

# Springfield Township Comprehensive Plan Focus Area Workbook

**Resilient Systems and Rural & Historic Preservation**



# 1 OVERVIEW

How We Got Here

Purpose

Outcomes

Focus Area Lenses

Focus Area Topics

Timeline



# Overview **How We Got Here**

The Springfield Township Comprehensive Plan process kicked off in 2022 with research and analysis and a series of engagement opportunities. With the information collected during the initial phases of the process, the Steering Committee will now start to form a set of recommendations and associated implementation tables for the Plan. This work will occur in “Focus Area” meetings.

Focus Areas were designed based on community feedback on priorities and challenges.

## Community Survey



## Focus Group Findings

## Focus Group Findings



Community Collaboration Meeting #1

# Overview Purpose & Outcomes

**Purpose:** The purpose of the Focus Area phase is to develop, in conjunction with Subject Matter Experts (SMEs), recommendations and associated implementation tables and a future land use map for the Springfield Comprehensive Plan.

**Outcomes:** By the end of the Focus Area phase, the Steering Committee will have...

- Learned and discussed tools and approaches for addressing the identified community challenges and priorities with SMEs.
- Developed a list of recommendations for each Focus Area.
- Created an implementation table for each Focus Area.
- Developed a future land use map for Springfield Township.
- Agreed upon the set of recommendations, implementation tables, and future land use map for inclusion in the comprehensive plan.



# Overview Focus Area Lenses and Topics

Lenses

## Fiscal Sustainability & Climate Resilience

Focus Areas

### Resilient Systems

- Broadband internet and cell service access
- Infrastructure capacity (stormwater management, water, sewer)
- Twp. services
- Partnerships & regionalism

### Rural & Historic Preservation

- Agricultural preservation
- Open space preservation
- Natural resource protection

### Safety & Mobility

- Walkability
- Trail networks
- Bike trails
- Traffic calming

### Community Connectedness

- Physical gathering spaces (parks, small businesses)
- Community events/civic infrastructure
- Building social resilience

### Livable Centers

- Village revitalization
- Adaptive reuse and redevelopment
- Local and small business/jobs
- Walkability

## Future Land Use

- Recommendations from focus areas mapped
- Housing
- Areas for growth
- Areas for preservation
- Zoning priorities

## Parking Lot

*Community priorities that may come up in discussion that aren't covered in a Focus Area.*



# Overview Focus Area Lenses and Topics Explained

Lenses

The Steering Committee identified **Fiscal Sustainability & Climate Resilience** as lenses through which every Focus Area should be viewed. This lens should be considered while developing recommendations and the implementation table.

**Resilient Systems**

**Rural & Historic  
Preservation**

**Safety &  
Mobility**

**Community  
Connectedness**

**Livable Centers**

There will be some overlap between the Focus Areas and that is okay! In fact, interrelationships between plan components is an Implementable Comprehensive Plan.

Focus Areas

**Future Land Use**

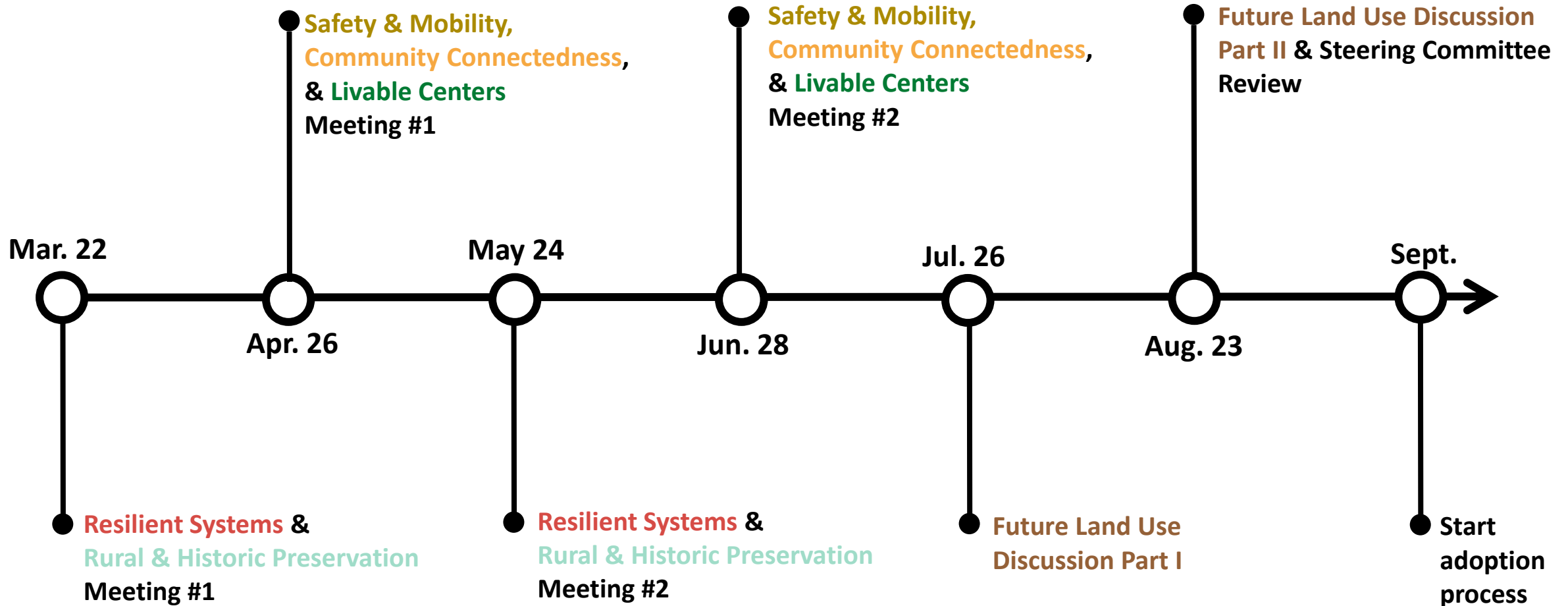
This section will include a map, but also specific recommendations and implementations strategies for land use recommendations that are not already covered in the other 5 Focus Areas. Recommendations from the other Focus Groups will be represented on the land use map.

**Parking Lot**

*Community priorities that may come up in discussion that aren't covered in a Focus Area.*



# Overview Timeline



# 2 RESOURCES

PA Municipalities Planning  
Code Guidelines

Focus Area Resources





# Resources PA Municipalities Planning Code Guidelines

The [Pennsylvania Municipal Planning Code](#) (MPC) enables local jurisdictions to **conduct a comprehensive planning process to identify areas where growth and development 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. Plans should be reviewed at least every 10 years.

The comprehensive plan should include the following elements:

- **Future Development:** Statement of objectives concerning future development (location, character, timing)
- **Land Use:** A plan for land use
- **Housing:** A plan to meet the housing needs of present residents and future residents anticipated to reside in the municipality
- **Transportation:** A plan for movement of people and goods
- **Community Facilities and Utilities:** A plan for community facilities and utilities
- **Natural and Historic Resources:** A plan for the protection of natural and historic resources
- **Interrelationships:** A statement of interrelationships among the plan components
- **Implementation Strategies:** A discussion of short- and long-range plan implementation strategies
- **Compatibility with Neighbors:** A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities



# Resources Focus Area Resources

## RESILIENT SYSTEMS

### Resource Table of Contents

- Framework
- PA MPC Guidance
- 2003 Comprehensive Plan
- Community Feedback/Insight
- Public Water Supply Areas & Wastewater Management Plan
- Rt. 309 Sewage Capacity Study
- Township Budget

### Topics can include, but aren't limited to:

- Broadband internet and cell service access
- Infrastructure capacity (stormwater management, water, sewer)
- Twp. services
- Partnerships & regionalism

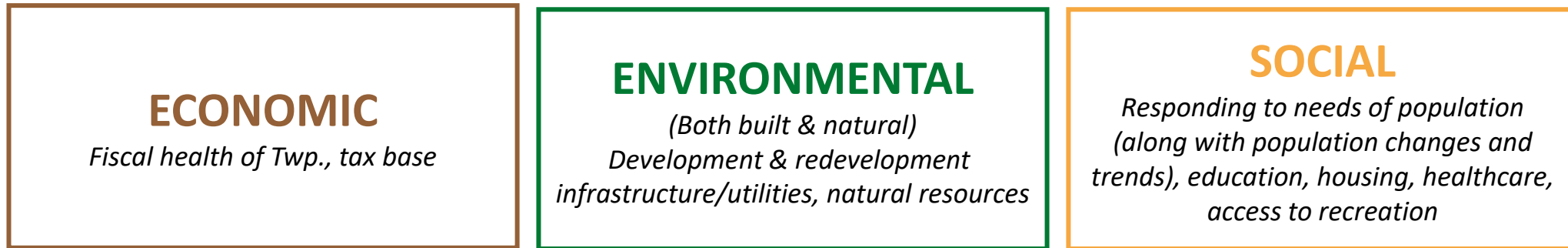


# Resilient Systems Framework

## What do we mean when we talk about ‘resilient systems?’

**RESILIENT** describes the Township’s ability to adapt and respond to unpredictable shifts and challenges and continue to maintain and enhance service provision, resulting in a high quality of life, for residents today and into the future.

**SYSTEMS** refer to the...



...systems that directly or indirectly impact the Township.

**Planning for the future of Resilient Systems** requires knowing where the Township, directly or indirectly, has control/influence and where collaboration with partners is needed.



# Resilient Systems **PA MPC Guidance**

The PA Municipalities Planning Code (MPC), Act of 1968, P.L.805, No. 247 as reenacted and amended states in Article III, Section 301, that the comprehensive plan should include:

A plan for community facilities and utilities, which may include public and private education, recreation, **municipal buildings, fire and police stations**, libraries, hospitals, **water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage**, and flood plain management, **utility corridors and associated facilities**, and other similar facilities or uses.

The comprehensive plan shall include a plan for the **reliable supply of water, considering current and future water resources availability, uses and limitations, including provisions adequate to protect water supply sources.**



# Resilient Systems 2003 Comprehensive Plan Recommendations

When reviewing this resource, consider the following:

- What recommendations related to Resilient Systems did the 2003 Comp. Plan propose?
- What recommendations have been accomplished? What has been the outcome?
- What recommendations haven't been accomplished? Why?
- Are there recommendations that should be included in the current Comprehensive Plan?



# Resilient Systems 2003 Comprehensive Plan Recommendations

- Evaluate protective service, schools, and township facilities for adequacy on a periodic basis.
- Site public facilities in infill and redevelopment areas to minimize township's sprawl.
- In order to support current facilities and level of service, seek additional revenue sources, increased volunteer staffing, and community support for emergency management services.
- To determine if additional staff or equipment is necessary to meet the needs of a growing resident population, periodically review the level of service for police services and fire protection.
- Revise zoning ordinance to require water impact studies for all zoning change requests that would result in significant increase in withdrawal of groundwater.
- Adopt a wellhead protection ordinance for the community well system and seek cooperation with Lower Saucon Township officials for the protection of the springs that are the source of public water in Springtown.
- Update Act 537 plan to reflect changes in wastewater facilities policies in comprehensive plan update.
- Revise the township's stormwater management ordinance to incorporate recommended requirements of the Saucon Creek Watershed Stormwater Management Plan.
- Identify areas experiencing flooding problems and determine if remediation measures are feasible.
- Review ordinance to mandate that waste haulers offer curbside recycling pick up.
- Plan for variety of land uses to maintain an equitable tax burden on residents.
- Develop a Capital Improvement Program to assist the township in defining and planning for future major expenditures.

Link to full document: [2003 Comprehensive Plan](#)



# Resilient Systems **Community Feedback/Insight**

When reviewing these resources, consider the following:

- What have we learned throughout this planning process?
- What priorities have emerged?
- What are the identified challenges?
- Are the priorities and challenges generally agreed upon by the community?  
Where are there areas for reconciliation?



# Resilient Systems **Community Feedback/Insight**

## Community Priorities

- Reliable internet and cellphone service (*#1 priority in “What we need to THRIVE”*)
- Strengthen development requirements in Twp. ordinances to encourage stormwater management, protection of water quality, and protection of natural resources (*#1 priority in “Where we ADAPT”*)

*“Broadband quality is very poor – need more options.”*

*“More internet providers and faster (fiber) will encourage home occupations and also attract businesses.”*

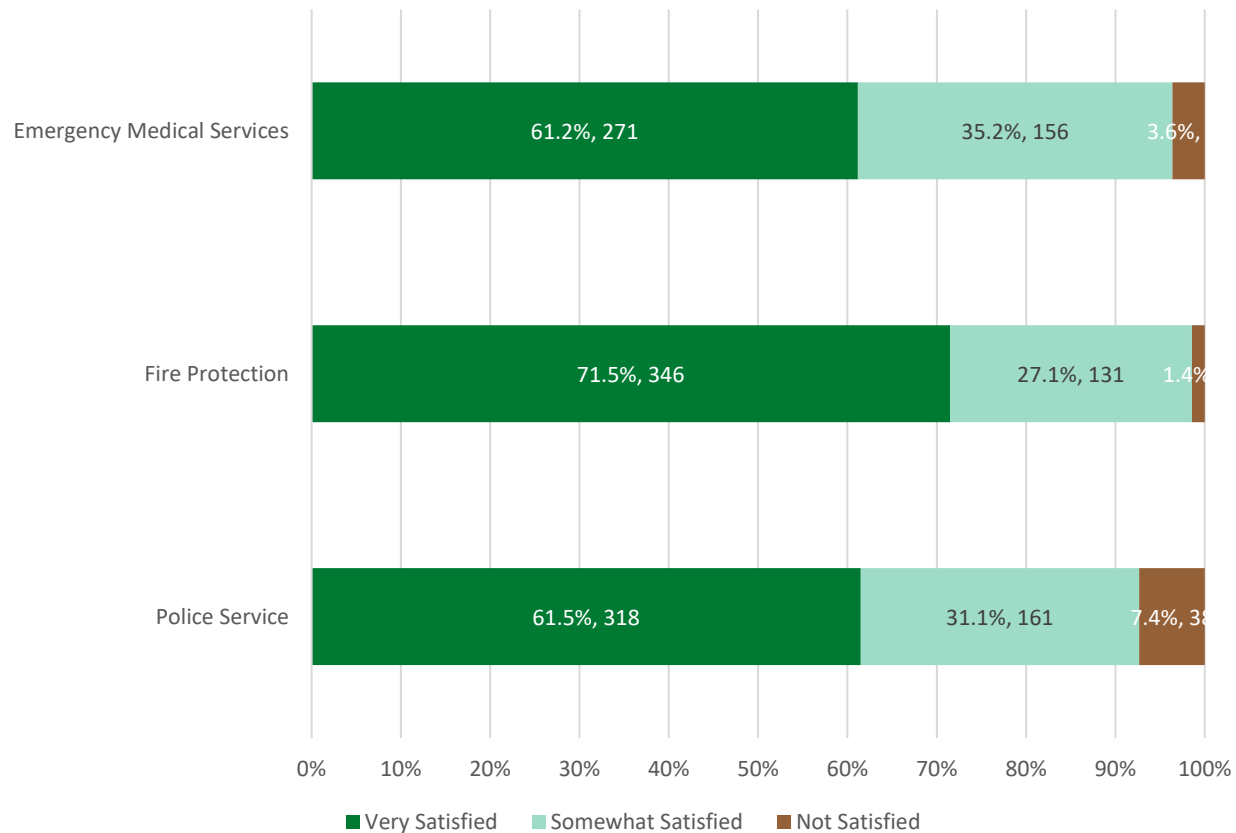
*“Important to think about multiple impacts to food systems, weather, electricity supply, etc.”*





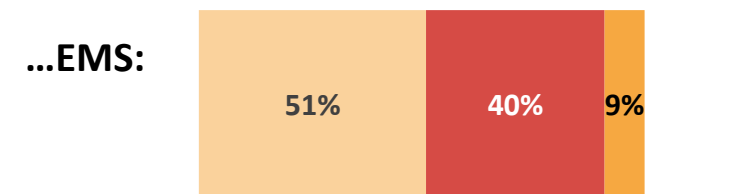
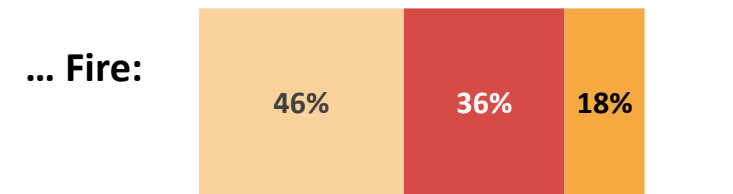
# Resilient Systems **Community Feedback/Insights**

How satisfied are you with the following **public health and safety services?**



## 2018 SURVEY RESULTS

Would you be willing to pay more taxes for...

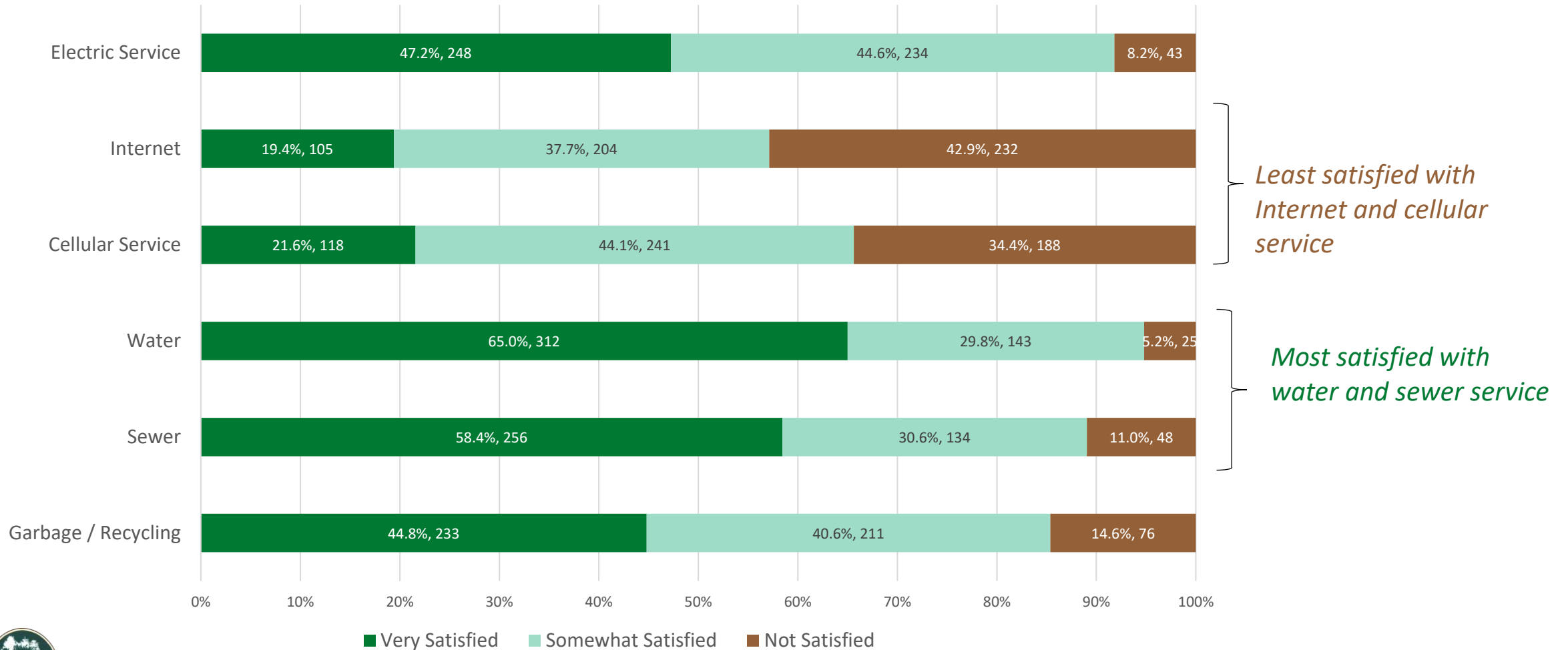


**71.3%** respondents said they want to same amount of police coverage. **14.1%** said they'd like more police coverage.



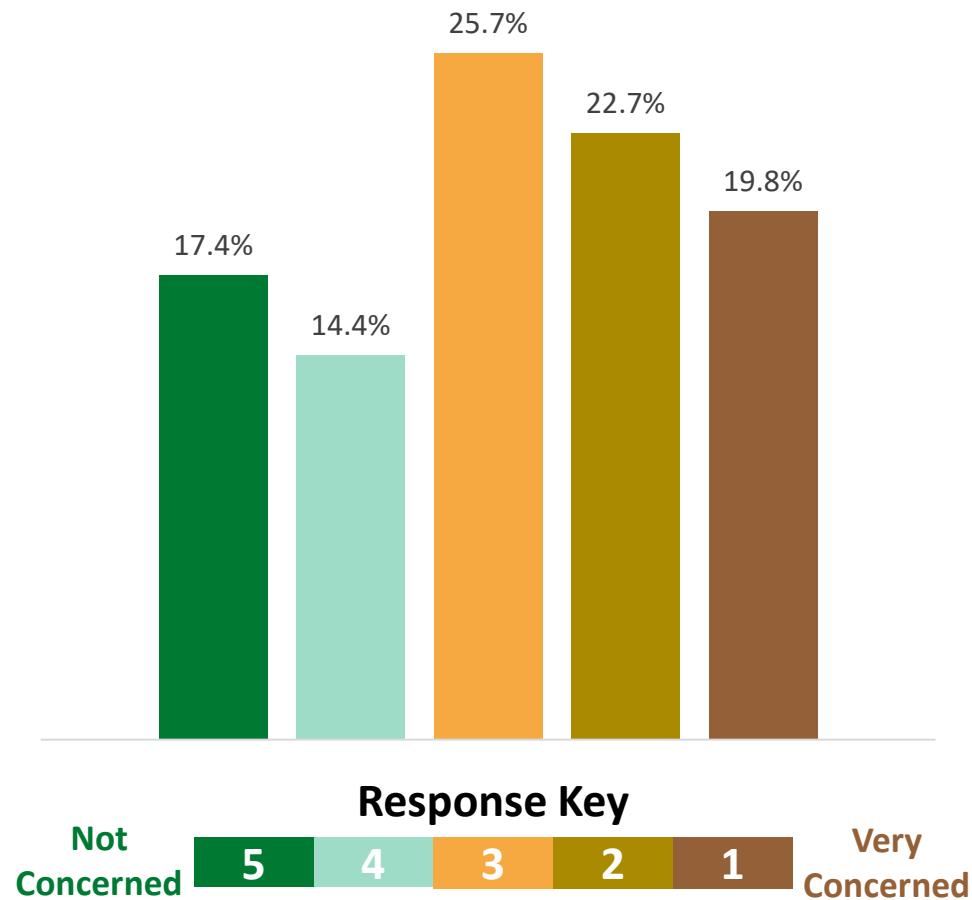
# Resilient Systems **Community Feedback/Insights**

## How satisfied are you with the following **utilities**?



# Resilient Systems **Community Feedback/Insights**

## Future Concern **Waste**



*“Very concerned about lack of recycling options.”*

*“Would love a composting site.”*

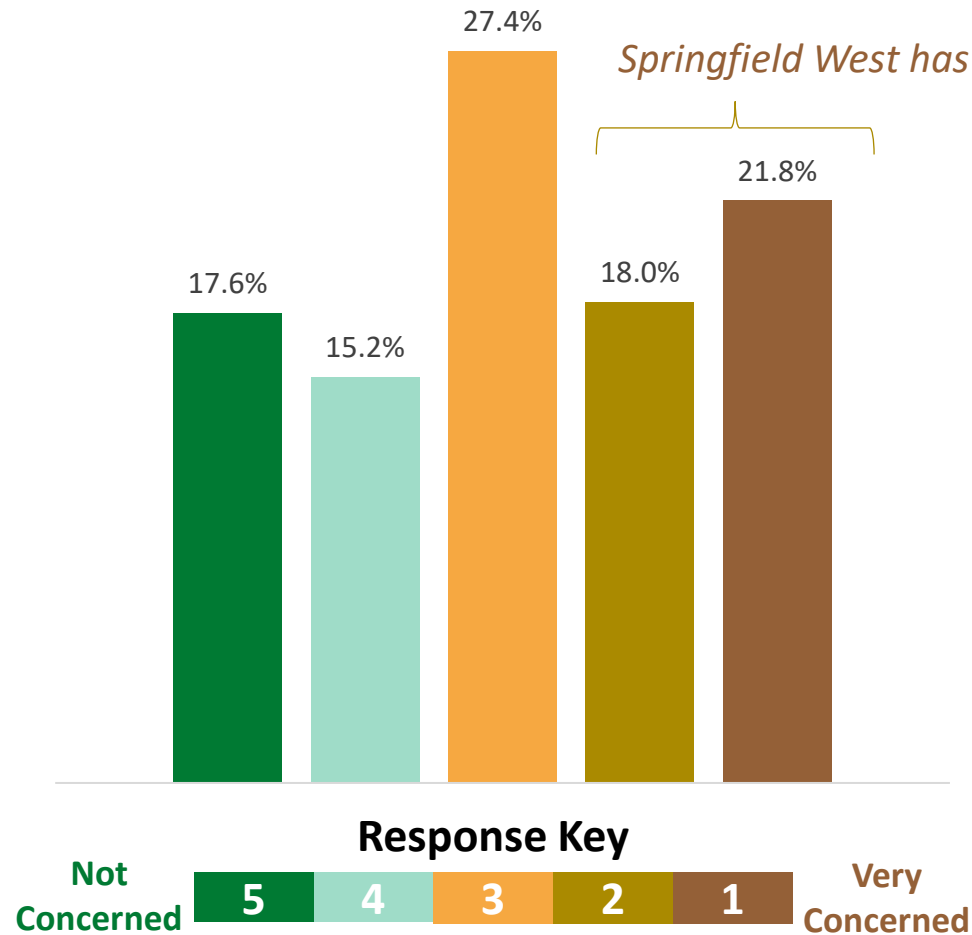
**2018 RESULTS**

7% of respondents identified ‘increasing recycling rates’ as an important environmental issue.



# Resilient Systems **Community Feedback/Insights**

## Future Concern **Flooding**



*"Flooding is becoming more frequent and severe."*

*"Would like to see investment in riparian zone restoration."*

*"Concern over maintenance of culverts on 412, 212, Old Bethlehem Town Road."*

*"We are near wetlands which is more important than occasional flooding."*



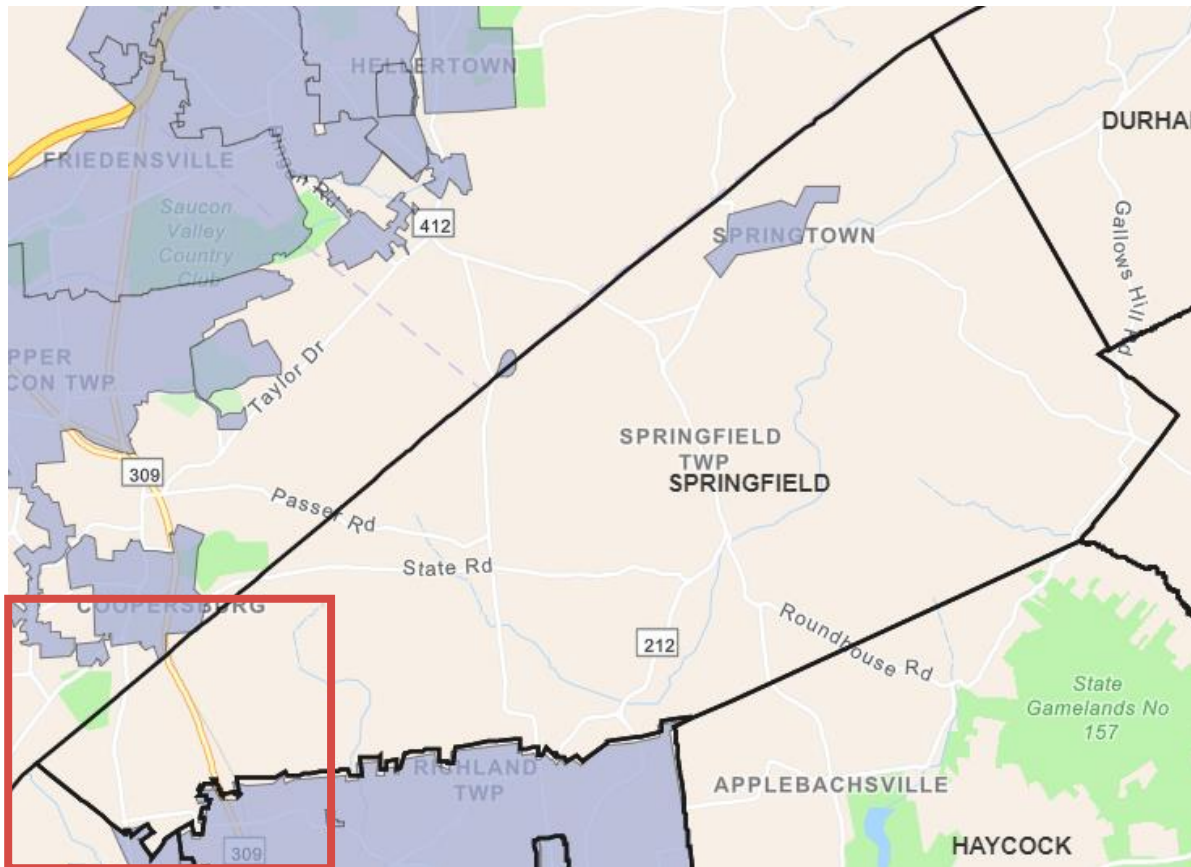
# Resilient Systems **Other Contextual Resources, Studies, Initiatives**

When reviewing these resources, consider the following:

- What are these resources telling us?
- What challenges and opportunities does this information present?
- How do these resources align or diverge from community-identified priorities and challenges?



# Resilient Systems **Water & Wastewater Management**



Areas served by public water supply in purple

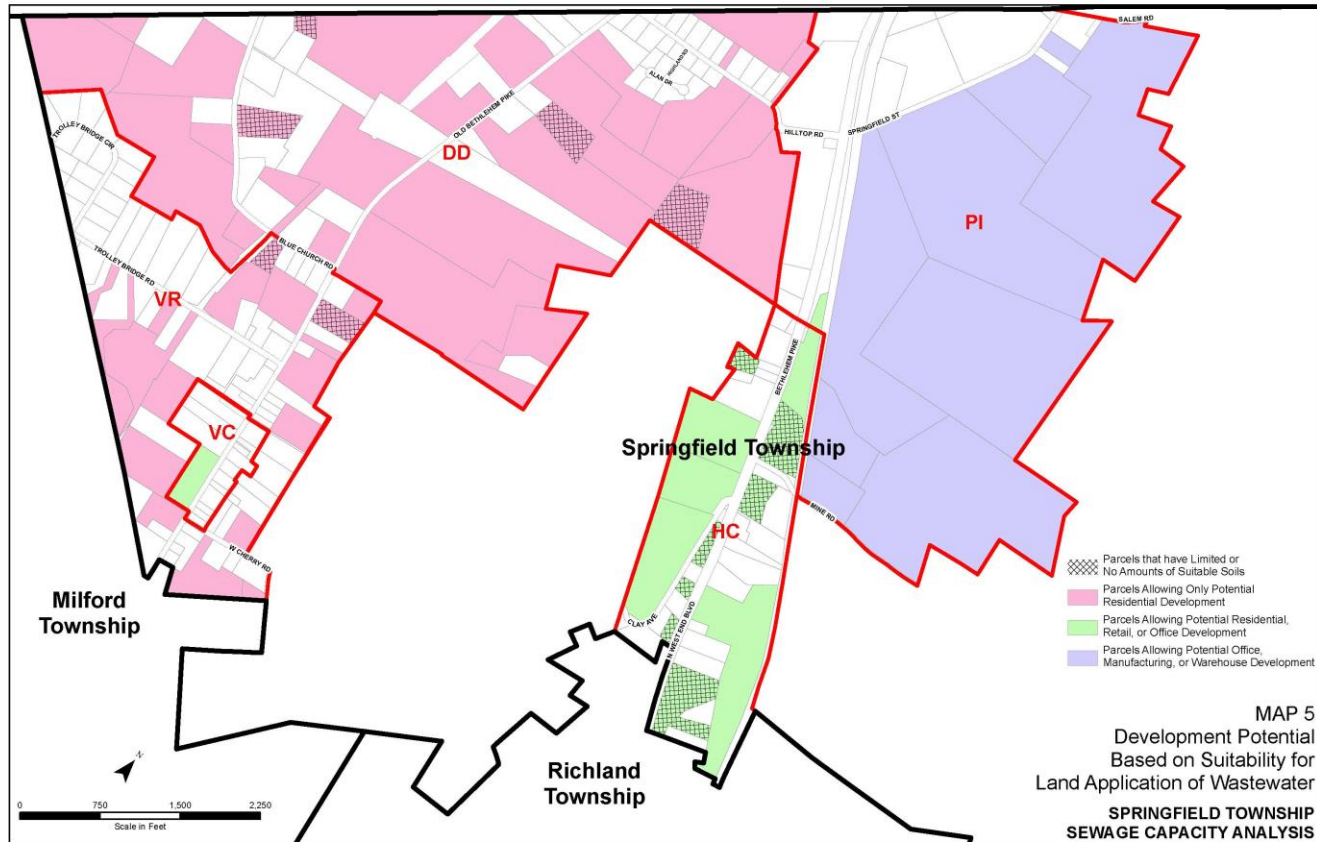
**Rt. 309 Sewage  
Capacity Study Area**

- Springtown Water Authority provides service to 236 meters in the village of Springtown
- The rest of the Township is served by private wells and septic systems
- On-lot wastewater systems are managed by enforcement of an on-lot inspection ordinance)

**Links to full documents:** [Act 537 Wastewater Mgmt. Plan & Amendment](#), [Springtown Source Water Protection Plan](#)



# Resilient Systems Rt. 309 Corridor Sewage Capacity Analysis



- Bucks County Planning Commission issued a study to determine development potential along Rt. 309 using land application wastewater systems (wells, septic, etc.) vs. a centralized wastewater system
- Development capacity limited due to lack of centralized wastewater system
- Development District intended to accommodate anticipated residential growth and to recognize areas where it is possible to provide public sewers and a variety of uses.

[Link to Study: Rt. 309 Corridor Sewage Capacity Analysis](#)

# Resilient Systems Township Budget & Finances

- There is little natural growth from existing revenue sources which creates challenging financial issues for the Twp.
- The Twp. budget is reliant primarily on real estate taxes and earned income tax for revenue. In the 2023 budget, \$48,266 was transferred from the general fund to balance the budget.
- The Twp.'s main expenses include Admin, Police, Road, Zoning/Planning/Building, Regional Fire & Rescue, Emergency Management.

## 2023 GENERAL FUND BUDGET AUTHORIZATION (authorized advertisement @2022.11.22)

<u>Revenue</u>		<u>Expenses</u>	
Real Estate Taxes	\$1,391,295	Labor - Admin	\$257,472
Real Estate Transfer	\$109,719	Labor - Police	\$720,658
Earned Income Tax	\$983,506	Labor - Road	\$485,384
Local Services Tax	\$42,027	Labor - Zoning	\$88,533
Cable Franchise/Licenses	\$72,558	O&M - Admin	\$52,696
Fines/Forfeits	\$12,500	O&M - Police	\$56,616
Interest/Rent/Royalties	\$9,406	O&M - Road	\$242,559
Intergovernmental	\$268,417	O&M - Zoning/Planning	\$127,485
Permits	\$67,069	O&M - Building	\$36,179
Charges for Services	\$6,400	UBREMS	\$85,000
Culture/Recreation	\$5,719	Palisades Regional Fire & Rescue	\$160,991
Service Reimbursements/Rebates	\$450	Other Fire/Ambulance Companies - Donations/FR	\$97,149
Private Contributions	\$0	Legal	\$35,000
Other Unclass Revenue	\$32,090	Engineer	\$9,500
Sale of Asset/Prior Year Refunds/Misc	\$0	Tax Collection	\$37,829
Transfer from General Reserve	\$48,266	CPA - Audit	\$12,150
<b>Total</b>	<b>\$3,049,421</b>	Culture/Recreation/Community Dev	\$5,137
		Emergency Management	\$122,885
		Liability/Property Insurance	\$42,022
		Debt Service	\$0
Cash Balance 1/1/2023	\$ 1,436,176	Miscellaneous/Other/ARPA Expenses	\$298,600
		Transfer to Capital Reserve	\$75,574
Cash Balance 12/31/2023	\$ 1,436,176	<b>Total</b>	<b>\$3,049,421</b>

Links to [2023 Budget](#), [Twp. Finance Website \(previous budgets\)](#), and [2016-2020 Financial Plan](#)





# Resources Focus Area Resources

## RURAL & HISTORIC PRESERVATION

### Resource Table of Contents

- Framework
- PA MPC Guidance
- 2003 Comprehensive Plan
- Community Feedback/Insight
- Zoning Regulations
- Natural Areas Inventory
- Preserved Land
- Open Space Plan
- Historic Resources

### Topics can include, but aren't limited to:

- Agricultural preservation
- Open space preservation
- Natural resource protection



# Rural & Historic Preservation **Framework**

**Existing Context:** Springfield Township is recognized for its rural character which includes preserved agricultural land and open space, and natural resources. According to the Bucks County Planning Commission, the Twp. has 4,354 acres of preserved open space, including agricultural land. Springfield Twp. has the second highest number of preserved farms in the County. Additionally, the Twp. administers a set of zoning regulations (districts and overlays) that aim to support preservation of agricultural, natural, and historic resources.

**Looking Towards the Future:** When the lenses of fiscal sustainability and climate resilience are applied, what does it mean for planning for rural and historic preservation in the future?

- How does preservation impact the Township's ability to continue to provide services to residents without increasing tax burden?
- How can preservation/preserved lands provide environmental benefits while also being a public amenity for residents?



## Rural & Historic Preservation **PA MPC Guideline**

The PA Municipalities Planning Code (MPC), Act of 1968, P.L.805, No. 247 as reenacted and amended states in Article III, Section 301, that the comprehensive plan should include:

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



# Rural & Historic Preservation **2003 Comprehensive Plan**

When reviewing this resource, consider the following:

- What recommendations related to Rural & Historic Preservation did the 2003 Comp. Plan propose?
- What recommendations have been accomplished? What has been the outcome?
- What recommendations haven't been accomplished? Why?
- Are there recommendations that should be included in the current Comprehensive Plan?



# Rural & Historic Preservation **2003 Comprehensive Plan Recommendations**

- Enforce natural resource protection standards and evaluate the need for additional protection measures
- Review the riparian buffer regulations in the zoning ordinance to provide performance standards for the protection of the township's waterways
- Implement recommendations from the Cooks Creek Wetlands Management Plan and Watershed Conservation Plan.
- Amend the zoning ordinance to adopt measures for the Cooks Creek Watershed that would require new development projects to identify sensitive resources and use best management practices to protect these resources.
- Prepare short list of consultants that are permitted to conduct geological testing for the carbonate geology areas in the township.
- Cooperate with the Cooks Creek Watershed Association to preserve land in the Cooks Creek steam valley.
- Develop strategies to reduce invasive species that threaten native plant communities.
- Utilize the volunteer citizen efforts of the EAC to address issues of environmental concern.
- Encourage landowners in the significant resource areas (e.g., Cooks Creek Watershed, Natural Areas Inventory sites) to donate their land or provide a conservation easement as part of various programs sponsored by private organizations (e.g., Bucks County's Natural Area Inventory Program, Heritage Conservancy's Lasting Landscapes Program)
- Promote the ongoing education of resource protection programs and activities sponsored by various public and private organizations.
- Revise the zoning ordinance to provide uses that will allow a revenue-generating venture to farmers that is a related use to the primary business of farming the land or a nonfarm-related use that will not impact adjacent properties (e.g., Accessory Farm Business use)
- Review the zoning ordinance to determine whether improved zoning techniques could improve open space and farmland preservation needs
- Preserve significant open space and farmland as prioritized in the township's open space plan.



# Rural & Historic Preservation **2003 Comprehensive Plan Recommendations**

- Encourage farmers within the Agricultural Security Area to enroll in the Bucks County Agricultural Land Preservation Program
- Examine methods of land preservation in addition to land acquisition, such as zoning strategies and development incentives
- Utilize the Springfield Township EAC to identify properties at risk and worthy of preservation as well as educating citizens on preservation methods, grants, etc.
- Conduct a comprehensive historic resource inventory of the township
- Implement historic preservation ordinances in appropriate areas
- Conduct individual village studies for Zion Hill, Pleasant Valley, and Passer (using Springtown Village Study as a model) to identify the opportunities and constraints for village expansion while respecting the surrounding natural resources and inherent historic character of the village
- Establish a historic district in villages that are deemed appropriate as part of a village study
- Adopt additional landscape buffer standards for developments located adjacent to significant historic resources
- Establish a process for granting demolition of historic buildings, including a permit requiring a review of alternatives and historic documentation, prior to demolition.
- Provide recognition of significance historic resources in the township.
- Educate the public about the value of historic preservation and provide strategies for the management of historic structures.
- Evaluate the effectiveness of the township's scenic overlay district and make revisions if necessary to provide additional protection of important scenic resource areas
- Adopt ordinances designed to preserve existing vegetation, minimize grading impacts, and provide additional plantings to scenic views and vistas.
- Adopt a cellular tower overlay ordinance in cooperation with surrounding municipalities that will minimize the visual impact of cell towers.

Link to full document: [2003 Comprehensive Plan](#)



# Rural & Historic Preservation **Community Feedback/Insights**

When reviewing these resources, consider the following:

- What have we learned throughout this planning process thus far?
- What priorities have emerged?
- What are the identified challenges?
- Are the priorities and challenges generally agreed upon by the community?  
Where are there areas for reconciliation?



# Rural & Historic Preservation **Community Feedback/Insight**

## Community Priorities

- Maintaining the community's rural character (*#1 priority in "Where we LIVE"*)
- Strengthen development requirements in Twp. ordinances to encourage stormwater management, protection of water quality, and protection of natural resources (*#1 priority in "Where we ADAPT"*)
- Assess the feasibility of impact fees for new development that could support future open space/recreation, ag preservation, and other community benefits/resources (*4<sup>th</sup> out of 5 "Where we ADAPT" priorities*)
- Establish historic preservation regulations and consider creating a historic architectural review board (*5<sup>th</sup> of out 5 "Where we ADAPT" priorities*)

### Aspects to Preserve

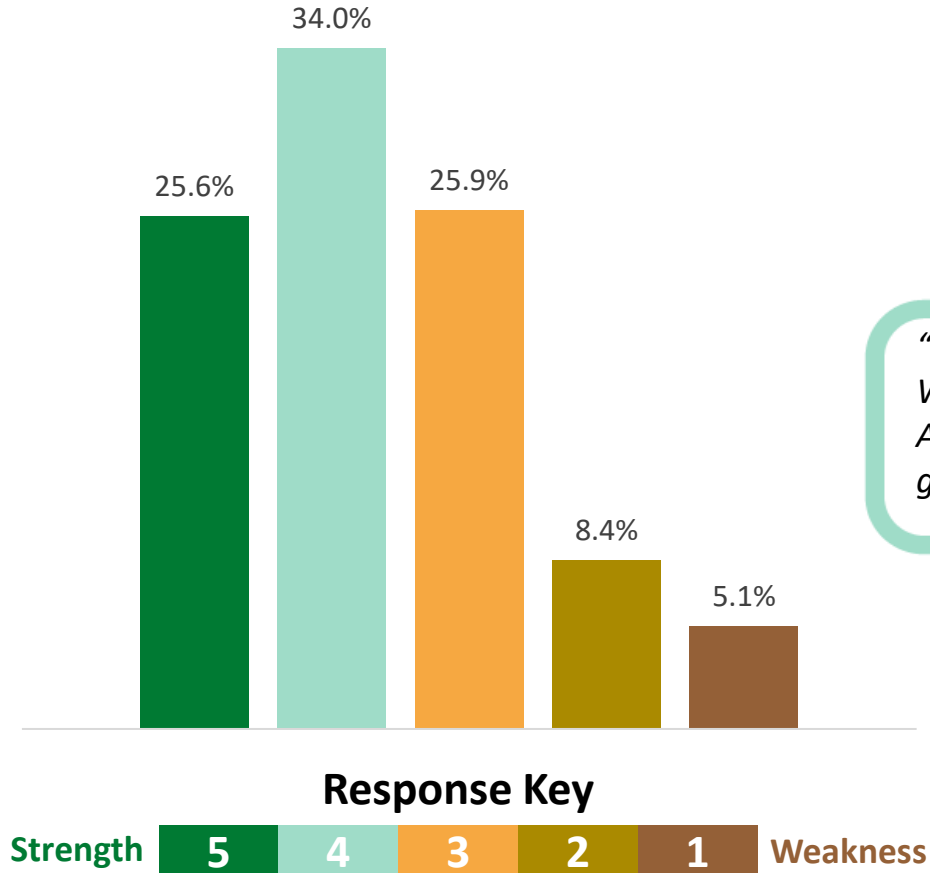
- Cooks Creek
- Owl Hollow Way
- Area proposed for quarry Hottle & State Rd.
- Rail Trail and wetlands
- Expand agricultural preservation
- Existing trees
- Maintain existing character of Township
- Maintain current agricultural zoning (support & concern about other businesses, such as wedding venues, operating on farms)





# Rural & Historic Preservation Community Feedback/Insights

## Rankings for Natural Resource Preservation



"Love that we have so much preserved open space."

"Need more publicly accessible areas, too much is preserved for the property owner only."

"We shouldn't preserve any more!"

"Important to be able to link preserved properties/land."

"Cooks Creek Watershed Association does a great job."

"Seeing lots of invasive species on my land (over 85%)."

Concerns about the Quarry.

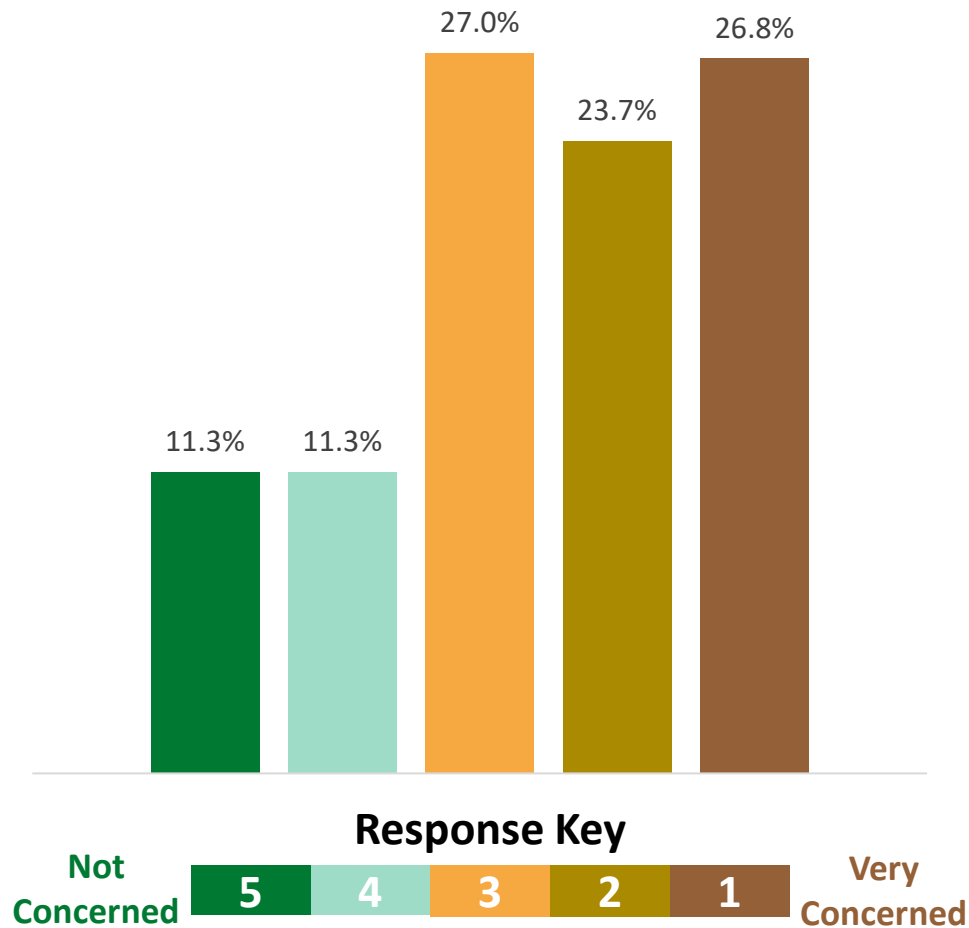
### 2018 RESULTS

50% of respondents indicated that more should be done to protect both surface water and ground/drinking water in the Township.



# Rural & Historic Preservation **Community Feedback/Insights**

## Future Concern **Invasive Species**



*"Very concerned with ash trees."*

*"Will only be made worse by climate change."*

*"Need bamboo regulations."*

*"Reduction Programs and education."*

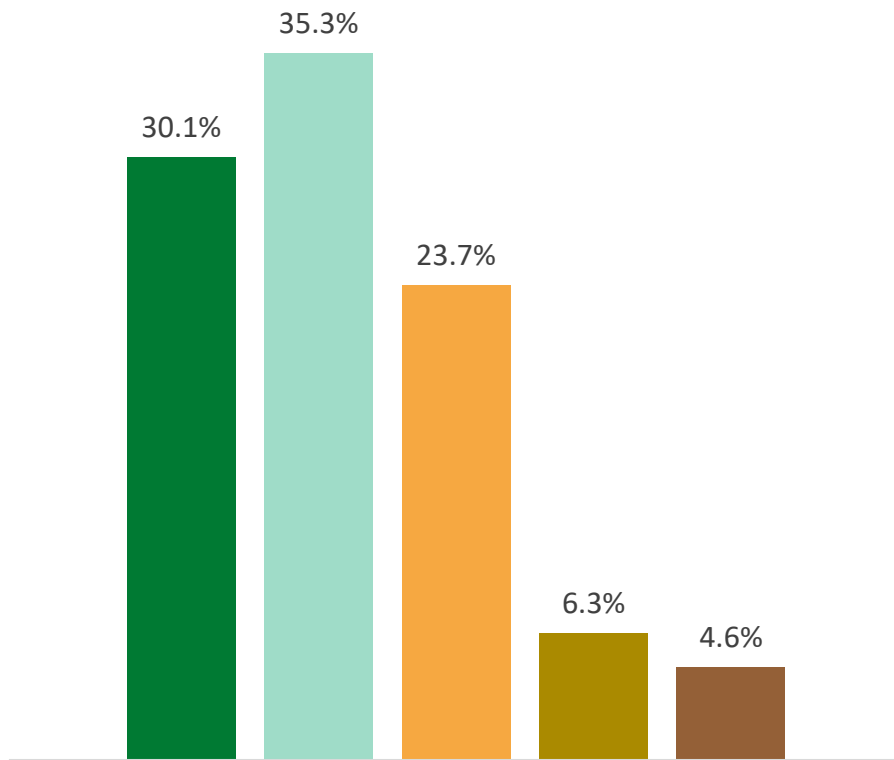
**2018 RESULTS**

18% of respondents identified 'restoration and protection of native habitats' as an important environmental issue.



# Rural & Historic Preservation **Community Feedback/Insights**

## Rankings for **Agricultural Preservation**



### Response Key

Strength **5** **4** **3** **2** **1** Weakness

*"Preservation of the Township's rural character is the most important goal."*

*"Prime agricultural land must be preserved for local food production."*

*"Needs to be balanced with the need for taxable properties."*

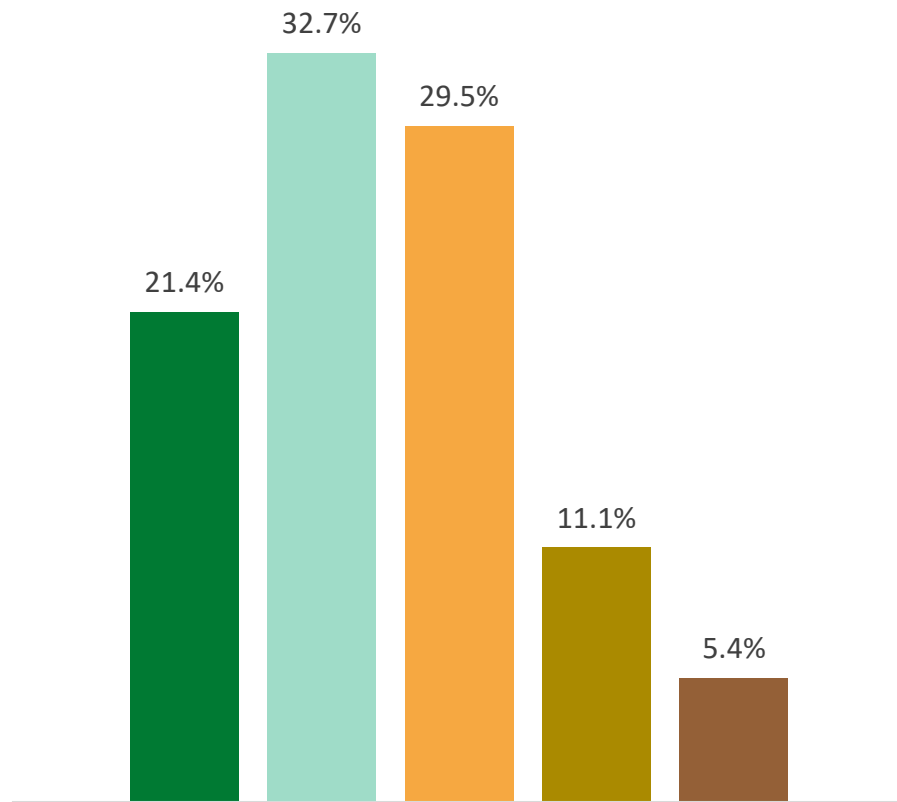
*"Keep Upper Bucks County 'country'"*

*"Preservation efforts are wonderful."*



# Rural & Historic Preservation **Community Feedback/Insights**

## Rankings for **Historic Preservation**



### Response Key

Strength **5** **4** **3** **2** **1** Weakness

*“Many historic properties well maintained; the Township should not seek to force preservation.”*

*“Historic preservation of the Passer Community.”*

*“Sad to see the allowance of demolition by neglect of historic buildings.”*

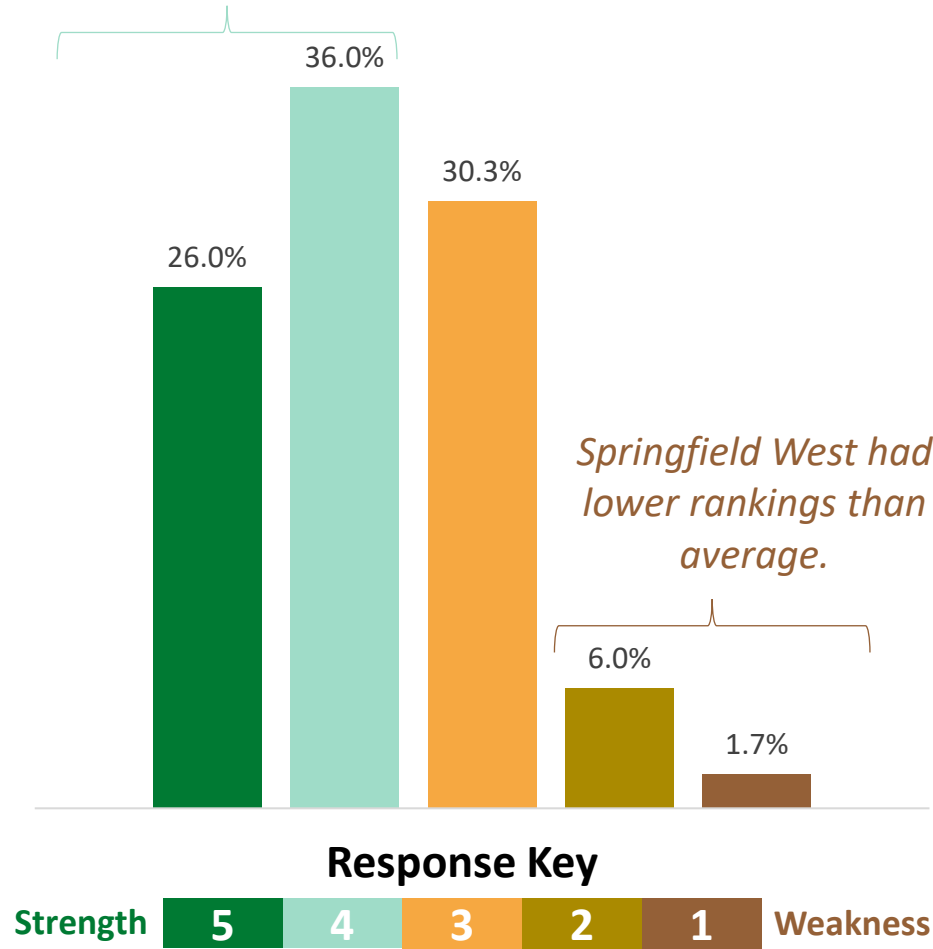
### 2018 RESULTS

- 23% of respondents indicated zoning restrictions should be maintained for listed historic resources.
- 16% noted the need to address the issue of demolition by neglect.



# Rural & Historic Preservation **Community Feedback/Insights** Rankings for **Historic Character**

*Springfield East had higher rankings than average*



*"Some of the newer housing doesn't really 'fit' into our area."*

*"There are sites, but they aren't known by residents, need to be promoted more."*

*"Would love to see older buildings maintained."*



# Rural & Historic Preservation **Other Contextual Resources, Studies, Initiatives**

When reviewing these resources, consider the following:

- What are these resources telling us?
- What challenges and opportunities does this information present?
- How do these resources align or diverge from community-identified priorities and challenges?
- In the case of plans, what has been accomplished? What hasn't? Why not?

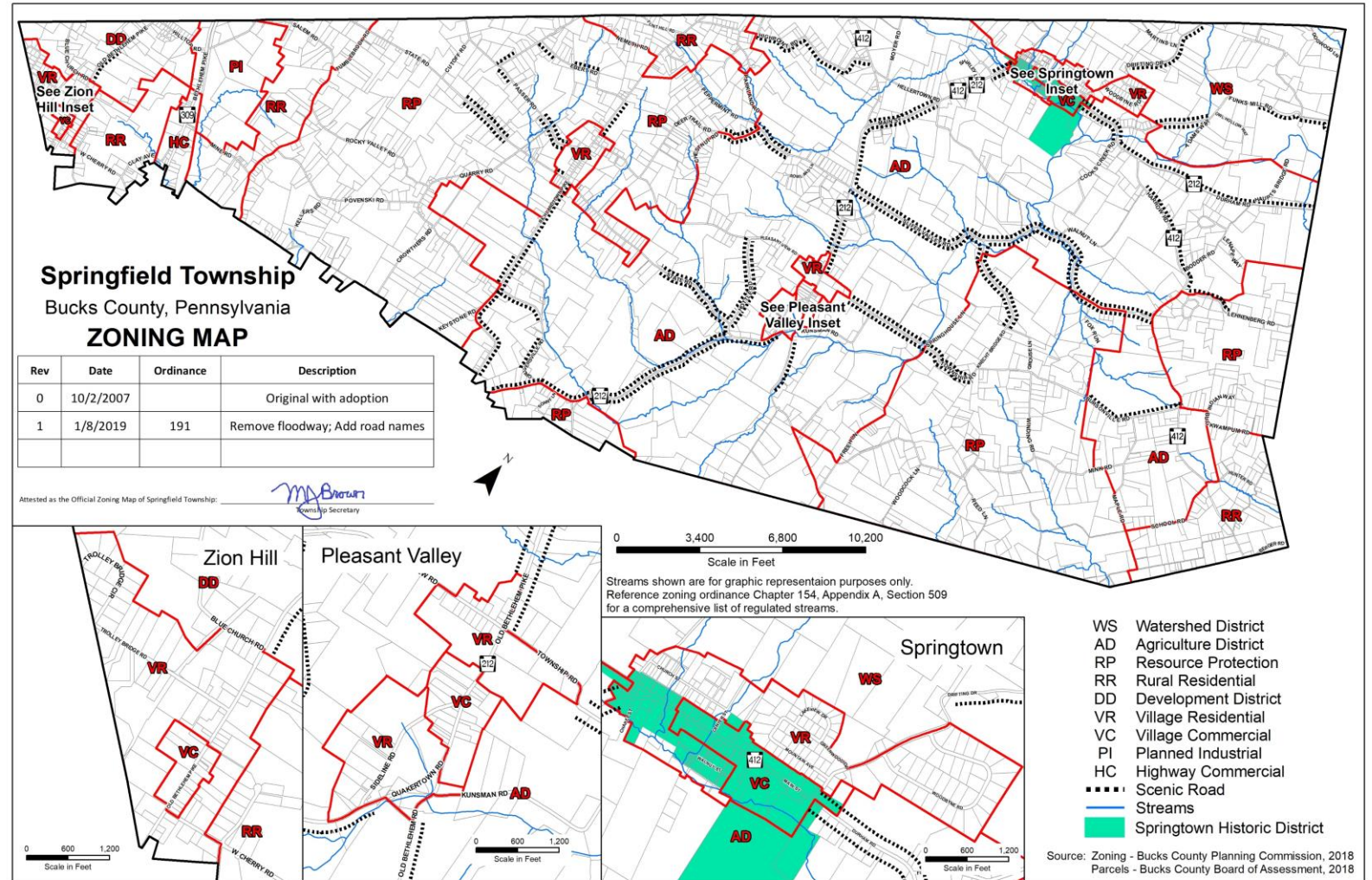


# Rural & Historic Preservation Zoning Regulations

The Township's current zoning ordinance has designated Watershed Districts, Agriculture Districts, and Resource Protection Districts.

There are also the following overlay districts:

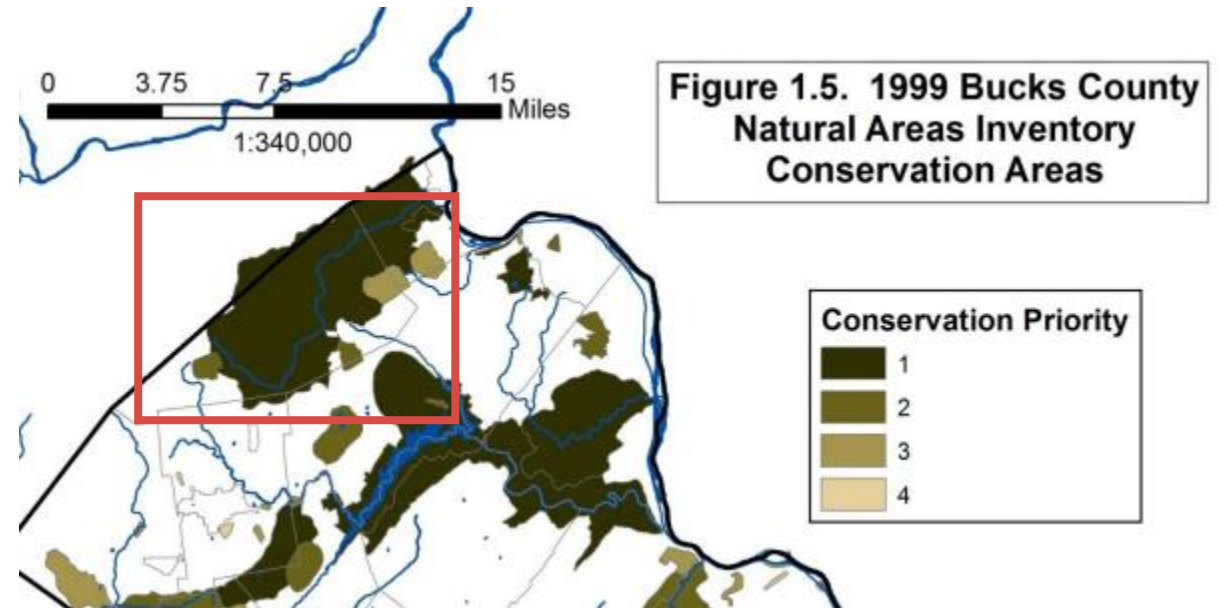
- Scenic Overlay District
- Source Water Protection Overlay District
- Wellhead Protection Overlay District
- Cook's Creek Watershed Overlay District



# Rural & Historic Preservation **Natural Areas Inventory**

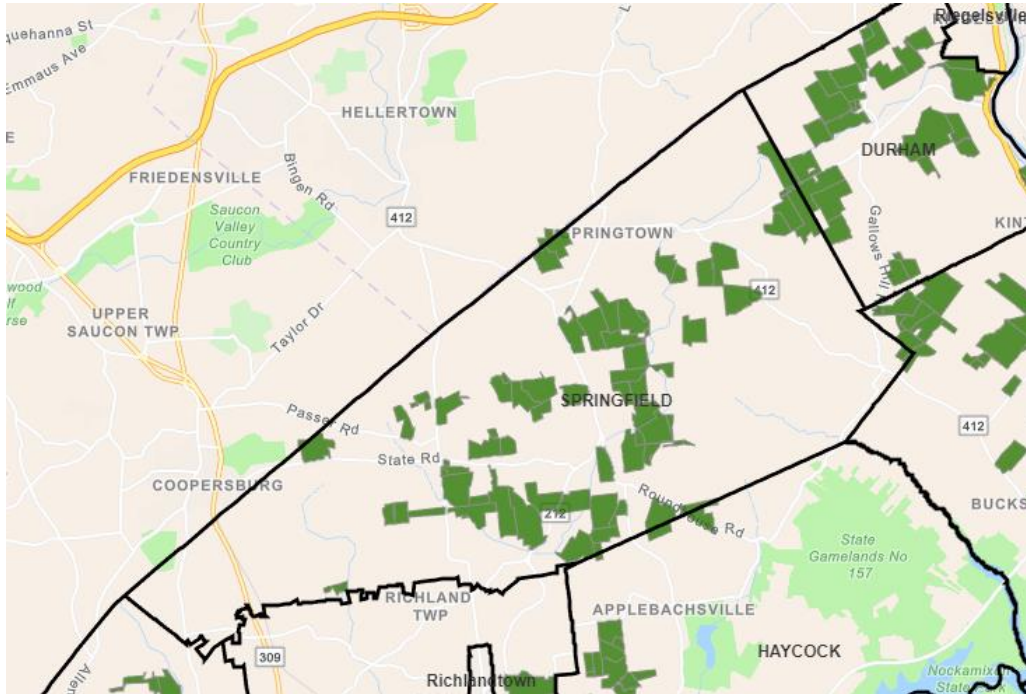
Springfield Township has a number of sites identified by the Pennsylvania Natural Diversity Index (PNDI) with Elements Occurrence Records (EOR). The Bucks County Natural Areas Program is intended to protect significant natural habitat areas identified by the [Natural Areas Inventory of Bucks County](#). The Natural Areas Program is a competitive grant program. Sites with higher priority levels are given greater consideration when competing for grant funding. As of March 2009, this program has protected 173 acres in Springfield Township. Sites include:

- Cooks Creek watershed (identified as a priority 1 site)
- Cressman Hill (a priority 1 site),
- Lookout (a priority 2 site)
- Buckwampum Mountain (a priority 3 sites)





# Rural & Historic Preservation **Agricultural Land Preservation Program**

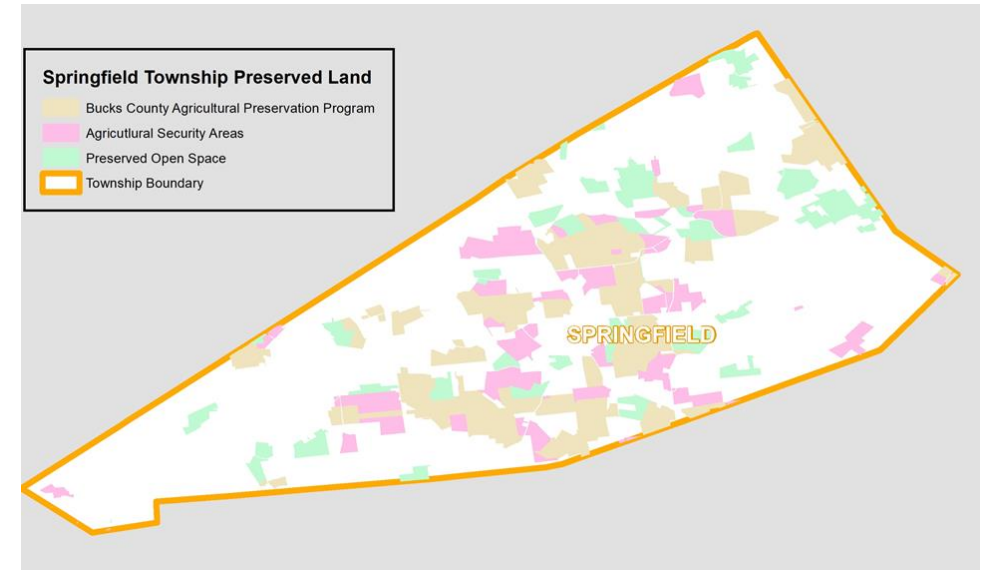


- There are 44 farms that are preserved using easements funded by the Bucks County Agricultural Land Preservation Program.
- The [Bucks County Agricultural Land Preservation Program](#) was established in 1989 and is regulated by the Pennsylvania (PA) Department of Agriculture, Bureau of Farmland Preservation, 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 36 farms represent 18% of the total preserved farms, the second most of any municipality in the County



# Rural & Historic Preservation Preserved Land

- Springfield Township contains 4354.9 acres of preserved land.
- There are 4717.5 acres of agricultural security areas 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 (PA Department of Agriculture, 2022).
- The preserved open space data are provided by the Bucks County Planning Commission records.



Springfield Twp. Preserved Open Space (as of June 2022)	
Type of Preserved Land	Acres
State Parks	-
State Gamelands	-
State Forest Preserves – State Historic Sites – Fish and Boat Commission	-
Municipal Parks and Open Space	44.2
County Parks and Open Space	192.3
Bucks County Agricultural Land Preservation Program	2380.5
Municipal Preserved Farmland	969.1
Land Trust Owned Parcels	62.2
Other Preserved Properties/Conservation Easements	698
Homeowner Association Open Space	8.7
<b>Total</b>	<b>4354.9</b>



# Rural & Historic Preservation **Open Space Plan**

There is a [Springfield Township Open Space Plan](#) that was adopted in 2010. Goals include:

## A. Natural Resources

**Goal:** Protect significant natural features and natural resources such as floodplains, woodlands, steep slopes, wetlands, sensitive geological formations, sensitive wildlife habitat, and bodies of water.

### Objectives:

- Use natural features as a guide to determine the type and intensity of land uses to be permitted in the Township.
- Minimize negative environmental impacts related to development and growth.
- Prioritize the Cook's Creek Watershed for preservation and protection.
- Protect surface and groundwater resources from point and nonpoint source pollutants through methods such as wellhead protection and source water protection measure
- Promote regulations that will provide additional protection measures for the Cooks Creek watershed by prohibiting uses that will negatively impact the overall water quality and resource value.
- Maintain the natural biodiversity within the Township that provides a healthy living environment for plants and animals.
- Preserve natural corridors throughout the Township to allow for the movement of wildlife and link habitat areas.

## B. Open Space & Farmland Preservation

**Goal:** Promote open space and farmland preservation that contributes to the overall rural character of the Springfield Township.

### Objectives:

- Preserve open space and farmland in strategic locations throughout the Township.
- Support and strengthen the economic viability of the Township's agricultural base.
- Promote the preservation of agricultural land through sound land use policies and regulations.
- Encourage farmland preservation through conservation easement purchase or donation.
- Provide flexibility in the agricultural zoning regulations to promote alternative sources of income to farmers.
- Promote private initiatives (in conjunction with public funding sources) to protect strategic open space lands.

## C. Scenic Resources

**Goal:** Maintain scenic views and scenic vistas that add to the pastoral character of the Township.

### Objectives:

- Protect scenic landscapes from the impact of future development through appropriate regulatory measures.
- Promote land use, landscape buffering, or other appropriate methods that help to retain and enhance the character of scenic areas.
- Include evaluation of scenic resources as part of acquisition priorities



## Rural & Historic Preservation **Historical Resources**

- Springfield Township is home to five features on the National Register of Historic Places: Jacob Funk House and Park, John Eakin Farm, Knect's Mill Covered Bridge, Springhouse Farm, and Springtown Historic District.
- Springfield Township has a Historic Resources Overlay District which consists of properties on the Township's [Historic Resources List](#).
- The Historic Resources Overlay District aims to retain community 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.



# 3 MEETING GUIDES

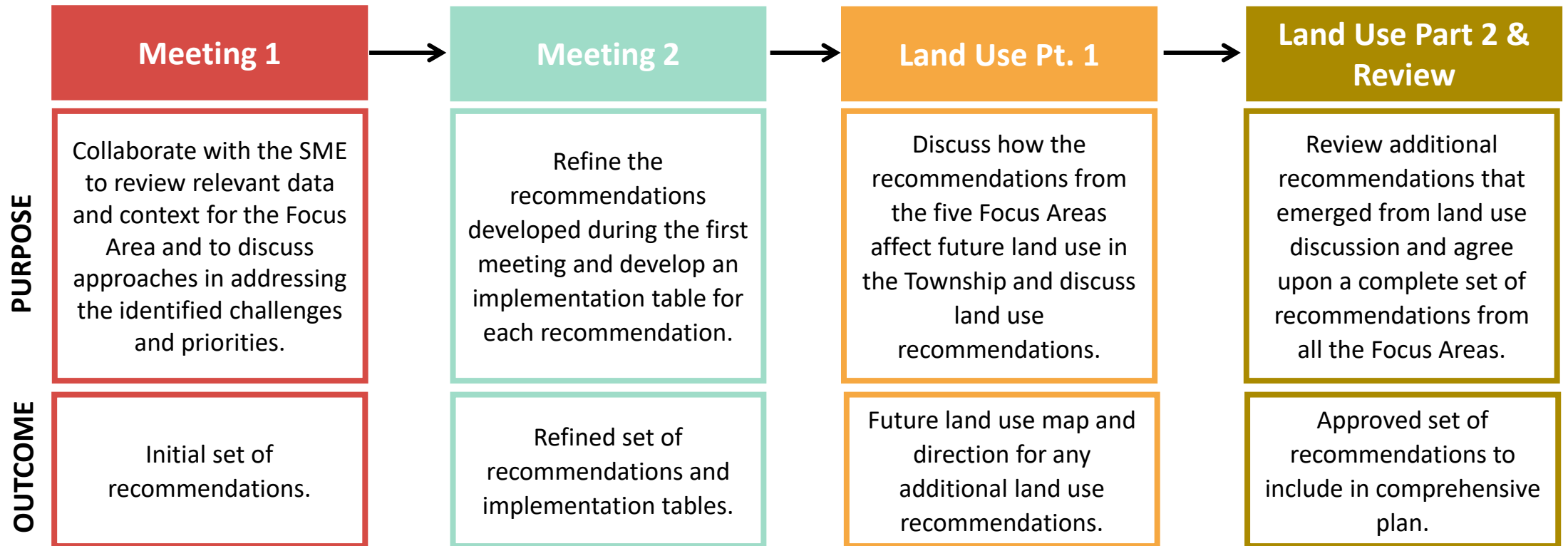
Overview

Meeting #1

Meeting #2



# Meeting Structure Overview



# Meeting Guides

## MEETING #1

- Purpose
- Outcomes
- Agenda
- Discussion Guide



# Meeting #1 Focus Area Lenses and Topics

Lenses

## Fiscal Sustainability & Climate Resilience

Focus Areas

### Resilient Systems

- Broadband internet and cell service access
- Infrastructure capacity (stormwater management, water, sewer)
- Twp. services
- Partnerships & regionalism

### Rural & Historic Preservation

- Agricultural preservation
- Open space preservation
- Natural resource protection

### Safety & Mobility

- Walkability
- Trail networks
- Bike trails
- Traffic calming

### Community Connectedness

- Physical gathering spaces (parks, small businesses)
- Community events/civic infrastructure
- Building social resilience

### Livable Centers

- Village revitalization
- Adaptive reuse and redevelopment
- Local and small business/jobs
- Walkability

### Future Land Use

- Recommendations from focus areas mapped
- Housing
- Areas for growth
- Areas for preservation
- Zoning priorities

## Parking Lot

*Community priorities that may come up in discussion that aren't covered in a Focus Area.*





# Meeting #1 Purpose, Outcomes, & Agenda

**Purpose:** The purpose of Meeting #1 is to collaborate with the SME to review relevant Springfield Township data and context for the Focus Area and to discuss approaches in addressing the identified challenges and priorities.

**Outcomes:** By the end of the meeting, the group will have...

- An understanding of potential tools and approaches to address identified challenges in the Township.
- Created a high-level list of initial recommendations based on discussed approaches with the SMEs.

Agenda	
1. Setting the Foundation: Challenges and Opportunities	20 mins
2. Discussion of SME Tools, Case Studies, and Approaches	15 mins
3. Identify initial recommendations	20 mins
4. Next Steps	5 mins

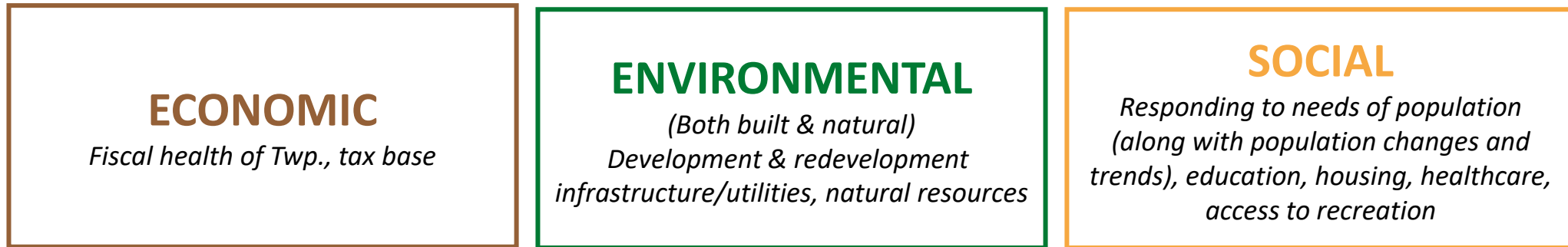


# Meeting #1 Resilient Systems Framework

## What do we mean when we talk about ‘resilient systems?’

**RESILIENT** describes the Township’s ability to adapt and respond to unpredictable shifts and challenges and continue to maintain and enhance service provision, resulting in a high quality of life, for residents today and into the future.

**SYSTEMS** refer to the...



...systems that directly or indirectly impact the Township.

**Planning for the future of Resilient Systems** requires knowing where the Township, directly or indirectly, has control/influence and where collaboration with partners is needed.



# Meeting #1 Rural & Historic Preservation Framework

**Existing Context:** Springfield Township is recognized for its rural character which includes preserved agricultural land and open space, and natural resources. According to the Bucks County Planning Commission, the Twp. has 4,354 acres of preserved open space, including agricultural land. Springfield Twp. has the second highest number of preserved farms in the County. Additionally, the Twp. administers a set of zoning regulations (districts and overlays) that aim to support preservation of agricultural, natural, and historic resources.

**Looking Towards the Future:** When the lenses of fiscal sustainability and climate resilience are applied, what does it mean for planning for rural and historic preservation in the future?

- How does preservation impact the Township's ability to continue to provide services to residents without increasing tax burden?
- How can preservation/preserved lands provide environmental benefits while also being a public amenity for residents?



# Meeting #1 Discussion Guide



1. Based on what we've learned throughout the planning process and the provided resources, what are the set of challenges and opportunities that we want to address in the implementable plan? Reminder: The implementable comprehensive plan model focuses on real, relevant issues that have practical and workable recommendations.
2. Based on the agreed upon list of challenges and opportunities, where should the attention be focused? What makes sense to address in this plan? What are the tools and approaches that can be employed? How have other municipalities approached similar situations?
3. What recommendations based on the tools/approaches shared should be carried through to the comprehensive plan? Reminder: Consider the lenses of fiscal sustainability and climate resilience.



# Meeting Guides

## MEETING #2

- Purpose
- Goals & Outcomes
- Discussion Guide




# Meeting #2 Purpose, Outcomes, & Agenda

**Purpose:** The purpose of Meeting #2 is to refine the recommendations developed during the first meeting and develop an implementation table for each recommendation (actions, recommendation lead, stakeholders, funding sources, timeline, and measures of success).

**Outcomes:** By the end of the meeting, the group will have...

- Agreed upon a set of recommendations for the Focus Area.
- Completed an implementation table for each recommendation with the following: action steps, recommendation lead, stakeholders, funding sources, timeline, measure of success.

Agenda		
1.	Initial Recommendation Review	30 mins
2.	Implementation Discussion	30 mins
3.	Homework <i>Prioritization of recommendations</i>	



## Meeting #2 **Discussion Guide**



- Review set of initial recommendations from first meeting.
- How can these recommendations be refined?
- When viewed through the lenses of fiscal sustainability and climate resilience, what needs to be addressed or adjusted?
- Where are there gaps?
- What needs to be added?



## Meeting #2 Discussion Guide

Complete an implementation table for each recommendation.



Components of the implementation tables:

- **Action Steps:** What steps need to be taken to accomplish the recommendation?
- **Recommendation Lead:** Who will champion this recommendation and track progress?
- **Stakeholders:**
- **Cost:** \$, \$\$, \$\$\$ (approximate level of cost)
- **Funding Sources:** Public funds, grant funds, etc.
- **Timeline:** Short-, medium-, or long-term
- **Measures of Success:** Specific metrics on how the recommendation will be measured

