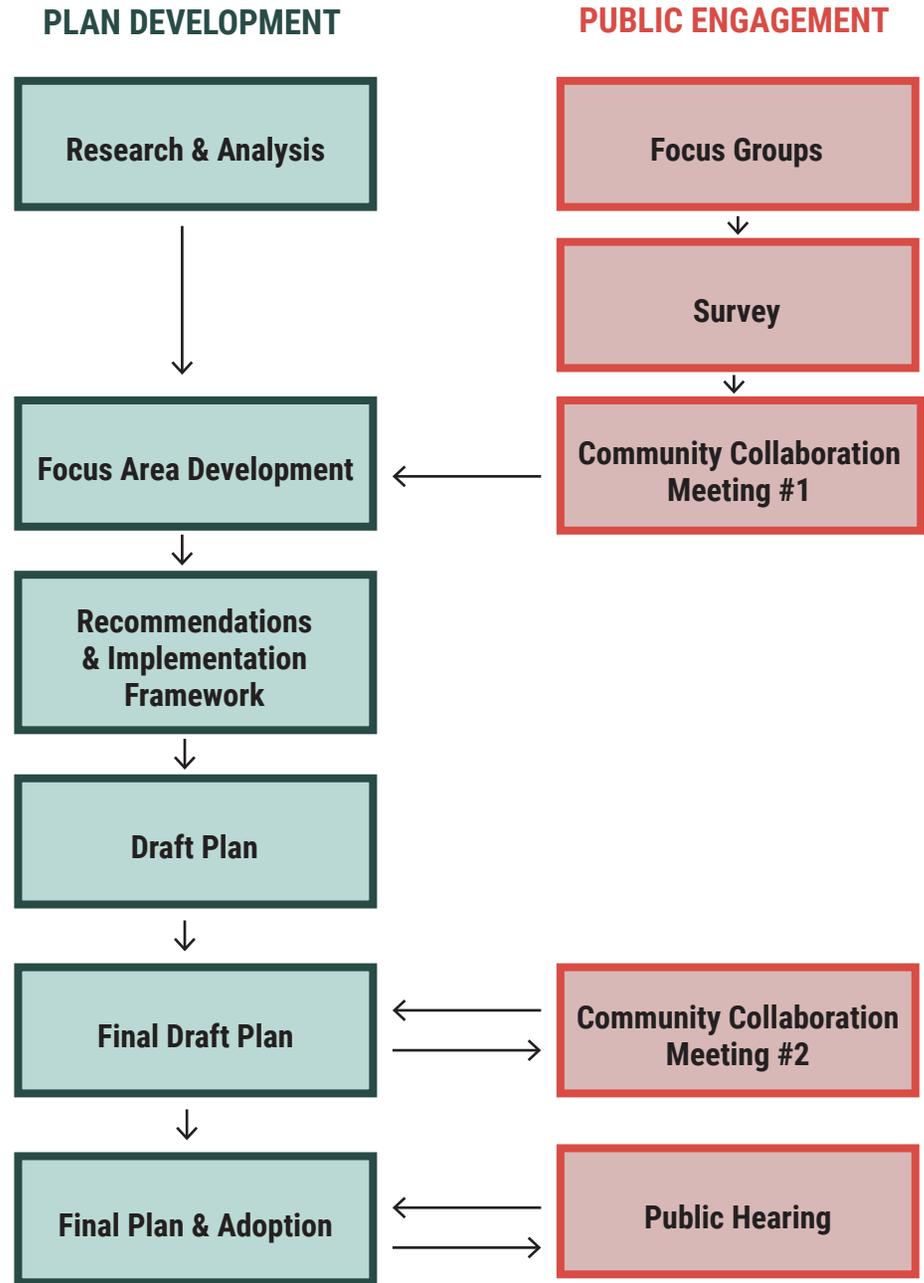


Figure 3: Comprehensive Plan Development Process Overview
 Source: Michael Baker International

Focus Groups

As one of the first steps in the planning process, four Focus Groups were convened to identify initial strengths, weaknesses, opportunities, and challenges in Springfield Township. Responses from the Focus Group provided context for the Community Survey. The four Focus Groups consisted of local residents, business owners, and local government and nonprofit representatives.

FOCUS GROUPS



Community Organizations



Public Services



Economic Development



Springfield Folks

Community Survey

A Community Survey was open for seven weeks to provide residents and interested stakeholders the opportunity to provide feedback on communication, recreational resources, public services, reasons for living in the Township, housing, environmental protection, and more. The survey was developed to solicit additional detail and feedback on the strengths, weaknesses, opportunities, and challenges identified by the Focus Groups and Steering Committee. A total of 613 responses were received. The Community Survey Report, a supplemental document to this plan, provides an overview of responses received, in addition to providing comparisons between responses to the Community Survey and to another community-wide survey conducted in 2018 prior to the start of this process.

Community Collaboration Meeting #1

The purpose of the first Community Collaboration Meeting was to:

- Inform the public about the comprehensive plan process and timeline;
- Showcase existing conditions findings from the research and analysis and community survey results;
- Collect a range of feedback, ideas, and perspectives on priorities for the future of Springfield Township; and
- Facilitate meaningful dialogue with community members and build buy-in for the Plan.

The meeting was held in-person and a virtual component was hosted on the Springfield Township website. Approximately 119 individuals participated (100 in-person and 19 online). Feedback from the Community Collaboration Meeting, in addition to the Focus Group findings and Community Survey results, was used to identify the Focus Areas and craft recommendations. The Community Collaboration Meeting #1 Report is a supplemental document to this plan.



Springfield Residents Engaging at Community Collaboration Meeting 1

Additional Outreach: School Age Children and Their Parents

To supplement feedback from the Community Survey and Community Collaboration Meeting #1, there was additional outreach to school age children and their parents at the following events:

- Attendance at the Springfield Elementary PTA Meeting
- Focus Group with Springfield Township Middle School Students
- Attendance at the Springfield Elementary NERF Event and distribution of flyers for parents to take the survey
- Featured video of the Comprehensive Plan in the Palisades School District PATCH

Feedback from these events were integrated into the Focus Areas.

Community Collaboration Meeting #2

A second Community Collaboration Meeting was held for community members to review the Draft Comprehensive Plan in February 2024. The purpose of the meeting was to share the planning process, review community input, and demonstrate how community input led to the development of the plan's recommendations.



Examples of Digital Graphic, Yard Sign, and Postcard Used for Outreach

Public Outreach

To help ensure that all community members were aware of the planning process and public engagement opportunities, including the Community Collaboration Meetings and community survey, the following public outreach tools were used:

- All meetings of the Comprehensive Plan Steering Committee were open to the public and public involvement via comments and questions was encouraged
- Regular updates on the Springfield Township website
- Postcard direct mailing advertising the community survey
- Yard signs advertising the community survey
- Announcements at Township-held meetings



PLAN APPROACH



This section provides an overview of the Plan’s structure and components.

Implementable Comprehensive Plan Model

The 2024 Springfield Township Comprehensive Plan follows the Implementable Comprehensive Plan Model. As an implementable plan, it centers a few prioritized foci with targeted recommendations that are strategic and attainable. This allows the Plan to act as a user-friendly road map for local government officials and partners. While this Plan may have fewer focus areas than seen in previous or other plans, it is compliant with Pennsylvania Municipalities Planning Code (MPC) Article III, which outlines requirements for comprehensive plans. The matrix to the right shows how each of the focus areas align with the topic requirements in the MPC.

Lenses

The focus area recommendations and implementation frameworks were viewed through two lenses: climate resilience and fiscal sustainability. Both lenses were identified as Township priorities that are overarching in nature and apply to each and every recommendation.

Climate Resilience

This lens refers to the Township’s capacity to anticipate, prepare for, respond to, and recover from climate hazards. Climate resilience includes coping with immediate threats in the short-term, adapting and evolving in the short- to medium term, and working towards transforming systems, policies, and programs in the medium- to long-term. Climate resilience

		MPC Requirements				
		Housing	Transportation	Community Facilities & Utilities	Economic Development	Environmental & Historic Resource Protection
Focus Areas	Community Infrastructure & Utilities		●	●		
	Community Connectedness		●	●	●	
	Safety & Mobility		●	●		
	Livable Centers	●	●		●	
	Rural & Historic Preservation			●	●	●

Figure 4: Alignment between MPC Requirements and Focus Areas
Source: Michael Baker International and PA MPC

efforts can occur at the global, national, regional, local, and individual scale. Since this Plan focus on efforts that should be undertaken by the Township and its partners, the climate resilience lens is applied primarily in the local scale with the acknowledgment that individuals, and other entities, municipalities, and government have important roles to play.

Fiscal Sustainability

This lens refers to the Township’s ability to sustain its finances and operations in the long-term. This includes thinking strategically about existing spending, anticipated needs and costs (including costs associated with recommendations from this Plan), partnerships with neighborhood jurisdictions, and funding sources, including tax revenues and grants. There is currently little natural growth from existing revenue sources which creates challenging financial issues for the Township. The Township budget is reliant primarily on real estate taxes and earned income tax for revenue. As of 2023, Springfield Township has reached the maximum permitted tax for Second Class Townships of 14 mils with additional dedicated taxes for fire and emergency services of 2.5 / .5 mils. For 2024, the Township General Fund Budget is \$2,981,559. The charts in Figures 5 and 6 show the general breakdown of municipal expenses and sources of income.

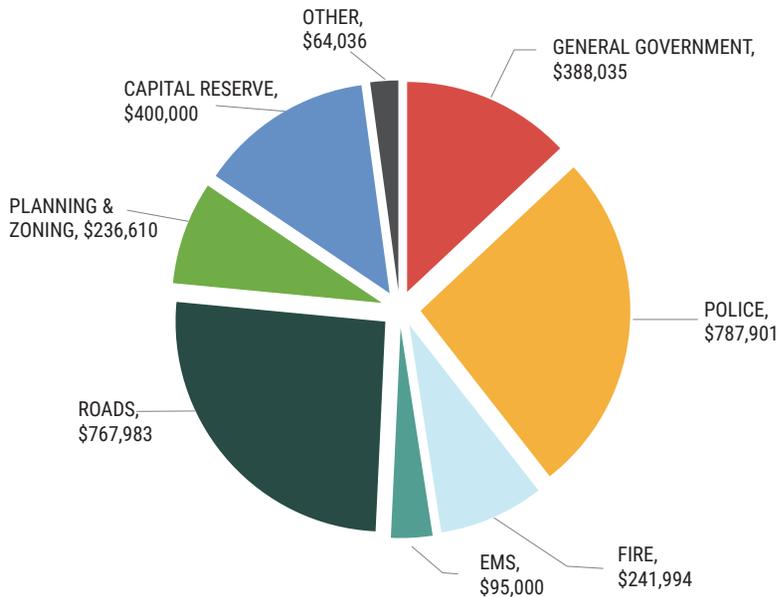


Figure 5: 2024 Springfield Township General Fund Budget
Source: Springfield Township

Regionalism

While not a lens, the concept and practice of regionalism is an important aspect to both climate resilience and fiscal sustainability, in addition to the implementation realities of some of the Plan’s recommendations. The Township and Steering Committee identified recommendations that will be feasible to implement as a Township; however, in many circumstances partnering with neighboring jurisdictions and pursuing a regional approach is necessary. Regionalism is important because it allows local governments, like Springfield Township, to combine resources and efforts. Additionally, many land use topics, such as transportation, environmental resource protection, and economic development, operate across municipal boundaries. If a recommendation requires regional cooperation, it is noted on the recommendation page in the Focus Areas chapter.

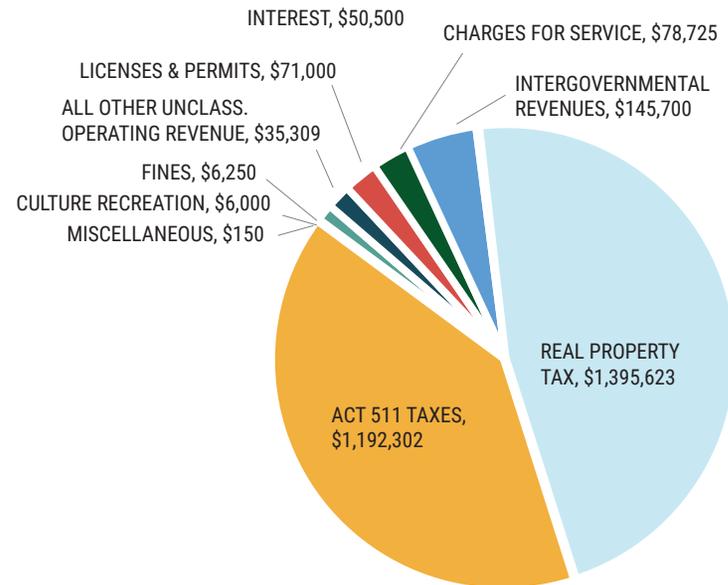


Figure 6: Springfield Township Revenue for 2024 Budget
Source: Springfield Township

Focus Areas

There is a chapter for each of the Focus Areas:

-  Community Infrastructure and Utilities
-  Community Connectedness
-  Safety and Mobility
-  Livable Centers
-  Rural and Historic Preservation

Each focus area is composed of three sections:

- **Introduction:** An overview of what the Focus Area entails and what MPC comprehensive plan topics are covered within the section.
- **Existing Conditions:** Presents relevant context for the recommendations, including past and current conditions and future trends. The existing conditions section is sourced from the research and analysis of previous plans, programs, policies, and available data, as well as community feedback from the Community Survey and Community Collaboration Meeting.
- **Recommendations & Implementation:** Recommendations to accomplish the Focus Area's vision. Order of recommendations does not indicate priority level. Priority will be determined by the Township in a later agreement. Each recommendation has the following components:

- **Goal:** What the recommendation and key actions are trying to achieve.
- **Key Actions:** Actionable steps to achieve the goal and recommendations. Key actions may include programs, policies, studies/plans, etc.
- **Alignment with Lenses:** A description of how each recommendation aligns with the plan's lenses and/or impacts of the recommendations on the plan's lenses.
- **Lead Stakeholders:** Township entities identified as the lead contact for implementing the recommendation and monitoring the outcomes. Township entities include: Township Administration (Township Staff and Township Board of Supervisors) and Township Authorities, Boards, and Committees (ABCs).
- **Partners:** The lead stakeholders are not the sole party responsible for implementing the recommendations. Lead stakeholders should work collaboratively with the identified partners who can provide support, guidance, and resources towards implementation.
-  If regional partners are required for implementation a R icon will be included next to the partner list.
- **Funding Sources:** Internal (Township funds) and external (grants) funding sources have been identified as potential funding sources for each recommendation (and the key actions within). They are potential sources and the inclusion of the funding source does not mean that the funds have been earmarked or secured.
- **Time Frame:** Time frame for assessment and implementation.
- **Measures of Success:** Suggested measures of success are included for each recommendation. Ongoing monitoring of the plan's recommendation will ensure that the plan is implemented. Municipalities monitor the plan in different ways:

- ABC Meeting Agendas: Link every agenda item to a specific plan recommendation.
- Annual Report: An annual report showing progress made on each recommendation.
- Partnering with Organizations: Partner with organizations that have access to data needed to track progress.
- **Interrelationships:** If the recommendation helps to support a recommendation in another Focus Area, the Focus Area is identified by an acronym (CI = Community Infrastructure & Utilities, CC = Community Connectedness, SM = Safety & Mobility, LC = Livable Centers, RH = Rural & Historic Preservation).

A complete list of recommendations in order of implementation time frame are included as Appendix C.



FOCUS AREAS

COMMUNITY INFRASTRUCTURE & UTILITIES

INTRODUCTION



The Community Infrastructure and Utilities Focus Area addresses infrastructure and utilities that are vital for the continued quality of life of Springfield Township residents and assets. Infrastructure and utilities are also necessary to accomplish the recommendations in this plan that call for strategic economic development and housing to meet the needs of current and future generations. Specifically, this Focus Area provides recommendations for:

- Wastewater infrastructure
- Stormwater infrastructure
- Public water infrastructure
- Broadband and cellular connectivity
- Energy efficient building stock
- Reliable power supply options
- Waste management

EXISTING CONDITIONS



Wastewater

The majority of the Township is served by on-lot septic systems with the exception of 65 residences within Zion Hill and on North Allison Road that are sewer and served by Milford Trumbauersville Area Sewer Authority (MTASA). For the residences that have septic systems, the on-lot wastewater systems are managed by enforcement of an on-lot inspection ordinance.

Springfield Township’s Wastewater Management Plan, the official Act 537 plan for the Township, was most recently updated in 2009 and amended in 2010. The plan’s recommended wastewater management strategy is to continue with on-lot systems with improvements made to a few septic systems in Springtown that are located close to Springtown’s drinking water supply.

The lack of public sewer affects the type of development that can be built in Springfield Township. The Bucks County Planning Commission issued a study in 2022 to determine development potential along Rt. 309 using land application wastewater systems (wells, septic, etc.) versus a centralized wastewater system and found that development capacity is limited due to lack of centralized wastewater system. The Act 537 Plan noted that if the Development District and Route 309 Corridor Sewage Capacity Analysis areas pursue centralized wastewater systems, then the impacts of proposed collection, treatment, and dispersal options should be evaluated at that time.

Since the Route 309 Corridor Sewage Capacity Analysis was published, a Conditional Use for a quarry was approved in the Planned Industrial area and is currently being appealed.

Currently, 18.8 million sq. ft. are able to be developed with current land application systems. If centralized sewer were installed, 9.3 million additional sq.ft. would be able to be developed (a 50% increase). If the quarry is developed, the potential for development with sewer is 5.1 million sq.ft. (an increase of 34% from what would be able to be developed with land application systems).



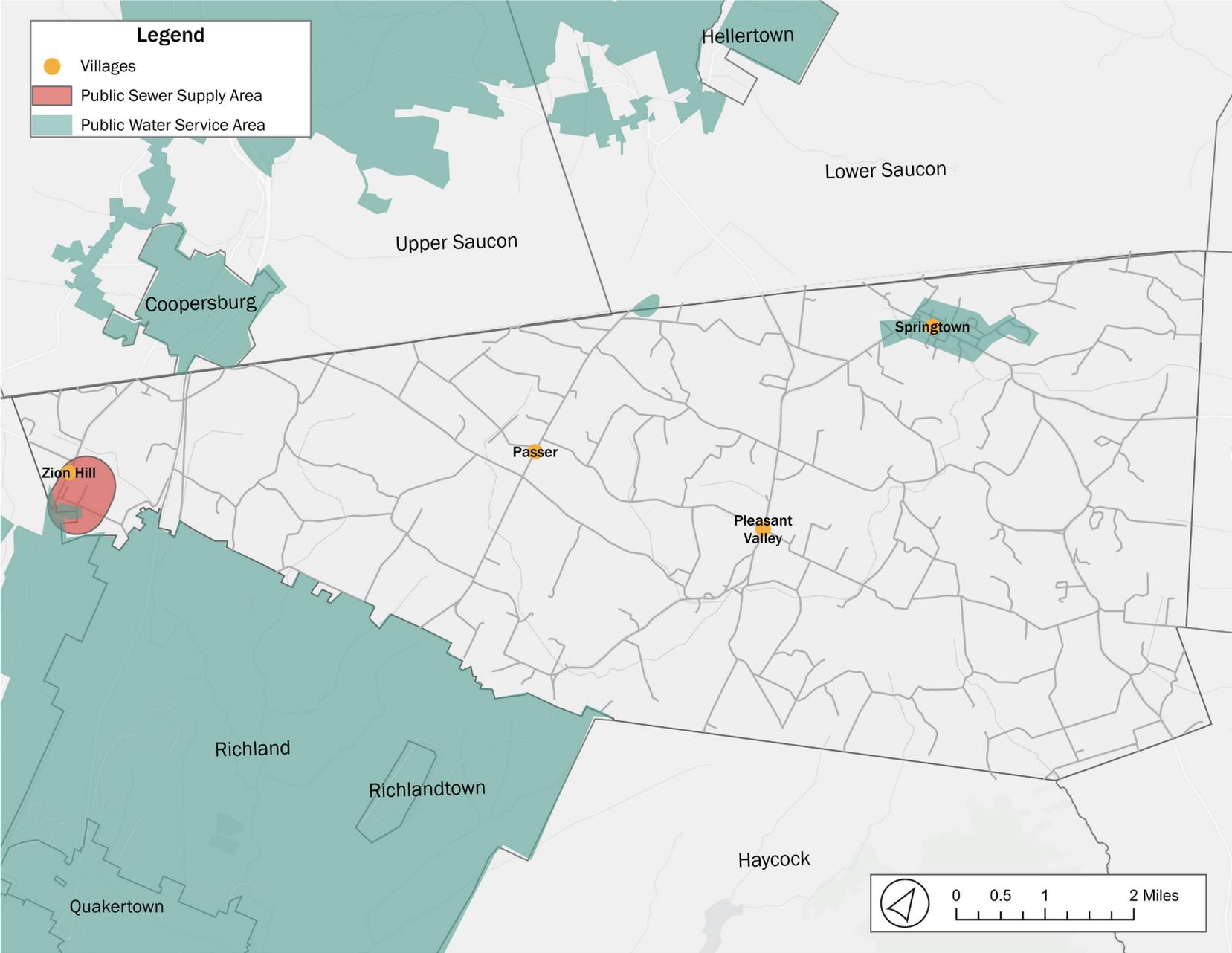


Figure 7: Areas Served by Public Sewer and/or Water | Source: Bucks County and Input from Steering Committee

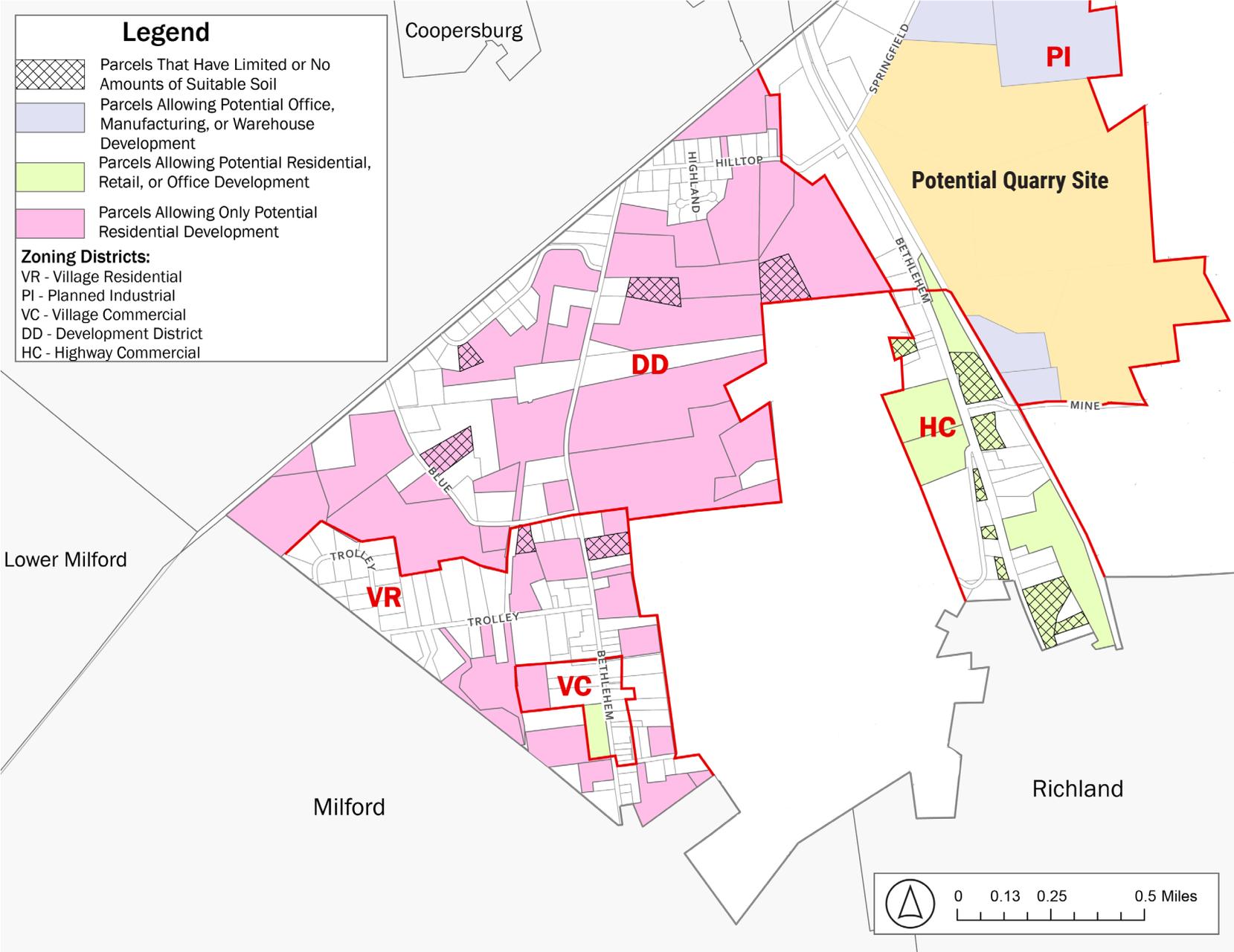


Figure 8: Potential Sewer Service Areas | Source: Route 309 Corridor Sewage Capacity Analysis (2022)

Stormwater

The Township's Code of Ordinances includes a Stormwater Management Ordinance which provides procedures, performance standards, and design criteria for stormwater planning and management. The ordinance was last updated in 2017 to address inadequate management of stormwater runoff from development and redevelopment and stormwater's effect on surface water resource and encourage public education on the control of pollution from stormwater and the use of green infrastructure and low impact development (LID). The ordinance applies to impervious surfaces meeting certain square footage and, subdivision and land development, alterations of natural hydrologic regimes, diversion or piping of any stream channel, and installation of stormwater management facilities.

Drinking Water

Pennsylvania Municipalities Planning Code requires that the comprehensive plan include a plan to ensure the quality and quantity of water supply. Most of the Township is served by private on-lot wells, with the exception the village of Springtown, served by the Springtown Water Authority, and Valley Manor Rehabilitation and Care Center, served by Coopersburg Borough Authority.

The Springtown Water Authority provides service to 236 meters in the village of Springtown. Water supply for the Springtown Water Authority comes from two sources: a spring located on a two-acre parcel owned by Springfield Township but located in Lower Saucon Township and a well located next to the Springtown Firehouse. The second source is only used if the water supply is low. In 2006, the Township commissioned a Springtown Source Water Protection Plan intended to be carried out by Springfield Township and Lower Saucon Township. The plan included a series of recommendations, including community environmental education and an ordinance that would protect groundwater. A stormwater

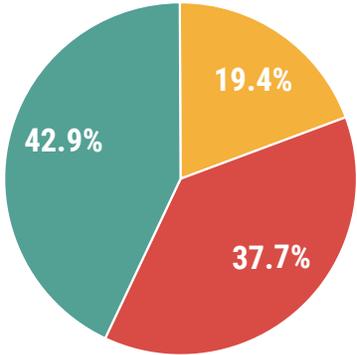
management ordinance was passed in 2013 that includes provisions to protect and recharge groundwater. The plan also identified a site for a new water supply well, southwest of the Village of Springtown, to serve future water needs and noted that if any of the parcels in the identified site are for sale, the Township will consider acquisition of the land to secure the location.

In addition to the drinking water supply for Springfield Township residents, there is also a drinking water supply well in the Township that provides water to Coopersburg Borough. The Coopersburg wells are located as Cut Off Road and there is an underground water storage facility south of the wells on the hillside of State Road. This area is currently not protected by a Source Water Protection Zone.

Understanding that the majority of the Township has private water supply via wells and to protect groundwater quality, the Township's Subdivision and Land Development Ordinance (SALDO) requires that any subdivision of five or more lots and for any commercial, institutional, or industrial land development, have an accompanying water resources impact study to determine the adequacy of water supply and its impacts on existing wells and streams. Furthermore, the Source Water Protection and Wellhead Protection overlay districts in the zoning ordinance seek to minimize threats to the quality of groundwater and surface water in areas that affect public water supply wells. It should be noted that the groundwater resources in the western part of the Township are less plentiful than the rest of the Township.

Another consideration for water quality is that testing of drinking water quality with respect to industrial and agricultural chemicals, such as PFAS and glyphosate, are not currently required by legislation, so it unknown the extent to which, or indeed, if the Township's aquifers have been affected by groundwater contamination of this type. Testing for PFAS will become mandatory in 2024 for the Springtown Water Authority. More information regarding groundwater is included in the Community Profile in the plan's Supplemental Documents.

BROADBAND



Response Key



CELLULAR SERVICE

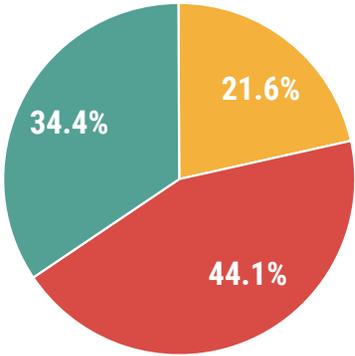


Figure 9: Community Responses to "Rate Your Satisfaction with Broadband and Cellular Service" Source: Community Survey

Broadband and Cellular Connectivity

Out of all utilities, including water, sewer, electric, internet, cellular, and garbage collection, respondents to the Community Survey were least satisfied with internet and cellular connectivity

Internet and cellular connectivity are important on many levels – it provides social connection, grants access to education, healthcare, resources, and information, and is used by emergency services to respond quickly and effectively, among many other uses. More recently internet has allowed students to pursue their studies at home and adults to work from home. The Community Survey found that 11.5% of respondents work from home which is a 130% increase from responses to a 2018 survey that was conducted prior to the start of the planning process. Having reliable internet is important to maintain existing population and attract families and businesses.

Broadband connection in Springfield Township is served primarily by Service Electric Television, Inc. A Broadband Serviceable Location (BSL) is a location where mass-market fixed broadband Internet access service is or can be installed. BSLs can be either served, unserved, or underserved meaning it has low-latency connectivity or slower speeds. As part of the Infrastructure for All Act in 2021, data is summarized by BEAD eligibility which references the Broadband Equity, Access, and Deployment Program. A BSL's eligibility is determined by its download/upload speed. A BSL is BEAD eligible if it is unserved with a download speed of <25 Mbps and an upload speed of 3 Mbps (<25/3). A BSL is underserved if it has a download speed of 100 mbps and an upload speed of 20 mbps (100/20). In Springfield Township the highest number of BSLs in a given census block is six. This is comparable to the rest of Bucks County.

The density of these lower equitable areas, BSLs that are unserved or underserved, are denoted by a BEAD eligibility score. The map on the following pages shows the BEAD scores throughout Springfield Township. If an area has a high BEAD score (represented by the darker shades of pink), then the area has a higher density of structures that are unserved or underserved by broadband Internet.

Cell phone coverage is variable across the Township. There are three main providers that have transmitters in different locations, therefore coverage and capacity of cell service is site specific. As with many technologies, it is in the midst of transition which will affect both broadband and cell service in the coming years. Investment in laying new physical cables (Fios, etc) has slowed considerably in favor of future "small cell", lower power, more densely situated transmitters on ubiquitous structures like telephone poles or lamp posts. Fixed Wireless Access (FWA) (broadband internet access provided by cell service companies through devices located in individual homes) will also be widely available in the next few years. Another "disruptive" technology on the horizon, available today but at relatively high cost, is the Starlink system which is satellite-based technology that can provide direct internet access.

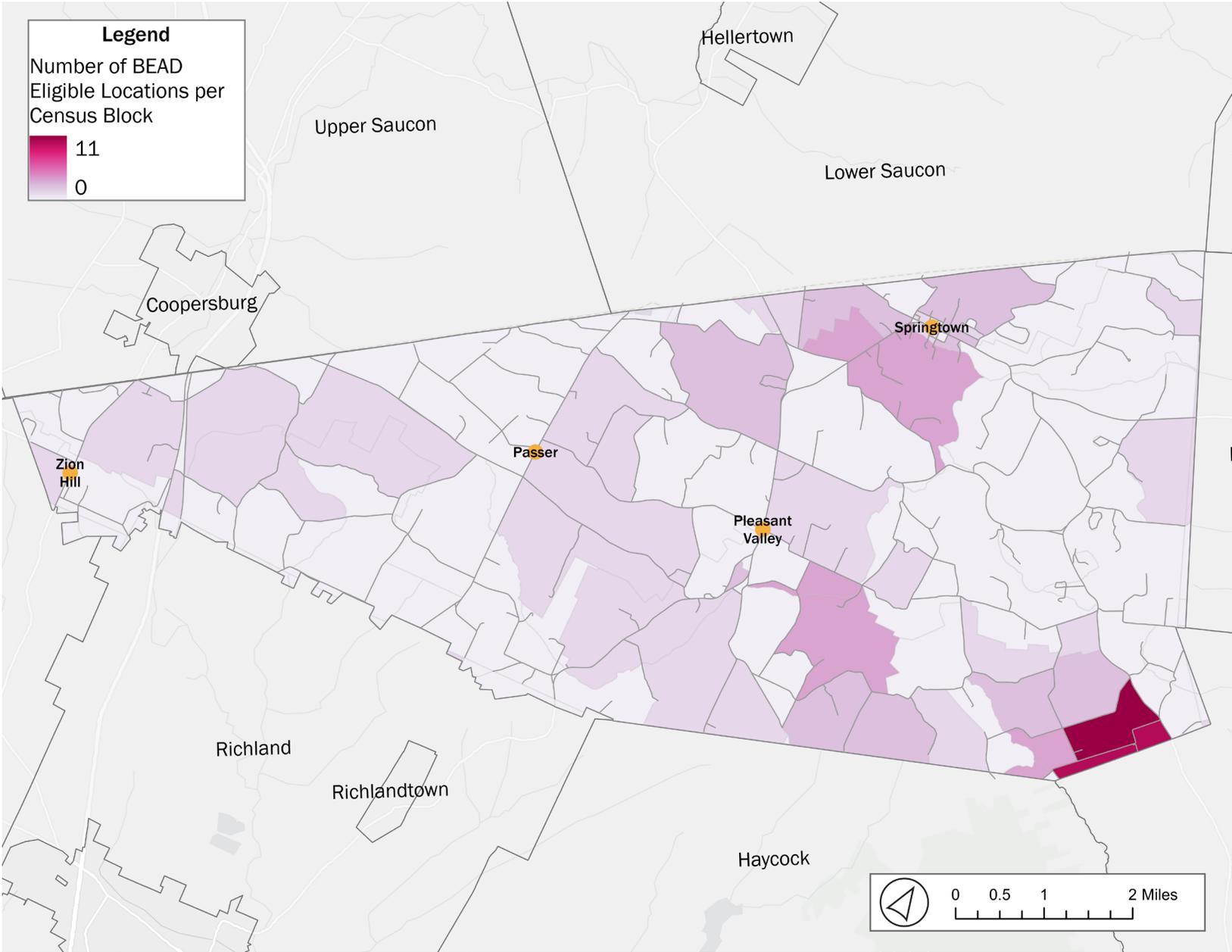


Figure 10: Broadband Service (BEAD Eligibility) | Source: ESRI

Energy Efficiency of Building Stock

Springfield Township adopted the Pennsylvania Construction Code as its building code. It does not have a green building code nor incentives or programs that support energy efficiency. Like many communities in eastern Pennsylvania, Springfield Township has an aging building stock. The Census Bureau’s American Community Survey (ACS) tracks age of housing stock. In the 2020 ACS, over one-third of the units (666 units) were built in 1939 or earlier. Structures built before 1960 may be more vulnerable to significant damage during natural hazard events as they were constructed before more modern building codes were adopted and enforced by the Pennsylvania Uniform Construction Code in 2004; they also may be due for upgrades and renovations. Due to the age of the building stock in Springfield Township, it could be a prime time to explore energy efficiency incentives, programs, and policies to encourage property owners to incorporate green building considerations into their renovations and any new constructions.

Investing in green building design and practices also builds climate change resilience. Hazards, such as increased heat, excessive rain, drought, and tornadoes, will increase due to climate change. Green building design can help mitigate some of these threats (i.e., through more efficient water use and capture, techniques that insulate or cool more efficiently, use of renewable energy resources, etc.).

Sometimes green building standards do not accommodate or make it difficult to renovate a historic building. Alternatively, maintaining the integrity of the historic structure may make it difficult to integrate green building techniques. However, there are resource guides available for the Township to consult that seek to align both historic preservation and green building goals, such as the U.S. EPA’s Smart Growth and Preservation Guide (Appendix A). Any green building code or program in Springfield Township will need to make consideration for historic buildings.

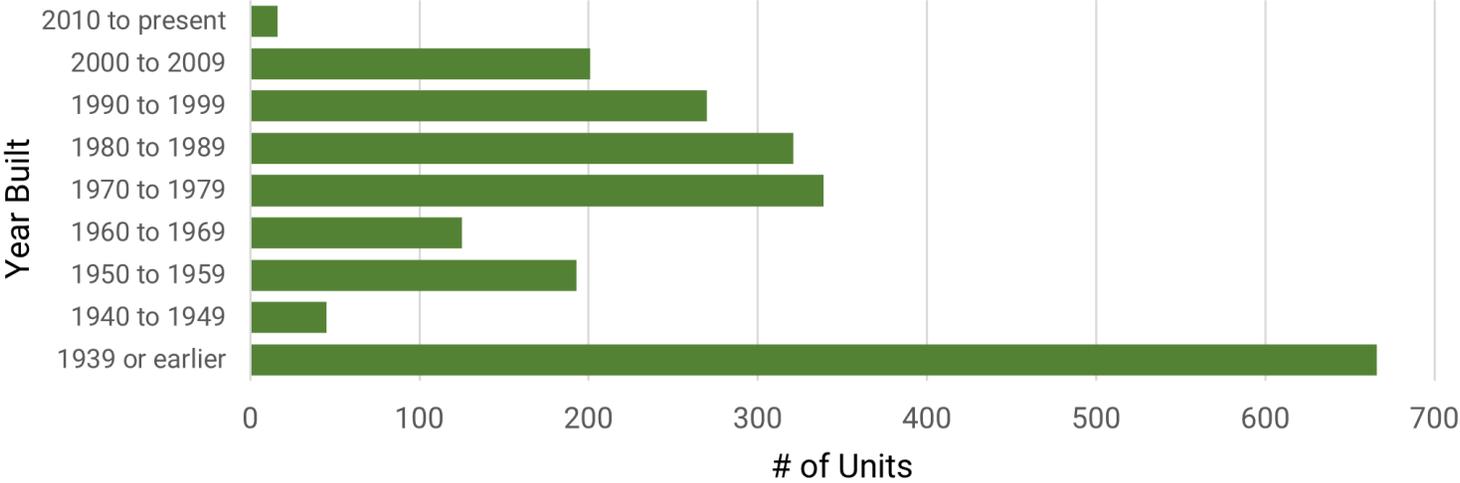


Figure 11: Year of Construction of Housing Stock in Springfield Township | Source: 2020 U.S. Census



Future Energy Trends

Presently, there is a national push to move towards renewable energy sources, such as solar and wind energy, as well as a transition to electric power. Many structures in the Township depend on propane and oil for heating, so planning for electric conversion will be important during any new construction or rehabs. Additionally, as more residents transition to electric vehicles (EVs), an EV-charging infrastructure will need to be put into place.

Regarding renewable energy sources, the development and use of large-scale solar installations for community-scale energy generation in the United States is a recent trend. The first large-scale manufacturing plants came online in the early 2000s, and commercial/residential installation became mainstream by the mid-2010s. The use of solar panels has increased in recent years as the cost to install has fallen and renewable energy remains as a state and federal priority. Communities are also implementing micro-grids and using batteries to store and distribute solar energy. These techniques build resiliency in the face of hazards and provide local areas of energy during emergency situations.

Springfield Township acknowledges that the existing energy usage in the Township will look different in the future as the transition to renewable energy.



Electric Vehicle Charging Station in Pennsylvania | Source: PA DCNR

RECOMMENDATIONS & IMPLEMENTATION



There are 7 recommendations to support Community Infrastructure and Utilities in Springfield Township. The following pages elaborate on each of the recommendations with associated goals, key actions, lead stakeholders, partners, funding sources, timeline, and measures of success. The flow charts below summarize the recommendations with their associated timelines.



Assess wastewater infrastructure and capacity to address community needs.



Assess stormwater infrastructure and capacity to address community needs.

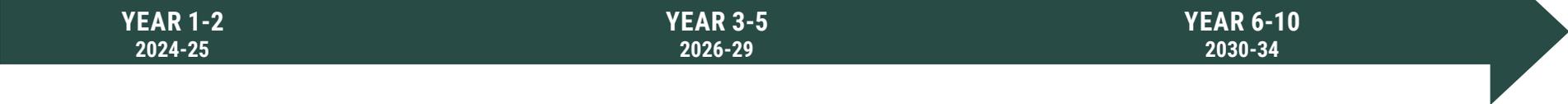


Assess the potential for expansion of the existing public water supply system in Springtown and consider installation of a public water supply system in other villages.



Pursue broadband and cellular connectivity.





Encourage a resilient building stock.



Provide for reliable power options.



Provide for more sustainable waste management and recycling.



Assess wastewater infrastructure and capacity to address community needs.

GOAL

Provide for potential growth and development in areas of the Township designated for new development/redevelopment, such as in the Mixed-Use Corridor, Residential Flex, and Village Center land use districts. Extension of any centralized or community systems should be limited to the villages and Route 309 and not extend into the countryside of the Township. Reduce impacts of discharges from potentially failing septic systems on Cooks Creek and other watersheds.

KEY ACTIONS

- Consider mid-scale/community sewer system(s) (i.e. package plants) in villages/hamlets.
- Investigate and assess possible expansion of existing public sewer systems in Zion Hill and North Allison Road.
- Assess function of septic systems in Springtown and their effect on water quality Cooks Creek.
- Update the Rt. 309 Corridor Study and create an action plan for redevelopment.

LENSES

Climate Resilience: Creating more centralized sewer systems can assist in protecting groundwater resources and local wells. Well managed sewer and stormwater facilities will enhance water quality across the multiple watersheds that are present in the Township.

Fiscal Sustainability: Public infrastructure systems such as central sewer and water treatment require considerable investment and resources. Expansion of existing systems can provide a more economical approach to providing communities with public sewer and water treatment. While these infrastructure investments are significant for a municipality and/or its regional partners, increasing areas served by access to public sewer and water treatment provide opportunities for economic and business development, housing, and community amenities that bring tax revenue into the municipality.

LEAD STAKEHOLDERS

- Township Administration
- Township Planning Commission

PARTNERS

- Bucks County Planning Commission
- Regional sewer authorities
- Regional economic development authorities
- Neighboring municipalities



FUNDING SOURCES

- PA DCED (Department of Community and Economic Development) (MAP Grant Planning Studies; PA Small Water and Sewer Program; Sewage Facilities Program)

TIMELINE

- Assessment: Year 1 -5
- Implementation: Year 6-10

MEASURES OF SUCCESS

- Number of sewer hook-ups
- Maintenance/enhancement of water quality

INTERRELATIONSHIPS



Assess stormwater infrastructure and capacity to address community needs.

GOAL

Maintain water quality and mitigate localized flooding while also providing for potential further growth and development in areas of the Township designated for new development/ redevelopment such as the Development District, Village Centers, and Village Neighborhoods.

KEY ACTIONS

- Identify areas experiencing flooding and determine what remediation is needed.
- Encourage nature-based/green infrastructure (e.g., green stormwater sewers in new development).
- Enforce the Township's stormwater management ordinance and regularly maintain the ordinance so it complies with the requirements of the PA Department of Environmental Protection (DEP).

LENSES

Climate Resilience: Enhanced management of Springfield's stormwater will help mitigate localized and community-wide flooding as well as assist in protecting groundwater resources and local wells. It is anticipated that stormwater will increase due to climate change.

Fiscal Sustainability: Investing in stormwater infrastructure as developments are planned and constructed, reduces the costs of expensive infrastructure upgrades in the future. Green infrastructure provides additional social benefits at no additional cost.

LEAD STAKEHOLDERS

- Township Administration

PARTNERS

- Bucks County Planning Commission
- DVRPC (Delaware Valley Regional Planning Commission)
- Neighboring municipalities



FUNDING SOURCES

- PA DEP (BMP Construction - PENNVEST)

TIMELINE

- Assessment: Year 1 -2
- Implementation: Year 3-10

MEASURES OF SUCCESS

- Number of flooding events/year
- Maintenance/enhancement of water quality

INTERRELATIONSHIPS



Assess the potential for expansion of the existing public water supply system in Springtown and consider installation of a public water supply system in other villages.

GOAL

Sustainably manage and potentially expand areas served by public water. Extension of any public system should be limited to the villages and not extend into the countryside of the Township.

KEY ACTIONS

- Update the Springtown Source Water Protection Plan in partnership with Lower Saucon Township including current capacity and assessment of expansion opportunity.
- Assess additional opportunities/connections to public water systems.
- Sustain existing volunteer-run water authority in Springtown.
- Encourage community water systems.
- Explore alternative methods of drinking water supply such as rainwater and gray water recycling.

LENSES

Climate Resilience: Expansion of a centralized public water system could allow for more mixed-use (business/commercial/residential) development in areas of the Township, which could allow people to live, work, and recreate near where they live, without having to drive longer distances.

Fiscal Sustainability: Expansion of a public water system will be a significant investment in the Township’s public infrastructure capacity. Partnerships with regional entities and/or other municipal authorities could assist with alleviating direct cost burden on the Township. Increasing public water access could provide opportunities for economic and business development, housing, and community amenities that could bring tax revenue to the Township.

LEAD STAKEHOLDERS

- Township Administration
- Springtown Water Authority

PARTNERS

- Lower Saucon Township
- Hellertown Borough Authority
- Coopersburg Borough Authority
- Regional Water Authorities



FUNDING SOURCES

PA DCED (MAP Grant Planning Studies; PA Small Water and Sewer Program)

TIMELINE

- Assessment: Year 1-5
- Implementation: Year 6-10

MEASURES OF SUCCESS

- Number of public water hook-ups
- Water Quality

INTERRELATIONSHIPS



Pursue broadband and cellular connectivity.

GOAL

Enhance connectivity of broadband internet service and cellular network for under and unserved areas of the Township to support residents and businesses.

KEY ACTIONS

- Identify current locations of cell towers/transmission stations.
- Support partnerships and regional approach to take advantage of federal funding to connect underserved and unserved areas for broadband.
- Study current cellular service for both residents and EMS needs to identify gaps in coverage, identify ideal locations of cellular towers taking into account future industry trends (e.g., co-location on visually blighted properties, 5G implementation, etc.). Survey residents to ascertain current gaps in service and share results with cell service and broadband providers.
- Assess emergency communication capability with respect to our reliance on cell service. Investigate how emergency communications can be improved.
- Work with broadband and cell service providers to ascertain: 1) current levels of cell service; and 2) any near future investment plans relevant to Springfield Township.

LENSES

Climate Resilience: Resilient communities need reliable communication networks that can provide timely updates and information whether it be the daily news or emergency notifications.

Fiscal Sustainability: Access to reliable broadband and cellular connectivity is key for the Township’s residents, institutions, and businesses. Broadband and cellular coverage ensures that students can access their homework assignments, residents can work remotely, and local businesses can be connected for their daily activities. A reliable and connected broadband and cellular network is essential for everyday activities as well as a draw for people looking to move to and/or invest in Springfield Township. There is a possibility that if broadband moves to "cableless" technology, any monies currently received for franchises in the township will be reduced significantly. The Township should plan for this in budget forecasts.

LEAD STAKEHOLDERS

- Township Administration

PARTNERS

- Bucks County Planning Commission
- Regional economic development authorities
- Neighboring municipalities
- EMS providers



FUNDING SOURCES

- PA Broadband Development Authority

TIMELINE

- Assessment: Year 1 -2
- Implementation: Year 3-10

MEASURES OF SUCCESS

- Number of connected households
- Connectivity coverage

INTERRELATIONSHIPS



Encourage a resilient building stock.

GOAL

Encourage building improvements and new construction that aligns with state-wide energy code(s), and is more resilient to impact caused by extreme weather such as flooding, extreme heat and cold, and strong storms.

KEY ACTIONS

- Implement energy efficiency incentives and other resiliency measures (i.e., a Green Points Program).
- Encourage energy efficient and resiliency focused retrofits of existing buildings.
- Consider use of new risk prediction tools in zoning and land use decision making (e.g., riskfactor.com).
- Update/strengthen building code regulations.
 - Consider adoption the 2011 International Energy Conservation Code (IECC) Zero Code appendices for residential and commercial buildings.
 - Require installation of 240-volt line in new construction.

LENSES

Climate Resilience: A more sustainable, energy efficient building stock uses resources such as energy and water more efficiently. More resilient buildings are able to withstand the effects of climate change through better design, e.g. hurricane proofing, installed renewable energy production and storage and stormwater management.

Fiscal Sustainability: If incentives that include a fee reduction or waiver are pursued, it will be important to understand the potential impact of the lost revenue on Township operating costs. In the long-term, resilient buildings will put less pressure on Township infrastructure, thereby leveling or reducing costs.

LEAD STAKEHOLDERS

- Township Administration
- Township Planning Commission
- Township Historic Commission
- Township Environmental Advisory Council

PARTNERS

- Private builders/construction companies
- Homeowners
- Renters
- Business owners

FUNDING SOURCES

- PA DEP
- US EPA (Environmental Protection Agency)
- Utilities

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-10

MEASURES OF SUCCESS

- Lowering of average kWh used/household and/or business
- Lowering gallons of water use per household
- Lowering of average fossil fuel gallons/household and/or business
- Reduction in property damage and hospitalizations/death due to severe weather

INTERRELATIONSHIPS



Provide for reliable power options in the Township.

GOAL

Encourage and support reliable, resilient, and clean energy systems at residential, commercial, and community scales.

KEY ACTIONS

- Identify and promote state and federal programs and incentives for residential solar, wind, and woodburning systems.
- Explore local incentive programs (i.e., a Green Points Program).
- Explore partnerships with local utilities and opportunities to create a more resilient power delivery systems.
- Promote community renewable energy systems and programs.
- Revise ordinances to ensure renewable energy is encouraged and/or incentivized (e.g., SALDO and warehouses/commercial buildings).
- Assess current land use to determine best placement of community solar projects (e.g., on blighted land) and revise zoning regulations to allow large arrays while protecting productive agricultural soils and viewscapes.

LENSES

Climate Resilience: Increasing the resilience and reliability of the local energy system will better prepare the Township and its residents to maintain power and critical systems during extreme storms and natural disasters.

Fiscal Sustainability: Reliable and resilient energy systems will increase the Township's economic competitiveness and could help to generate investment in local businesses and commercial area. Commercial renewable energy installations also accrue real estate tax income. Additionally, the associated rebates and potential for longer-term cost savings can directly benefit local residents.

LEAD STAKEHOLDERS

- Township Administration
- Township Environmental Advisory Council
- Township Planning Commission

PARTNERS

- Residents
- PA DEP
- PA Department of Agriculture
- DVRPC
- US EPA/US DOE (Department of Energy)
- Utility companies
- Palisades School District

FUNDING SOURCES

- State and federal grants
- DVRPC
- Utility companies

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-10

MEASURES OF SUCCESS

- # of systems installed
- # of kWh of alternative energy generated
- Decrease in power outages
- kW PV and battery storage installed
- Increased reliability of electricity supply

INTERRELATIONSHIPS



Provide for more sustainable waste management and recycling.

GOAL

Explore opportunities to provide more sustainable waste management options for residents.

KEY ACTIONS

- Work with County and state officials to improve recycling rates.
- Work with waste haulers and consultants to assess current residential recycling rates.
- Educate residents about recycling realities.
- Work with local farmers to pilot a composting program for household food, yard waste, and animal manure from farms.

LENSES

Climate Resilience: Recycling and composting divert waste from the landfills, and can help reduce the Greenhouse Gas Emissions associated with landfill emissions. High quality compost is a valuable and sought after resources, especially for organic farmers. Compost improves soil health and can result in increased carbon sequestration when used as a soil amendment.

Fiscal Sustainability: Currently, Township residents identify and contract their own trash hauling services. An initiative to divert food and yard waste from the landfill could help residents save on their waste management costs and provide a revenue stream through participation fees for the Township. There is also the potential for the Township to sell compost.

LEAD STAKEHOLDERS

- Township Administration
- Township Environmental Advisory Council

PARTNERS

- Bucks County Recycling Officer
- Residents
- PA DEP
- PA Department of Agriculture
- DVRPC
- Local farmers
- Rodale Institute

R

FUNDING SOURCES

- State and federal grants
- Bucks County Planning Commission
- PA Department of Agriculture
- DVRPC

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-10

MEASURES OF SUCCESS

- Pounds/tons of recyclables collected
- Pounds/tons of food and yard waste diverted to composting

INTERRELATIONSHIPS

RH

COMMUNITY CONNECTEDNESS

INTRODUCTION



The Community Connectedness Focus Area centers on how residents connect to the Township, public spaces, community-serving assets, and each other. There are many aspects to a community that help attract residents to a specific area; however, community connection is a key part of retaining residents. A connected community also helps activate neighborhoods and public spaces through formal and informal gatherings and events and shares resources and services with each other.

A strong community has always been important in Springfield Township; after all, Springfield Township’s legacy has been built by residents who have invested their time as volunteers on Township boards, commissions, committees, and event planning groups. When thinking about the future, it will be important for Springfield Township to engage the next generation of volunteers and leverage existing community-assets, both public and private, to provide opportunities for community recreation, learning, and gathering.



EXISTING CONDITIONS



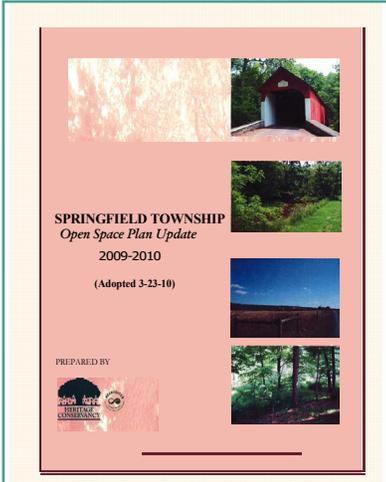
Public Space & Community-Serving Open Space

Springfield Township currently has one municipal park, Peppermint Park with a 1-mile loop trail, in the center of the Township. The Township is also home to two nature preserves: the Fuller and Pursell Preserves which jointly have a 2.8-mile trail loop. The Township has leased the Upper Bucks Rail Trail land from SEPTA. The Upper Bucks Rail Trail within Springfield Township is 1.3 miles. There are 4,355 acres of private, preserved open space in the Township which equates to 22% of the total land in the Township.

The Springfield Township Parks and Recreation Plan (2013-2022) provides a guide for the community’s parks and recreation system, in conjunction with the Springfield Township Open Space Plan Update (2009-2010). Both of these plans can work together to provide a framework to balance rural preservation with recreational opportunities. The Parks and Recreation Plan reports the community’s interest in more passive recreation opportunities, such as trails, rather than playgrounds and active recreation fields. To align with that interest, there is a goal in the Parks and Recreation Plan to connect the community through greenways and trails by developing a trail and bicycle plan and partnering with trail organizations.

One of the existing challenges for public and community-serving open space (e.g., preserves, parks, athletic clubs, etc.) in the community is that most of the preserved open space is not publicly accessible; however, there could be opportunities in the future to increase access to the open space, or provide connections between them. In the 1999 Open Space Plan, the Township identified the acquisition of open space linkages for biking, hiking, and walking as a goal for the open space and

farmland preservation. In addition to bicycle and pedestrian connections, the 2009-2010 Open Space Plan also prioritized connections between preserved open space as wildlife greenway corridors and stormwater conveyance corridors.



Community Serving Assets

In addition to Peppermint Park, the Fuller-Pursell Preserve, and the Upper Bucks Rail Trail in Springfield Township, there are a few private recreation and athletic associations, such as Silver Creek Athletic Association, Passer Community Center, and the Springtown Rod and Gun Club. These private clubs serve as community gathering places and host community events. Since Springfield Township does not own most of its recreational areas, the Township should explore partnerships and leverage these organizations in building community connections. The Parks and Recreation Plan specifically notes the importance of maintaining the recreation opportunities that the Silver Creek Athletic Association provides and included a goal to explore securing Silver Creek as a community park. Additionally, the Parks and Recreation Plan identified exploring partnerships with Zion Evangelical Lutheran Church, Passer Community Center, and the Palisades School District to use their facilities for public use.

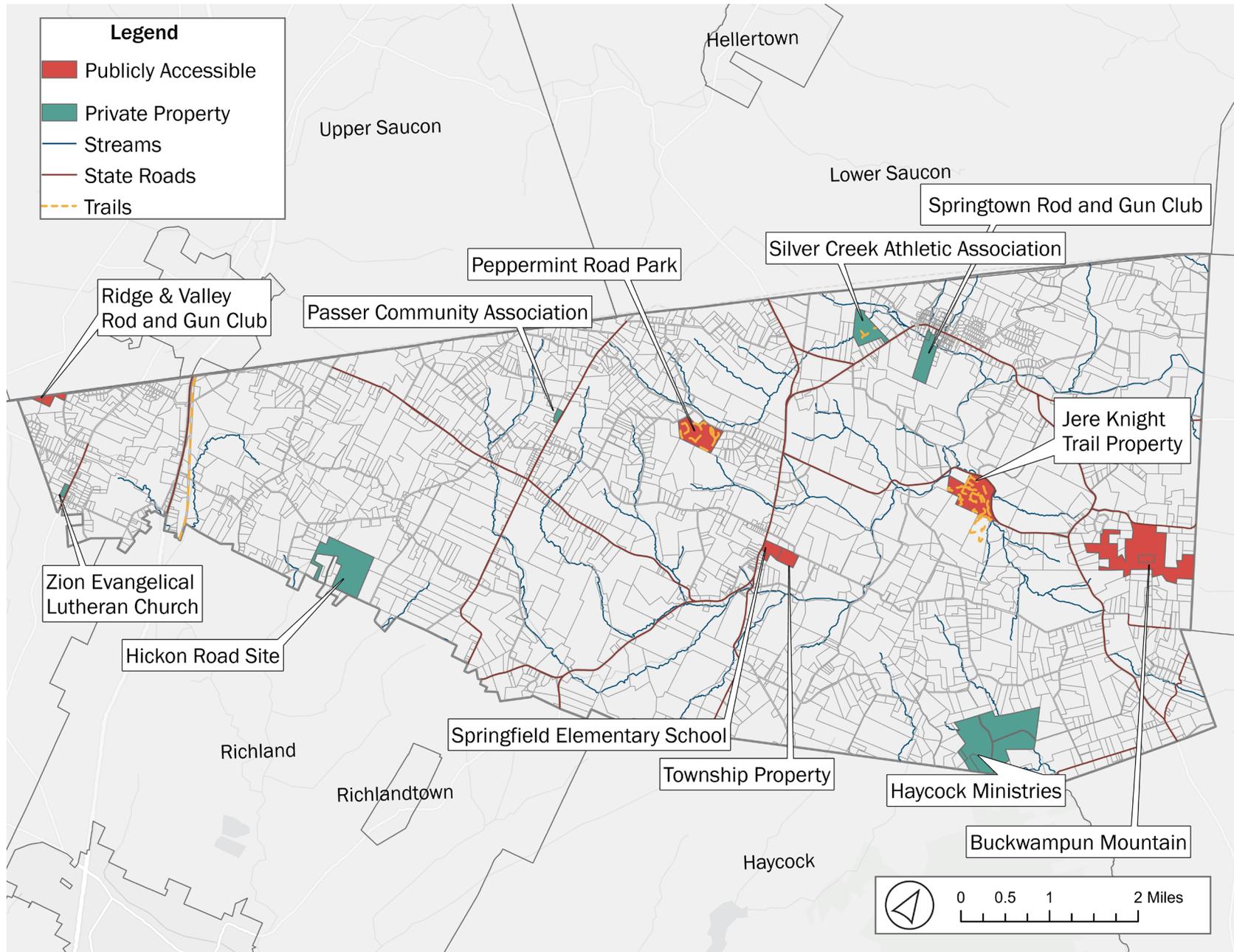


Figure 12: Parks and Recreation Map | Source: Parks and Recreation Plan 2013-2022 (2013) and Steering Committee Feedback

Communications, Programming, and Volunteerism

Community engagement, through Township communication, volunteerism, and community-based programming, emerged as a priority in the Community Survey. Effective and efficient communication, and the support of volunteers, is especially important given the Township’s staff capacity and competing priorities for time.

The Township currently shares information out on their website, email newsletter and Facebook account. Respondents to the Community Survey reported general satisfaction with the email newsletter but found the website difficult to navigate, not up-to-date, and not user-friendly. Respondents wanted to see the Township make website improvements and increase email notification. Upgrades to the website have been included in the 2024 Township budget. While community members wanted to see communications on Township meetings, construction/road work, ordinances/policies/regulations, and planning and development, they also wanted communications on activities and community events.

Community members were most interested in community-wide events which rely heavily on community volunteers. Of the 90 respondents to the Community

Survey who said they volunteer in the Township, 53% of them are 56 years and older. Community Day is specifically called out in the Parks and Recreation Plan as an event to continue through a dedicated volunteer committee.

What types of activities/events would you like to see endorsed by the Township?

Community-wide Events

- More events on in the west area of Township
- Ag Day, Earth Day, etc.
- Return of the carnival
- Outdoor activities
- Township-wide garage sale
- Clean ups
- Fundraiser events for community projects
- Community pool

Adult Events

- Events for adults with disabilities (activity & socializing).
- Adult exercise classes
- Pickleball

Youth Events

- Need community events for youth (not just school events)
- Civics activities (4H, Boy/Girl Scouts, etc.)
- Sporting events
- Non-sporting activities
- Outdoor places for play
- Gathering areas for teens

Senior Events

- Improved senior center
- Tai chi
- Game nights
- Group hikes/bike rides
- Online space to connect over hobbies

No Events

- The Township does not need to provide community events as a service
- Already enough events
- Not interested in any events

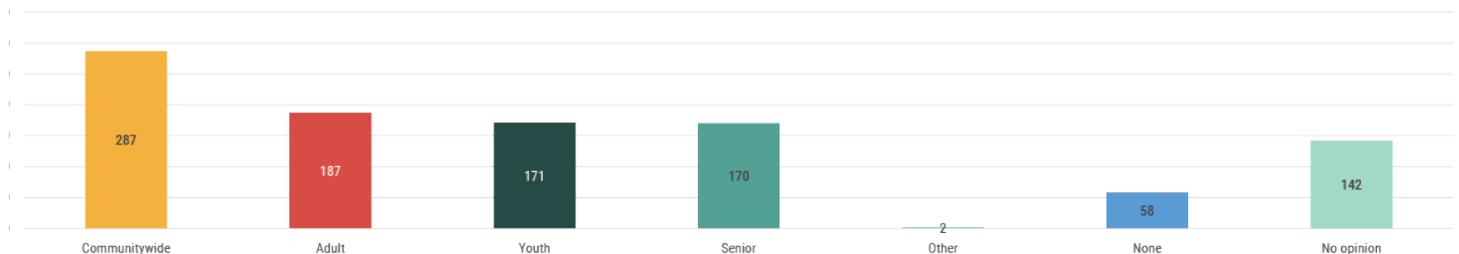


Figure 13: Community Responses to "What Types of Activities Would You Like to See Endorsed by the Township?"
Source: Community Survey

RECOMMENDATIONS & IMPLEMENTATION



There are 5 recommendations to support Community Connectedness in Springfield Township. The following pages elaborate on each of the recommendations with associated goals, key actions, lead stakeholders, partners, funding sources, timeline, and measures of success. The flow charts below summarize the recommendations with their associated timelines.



Leverage and connect existing community-serving assets.



Enhance public access of open space and preserved land to serve the community.



Rework Township's communication channels for ease of access, more pertinent information navigation, and enhanced digital presence.



Engage volunteers and partners to assist Township projects and events.



Facilitate and encourage communication and interaction with non-profits within the Township.



Leverage and connect existing community-serving assets (i.e. Peppermint Park, Passer Community Center, Silver Creek, Fuller-Pursell Preserve, Rod & Gun Clubs, Upper Bucks Rail Trail, Springfield Elementary School, etc.).

GOAL

Utilize Springfield's community-serving assets to connect the community by enhancing physical and online access and accessibility.

KEY ACTIONS

- Evaluate potential opportunities to enhance physical connections into community-serving assets and better connect the assets to the existing trail/open space network.
- Produce map showing locations and existing connections to public sites, bike routes on secondary roads, and notable historic sites (e.g., Knecht's Bridge).
- Publish map and information on public sites via the website in short-term and consider installation of kiosks with link/QR code to maps and information.
- Use Township website to publish asset information.

LENSES

Climate Resilience: These community-serving assets will build connections across the Springfield community, and could potentially serve as community hubs/gathering places during emergencies.

Fiscal Sustainability: Leveraging and partnering with the network of existing community-serving assets allows the Township to build out community-facing amenities while not having to own the facilities.

LEAD STAKEHOLDERS

- Township Administration
- Township Park and Land Preservation Board

PARTNERS

- Boards/Organizations of community serving assets
- Residents

FUNDING SOURCES

- Township Open Space Fund

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-10

MEASURES OF SUCCESS

- Published map and information showing community-serving assets
- Signage installed to enhance connections
- Number of physical trail connections to community-serving assets
- Number of assets' information linked to Township website

INTERRELATIONSHIPS



Enhance public access of open space and preserved land to serve the community.

GOAL

- Provide the Springfield community with improved access to preserved land / open space utilizing Springfield's land preservation program.

KEY ACTIONS

- Identify priority access areas and connection points in conjunction with the Township Park and Land Preservation Board and via the Township's Open Space Plan, Parks and Recreation Plan, and Bucks County Trails Plan.
- Consolidate priority access areas and connections point into a multimodal master plan that maps potential connections, and trails (potential and existing) (consistent with Safety & Mobility Recommendation).
- Coordinate with property owners on potential easements and/or connections into and within the preserved land/open space.
- Consider role of floodways/floodplains as areas for trail development.
- Coordinate land preservation efforts with trail development and active recreation opportunities.
- Provide access to newly preserved land where appropriate.

LENSES

Climate Resilience: Preserved land and open space enhance the Township's resilience to extreme weather events such as flooding by serving as natural ways to absorb and manage stormwater. Additionally, the air and water quality benefits of these preserved spaces contribute to the overall environmental quality of the Township.

Fiscal Sustainability: Springfield Township is committed to the ongoing preservation of land and open space as demonstrated in numerous Township policies and initiatives as well as with the establishment of the Open Space Fund. Enhancing access to preserved land and open spaces will be a tool to increase Township residents' awareness and understanding of the Township's efforts and investments.

LEAD STAKEHOLDERS

- Township Administration
- Township Park and Land Preservation Board

PARTNERS

- Residents
- Preservation organizations
- Bucks County Planning Commission
- Utilities (easements)

FUNDING SOURCES

- Township Open Space Fund
- Community Conservation Partnerships Program Grants

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-10

MEASURES OF SUCCESS

- Number of connections created
- Miles of public access trails

INTERRELATIONSHIPS



Rework Township's communication channels (including website, social media, and community calendar) for ease of access and navigation, more pertinent information and enhanced digital presence.

GOAL

- Ensure Township communication platforms are coordinated, and easy to navigate, use, and access information.
- Improve communication with residents regarding Township matters.

KEY ACTIONS

- Update Township's website to make it easy to navigate, search, and find Township information.
- Develop a communications coordination plan that outlines how the Township will provide information to the community.
- Establish and promote the Township's communication channels so residents/visitors/businesses know where to go get information.
- Form a Township Communications committee.

LENSES

Climate Resilience: Accessible and easy to find information is important for better understanding and interacting with local government, but is essential during emergency situations. By establishing the Township's communication channels as trusted sources of information, residents will hopefully turn to these communication channels in the case of an emergency or natural disaster. Community cohesiveness is key to resilience, enhanced communication prior to emergencies will lead to a stronger community.

Fiscal Sustainability: Clear and accessible communication builds community trust in local government. Enhancing the navigability of the Township's communication channels will promote resident engagement and potentially increase understanding of key Township process such as budgeting.

LEAD STAKEHOLDERS

- Township Administration
- Township Communications Committee (to be formed)

PARTNERS

- Members of Township Boards and Commissions
- Community partners (i.e. nonprofits, community organizations, etc.) who may contribute content

FUNDING SOURCES

Township General Fund

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-10

MEASURES OF SUCCESS

- Website visitors/ lengths of interaction
- Community/resident satisfaction (via a survey)
- Number of subscribers to Township communication channels

INTERRELATIONSHIPS



Engage volunteers and partners to assist Township projects and events.

GOALS

- Establish and engage a network of local volunteers.
- Build out a network of 'all ages' community programming that leverages Springfield's existing organizations and assets.
- Reduce social isolation among community members of all ages.

KEY ACTIONS

- Re-visit Community Day.
- Identify Township "jobs" and actively recruit residents to help (e.g., grant writing, project management, etc.).
- Consider a Township-sponsored Board or Commission focused on community programming and volunteerism and/or coordinate existing Boards who work on programming.
- Create an inventory of existing/current programming for community activities/outreach/engagement opportunities in Springfield Township. Utilize the inventory to identify collaborative partnerships and/or gaps in programming.
- Promote community based programming via Township communication channels.

LENSES

Climate Resilience: Building community connections enhances social resilience. These connections can contribute to lessening social isolation and building the overall resilience of the community through local networks.

Fiscal Sustainability: A robust network of volunteers can help support community-facing Township activities and events. By drawing on residents' expertise within the Township, it could help support Township administration and reduce professional and consultant costs.

LEAD STAKEHOLDERS

- Township Administration
- Township Communications Committee (to be formed)

PARTNERS

- Residents
- Palisades School District
- Existing organizations
- Existing board/organizations of community serving assets

FUNDING SOURCES

Bucks County Community Foundation Grants

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-10

MEASURES OF SUCCESS

- Growth in the volunteer network
- Number of Community Day events
- Increased community events
- Establishment of a partnership network/programming
- Number of community members served/engaged

INTERRELATIONSHIPS



Facilitate and encourage communication and interaction with businesses and nonprofits within the Township.

GOAL

Establish a robust network of local businesses and nonprofits that is collaborative and coordinated.

KEY ACTIONS

- Identify existing businesses and nonprofits in the Township and provide support (i.e., a quarterly meeting, event, etc.) for them to connect and collaborate.
- Identify shared issues and opportunities that can be addressed by the business and nonprofit network.
- Provide resources (i.e. space, access to technology, feature on Township website) to allow convening and collaboration.

LENSES

Climate Resilience: Shared opportunities to build out local resources and capacity to address community challenges and opportunities.

Fiscal Sustainability: A robust network of local business and nonprofit organizations can help to support/complement services provided by the Township.

LEAD STAKEHOLDERS

- Township Administration
- Township Communications Committee (to be formed)

PARTNERS

- Upper Bucks Chamber of Commerce
- Local businesses
- Local nonprofits

FUNDING SOURCES

Bucks County Community Foundation

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-10

MEASURES OF SUCCESS

Establishment of a network of nonprofits and businesses

INTERRELATIONSHIPS



SAFETY & MOBILITY

INTRODUCTION



The Pennsylvania Municipalities Planning Code requires that the comprehensive plan include a plan for the movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, and more. Depending on the state of a municipality’s transportation networks, transit can be a benefit or a burden for a municipality depending on how well these networks foster safe and connected mobility.

In Springfield Township the transportation system is primarily centered around privately owned vehicles due to its rural nature and lack of public

transportation or public transit stops. Still, the Township is supported by a diverse network of lesser traveled Township roads to the most heavily traveled roads in Bucks County, including Route 412 and Route 309.

There are 2.5 miles of a public trail network in the Township, included in the Upper Bucks Rail Trail and the Peppermint Park Trail Loop (1 mile loop and .25 mile ADA trail). The Upper Bucks Rail Trail is a multimodal trail, accommodating both cyclists and pedestrians. The Fuller-Pursell Preserve offers an additional 2.8 miles of trail.



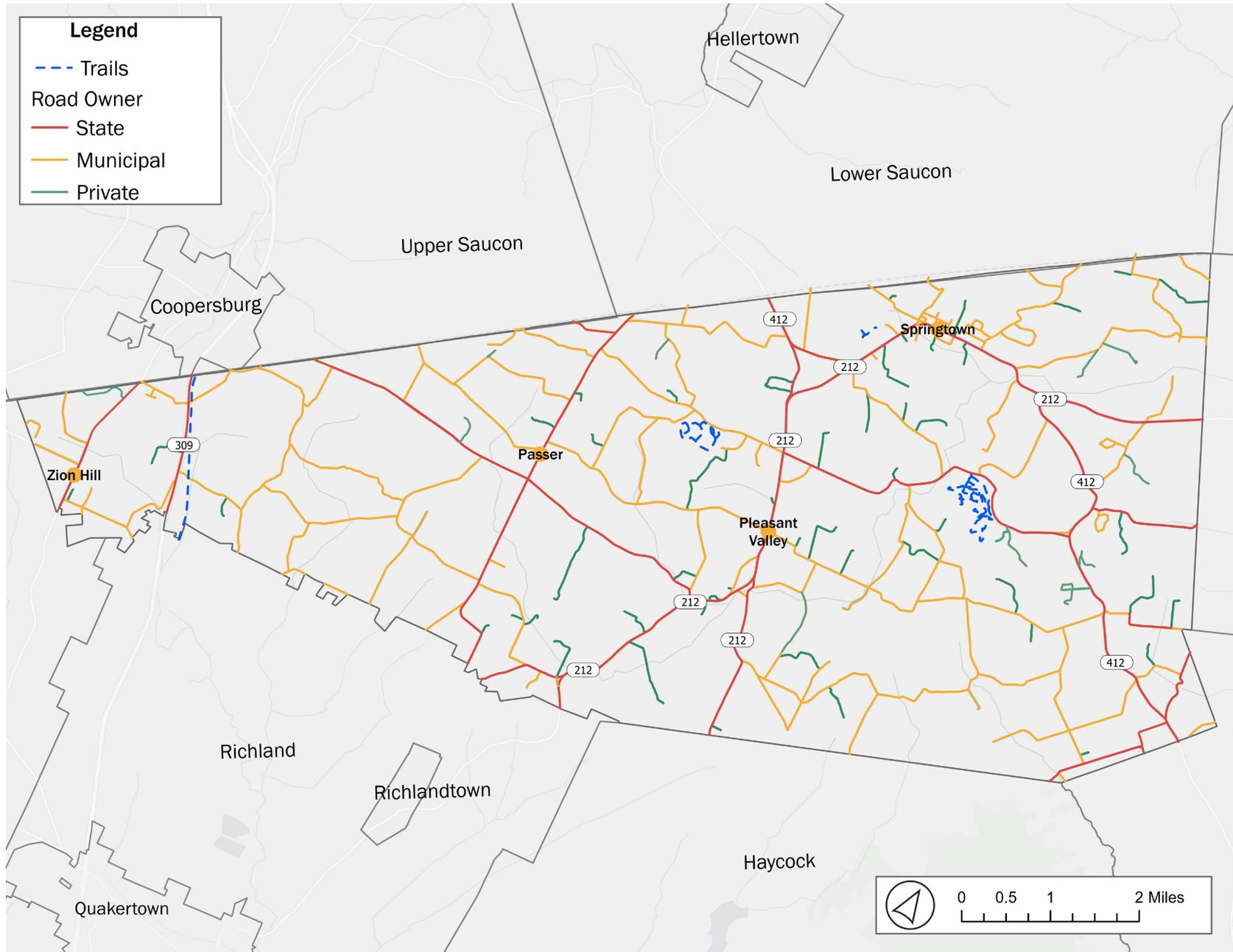


Figure 14: Road Map | Source: Bucks County

EXISTING CONDITIONS



Road Network, Bridges, & Investment

The essence of a township’s transportation networks is its roadways. Springfield currently has roughly 65 miles of municipal-owned roads and 29 miles of state-owned roads, with the rest being privately owned.

The roads in the Township typically run north/south or east/west. Springfield Township is oriented in a southwest - northeast direction and is pie shaped with its most narrow cross section being around 4 miles (north/south) and widest (east/west) being 10 miles. This arrangement means that when traversing the Township, road users are required to cross over into adjoining municipalities, Coopersburg Borough, Richland Township, Haycock Township, Nockamixon Township, Durham Township, Milford Township, Upper Saucon Township, and Lower Saucon Township. These municipalities are within three different counties: Bucks, Northampton, and Lehigh. This requires regional coordination when addressing transportation priorities and road maintenance.

Road Classification				
Township Roads				
Allison Rd	Banko Rd	Berger Rd	Blue Church Rd	Bodder Rd
Bridge St	Buckwampum Rd	Bursonville Rd	Carlton Rd	Center St
Chapel St	Chestnut Rd	Church Rd	Church St	Clay Rd
Cooks Creek Rd	County Line Rd	Crowthers Rd	Cut-Off Rd	Deer Trail Rd
Dogwood Ln	Drifting Dr	Ebert Rd	Fresh Ln	Funks Mill Rd
Glengariff Ln	Greenwood Dr	Gross Rd	Grouse Ln	Gruversville Rd
Haupts Bridge Rd	Hawk Rd	Haycock Run Rd	Hickon Rd	Hickory Ln
High Meadow Rd	Highland Dr	Highpoint Rd	Hilltop Rd	Hottle Rd
Hunter Rd	Jakes Place Rd	Kellers Rd	Keystone Rd	Kunsmann Rd
Lakeview Rd	Lower Saucon Rd	Magargee Ln	Maple Rd	Martins Ln
Mine Rd	Mink Rd	Mountain Ave	Moyer Rd	Nemeth Rd
Oak Ln	Parkland Rd	Passer Rd	Peppermint Rd	Pleasant Hollow Rd
Pleasant View Rd	Povenski Rd	Quarry Rd	Reed Ln	Rock Valley Rd
Roundhouse Rd	Rowland Ln	Salem Rd	School Rd	Shale Rd
Shirley Ln	Sideline Rd	Sonny Ln	Springhill Rd	Springfield St
Springhouse Ln	Springtown Hill Rd	Township Rd	Trolley Bridge Cir	Trolley Bridge Rd
Tumblebrook Rd	West Cherry Rd	Walnut Ln	Walnut St	Winding Rd
Woodbyne Rd	Woodcock Ln	Wreccics Rd		
State Roads				
California Rd	Flint Hill Rd	Gallows Hill Rd	Lehnensberg Rd	Old Bethlehem Rd
Richlandtown Pk	Route 212	Route 309/ N. West End Blvd	Route 412/ Harrow Rd	Silfer Valley Rd
State Rd	Stoney Garden Rd	Old Bethlehem Pike		

Figure 15: Road Classification Table | Source: Springfield Township



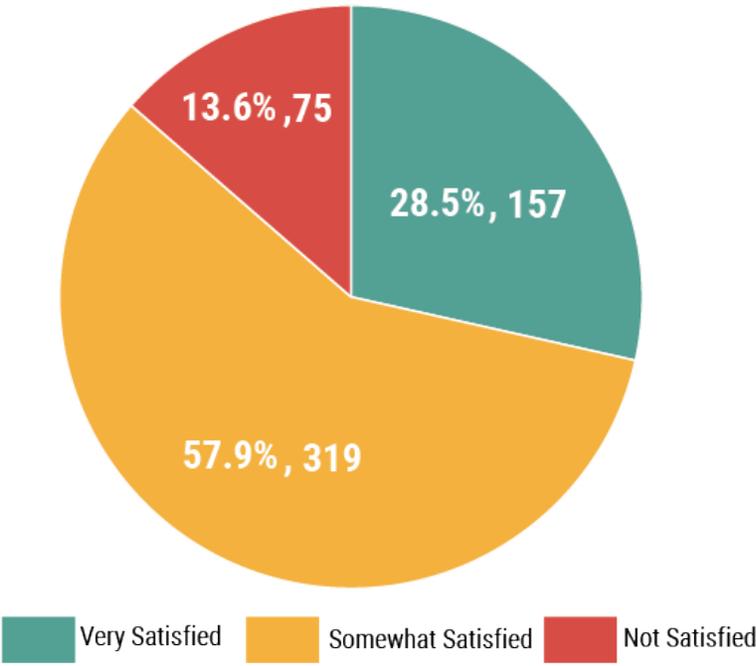


Figure 16: Community Responses to "Rate Your Satisfaction with the Condition of Township Roadways" | Source: Community Survey

Given the extensive Township-owned road network, Springfield Township has a distinct Road Department responsible for maintaining all the Township-owned roads. The Road Department's funding is the second biggest portion of the Township's budget following the Police. In 2024, the Road Department was funded at \$767,983. The per-mile road budget is \$3,742; however, the roads are in a good condition as indicated by the survey 86.4% of residents are at least somewhat satisfied with roadway conditions.

The state routes, including Route 212, Route 309, and Route 412, are the Townships most depended upon roadways for both internal and external travel, providing access to nearby commercial centers including Allentown, Quakertown, and Hellertown.

Additionally, the Township contains five locally owned bridges, and 18 State-owned bridges. According to the Pennsylvania Department of Transportation (PennDOT), three of the State-owned bridges (Slifer Valley Road near Walnut Lane, Stony Garden Road, and Quakertown Road) are in poor condition as of 2022 according to PennDOT. The Knecht's Bridge, the covered bridge featured in the Township's logo, is not only an important piece of transportation infrastructure, but also an important historic and cultural landmark in the Township. It was damaged in 2022 and 2023 by flooding. The roof was repaired with support from the County.

A list of roads, including all State and Township roads, is included on the previous page. The Township has one traffic signal.

Continued investment into Springfield Township's transportation networks is critical to the safety and mobility of the community. In order to foster continued investment, the Township regularly works with PennDOT, the Bucks County Planning Commission, and the Delaware Valley Regional Planning Commission as planning partners for transportation development and management. These regional collaboration efforts result in different projects' election into the regional Transportation Improvement Plan which designate projects that intend to use federal or state funds for engineering, right-of-way costs, or construction costs.

In the state's 2022-2025 Statewide Transportation Improvement Program there are two identified projects within the Township.

1. Richlandtown Pike Bridge repair which is currently underway and projected to be complete at the end of 2023.
2. A road surface improvement along Quakertown Road and Route 212 near California Road. This project is not yet underway.

Electric Vehicle Infrastructure

The federal government set a goal to make half of all new vehicles sold in the United States in 2030 zero-emission vehicles (also known as electric vehicles). To support this goal, they have also set a goal to build a network of 500,000 chargers across the country to make electric vehicles (EV) accessible for local and long-distance trips.

During the next ten years, Springfield Township will need to plan for and accommodate the transition to EVs, including the charging station network and anticipating how road maintenance funding (funded partially through a gas tax) will be affected.

Pedestrian and Bicycle Connectivity

Along with an absence of public transportation networks and stops, the Township does not currently have a connected pedestrian or bicycle network for mobility across and within the Township. Some newer residential developments, since 1970, have sidewalks, but they are not connected to the rest of the Township. Presently, there are only a little over miles of 2.55 publicly owned physical trails within Springfield.

During the 2003 Comprehensive Plan process, 60% of the population wanted to see walking and biking trails to provide connections throughout the Township. In the 2022 Community Survey, respondents indicated that they are not satisfied with the current trail and connectivity options. Community members also stated that they are interested in off-road bicycle and pedestrian trails, rather than on-road bicycle infrastructure due to the road design throughout most of the Township (narrow shoulders that cannot accommodate a bike lane).

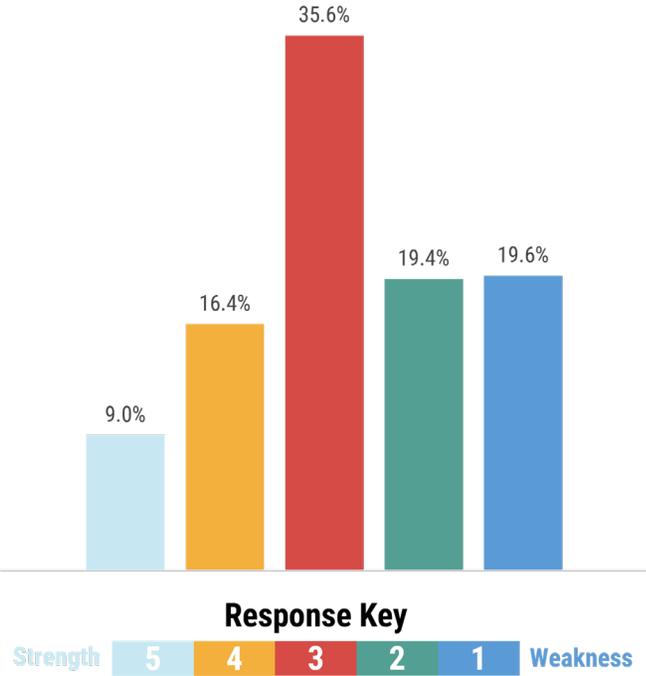


Figure 17: Community Responses to "Rate Pedestrian and Bicycle Connectivity in Springfield Township" | Source: Community Survey

Traffic

Springfield’s rural nature helps mitigate overall traffic volumes, although there is concern from the community about traffic along the major corridors, especially truck traffic. PennDOT traffic counts show that Route 309 is the most heavily traveled road in the Township.

Roadway Daily Traffic Counts		
Road	Total Vehicles	% of Vehicles that are Trucks
Rt. 309	39,550	13.4%
Rt. 212	2,475	7.4%
Rt. 412	4,816	13.1%
Richland Pike	4,339	8.4%

Figure 18: Roadway Daily Traffic Counts | Source: PennDOT

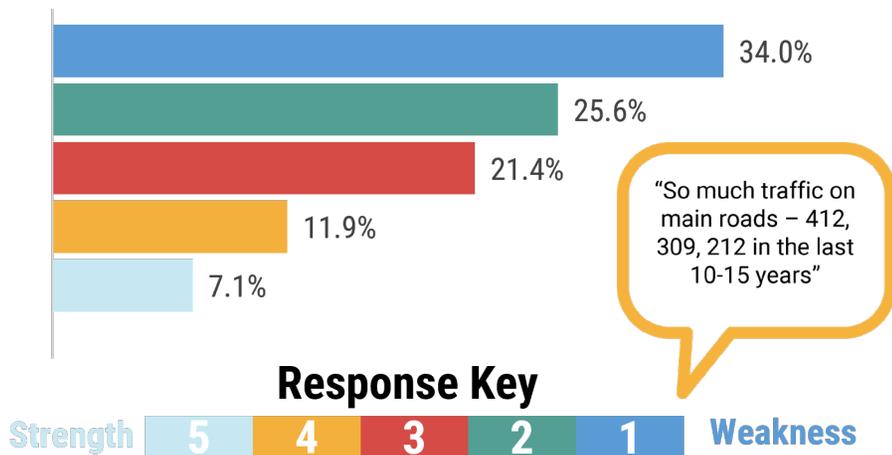


Figure 19: Community Responses to "Rate Concern with Traffic in Springfield Township" | Source: Community Survey

Speeding

Speeding is also a concern to the community. Rural communities are more likely to see speeding compared to their urban neighbors. From 2006 to 2015 the rate of U.S. speeding related fatalities in rural areas was more than twice that in urban areas as notes in the chart below. The chart shows the number of fatal crashes per 100 Million vehicle miles traveled. The data are sourced from throughout the United States and is not Springfield specific, but illustrates the higher rate of fatal crashes in rural areas compared to urban areas.

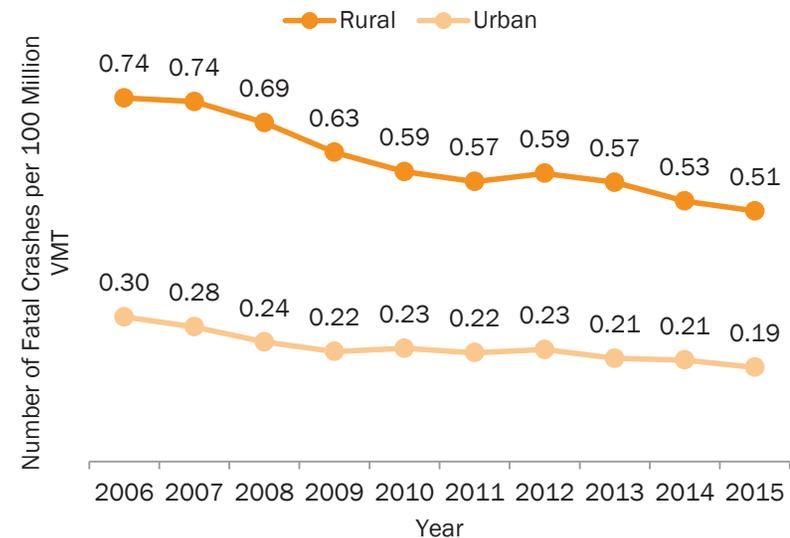


Figure 20: Rural vs. Urban Collisions | Source: Insurance for Highway Safety (2006-2015)

In Springfield Township, the rate of speeding related traffic fatalities on non-interstate roads was 0.1 per 10,000 people from 2012-2016, making it lower than the national average. According to DVRPC, in 2020, there were ten total crashes with two resulting in fatalities.

Bucks County Transport Shared Ride Programs and Eligibility	
Program	Eligibility
Senior Citizen Shared Ride Program	Over the age of 65 and do not qualify for other transportation programs
Medical Assistance Transportation Program (MATP)	Use for medical purposes only
Persons with Disabilities Transportation Program	Must have an Americans with Disabilities (ADA) documented disability

Figure 21: Bucks County Shared Ride | Source: Bucks County

Public Transportation

There are currently no regularly scheduled public transportation or public transit stops in Springfield Township. However, Springfield was served by public transportation in the past. The village of Springtown was a stagecoach stop and Zion Hill was served by the historical Liberty Bell Trolley Line which linked the Lehigh Valley to Philadelphia and ended operation in 1951. There was also a rail line that ran through Pleasant Valley that may have connected to Springtown called the Quakertown and Easton rail (also known as the Quick and Easy). It stopped service in 1936.

Currently, the closest regional bus service stops at the Giant (supermarket) complex in Hellertown, approximately 5.5 miles north. Hellertown also offers daily bus service to Philadelphia and New York City. Springfield residents have access to shared-ride services offered by Bucks County Transport Inc. (BCT). BCT provides shared-ride services through PennDOT funding programs as featured in Figure 21. Trips under these programs must be requested through BCT where staff will help riders reserve rides.

The Township does not have a connected pedestrian network nor a bicycle network for mobility across and within the Township; however, there are recreational trails both within the Township and regionally. The

Upper Bucks Public Transportation Feasibility Study (2022) examined the feasibility of microtransit and fixed route transit along Route 309. Microtransit which operates like a shared-ride system is the preferred alternative. The 2022 study proposes initial next steps and funding options, but there is not a timeline for implementing microtransit.

Public Safety Services

The Township is served by a Police Department, volunteer fire companies, and Emergency Medical Services (EMS). The Police Department is run by the Township; the Police Department is located within the municipal building. The Police Department employs a police chief and three full time officers. They serve the entire Township and typically provide 20 hours out of 24 hours coverage. When there is no on-duty officer, the State Police, Dublin Barracks, who cover all of Upper Bucks County, serve as first responders for police calls.

EMS services are provided by multiple agencies including Upper Bucks Regional EMS - Bucks County and Upper Saucon Ambulance - Lehigh County. With the exception of UBREMS station, which is located at the Township Municipal Complex, response units are located in proximity to, but outside of the Township. EMS Services are funded by municipalities (Springfield has a dedicated EMS tax), grants, fundraising, insurance reimbursements, and subscriptions.

Fire services are similarly provided by multiple agencies including Palisades Regional Fire Rescue (Station 40) - Bucks County, Richland Township Fire Rescue (Station 56) - Bucks County, Haycock Fire Company (Station 63) - Bucks County, Richlandtown Fire Company (Station 36) - Bucks County, and Coopersburg Fire Company (Station 43) - Lehigh County. With the exception of the Palisades Regional Fire Rescue, Springtown Station 40, which is located in Springtown, response units are located in proximity to, but outside of the Township. Fire Services are funded by municipalities (Springfield has a dedicated Fire tax), fund raising, grants and subscriptions.

RECOMMENDATIONS & IMPLEMENTATION



There are 3 recommendations to support Safety & Mobility in Springfield Township. The following pages elaborate on each of the recommendations with associated goals, key actions, lead stakeholders, partners, funding sources, timeline, and measures of success. The flow charts below summarize the recommendations with their associated timelines.



Continue to maintain local road network infrastructure for ease of mobility throughout the Township.



Expand, connect, and fund a multimodal network of off-road trails and on-road bike routes.



Support public safety entities and infrastructure.



Continue to maintain local road network infrastructure for ease of mobility throughout the Township.

GOAL

- Ensure sufficient resources and capacity are available to continue Township's preventative maintenance and repairs of local roads.
- Ensure infrastructure is in place for transition to electric vehicles.

KEY ACTIONS

- Assess and prioritize preventative maintenance needs for the Township so that specific funding opportunities/sources can be identified.
- Plan for the electrification of vehicles.
 - Identify infrastructure needs for charging stations.
 - Lobby state officials regarding new sources funding for road maintenance (since less gas will be purchased due to more electric cars).
 - Work with local businesses to install electric vehicle charging stations.
- Identify funding sources that can complement the Township's existing resources dedicated to road maintenance and repair will maintain expected levels of service while not adding to the Township's costs.

LENSES

Climate Resilience: More intense rainfall and other extreme weather can add to the level of maintenance on Township roads. Preventative road maintenance and repairs is an infrastructure investment that will increase the community's resilience by maintaining passable and adequate transportation infrastructure.

Fiscal Sustainability: The Emerald Ash borer an invasive species has led to increased safety and associated cost issues due to dead or dying ash trees falling along township roads.

LEAD STAKEHOLDERS

- Township Administration
- Township Road Department
- Township Planning Commission

PARTNERS

- PennDOT
- Neighboring Municipalities

R

FUNDING SOURCES

- PennDOT Local Transportation Assistance Program (LTAP)
- PennDOT Municipal Liquid Fuels Program
- US DOT (Department of Transportation) National Electric Vehicle Infrastructure Program (via PennDOT)
- Utility provider rebates

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-10

MEASURES OF SUCCESS

- Resident satisfaction
- Number of electric vehicle charging stations

INTERRELATIONSHIPS

CI

LC

Expand, connect, and fund a multimodal network of off-road trails and on-road bike routes.

GOAL

- Provide the Springfield Township community with options for multimodal travel such as public transit, bike, pedestrian, and trail connections through a regionally connected multimodal system.
- Leverage existing trail networks to bring investment and development into Springfield Township.

KEY ACTIONS

- Identify existing and planned multimodal infrastructure that could serve Springfield Township as well as gaps in service and connectivity.
 - Create a multimodal master plan that maps potential connections, trails, and routes.
 - Utilize relevant 10-year master plans such as the Open Space and Parks & Recreation master plans as the basis for identifying potential connections.
- Examine and update Township ordinance requirements for sidewalks and trails for new developments.
- Partner with regional organizations to build support and identify resources for the construction of multimodal trail connections.
- Leverage investments in new infrastructure and/or new development to support trail connections and infrastructure where applicable/relevant.
- Provide information and education on bike route network.
- Install directional and share the road signage along key bike routes.

LENSES

Climate Resilience: Providing connected trails and routes for non-motorized forms of transportation could reduce greenhouse gas emissions and provides resilient community connectedness. Trails and parks provide outdoor recreation that increases residents' fitness and mental health. They can also create stronger communities.

Fiscal Sustainability: Providing multimodal transportation options and alternatives to single-occupancy vehicles can help preserve the life of local roads and infrastructure. Trails allow communities to increase economic development, support and create jobs, increase property values, reduce commuter costs, and provide low cost health benefits. Additionally trail networks and walkable communities can help attract younger families to the area.

LEAD STAKEHOLDERS

- Township Administration
- Township Park and Land Preservation Board
- Township Planning Commission

PARTNERS

- Regional partners and organizations
- Bucks County Planning Commission
- DVRPC

R

FUNDING SOURCES

- Township Open Space Fund
- PA DCED Multimodal Fund
- PA Department of Health Walkworks Grant
- DCED Greenways, Trails, and Recreation Program
- DVRPC Regional Trails Program

TIMELINE

- Assessment: Year 1-5
- Implementation: Year 6-10

MEASURES OF SUCCESS

- Number and/or miles of connections made

INTERRELATIONSHIPS

CC

LC

Support public safety entities and infrastructure.

GOAL

Identify grant and fund-raising opportunities to support enhancements and initiatives of public safety, including activities of Police, Fire, and EMS.

KEY ACTIONS

- Work directly with volunteer Fire and EMS and the Springfield Township Police Department to understand key needs and priorities for these public safety entities. Align these needs/priorities with available grant opportunities.
- Establish a system for identifying and pursuing grant opportunities, through both the Township and county/regional partners.
- Educate residents on the fiscal situation of public safety services and anticipated funding issues in the future.
- Survey residents on their Police Department needs and priorities for the future.

LENSES

Climate Resilience: Public safety/ first responders will be at the frontlines of natural and manmade disasters related to and/or caused by climate change. Ensuring they have the resources, training, and tools necessary to perform their jobs is a key priority for a resilient community.

Fiscal Sustainability: Many communities in PA are facing challenges related to maintaining and sustaining their public safety services, whether they are part-time, volunteer, or full-time staff. Identifying opportunities for local fund-raising events, and at the county and state level to help fund and support the ongoing operations and capital expenditures of public safety services is essential to ensuring continued operations and provision of services.

LEAD STAKEHOLDERS

- Township Administration

PARTNERS

- Bucks County Commissioners/ County Government
- Regional EMS Council - Bucks County
- EMS providers serving the Township
- Fire Companies serving the Township



FUNDING SOURCES

- PA Office of the State Fire Commissioner and EMS Grant Program
- County-level funding sources
- Periodic fund-raising events

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-10

MEASURES OF SUCCESS

- Total funding secured by grant applications and fund-raising events.
- Maintain or improve current levels of service.

INTERRELATIONSHIPS



LIVABLE CENTERS

INTRODUCTION



Springfield Township is a predominately rural community with villages and hamlets that create centers within the Township. Historically, these villages and hamlets accommodated housing, community gathering places, including churches and schools, and retail and services. In years since, the villages and hamlets have lost local retail to commercial centers in nearby municipalities; however, the elements that supported vibrant, mixed-used communities are still present.

The Pennsylvania Municipalities Planning Code requires comprehensive plans to include a plan to meet the housing needs of present residents and individuals and families anticipated to reside in the municipality in the future. Springfield Township sees an opportunity to capitalize upon the villages and hamlets focusing mixed-use development, diverse housing options, and economic development opportunities in these areas.

EXISTING CONDITIONS



Housing

Rural Residential land use, characterized by single-family homes on five or more acre parcels, is the dominant residential land use in the Township, accounting for 69% of the residential land uses. Single-family residential accounts for 30% of the residential land uses, whereas multi-family residential only accounts for 0.31% of the residential land uses.

The Community Survey asked community members to rate the diversity of housing types within Springfield Township. Responses were mixed

between it being classified as a strength or weakness. Some respondents wanted to maintain the existing housing types, whereas other recognized the need to accommodate more variety in housing to help with affordability and attracting families. Additionally, respondents stated a diverse set of desires for the following types of housing: 1. Single-family (73%), 2. Townhouse (56%), 3. Apartment (43%), Senior Housing (43%).

Two community priorities emerged through the Community Survey and Community Collaboration meeting regarding housing types:

- Increase the opportunity for younger generations/young families to move to Springfield Township. Currently, there is a lack of 'starter home' inventory based on median home prices.
- Increase the ability to 'age in place.' There currently are not options for seniors to 'downsize' or easily age in place in homes that are accessible, 'easy to maintain,' and connected to services. The maintenance and upkeep of existing housing stock can be burdensome, especially for retirees on a limited income.

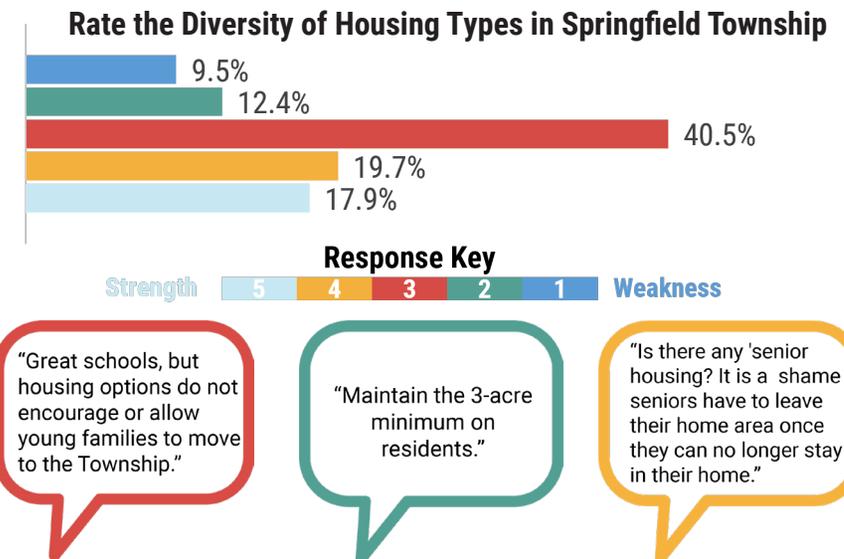


Figure 22: Community Responses to "Rate Diversity of Housing Types in Springfield Township" | Source: Community Survey

The vast majority of housing units are single-family detached homes (94%, 2,040 units). Springfield Township also has a small number of single-unit attached homes, two-four-unit homes, and mobile homes.

There are 2,176 total housing units within Springfield Township, 2,128 (97.8%) of which are occupied. The majority of units (85.3%) are owner-occupied compared to 272 renter-occupied units (12.5%).

Housing Unit by Tenure				
Year	Owner-Occupied	Renter-Occupied	Vacant	Total
2000	1,668	232	72	1,972
2010	1,769	123	158	2,050
2020	1,856	272	48	2,176
% Change from 2000 to 2020	11.3%	17.2%	-33.3%	10.3%

Figure 23: Housing Unit by Tenure | Source: Source: 2020 U.S. Census; 2020-2024 American Community Survey 5-Year Estimate

Springfield is seeing growth in total units at a two-decade rate (10.3%) which is higher than the state average, but just below the County average. The growth of rental-occupied units in the Township since the year 2000 (17.2%) is ahead of the County (6.6%) and State (15.6%) average, but it should be noted that because the Township has relatively few rental units when compared to larger geographies, the addition of even a few rental units can result in a higher percent change. Additionally, the Township reduced its vacant units while the County and State saw an increase.

Housing cost burden, as defined by the U.S. Census Bureau, encompasses any occupied household spending 30% or more of its household income on housing costs. Springfield Township has a smaller percentage of

households faced with housing cost burden than both the County and State; however, it is a significant proportion of households. Overall, housing cost burden spiked in 2010 after the 2008 recession and has decreased slightly since that time.

Percentage of Cost Burdened Households			
	Springfield Township	Bucks County	Pennsylvania
2000	14%	24.6%	22.6%
2010	30.5%	36%	32%
2020	24.3%	29.1%	27.2%

Figure 24: Percentage of Cost Burdened Households | Source: 2020 U.S. Census; 2020-2024 American Community Survey 5-Year Estimate

Home values, median mortgage payments, and median contract rent values have all increased since 2000. The Township median home value tracks fairly close to the county since 2000. The median home value for Springfield Township was \$384,800 in 2020, up 136.8% from \$162,500 in 2000. Springfield has higher rents, mortgage payments, and median house prices than the County and the state.



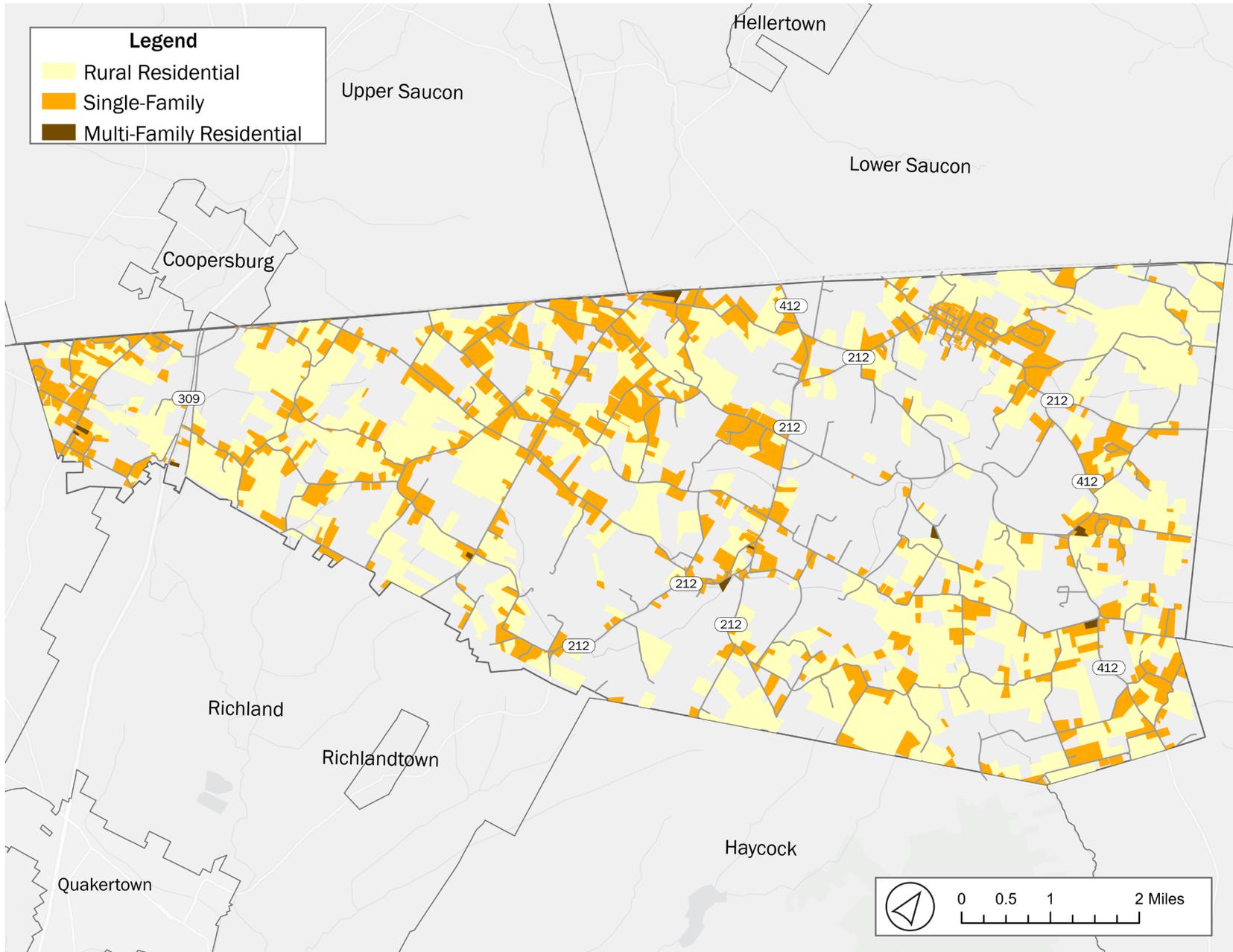


Figure 25: Residential Land Uses in Springfield Township | Source: Bucks County Board of Assessment (2023)

Livable Centers

There are four main village centers in Springfield Township and several hamlets that have been identified as having potential as livable centers, with housing options, walkability, services, amenities, and economic development opportunities, as they were historically. The two hamlets are identified described on this page are primary hamlets in the Township. There are additional hamlets within the Township; however, they are incidental to Bursonville and Gallows Hill. Additional hamlets include Amity, Gruversville, Hilltop, Pullen, Rocky Valley, and Salem. They are historic hamlets that no longer serve as primary hubs in the community. The current zoning districts reflect the Township's priority for residential and mixed-use development in the village centers; however, there are constraints mainly due to infrastructure capacity.

Springtown (Village)

Springtown is village with a distinct main street with minor commercial uses running through its center. The main street is primarily surrounded with single-family residential land use with some commercial properties. In town lies Palisades Regional Fire Rescue Station 40, a post office, the Springtown Rod & Gun Club, and two churches. There is also a historic district located in Springtown.

Zion Hill (Village)

Zion Hill is primarily residential in nature with a church and a post office with at least one commercial property at its center. It is situated along Old Bethlehem Pike. Its proximity to the Upper Bucks Rail Trail provides opportunity for trail and recreation connections to the residential neighborhoods within the village.

Pleasant Valley (Village)

Pleasant Valley is bisected by Old Bethlehem Road. Along Old Bethlehem Road (Route 212), there is a mix of commercial, residential, and institutional uses. Commercial uses include the diner, auto shops and a mix of other businesses. Springfield Elementary School, two preschools,

and the Township building are all located within Pleasant Valley, making it a civic institution hub.

Passer (Village)

Passer is small, primarily residential and agricultural hamlet. Passer Community Association, a former school, located in the village, is a gathering place for many residents in Springfield. Currently, there is no commercial within the village.

Bursonville (Hamlet)

Historically, Bursonville had a hotel, post office, and other commercial uses. Today, Bursonville does not have any commercial uses. The hamlet consists of a few residential and agricultural uses.

Gallows Hill (Hamlet)

Gallows Hill is a hamlet surrounded by hills and woods consisting of older residential dwellings. The was previously a store at the intersection of Harrow Road and Gallows Road, but it appears to be vacant at this time.



Figure 26: Village of Springtown with sketch elements showing potential traffic calming tools as outlined in the recommendation
Source: Michael Baker International Design Hub

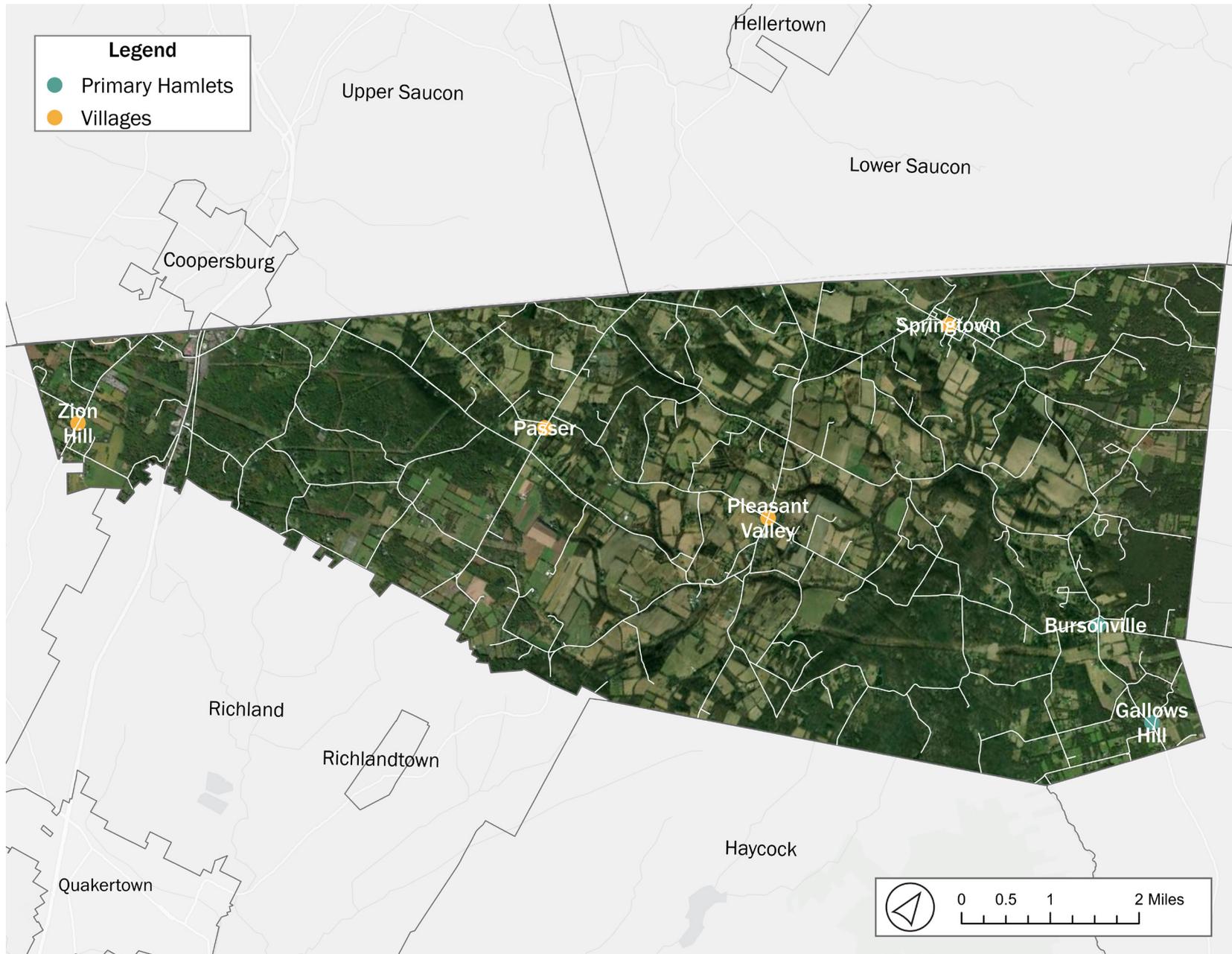


Figure 27: Villages and Hamlets in Springfield Township | Source: Springfield Township

RECOMMENDATIONS & IMPLEMENTATION



There are 4 recommendations to support Livable Centers in Springfield Township. The following pages elaborate on each of the recommendations with associated goals, key actions, lead stakeholders, partners, funding sources, timeline, and measures of success. The flow charts below summarize the recommendations with their associated timelines.



Provide financially accessible housing that is diverse in type and price point.



Promote neighborhood-scale mixed use development in the villages and hamlets.



Encourage adaptive reuse throughout the Township, and redevelopment and infill development in the villages.



Install traffic calming tools in the villages and hamlets to address speeding.



Provide financially accessible housing that is diverse in type and price point.

GOAL

Springfield Township’s housing stock will be available at a range of price points that will allow for first-time homebuyers, seniors, and young families to live and thrive in the community.

KEY ACTIONS

- Conduct a comprehensive review of current Zoning Code and Zoning Districts to understand alignment with increasing housing diversity. Consider updates to Code as part of Comprehensive Plan implementation.
- Complete Village Planning Studies to understand opportunities and potential sites for housing, businesses/commercial, infill development, adaptive reuse of structures, and improved connectivity/streetscape.
- Assess infrastructure needs (i.e., public water/sewer) that could accommodate higher density housing, and identify areas where such infrastructure investments are feasible.

LENSES

Climate Resilience: A range of housing options can provide more opportunity for people to live closer to work, amenities, and recreation opportunities, reducing their reliance on motorized modes of transportation.

Fiscal Sustainability: A diverse range of housing options can help stabilize and potentially grow a community’s population by providing opportunities for a variety of ages, income levels, and households to locate in the Township, and thereby contribute to the tax base.

LEAD STAKEHOLDERS

- Township Administration
- Township Planning Commission

PARTNERS

- DVRPC
- Bucks County Planning Commission



FUNDING SOURCES

- PA DCED MAP Grants

TIMELINE

- Assessment: Year 1-5
- Implementation: Year 6-10

MEASURES OF SUCCESS

Increased diversity of housing stock in type and price point

INTERRELATIONSHIPS



Promote neighborhood-scale mixed used development in the villages and hamlets.

GOAL

Enhance and increase opportunities for more housing and local businesses in the village centers and hamlets that are well positioned to be hubs for development/redevelopment.

KEY ACTIONS

- Upon adoption of the Comprehensive Plan, review Township’s Zoning Ordinance and Zoning Districts to create alignment between the new Comprehensive Plan and the current zoning.
- Create opportunities for flexible working and co-working spaces.
- Promote accessory dwelling units (ADUs).
- Assess infrastructure needs (i.e., public water/sewer) that could accommodate higher density housing, infill development for businesses, and identify areas where such infrastructure investments are feasible.

LENSES

Climate Resilience: Mixed use developments within the village and hamlet areas of Springfield Township can provide opportunities for lower-carbon footprint living by allowing residents and visitors to access services and their residences without having to drive.

Fiscal Sustainability: Promoting development/redevelopment in areas of the Township that can support neighborhood-scale mixed use development (i.e., duplexes/townhomes; buildings with first floor commercial/office and apartments above, ADUs, etc.) can be a way to diversify and grow the Township’s tax base while maintaining the Township’s low-density and preserved rural areas.

LEAD STAKEHOLDERS

- Township Administration
- Township Planning Commission

PARTNERS

- Local developers
- Local businesses
- Bucks County Planning Commission

FUNDING SOURCES

- PA DCED MAP Grants

TIMELINE

- Assessment: Year 1-5
- Implementation: Year 6-10

MEASURES OF SUCCESS

- Successful alignment of adopted Comprehensive Plan and Township Zoning Ordinance
- Increase in housing units in villages/hamlets
- Increase in businesses in villages/hamlets

INTERRELATIONSHIPS



Encourage adaptive reuse throughout the Township, and redevelopment and infill development* in the villages.

GOAL

Promote increased economic/community development, housing options, and job growth through strategic growth of Springfield's villages and hamlets.

KEY ACTION

Complete Village Planning Studies to understand opportunities and potential sites for housing, businesses/commercial, infill development, adaptive reuse of structures, and improved connectivity/streetscape.

LENSES

Climate Resilience: The envisioned redevelopment of Springfield’s villages and hamlets promotes walkable and connected mixed-use centers that will lessen dependence on motorized vehicles. Additionally, infill development and adaptive reuse approaches can be more environmentally sound ways to develop.

Fiscal Sustainability: Redevelopment/revitalization of Springfield’s villages and hamlets are opportunities to increase the Township’s tax base via population growth, new development, redevelopment, and investment in the community’s long-term growth.

* Infill development is the construction of new buildings on vacant or underutilized land.

LEAD STAKEHOLDERS

- Township Administration
- Township Planning Commission

PARTNERS

- Local organizations
- Businesses
- Developers/Builders
- Residents
- Palisades School District

FUNDING SOURCES

- PA DCED MAP Grant

TIMELINE

- Assessment: Year 1-5
- Implementation: Year 6-10

MEASURES OF SUCCESS

Completion of plans/implementation framework.

INTERRELATIONSHIPS



Install traffic calming tools in villages and hamlets to address speeding.

GOAL

Utilize and provide awareness of traffic calming tools.

KEY ACTIONS

- Identify and evaluate high crash areas in the Township and key traffic calming tools that could be utilized to create safer intersections/crosswalks/roads.
- Create a grant-funded pilot program for installing tools in villages and hamlets. Track and evaluate their effectiveness.
- Launch a campaign to increase awareness of speeding and use of traffic calming tools to addressing speeding concerns.

LENSES

Climate Resilience: Creating more walkable/bike-friendly centers in the community can increase non-motorized forms of transportation and reduce overall carbon footprints.

Fiscal Sustainability: If the Township is successful in pursuing grant funding for traffic calming tools, road safety can be increased without a large investment of existing and/or future Township funds.

LEAD STAKEHOLDERS

- Township Administration
- Township Police Department

PARTNERS

- PennDOT
- Bucks County
- DVRPC
- PA Department of Health (DOH)
- PA Department of Community and Economic Development (DCED)

FUNDING SOURCES

- PennDOT Local Technical Assistance Program (LTAP)
- PA DCED Multimodal Transportation Fund
- PA DOH Walkworks Grant

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-10

MEASURES OF SUCCESS

Reduction in crashes and speeding

INTERRELATIONSHIPS



RURAL & HISTORIC PRESERVATION

INTRODUCTION



Springfield Township is recognized for its rural character which includes preserved open space: agricultural land, natural resources, park, forested land, and scenic views. Furthermore, preserving soils, agricultural lands, and floodplains are integral components of the Township's climate resilience, which is an overarching theme of the plan. The 2003 Comprehensive Plan prioritized land preservation, and the township has preserved large portions of open space. According to Bucks County, the Township has 4,354 acres of preserved open space, including agricultural land, making up 22% of the Township. Springfield Township has the second highest number of preserved farms in the County. While there has been great progress in land preservation, there is also a perceived concern about the impacts of over-preserving land in the Township which could affect long-term fiscal sustainability and the tax base to maintain and grow Township services such as public works and police. As such, this plan works to retain the rural character of the Township while allowing for growth within the villages.

EXISTING CONDITIONS



Historic Preservation

Springfield Township is home to five features on the National Register of Historic Places: Jacob Funk House and Barn, John Eakin Farm, Knecht's Mill Covered Bridge, Springhouse Farm, and Springtown Historic District. In addition to national recognition, Springfield Township has a Historic Resources Overlay District which consists of properties on the Township's Historic Resources List. The Overlay was put into place in 2007. The Historic Resources Overlay District aims to retain community

This plan's recommendations align with Article 1, Section 27, from the Pennsylvania State Constitution in ensuring residents' rights to "clean air, pure water, and to the preservation of the natural, scenic, historic and esthetic values of the environment." This plan recognizes that the Township's natural resources are, "the common property of all the people, including generations yet to come."

Source: PA State Constitution



character through historic preservation and provide a review process for any changes to historic resources. Reviews are conducted by the Township’s Zoning Officer and Historic Commission; however, at the time of writing, the Historic Commission does not have a quorum.

Open Space & Agricultural Land

Springfield Township has a rich agricultural and cultural history. The Township contains 4,394 acres in agricultural and conservation preservation, according to the Park and Land Preservation Board.

Currently, there are 44 farms that are preserved using easements funded by the Bucks County Agricultural Land Preservation Program which was established in 1989 and is regulated by the Pennsylvania (PA) Department of Agriculture, Bureau of Farmland Preservation, and governed by PA Act 43 as well as county program guidelines. The programs utilize funds from state, county, and local governments to purchase conservation easements on productive farmland. Farms considered for the preservation program are prioritized according to soil quality, location, conservation practices, and threat of development. As of 2022, there are 238 total farms preserved across Bucks County. Springfield’s 44 farms represent 18% of the total preserved farms, the second most of any municipality in the County, according to Bucks County.

Additionally, there are 4717.5 acres of agricultural security areas, which is a tool to protect farms and farmlands from non-agricultural uses; however, it should be noted that agricultural security areas do not qualify as preserved land. 22% of the land in the Township is preserved open space or preserved agricultural land. The preserved open space data on the following page are provided by the Bucks County Planning Commission records. In combination with the 4717.5 acres of secure agricultural lands, the number of acres of preserved land is 9111.5 (using the Park and Land Preservation Board acreage); about 46% of the total acreage of the Township. The Springfield Township Open Space Plan (2010) has a goal to strategically preserve open space and farmland and protect scenic resources throughout the Township.

Preserved Open Space	
Type of Preserved Land	Acres
State Parks	0
State Gamelands	0
State Forest Preserves - State Historic Sites - Fish and Boat Commission	0
Municipal Parks and Open Space	44.2
County Parks and Open Space	192.3
Bucks County Agricultural Land Preservation Program	2,380.5
Municipal Preserved Farmland	969.1
Land Trust Owned Parcels	62.2
Other Preserved Properties/Conservation Easements	698
Homeowner Association Open Space	8.7
Total	4,355

Figure 28: Preserved Open Space | Source: Bucks County



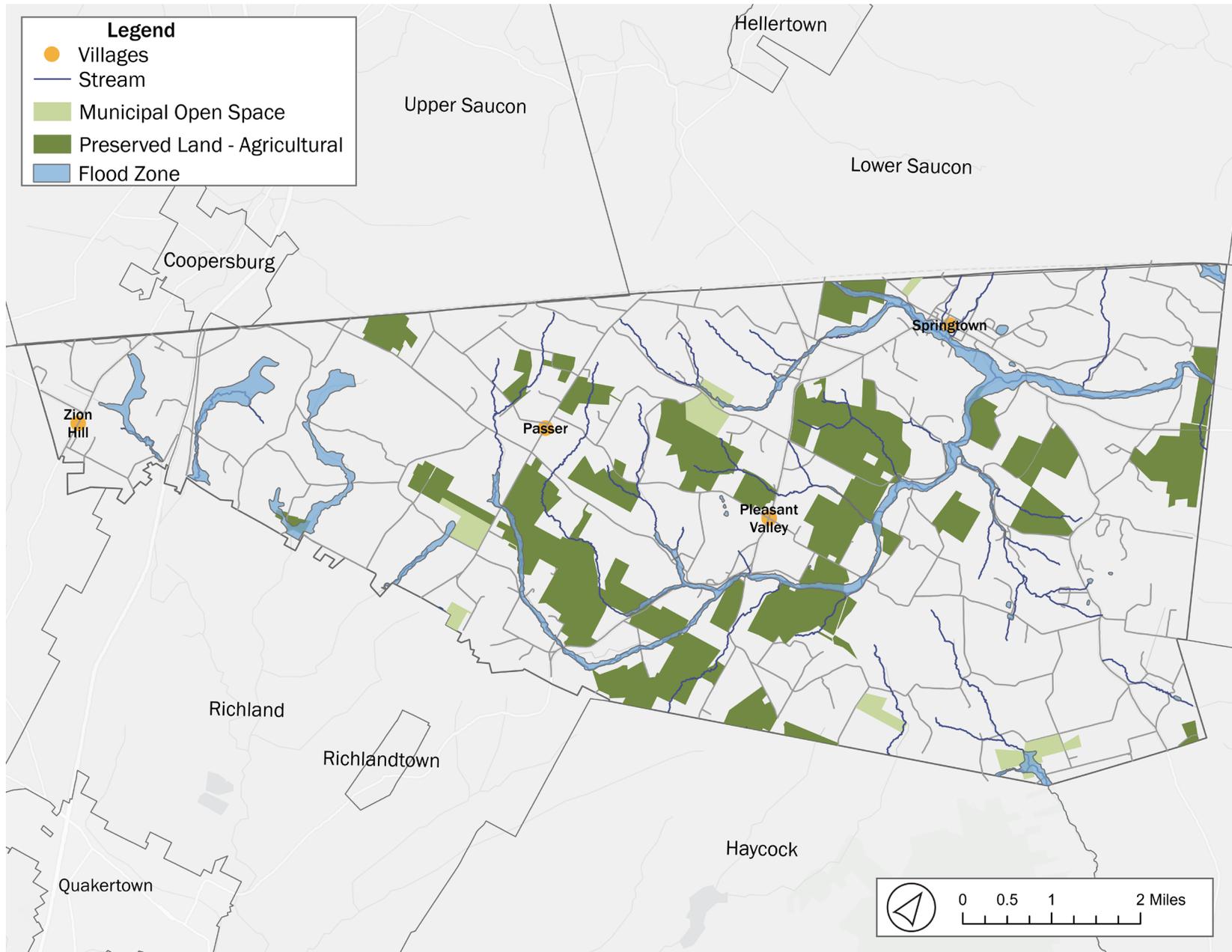


Figure 29: Preserved Open Space in Springfield Township | Source: Bucks County



Natural Resources

Natural resources, as stated in the Pennsylvania Municipalities Planning Code (MPC), include wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, and unique natural areas. The Township's current zoning ordinance recognizes the importance of these resources through the designated Watershed District, Agriculture District, and Resource Protection District. These districts are aligned with the Bucks County Natural Resources Plan and the Cooks Creek Watershed Conservation Plan.

Water Quality

The majority (24 square miles) of the 30-square mile Cooks Creek Watershed (within Delaware River Bucks County North) is located in Springfield Township. The underlying geology is mostly limestone and contains a high-quality drinking water aquifer that is the sole source of drinking water for the majority of residents. 67% of the Township drains to the Cook's Creek Watershed. Other watersheds within Springfield

Township include: Unami Creek, Hickon, Saucon Creek, Tohickon Creek, Springtown, Kimples Creek, Haycock Creek, Gallows Run, and Hollow Run. The Hickon Creek and Haycock Creek empty into the Tohickon Creek outside of the Township's boundaries and the Tohickon Creek eventually empties into the Delaware River. Gallows Run also reaches the Delaware River. More information on groundwater and drinking water is included in the Community Infrastructure & Utilities Focus Area.

Soils

Springfield Township contains significant agricultural soils. The quality of these soils is determined by the Natural Resource Conservation Service (NRCS) of the U.S. Department of Agriculture. The Township currently designates the area south of Springtown and north and east of Pleasant Valley as its AD Agriculture zoning district. The Springfield Township Zoning Ordinance restricts development on both Prime Agricultural Soils and Soils of Statewide Importance in its AD Agriculture district. Prime Agricultural Soils must be 70 percent protected from development and Soils of Statewide Importance must be 60 percent protected. A soils map is included in Appendix B.

Floodplains

There are identified floodplains next to streams and watercourses within the Township. The 100-year floodplain is defined by the Federal Emergency Management Agency (FEMA) as the area adjoining a stream or river that accommodates floodwater produced by the 100-year storm (or base flood event), which has a 1 percent chance of being equaled or exceeded in a given year, based on historic flooding events. It is highly probable that future flooding will inundate areas greater than those depicted here.

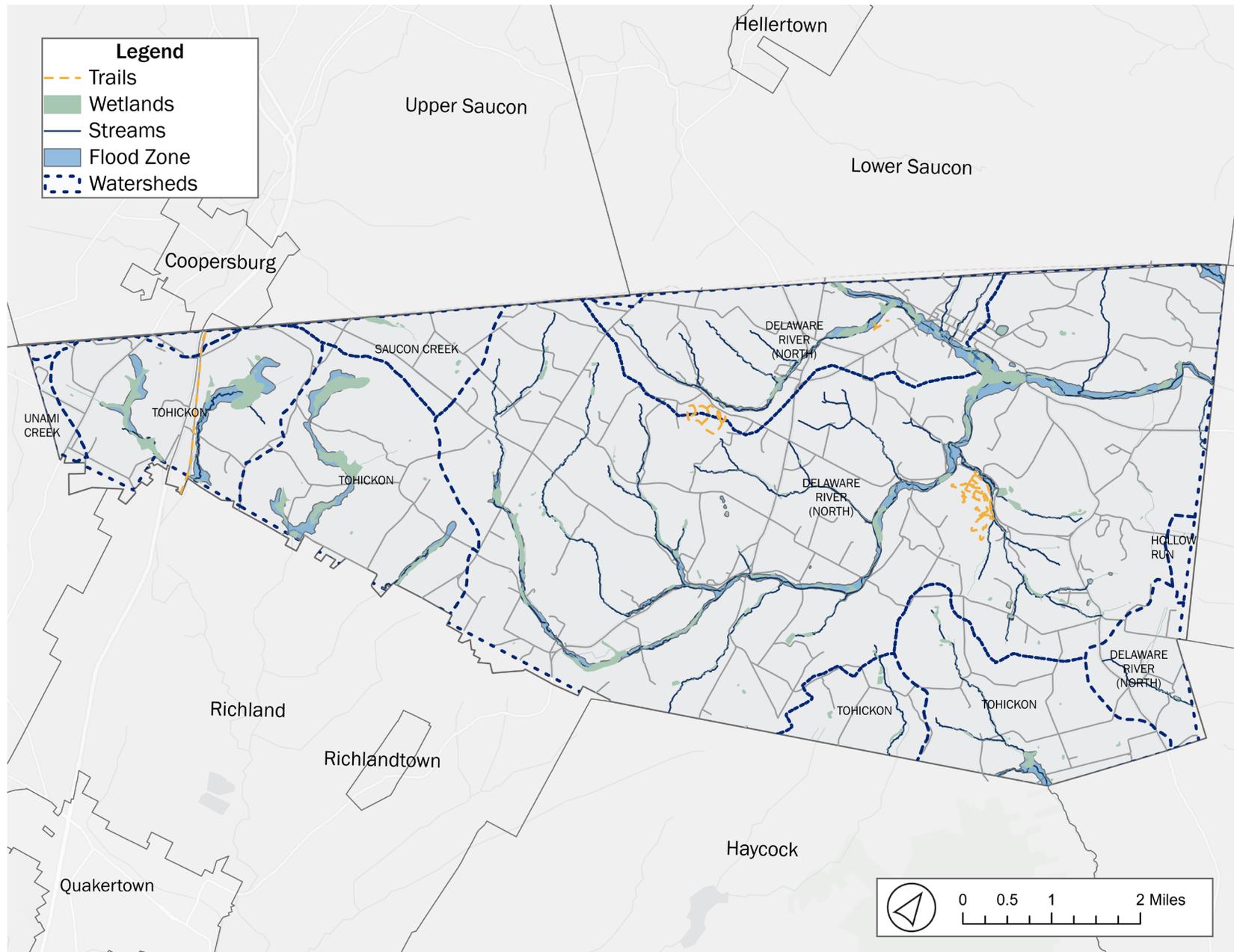
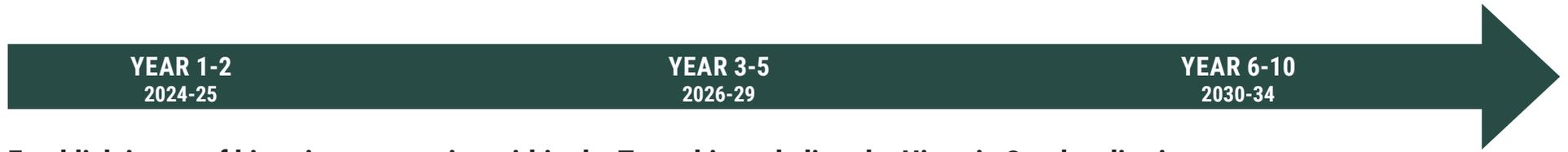


Figure 30: Water Systems | Source: Bucks County

RECOMMENDATIONS & IMPLEMENTATION



There are 5 recommendations to support Rural and Historic Preservation in Springfield Township. The following pages elaborate on each of the recommendations with associated goals, key actions, lead stakeholders, partners, funding sources, timeline, and measures of success. The flow charts below summarize the recommendations with their associated timelines.



Establish intent of historic preservation within the Township and align the Historic Overlay district.



Recognize, promote, and educate the community on the historic rural identity of the Township.



Protect high-quality soils from development and other practices that reduce soil health.



Utilize resources to engage existing and potential new farmers and land owners on increasing local food production in the Township.



Protect natural ecosystems, including natural resources, such as air quality and water quality, forests, and wildlife.



Establish intent of historic preservation within the Township and align the Historic Overlay district.

GOAL

- Create a shared vision and understanding of the purpose and goals of historic preservation in Springfield Township.
- Understand, and if needed, update the role/goals/priorities of the current Historic Overlay district so that it aligns with the Township's intent for historic preservation.
- Establish an aligned and coordinated inventory of the historic resources in the Township that supports any updates/changes to the Historic Overlay district.

KEY ACTIONS

- Evaluate role and scope of municipal historic preservation efforts in townships and communities similar to Springfield Township.
- Coordinate with the Springfield Township Historical Society on the goals for historic preservation in the Township.
- Encourage Township leadership to facilitate a public-facing process to discuss historic preservation and establish the Township's intent, goals, and priorities.
- Repopulate the Township's Historic Commission.
- Conduct an assessment of the current Historic Resources list to provide a shared understanding and awareness of current Resources within the Township.
- Evaluate Historic Resources in relationship to the outcomes of the Historic Overlay district assessment and update the list, as needed, to align.
- Encourage the restoration of key historic buildings on the Historic Resources list.

LENSES

Climate Resilience: Generally, historic preservation efforts focus on preserving and maintaining key properties, sites, and land which can be considered a sustainable land management practice.

Fiscal Sustainability: With an established historic preservation intent for the Township, the Township could potentially pursue grant funding to assist with the maintenance of historic properties, sites, and land. Clear historic preservation goals could also boost tourism in the Township.

LEAD STAKEHOLDERS

- Township Administration
- Township Historic Commission
- Township Planning Commission
- Springfield Township Historical Society

PARTNERS

- Residents
- Bucks County Planning Commission

FUNDING SOURCES

- Township General Fund
- Fundraising associated with the Historical Society and/or Historic preservation efforts in the Township
- Historic Preservation Tax Credit (HPTC)

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-5

MEASURES OF SUCCESS

- Townships establishes 'intent' of historic preservation through a public input process.
- Updated list of Historic Resources that is aligned with other historic preservation processes in the Township.

INTERRELATIONSHIPS



Recognize, promote, and educate the community on the historic rural identity of the Township.

GOAL

Celebrate the Township's rural and historic character, and leverage these characteristics as a tool to promote local tourism, economic development, and educational activities.

KEY ACTIONS

- Create marketing materials to attract visitors, businesses, and/or future residents.
- Identify existing and potential tourism activities and opportunities.
- Work with Visit Bucks County organization to ensure Springfield Township's assets are recognized and promoted.
- Promote historic buildings as potential filming locations.
- Promote rural and historic assets on updated website.

LENSES

Climate Resilience: Springfield's rural identity can also be an educational tool for the success of land preservation efforts in the Township and Upper Bucks County - providing a great example of municipal leadership in resource conservation and preservation.

Fiscal Sustainability: Efforts the celebrate Springfield's unique rural identity can provide a way to attract new residents, businesses, and visitors - all of which can contribute to growing the Township's tax base and promoting sustainable economic development.

LEAD STAKEHOLDERS

- Township Administration
- Township Park and Land Preservation Board
- Township Historic Commission

PARTNERS

- Cooks Creek Watershed Association
- Heritage Conservancy
- Local landowners
- Bucks County Conservation District
- Visit Bucks County

FUNDING SOURCES

- Township Open Space Fund
- PA DCNR (Department of Conservation and Natural Resources) Community Conservation Partnerships Program
- PA DCNR Rivers Conservation Grants
- PA DCED Greenways, Trails, and Recreation Program

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-5

MEASURES OF SUCCESS

- Maintenance of current acres of land preserved
- Maintenance of water/air quality

INTERRELATIONSHIPS

LC

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Protect high-quality soils from development and other practices that reduce soil health.

GOAL

Preserve, protect, and improve high quality agricultural soils.

KEY ACTIONS

- In collaboration with the BCCD, collate a toolkit of best practices and resources to implement best practices related to soil conservation and maintenance.
- Promote best practices and soil resources related to improving soil health.
- Facilitate/encourage landowners and farmers to participate in carbon smart farming programs, some of which bring fiscal gains to landowners (e.g., Family Forest Carbon Program).
- Incorporate best practices into zoning ordinance and subdivision and land development ordinance (SALDO) to be applied when properties are subdivided.
- Survey agriculture within the Township to have a more detailed understanding of agricultural operations in the Township and to build a coalition of farmers focused on soil health, economic sustainability of farming and local food production.
- Consider expanding responsibilities of Agricultural Security Board to address Comprehensive Plan recommendations.

LENSES

Climate Resilience: Protecting and improving high-quality agricultural soils will contribute to more sustainable and resilient agricultural practices, which can help mitigate flooding, decrease stormwater runoff and pollutants entering the water ways, and allow agricultural areas to be ‘carbon sinks’ where the soils sequester greenhouse gas carbon dioxide that would otherwise be in the atmosphere. Agricultural sources accounted for the largest proportion of Springfield Township's non-energy related greenhouse gas emissions.

Fiscal Sustainability: Agriculture is one of the largest land uses in Springfield Township and is a significant contributor to Springfield’s local economy. Preservation and maintenance of high quality agricultural soils is an investment in a key sector of the Township’s economy.

LEAD STAKEHOLDERS

- Township Administration
- Township Environmental Advisory Council
- Township Planning Commission
- Township Agricultural Security Board

PARTNERS

- | | |
|--|--|
| • Bucks County Conservation District (BCCD) | • PASA |
| • Bucks County Agricultural Preservation Program | • Rodale Institute |
| • Local farmers and landowners | • Natural Resources Conservation Service |
| • PA Department of Agriculture | • Heritage Conservancy |



FUNDING SOURCES

- Township Open Space Fund (if permitted)
- USDA (Department of Agriculture) Environmental Quality Incentives Program
- USDA Conservation Stewardship program
- PA Department of Agriculture; Agricultural Conservation Assistance Program

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-5

MEASURES OF SUCCESS

- Maintenance of high quality ag soils
- Increased acreage of high quality ag soils

INTERRELATIONSHIPS



Utilize resources to engage existing and potential new farmers and land owners on increasing local food production in the Township.

GOAL

Springfield Township’s agricultural land contributes to the community’s overall resiliency and food access by being a resource for local produce and agricultural food products.

KEY ACTIONS

- Evaluate the current local/regional food system to understand the contributions of local Springfield farmers’/agricultural lands.
- Identify resources, such as Penn State Extension, Rodale Institute, and PASA, and engage farmers’ on local food production and associated opportunities.
- Review and streamline Township ordinances to facilitate food production and sales within the Township.
- Identify and engage resources to help connect landowners to existing and new farmers.

LENSES

Climate Resilience: Local food systems can help reduce a community's overall carbon footprint and will build resilience within the local food system that can be important when there are natural disasters or other disruptions to the national food system.

Fiscal Sustainability: Supporting local farms and local food production keeps money within the local economy and supporting local business owners.

LEAD STAKEHOLDERS

- Township Administration
- Township Environmental Advisory Council
- Township Agricultural Security Board

PARTNERS

- Local Farmers
- Bucks County Foodshed Alliance
- Bucks County Taste
- Penn State Extension
- Rodale Institute
- PASA



FUNDING SOURCES

- Bucks County Foodshed Alliance Small Farm Grant Program
- PA Department of Agriculture

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-5

MEASURES OF SUCCESS

- Pounds of food produced locally that stay 'local'
- Number of farms participating in local food production

INTERRELATIONSHIPS

None

Protect natural ecosystems, including natural resources, such as air quality and water quality, forests, soils, and wildlife.

GOAL

Maintain and protect Springfield Township's natural resources, ecosystems, watersheds, and habitats through local and regional efforts.

KEY ACTIONS

- Educate public on natural resource protection actions that they can take such as:
- Create a strategic plan for natural resource protection priorities.
- Maintain or increase areas of natural resources.
- Effectively enforce current natural resource related ordinances.
- Review existing ordinances and evaluate their effectiveness in protecting natural resources in the Township.

LENSES

Climate Resilience: Protection and maintenance of Springfield's natural resources will help to increase the resilience of both human and wildlife habitats to the effects of climate change.

Fiscal Sustainability: Springfield Township is known for its rural identity and natural resources. The preservation of these resources is an investment in maintaining the community character and amenities the Township is known for.

LEAD STAKEHOLDERS

- Township Administration
- Township Environmental Advisory Council
- Township Park and Land Preservation Board
- Township Planning Commission

PARTNERS

- Cooks Creek Watershed Association
- Heritage Conservancy
- Bucks County Conservation District
- Residents/Landowners



FUNDING SOURCES

- Township Open Space Fund
- PA DCNR Community Conservation Partnerships Program
- PA DCNR Rivers Conservation Grants
- PA DCED Greenways, Trail, and Recreation Program

TIMELINE

- Assessment: Year 1-2
- Implementation: Year 3-5

MEASURES OF SUCCESS

- Maintenance of current acres of land preserved
- Maintenance of water/air quality
- Maintain/increase area of natural resources

INTERRELATIONSHIPS

None

LAND USE

INTRODUCTION

The future land use map is a key component of the comprehensive plan because it plans for the amount, intensity, and character of development and the preservation of natural resources. The future land use map sources its categories and guidance from the focus areas' recommendations. The future land use map is intended to help guide growth and resource preservation for the Township over the next 10 years. While the future land use map can be used as a reference to update the Township's zoning map and ordinance, it is not a zoning map, and it does not establish zoning districts. The future land use map is conceptual and does not dictate specific use regulations for the land use categories nor specific bulk and area regulations. Should the Township pursue a zoning map update in the future, an extensive analysis will take place to determine zoning district boundaries. The Future Land Use Map will be just one input that is considered in the analysis, but zoning districts boundaries will not be determined solely on the Future Land Use Map.



EXISTING CONDITIONS

To understand the existing conditions of land use in Springfield Township, three data sets were reviewed and analyzed: land use, land cover, and zoning. These three data sets were chosen for the following reasons:

Land Use: The land use data is sourced from the Bucks County Board of Assessment. The Board of Assessment evaluates properties and assigns a land use code based on their best understanding of the property. The Board of Assessment land use categories were grouped into the 10 land uses. While there are accuracy limitations to the data collected from the Board of Assessment, these data provide an general overview of how land is being used in the Township.

Land Cover: Land cover data, from the National Land Cover Database, provide information on the characteristics of land surface based on thematic classes. Land cover, compared to land use, illustrates general development and environmental features in the Township .

Zoning: The existing zoning map illustrates what goals the Township had at the time of the most recent zoning code adoption for how land is to be used and/or developed.

Each of these data sources independently would not give a complete picture of what is happening on the ground in Springfield; however, by using all three sources, a general understanding of the way land is used or intended to be used is gained.

Land Use

Springfield Township’s land uses have remained relatively consistent over the past two decades, since the previous comprehensive plan was adopted in 2003 and has remained consistent for longer than two decades in the Township. Agricultural and residential uses are dominant within the Township. The existing land use map categorizes the entirety of a parcel as one primary use regardless of secondary uses occurring on the property. The data were sourced from the Bucks County Board of Assessment in March 2023. The Board of Assessment assigns land use codes based on their best understanding of the property use. It is a point in time categorization of the land and does not reflect the zoning districts or desired future land use.

Springfield Township contains over 30.6 square miles of land. In 2003, the predominant land uses were Rural Residential, Single-Family, and Agricultural (i.e., farmland, cropland, and pastures for crop production and/or raising of livestock). Rural Residential land use is a single-family detached dwelling that is located on a lot of 5 acres or greater. Single-Family Residential is defined as single-family detached dwellings on lots less than 5 acres. The 2023 land use data show the continued dominance of these three categories of land use: Rural and Single-Family Residential total 48.7% of the Township’s land uses and Agricultural characterizes 43.2% of the Township’s land use.

Rural Residential comprises the majority of residential land use in Springfield Township. Residential land uses, inclusive of single-family, multi-family, and rural residential, have not seen substantial growth since the 2003 Comprehensive Plan, but Rural Residential continues to be the predominant residential land use.

Existing Land Use (2023)			
Land Use	Description	Acreage	Percentage
Single-Family Residential	Detached dwelling on fewer than 5 acres of land.	2,903	14.7%
Multi-Family Residential	Two or more unit dwellings (duplexes, townhouses, apartments, etc.).	30	0.2%
Rural Residential	Detached dwelling on 5 or more acres of land.	6,694	34%
Agriculture	Operating and/or preserved farms and Act 319 land.	8,517	43.2%
Mining/ Manufacturing	Industrial uses, warehouse buildings, meat packing plant, etc.	45	0.2%
Government/ Institution	Schools, cemeteries, churches, government buildings, and government owned land.	290	1.5%
Parks and Recreation	Conservancy-owned parkland.	91	0.5%
Commercial	Office or commercial buildings.	302	1.5%
Transportation/ Utilities	Roads and right-of-way, transmission tower, and utility buildings.	129	0.7%
Vacant	Vacant land and structures.	698	3.5%

Figure 31: Existing Land Use Table | Source: Bucks County Board of Assessment



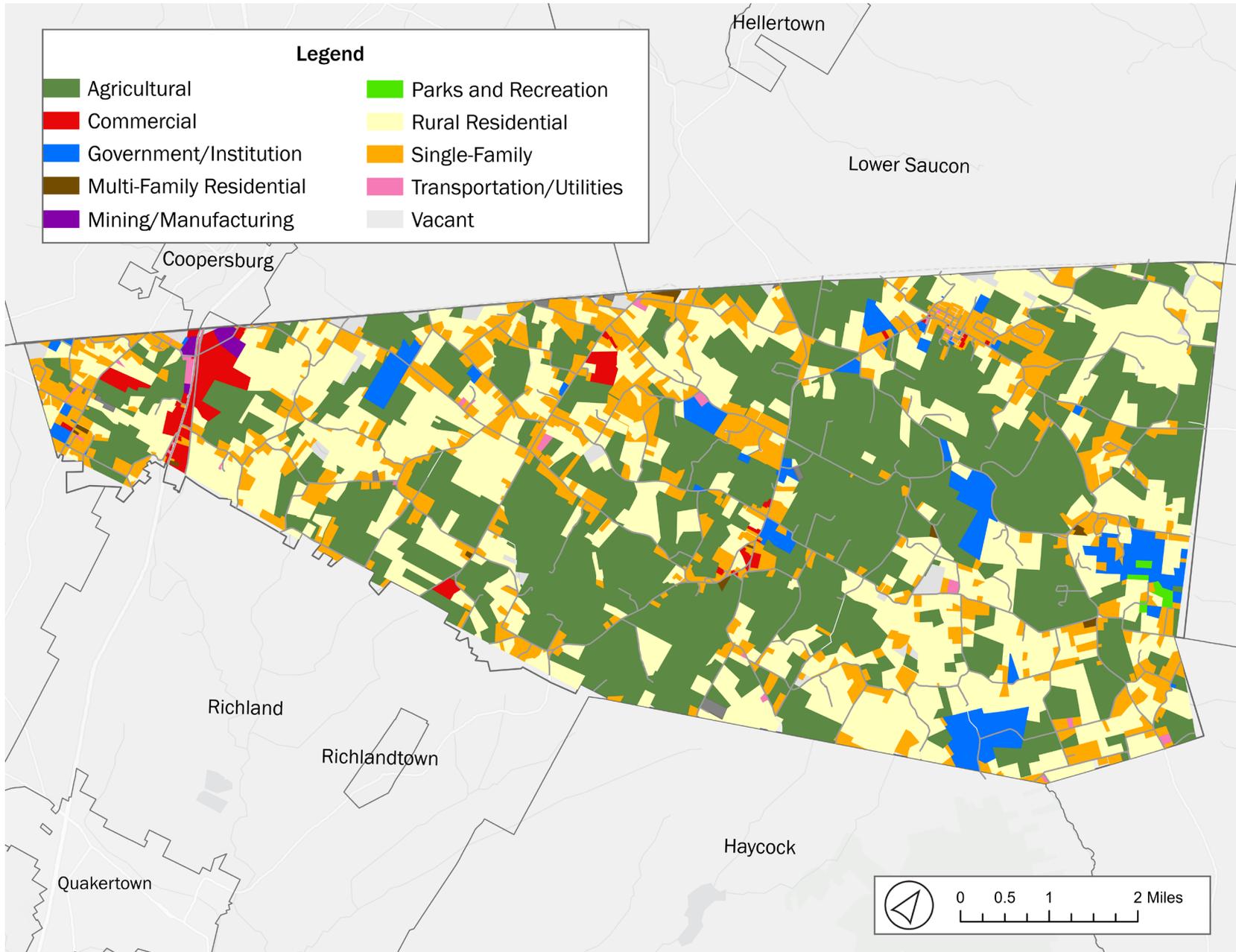


Figure 32: Existing Land Use | Source: Bucks County Board of Assessment

Land Cover

The National Land Cover Database (NLCD) provides nationwide data on land cover and land cover change at a high resolution. The NLCD classifies land into 16 classes based on satellite imagery. It does not detail how land is specifically being used, but it does provide a snapshot of the trends in development and preservation. The data are classified based on satellite imagery and therefore there are limitations to the data.

The largest increases over the last 20 years were in cultivated crops, developed open space and developed low and medium intensity, whereas the largest decrease were in hay/pasture. Areas of notable change include:

- Hay/Pasture to Developed Medium Intensity along Richlandtown Pike and Peppermint Road.
- Hay/Pasture to Developed Medium Intensity near Hickon Road and Crowthers Road for a utility station.
- Hay/Pasture to Developed Medium Intensity near Hilltop Road and Route 309.
- Hay/Pasture to Cultivated Crops throughout the Township.

A description of each of the land covers can be found on the NLCD website (see Appendix A).

Change in Land Cover (Losses/Gains) from 2001 to 2021

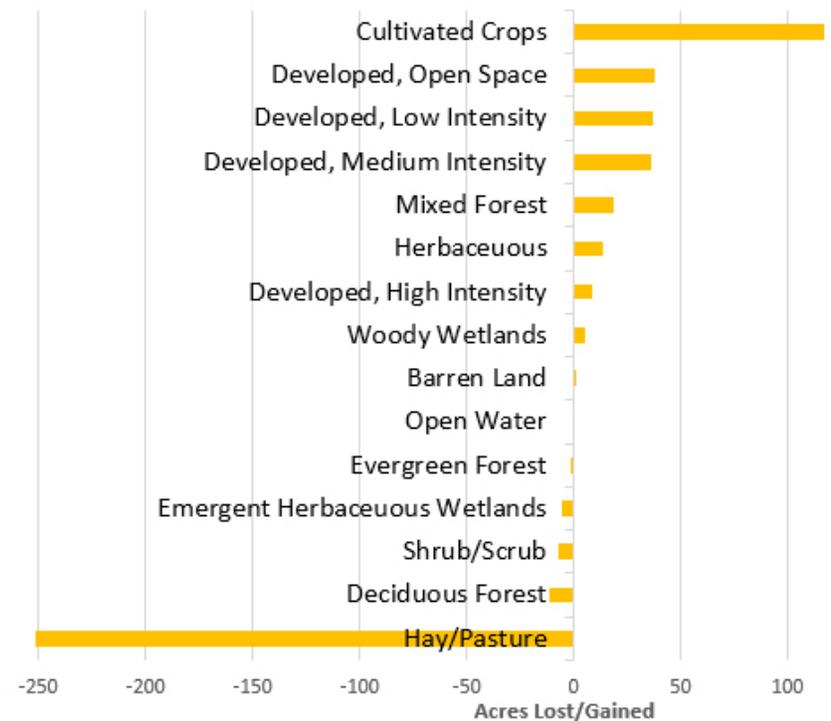


Figure 33: Change in Land Cover | Source: NLCD



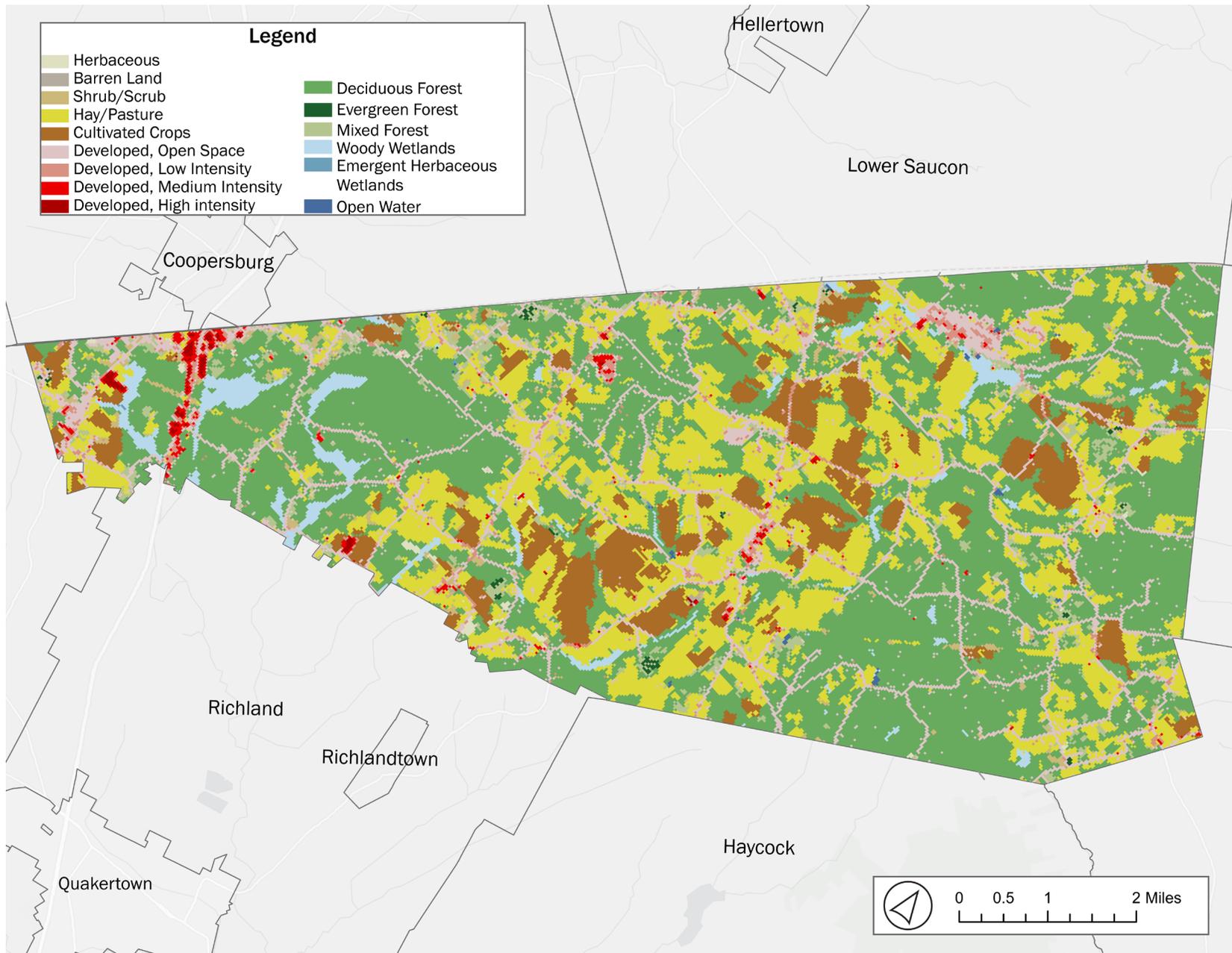


Figure 34: Land Cover in Springfield Township | Source: NLCD

Zoning

Following the 2003 Comprehensive Plan, Springfield Township adopted a new zoning ordinance and map in 2007. There are nine zoning districts in the Township. The Agriculture District and Resource Protection district are the most prevalent with 79% of the Township falling into one of these zoning districts. The purposes and definitions of the zoning are found in Chapter 154 of the Springfield Township Code of Ordinances.

It should be noted that there are similarities between the names of the zoning districts and some of the land use categories; however, they are two separate data sets. Rural Residential land use identifies properties that are currently being used as residences. These types of residences are permitted in the Rural Residential zoning district, as well as other zoning districts, such as the Agricultural and Resource Protection districts. Many of the zoning districts permit multiple types of uses within the district.

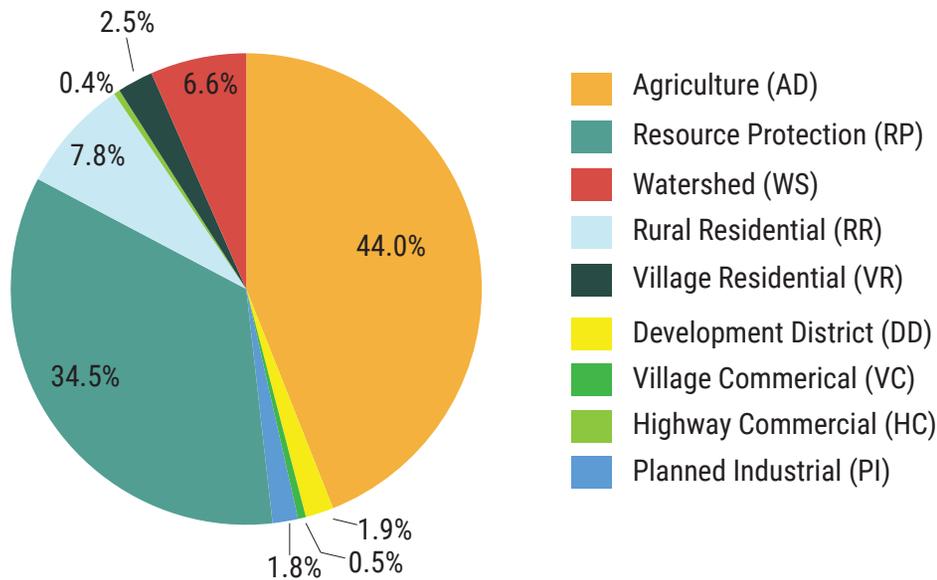


Figure 35: Breakdown of Zoning Districts | Source: Springfield Township



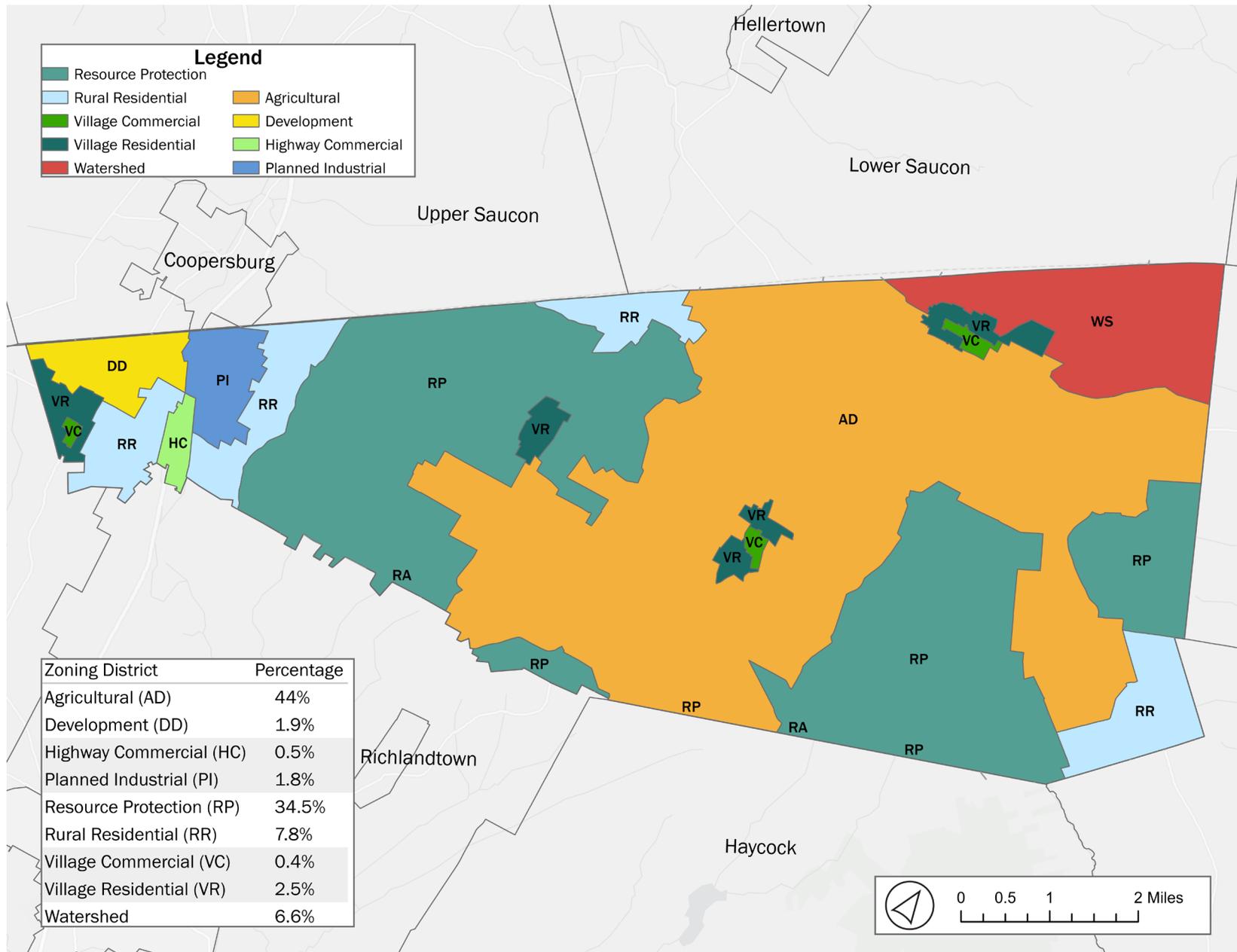


Figure 36: Springfield Township Zoning Map | Source: Springfield Township

RECOMMENDATIONS & LAND USE



This section examines the plan’s recommendations and groups them into categories that reflect the overall vision for the plan: promoting strategic growth and development to retain and attract families and economic opportunity while maintaining the preservation of the rural character that defines Springfield Township, including natural resources, prime agricultural land, and open space.

Strategic Growth Opportunities

- Assess wastewater infrastructure and capacity to address community needs. [Community Infrastructure & Utilities]
- Assess stormwater infrastructure and capacity to address community needs. [Community Infrastructure & Utilities]
- Assess the potential expansion of the existing public water system in Springtown, and consider installation of a public water supply in other villages. [Community Infrastructure & Utilities]
- Promote neighborhood-scale mixed use development in the villages and hamlets. [Livable Centers]
- Provide accessible housing that is diverse in type and price point. [Livable Centers]

Enhance Existing Assets

- Leverage and connect existing community serving assets. [Community Connectedness]
- Expand, connect, and fund a multimodal network of off-road trails and on-road bike routes. [Safety & Mobility]
- Encourage adaptive reuse throughout the Township, and redevelopment and infill development in the villages. [Livable Centers]

Preservation of Rural Resources

- Utilize resources to engage existing and potential new farmers and land owners on increasing local food production in the Township. [Rural & Historic Preservation]
- Protect high-quality soils from development and other practices that reduce soil health. [Rural & Historic Preservation]
- Protect natural ecosystems, including natural resources, such as air quality, water quality, forests, and wildlife. [Rural & Historic Preservation]

FUTURE LAND USE MAP



The Springfield Township future land use map has eight land use categories. Three are considered growth areas, two are considered enhancement areas, and three are considered rural resource areas. This map takes into consideration adjacent land uses of neighboring municipalities, Milford Township, Richland Township, Haycock Township, Nockamixon Township, Durham Township, Upper Saucon Township, Lower Saucon Township, Coopersburg Borough, and Williams Township, and environmentally constrained areas such as steep slopes and floodplains. The Future Land Use Map does not deviate substantially from Future Land Use Maps in previous plans, including the most recent comprehensive plan from 2003 and going back as far as the 1966 General Plan.

Strategic Growth Opportunities

These areas are designed to preserve existing developed areas while allowing for growth to occur in areas that have or can be planned for public infrastructure. Any future extension of public water or sewer in the strategic growth areas should be limited to these areas and not extend into the enhancement or rural resources areas.

- **Mixed-Use Corridor:** The Mixed-Use Corridor land use category encourages a mix of commercial, office, and higher-density housing along the Route 309 corridor. This area can accommodate new development, including infill and adaptive reuse; however, the

intensity of uses and feasibility of higher-density housing in this area is contingent upon the provision of public water and sewer. The Mixed-Use Corridor district also provides a buffer between Route 309, the industrial area, and residential areas to the west.

- **Village Centers:** The Village Center land use category includes the core and surrounding residential areas of Zion Hill, Springtown, Pleasant Valley, and Passer. The Village Center land use encourages a mix of commercial, institutional, office, and moderate density residential uses. These areas provide opportunity for adaptive reuse of buildings and infill development. All development should be designed to enhance the human-scale, walkable nature of the village. Streetscaping, in the form of sidewalks, street trees, light posts and banners, landscaping, and more, helps to calm traffic in the area and create a sense of place.
- **Residential Flex:** The Residential Flex area aims to provide for residential uses that are responsive to the infrastructure capacity and environmentally sensitive features. Without public sewer and water, this area can accommodate detached single-family residences. If public sewer and water is expanded to this area, attached single-family residences (duplexes and townhomes) can be developed in this area in addition to detached single-family residences. Conservation development design principles should be applied to encourage the clustering of lots to preserve natural features, make community wastewater systems feasible, and enhance neighborhood connectivity.

Enhancement Areas

These areas are designed to preserve and enhance existing developed or semi-developed areas without expanding or substantially changing the area.

- **Industrial:** The Industrial land use category intends to maintain the Township's current designated areas for industrial and heavy commercial uses, and direct future industrial use to the area. This area encourages future business and employment opportunities in an area near Rt. 309, the major transportation corridor in the Township.

- **Hamlet Hubs:** The Hamlet Hub land use category includes the hamlets of Amity, Bursonville, and Gallows Hill. The Hamlet Hub land uses are primarily residential with some low-impact commercial uses and institutional uses that serve the surrounding residents, such as places of worship, a general store, produce stands, and more. Unlike Village Centers that attract people Township-wide, Hamlet Hubs serve residents in the immediate surrounding areas.

Rural Resource Areas

These areas focus on conservation of natural resources and agricultural resources while supporting rural living.

- **Residential Rural:** The Residential Rural future land use category includes land outside of the identified growth/enhancement areas and which were not identified for agricultural and rural conservation. These areas are intended for low-density residential uses: single-family residences on large lots with on-site sewage and water provisions. Residences in this area are intended to be situated to protect any environmentally sensitive features on the property.
- **Agricultural Preservation:** The Agricultural Preservation future land use category includes land protected by the agricultural preservation program, agricultural security areas, and Act 319 land which includes parcels that are 10 acres or more devoted to agricultural and forestry land use, areas with substantial cultivated crops and hay/pasture land cover, and prime agricultural soils. These areas are intended to be preserved for active farm operations and related support services, as well as very low-density residential uses. Some of these areas may be suitable for walking/biking trails.
- **Rural Preservation:** The Rural Preservation future land use category includes areas with preserved open spaces, natural areas inventory land, land within the existing Watershed Zoning District which includes heavily wooded areas, steep slopes, and key portions of the Cooks Creek Watershed, and other areas with substantial wooded areas, floodplains, and steep slopes. These areas include natural resources that should be protected from development. Some of these areas may be suitable for walking/biking trails.

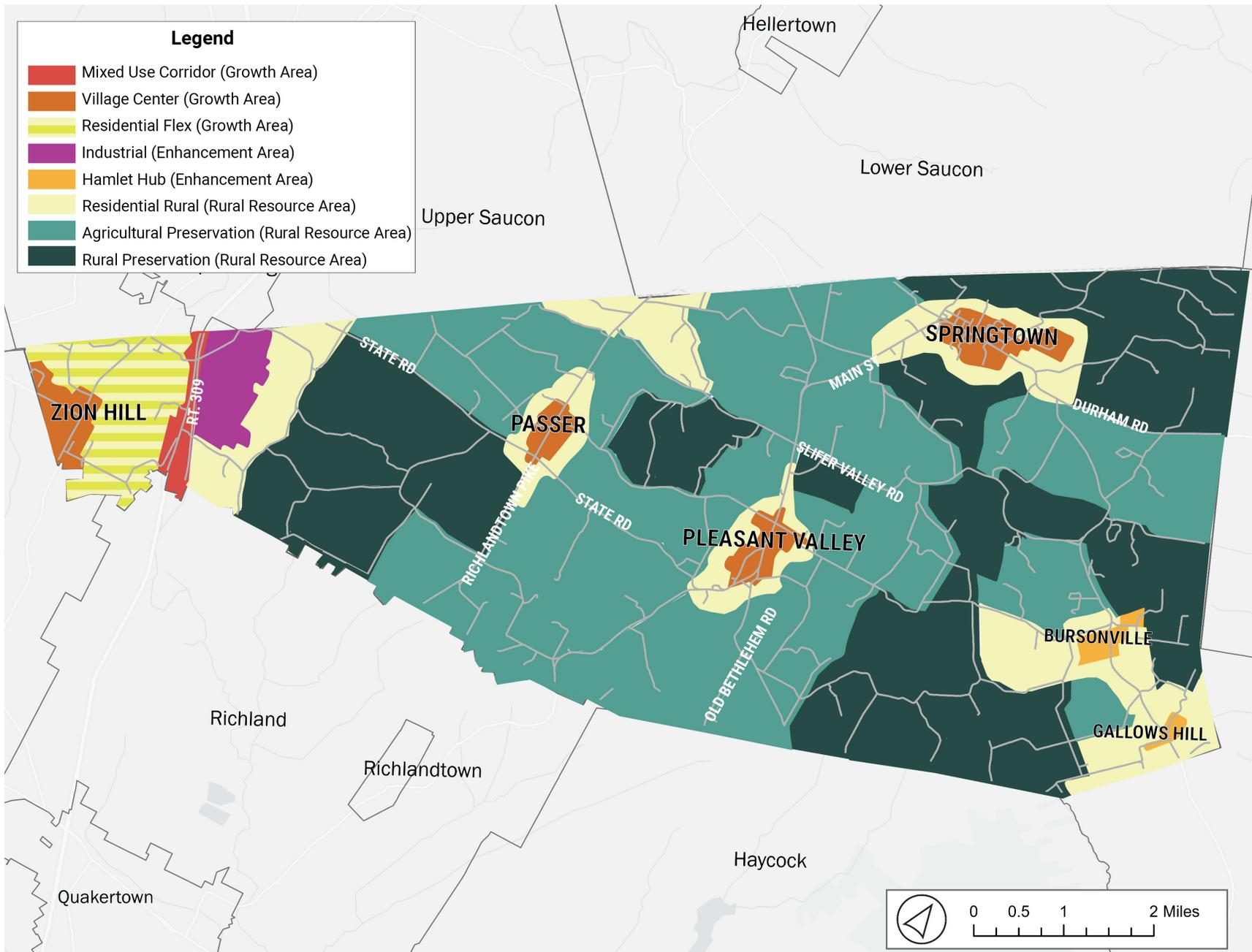


Figure 37: Future Land Use Map | Source: Michael Baker International

FUTURE LAND USE DESCRIPTIONS



Each future land use category includes:

- **Vision:** A general description of vision for the land use category. The vision describes desired future conditions and uses that characterize the area.
- **Priorities and associated recommendations:** Priorities of the land use category along with references to the relevant focus area recommendations.

Growth Area Future Land Use Categories

Mixed Use Corridor

- **Vision:** The Mixed-Use Corridor land use category encourages a mix of commercial, office, and higher-density housing along the Route 309 corridor. This area can accommodate new development, including infill and adaptive reuse; however, the intensity of uses and feasibility of higher-density housing in this area is contingent upon the provision of public water and sewer. The Mixed-Use Corridor district also provides a buffer between Route 309, the industrial area, and residential areas to the west.
- **Priorities**
 - Direct commercial and high-density housing growth along Route 309.
 - Provide reliable power.
- **Associated Recommendations**
 - Provide accessible housing that is diverse in type and price point. [\[Livable Centers\]](#)
 - Encourage adaptive reuse throughout the Township, and redevelopment and infill development in the villages. [\[Livable Centers\]](#)
 - Assess wastewater infrastructure and capacity to address community needs. [\[Community Infrastructure & Utilities\]](#)

- Assess stormwater infrastructure and capacity to address community needs. [\[Community Infrastructure & Utilities\]](#)
- Assess the potential expansion of the existing public water system in Springtown, and consider installation of a public water supply in other villages. [\[Community Infrastructure & Utilities\]](#)

Village Center

- **Vision:** The Village Center land use category includes the core and surrounding residential areas of Zion Hill, Springtown, Pleasant Valley, and Passer. The Village Center land use encourages a mix of commercial, institutional, office, and moderate density residential uses. These areas provide opportunity for adaptive reuse of buildings and infill development. All development should be designed to enhance the human-scale, walkable nature of the village. Streetscaping, in the form of street trees, light posts and banners, landscaping, and more, helps to calm traffic in the area and create a sense of place.
- **Priorities**
 - Provide more housing opportunities to attract and retain families in Springfield Township.
 - Invest in existing villages.
 - Direct wastewater and water management to support housing and economic development to designated area thereby maintaining rural nature of the rest of the Township.
- **Associated Recommendations**
 - Leverage and connect existing community serving assets. [\[Community Connectedness\]](#)
 - Expand, connect, and fund a multimodal network of off-road trails and on-road bike routes. [\[Safety & Mobility\]](#)
 - Encourage adaptive reuse throughout the Township, and redevelopment and infill development in the villages. [\[Livable Centers\]](#)

- Promote neighborhood-scale mixed use development in the villages and hamlets. [Livable Centers]
- Assess wastewater infrastructure and capacity to address community needs. [Community Infrastructure & Utilities]
- Assess stormwater infrastructure and capacity to address community needs. [Community Infrastructure & Utilities]
- Assess the potential expansion of the existing public water system in Springtown, and consider installation of a public water supply in other villages. [Community Infrastructure & Utilities]

- Assess the potential expansion of the existing public water system in Springtown, and consider installation of a public water supply in other villages. [Community Infrastructure & Utilities]
- Provide for reliable power options. [Community Infrastructure & Utilities]
- Encourage a resilient building stock. [Community Infrastructure & Utilities]

Residential Flex

- **Vision:** The Residential Flex area aims to provide for residential uses that are responsive to the infrastructure capacity and environmentally sensitive features. Without public sewer and water, this area can accommodate detached single-family residences. If public sewer and water is expanded to this area, attached single-family residences (duplexes and townhomes) can be developed in this area in addition to detached single-family residences. Conservation development principles should be applied to encourage the clustering of lots to preserve natural features and enhance neighborhood connectivity.
- **Priorities**
 - Provide more housing opportunities to attract and retain families.
 - Promote residential development that considers surrounding environmentally sensitive features.
 - Situate housing growth near existing transportation and commercial corridor, village (Zion Hill), and nearby commercial hubs in Coopersburg and Quakertown.
 - Direct public sewer and water expansion to support housing development to designated area thereby maintaining rural nature of the rest of the Township.
- **Associated Recommendations**
 - Provide accessible housing that is diverse in type and price point. [Livable Centers]
 - Assess wastewater infrastructure and capacity to address community needs. [Community Infrastructure & Utilities]



Enhancement Area Future Land Use Categories

Industrial

- **Vision:** The Industrial land use category intends to maintain the Township’s current designated areas for industrial and heavy commercial uses, and direct future industrial use to the area. This area encourages future business and employment opportunities in an area near Rt. 309, a major transportation corridor in the Township. A portion of the identified industrial area falls within an identified wetland. Development should leave wetlands unaffected as required by the Township’s Natural Resources Ordinance.
- **Priorities**
 - Provide a designated area for industrial and heavy commercial uses.
 - Direct industrial and heavy commercial uses near a major transportation corridor.
- **Associated Recommendations**
 - Protect natural ecosystems, including natural resources, such as air quality and water quality, forests, and wildlife. [Rural & Historic Preservation]
 - Assess wastewater infrastructure and capacity to address community needs. [Community Infrastructure & Utilities]
 - Assess stormwater infrastructure and capacity to address community needs. [Community Infrastructure & Utilities]
 - Assess the potential expansion of the existing public water system in Springtown, and consider installation of a public water supply in other villages [Community Infrastructure & Utilities]

Hamlet Hub

- **Vision:** The Hamlet Hub land use category includes the hamlets of Bursonville and Gallows Hill. The Hamlet Hub land uses are primarily residential with some low-impact commercial uses and institutional uses that serve the surrounding residents, such as places of worship, a general store, produce stands, and more. Unlike Village Centers that attract people Township-wide, Hamlet Hubs serve residents in the immediate surrounding areas.
- **Priorities**
 - Preserve Township hamlets.
 - Provide neighborhood-serving, low-impact commercial uses.
- **Associated Recommendations**
 - Leverage and connect existing community serving assets. [Community Connectedness]
 - Encourage adaptive reuse throughout the Township, and redevelopment and infill development in the villages. [Livable Centers]
 - Promote neighborhood-scale mixed use development in the villages and hamlets. [Livable Centers]



Rural Resource Area Future Land Use Categories

Residential Rural

- **Vision:** The Residential Rural future land use category includes land outside of the identified growth/enhancement areas which were not identified for agricultural and rural conservation. These areas are intended for low-density residential uses: single-family residences on large lots with on-site sewage and water provisions. Residences in this area are intended to be situated to protect any environmentally sensitive features on the property. To prevent sprawl, cluster housing development is encouraged.
- **Priorities**
 - Manage sprawl of low-density housing by designating specific areas for low-density residential uses with a limit on further subdivision.
 - Encourage development of ADUs to facilitate housing for seniors, family members, and renters.
 - Maintain existing rural housing.
- **Associated Recommendations**
 - Provide accessible housing that is diverse in type and price point. [\[Livable Centers\]](#)
 - Encourage a resilient building stock. [\[Community Infrastructure & Utilities\]](#)
 - Protect natural ecosystems, including natural resources, such as air quality, water quality, forests, and wildlife. [\[Rural & Historic Preservation\]](#)
 - Establish intent of historic preservation and align Historic Overlay district. [\[Rural & Historic Preservation\]](#)

Agricultural Preservation

- **Vision:** The Agricultural Preservation future land use category includes land protected by the agricultural preservation program, agricultural security areas, and Act 319 land which includes parcels that are 10 acres or more devoted to agricultural and forestry land

use, areas with substantial cultivated crops and hay/pasture land cover, and prime agricultural soils. These areas are intended to be preserved for active farm operations and related support services, as well as residential uses. Any subdivision of unpreserved land in the Agricultural Preservation area should be by cluster development only. Some of the Agricultural Preservation areas may be suitable for walking/biking trails.

- **Priorities**
 - Preserve active farmland.
 - Protect land with prime agricultural soils for future agricultural use.
 - Promote climate resilience and carbon sequestration.
- **Associated Recommendations**
 - Utilize resources to engage existing and potential new farmers and land owners on increasing local food production in the Township. [\[Rural & Historic Preservation\]](#)
 - Protect high-quality soils from development and other practices that reduce soil health. [\[Rural & Historic Preservation\]](#)

Rural Preservation

- **Vision:** The Rural Preservation future land use category includes areas with preserved open spaces, natural areas inventory land, land within the existing Watershed Zoning District which includes forested areas, flood plains, and steep slopes. These areas include natural resources that should be protected from development. Some of these areas may be suitable for walking/biking trails.
- **Priorities**
 - Protect environmentally sensitive land and natural resources from development.
 - Maintain existing open space throughout the Township.
- **Associated Recommendations**
 - Protect natural ecosystems, including natural resources, such as air quality, water quality, forests, and wildlife. [\[Rural & Historic Preservation\]](#)

APPENDICES

APPENDIX A

REFERENCES

Referenced Plans

Bucks County Hazard Mitigation Plan (2021)

<https://www.buckscounty.gov/1391/Bucks-County-Hazard-Mitigation-Plan-2021>

Route 309 Corridor Sewage Capacity Analysis (2022)

[NO ONLINE VERSION CURRENTLY AVAILABLE]

Springfield Township Act 537 Update/Wastewater Management Plan (2010)

https://www.springfieldbucks.org/uploads/act537plan_7.29.2013.pdf

Springfield Township Comprehensive Plan (2003)

[NO ONLINE VERSION CURRENTLY AVAILABLE]

Springfield Township Open Space Plan Update 2009 - 2010 (2010)

<https://www.springfieldbucks.org/uploads/springfield%20township%20osp%203-16-10%20edited.pdf>

Springfield Township Parks & Recreation Plan 2013 - 2022 (2013)

https://www.springfieldbucks.org/wp-content/uploads/2022/09/parkrecreation-plan_2013-2022.pdf

Springtown Source Water Protection Plan (2006)

<https://www.springfieldbucks.org/uploads/source%20water%20protection%20report.pdf>

Upper Bucks Public Transportation Feasibility Study (2022)

<https://www.buckscounty.gov/1216/Upper-Bucks-Public-Transportation-Feasib>

Upper Tochikon Rivers Conservation Plan (2005)

[NO ONLINE VERSION CURRENTLY AVAILABLE]



Referenced Tools & Sources

Bucks County Board of Assessment Classification Report

https://www.buckscountyboa.org/content/pdf/2021_classification_report.pdf

Bucks County Data Portal

<https://dataportal-bucksgis.opendata.arcgis.com/>

DVRPC Crash Statistics

<https://www.dvrpc.org/webmaps/crash-data/>

ESRI Broadband Data Collection

<https://www.esri.com/arcgis-blog/products/arcgis-living-atlas/telecommunications/the-broadband-data-collection-and-living-atlas/>

First Street Foundation

<https://firststreet.org/>

IECC Zero Code

<https://codes.iccsafe.org/>

Insurance for Highway Safety

<https://www.iihs.org/topics/fatality-statistics/detail/urban-rural-comparison>

PA Department of Agriculture

https://www.agriculture.pa.gov/Plants_Land_Water/farmland/asa/Pages/default.aspx

PennDOT Bridge Conditions Report

<https://gis.penndot.gov/paprojects/BridgeConditions.aspx>

PennDOT Traffic Data Report

<https://www.penndot.pa.gov/ProjectAndPrograms/Planning/TrafficInformation/Pages/2019-Pennsylvania-Traffic-Data.aspx>

Riskfactor

<https://riskfactor.com/>

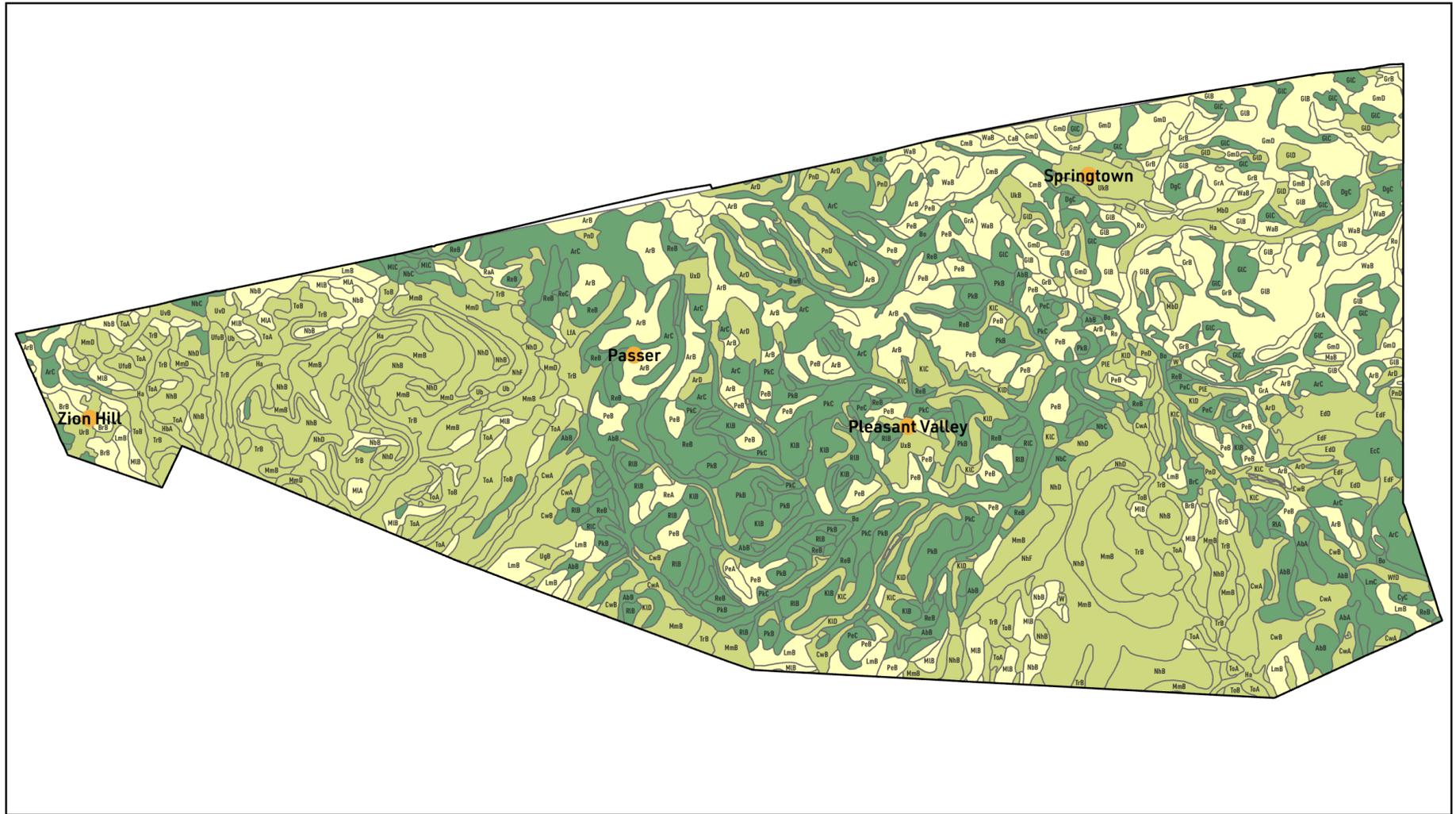
Township of Doylestown Green Points Program

<https://ecode360.com/34329693>



APPENDIX B

MAP BOOK



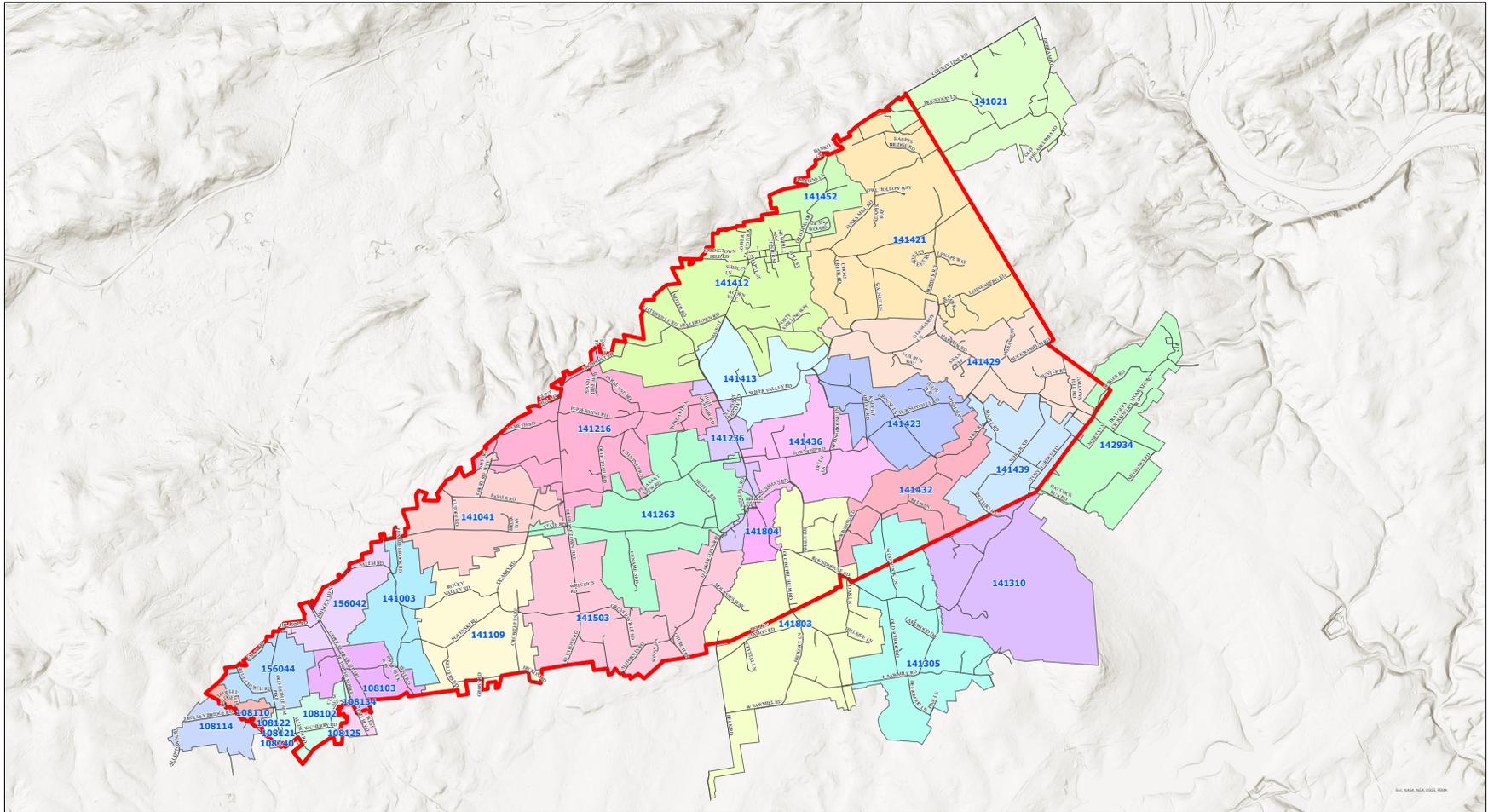
Legend

- Villages
- Farmland of statewide importance
- All areas are prime farmland
- Not prime farmland

Springfield Township Soil Classification Map



0 0.5 1 2 Miles



— Centerlines	108125	141263	141436
— Municipal	108134	141305	141439
— Boundary	108140	141310	141452
EMS Boxes	141003	141412	141503
108102	141021	141413	141803
108103	141041	141421	141804
108110	141109	141423	142934
108114	141216	141429	156042
108121	141236	141432	156044
108122			

Springfield Township EMS Response Zones



APPENDIX C

RECOMMENDATION SUMMARY

Focus Area	Assessment	Implementation	Recommendation
Community Infrastructure & Utilities	Year 1-2	Year 3-10	Provide for reliable power options.
Community Infrastructure & Utilities	Year 1-2	Year 3-10	Provide for more sustainable waste management and recycling.
Community Infrastructure & Utilities	Year 1-2	Year 3-10	Encourage a resilient building stock.
Community Infrastructure & Utilities	Year 1-2	Year 3-10	Assess stormwater infrastructure and capacity to address community needs.
Community Connectedness	Year 1-2	Year 3-10	Rework Township's communication channels for ease of access, more pertinent information navigation, and enhanced digital presence.
Community Connectedness	Year 1-2	Year 3-10	Engage volunteers and partners to assist Township projects and events.
Community Connectedness	Year 1-2	Year 3-10	Facilitate and encourage communication and interaction with non-profits within the Township.
Safety & Mobility	Year 1-2	Year 3-10	Continue to maintain local road network infrastructure for ease of mobility throughout the Township.
Safety & Mobility	Year 1-2	Year 3-10	Support public safety entities and infrastructure.
Rural & Historic Preservation	Year 1-2	Year 3-10	Establish intent of historic preservation within the Township and align the Historic Overlay district.
Rural & Historic Preservation	Year 1-2	Year 3-10	Recognize, promote, and educate the community on the historic rural identity of the Township.
Rural & Historic Preservation	Year 1-2	Year 3-10	Protect natural ecosystems, including natural resources, such as air quality and water quality, forests, and wildlife.
Community Infrastructure & Utilities	Year 1-5	Year 6-10	Assess wastewater infrastructure and capacity to address community needs.
Community Infrastructure & Utilities	Year 1-5	Year 6-10	Assess the potential for expansion of the existing public water supply system in Springtown and consider installation of a public water supply system in other villages.

Focus Area	Assessment	Implementation	Recommendation
Community Infrastructure & Utilities	Year 1-5	Year 3-10	Pursue broadband and cellular connectivity.
Community Connectedness	Year 1-5	Year 3-10	Leverage and connect existing community-serving assets.
Community Connectedness	Year 1-5	Year 3-10	Enhance public access of open space and preserved land to serve the community.
Safety & Mobility	Year 1-5	Year 6-10	Expand, connect, and fund a multimodal network of off-road trails and on-road bike routes.
Livable Centers	Year 1-5	Year 6-10	Provide financially accessible housing that is diverse in type and price point.
Livable Centers	Year 1-5	Year 6-10	Promote neighborhood-scale mixed use development in the villages and hamlets.
Livable Centers	Year 1-5	Year 6-10	Encourage adaptive reuse throughout the Township, and redevelopment and infill development in the villages.
Livable Centers	Year 1-5	Year 3-10	Install traffic calming tools in the villages and hamlets to address speeding.
Rural & Historic Preservation	Year 1-5	Year 3-10	Protect high-quality soils from development and other practices that reduce soil health.
Rural & Historic Preservation	Year 1-5	Year 3-10	Utilize resources to engage existing and potential new farmers and land owners on increasing local food production in the Township.