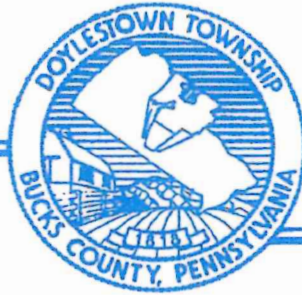


township of



doylestown

Board of Supervisors

Barbara N. Lyons, Esq.
Ken Snyder
Ryan Manion
Richard F. Colello
Jennifer V. Herring

Chairman
Vice Chairman
Member
Member
Member

425 Wells Road
Doylestown, Pennsylvania 18901-2717
(215) 348-9915 · FAX (215) 348-8729
www.doylestownpa.org

September 19, 2019

Evan Stone, Exec. Dir.
Bucks County Planning Commission
Neshaminy Manor Center
1260 Almshouse Road
Doylestown, PA 18901

RE: Doylestown Township 2008 Comprehensive Plan Amendment

Dear Mr. Stone;

Please be advised that the Doylestown Township Board of Supervisors adopted Doylestown Township Resolution No. 2155 at their regularly scheduled meeting held on September 19, 2019.

Resolution No. 2155 amends the Township's 2008 Comprehensive Plan. I have enclosed a copy for your records.

If you have any questions concerning this matter, please feel free to contact me.

Sincerely,

Stephanie J. Mason
Township Manager

SJM/jr

Enclosure

CC: J. Garton, Twp. Solicitor w/ copy
J. Goldstein, Twp. Planning Eng. w/copy

RESOLUTION NO. 2155

A RESOLUTION OF THE BOARD OF SUPERVISORS OF
DOYLESTOWN TOWNSHIP AMENDING THE
COMPREHENSIVE PLAN OF DOYLESTOWN TOWNSHIP

WHEREAS, on or about September 19, 1989, the Board of Supervisors approved the Doylestown Township Comprehensive Plan, and said Comprehensive Plan was amended on September 16, 2008;

WHEREAS, subsequent thereto, the Township has undertaken numerous studies, which said studies have generated reports and documents which should appropriately be included within the Comprehensive Plan of Doylestown Township;

WHEREAS, notice of the intention of the Board of Supervisors to consider amending the Township's Comprehensive Plan was provided to the Bucks County Planning Commission, the County of Bucks, the Doylestown Township Planning Commission, the Central Bucks School District, Warrington Township, New Britain Township, New Britain Borough, Doylestown Borough, Plumstead Township, Buckingham Township, and Warwick Township; and

WHEREAS, after public hearing, the Board of Supervisors has concluded that it is in the best interest of the Township that the Comprehensive Plan of Doylestown Township be amended as hereinafter provided.

NOW, THEREFORE, be it resolved by the Board of Supervisors as follows:

1. The *Population Trends* of the Comprehensive Plan adopted in September of 1989 and updated in 2008 shall be amended so as to include the following language:

Since the Comprehensive Plan of Doylestown Township was last updated in 2008 significant demographic changes have been experienced within the Township and the region. Anticipated population growth has not been as substantial as predicted.

The estimated population for the Township in 1987 was 12,983 with a projected population increase of 9,500 persons between 1987 and 2000. The projected population numbers for the years 2000 and 2020 were 19,400 and 24,470 persons, respectively. However, based on current Census data, during the census period from 2000 to 2010, Doylestown Township decreased by 0.3% from a population of 17,619 to a population of 17,565; which is a decrease of 54 people. Then between 2010 and the 2017 estimate there was a decrease of 0.61% or 107 persons since 2000. From this data it can be concluded that population within the Township has been a steady constant without major change, as opposed to the County which has experienced an increase in population of 4.8%.

Regional Population Growth, 2000-2017

	2000	2010	2017 Estimate	# Change 2000-2017	% Change 2000-2017
Bucks County	597,635	625,249	626,486	28,851	4.8%
Doylestown Township	17,619	17,565	17,512	-107	-0.61%

The Delaware Valley Regional Planning Commission (DVRPC) prepared an analytical data report, *County- and Municipal-Level Population Forecasts, 2015-2045* dated July 2016, which provides population estimates for the southeast region of Pennsylvania. Forecasts were developed in five-year increments. To develop 2020, 2025, 2030, 2035, 2040, and 2045 municipal population forecasts, DVRPC applied a formula based on a theory of population growth and decline.

In the year 2040, Doylestown Township's projected population is expected to be 18,681, a change of 4.9% from the year 2020 and a change of 6.3% from the 2017 estimate. Bucks County's projected population for the year 2040 is expected to be 691,111 people, a change of 7.9% from the year 2020 and a change of 10.4% from the 2017 estimates.

Population Forecast, 2020 to 2040

	2020	2025	2030	2035	2040	#Change 2020-2040	%Change 2020-2040
Bucks County	640,495	654,792	669,299	681,273	691,111	50,616	7.9%
Doylestown Township	17,806	18,048	18,293	18,506	18,681	875	4.9%

The 2010 population projection from the 2008 Comprehensive Plan Update is greater than the actual population as determined by the 2010 Census. The 2020 population projection from the 2008 Plan Update is also greater than the recent DVRPC population projection. Additionally, the 2020 population projection of 21,430 persons from the 2008 Plan Update is still greater than the anticipated 2040 population projection as calculated by DVRPC.

It was determined during the 2008 Comprehensive Plan Update, the amount of vacant land available within the residential districts of the Township would be sufficient to accommodate the housing demands, (or anticipated population growth. Because projected growth trends are below what was originally forecasted, the Township is still in a position to accommodate future housing demands.

2. The *Population Composition* of the Comprehensive Plan adopted in September of 1989 and updated in 2008 shall be amended so as to include the following language:

. In addition to changes to population projections for the Township, there have also been changes in the makeup of households and families, as well as population distribution by age cohorts.

The U.S. Census defines a "household" as:

"A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily".

The number of households in Doylestown Township decreased by 435 households from 2010 (6,329) to 2017 (5,894), which is a decrease of 6.8%. In contrast the county experienced a moderate increase in the number of households between 2010 and 2017. Bucks County has had an increase of 1,060 households, which is an increase of 4.5% (234,849 in 2010; 235,909 in 2017).

In Doylestown Township, the number of persons per household has increased by 0.06 persons from 2010 to 2017. There were 2.53 persons per household as of the 2010 Census. The 2017 ACS Estimates indicates Doylestown has 2.59 persons per household.

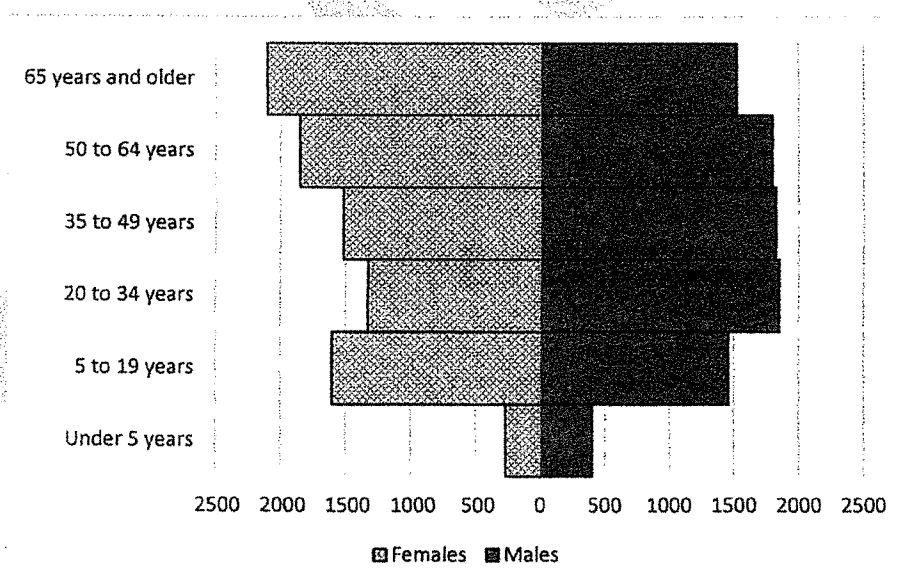
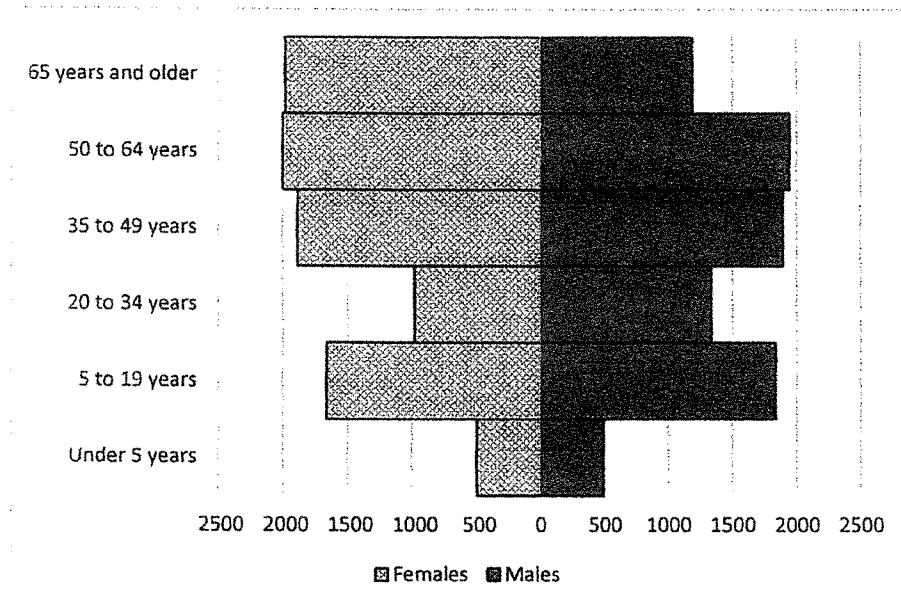
The U.S. Census defines a "family" as:

"A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households, however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household."

The number of family households in Doylestown Township decreased by 208 households, which is a decrease of 4.7% from 2010 to 2017 (4,444 in 2010; 4,236 in 2017).

A look at population age distributions in the Township provide insights into the services and housing types that our residents need now and in the future. Studying these age distributions will help guide Township policies for services and infrastructure. As an example, a younger population may require more youth recreational activities or family-oriented programming. An older population may require different housing types, transportation requirements, recreational programming, or medical services.

Population Distribution by Age and Sex, 2000 and 2017



In the **Population Distribution by Age and Sex, 2000-2017** chart, the distribution of men and women by age in the Township is depicted. The adult population (35 to 64 years of age) segment is fairly evenly distributed, and when combined amounts to the largest population distribution. However, more specifically, residents between the ages 40 and 59 account for a large portion of the Township population (approximately 30% of the total population for the Township). According to the 2017 Census, the median age in Doylestown Township is 44.5 years which is up from the 2000 Census median age which was 42.0. A clear indicator that the Township population is aging in place. According to the 2017 ACS Estimates, 26.4% of the Township population is 60 years old or older.

School Aged Population for Doylestown Township 2010-2017

	2010	2017 Estimates	% Change
Under 5 years	695	670	-3.6%
5 to 9 years	1,009	779	-22.8%
10 to 14 years	1,234	1,170	-5.2%
15 to 19 years	1,241	1,112	-10.4%
Total	4,179	3,731	-10.7%

Elderly Population of Doylestown Township, 2010-2017

	Male 2010	Male 2017	% Change	Female 2010	Female 2017	% Change
65 to 74 years	750	725	-3.3%	862	901	4.5%
75 to 84 years	460	517	12.4%	595	756	27.1%
85+	168	278	65.5%	475	443	-6.7%
Total	1,378	1,520	10.3%	1,932	2,100	8.7%

The 2017 ACS Estimates indicates school aged population accounts for approximately 21% of the Township's total population. This is a slight decrease from 2010 which was 23.8%. The Township has a notably higher percentage of its population entering retirement (ages 55-64) and as older persons (ages 65+), and a lower percentage of its population as children/school age (under age 20) and young adults (ages 20-34). With an increase in the elderly population, attention should be given to the types of housing that are available in Doylestown Township as well as what services are and should be provided for those within this age category.

3. The *Existing Land Use Map* of the Comprehensive Plan adopted in September of 1989 and updated in 2008 shall be replaced with the *Existing Land Use Map* dated October 16, 2017 revised January 10, 2018.

4. The *Future Land Use Map* of the Comprehensive Plan adopted in September of 1989 and updated in 2008 shall be replaced with the *Future Land Use Map* dated October 16, 2017 last revised March 26, 2018.

5. The following statements shall be added to the *Policies and Implementation Strategy* Section of the Comprehensive Plan:

- The Township should continue to embrace and promote strategies and policies that would create a more "Age-Friendly" Community, including walkability, public transportation, and land use strategies that would promote the concept of "aging in place."
- The Township should continue to explore and promote strategies for the development/redevelopment and adaptive reuse of properties and land use

strategies that would create the opportunity for mixed use development and a more walkable community.

6. The following additional studies, reports and documents shall be incorporated and become part of the Comprehensive Plan.

- (a) Upper Neshaminy Creek Trail Feasibility Study, June 2014
- (b) Neshaminy Creek Watershed Sediment Reduction Plan for Municipal Implementation, March 2014
- (c) Neshaminy Creek Watershed Stormwater Management Plan, November 2010
- (d) Doylestown Community Bike & Hike System Map, updated June 2018
- (e) Doylestown Township Open Space Plan, June 1998
- (f) Neshaminy Creek Watershed Rivers Conservation Plan, 1997
- (g) The Gateway Study – North Main Street, November 2000
- (h) The Gateway/Corridor Study - South Easton Road, October 2005
- (i) Design Requirements and Construction Standards for Doylestown Township Pedestrian and Bike Facilities, April 1996
- (j) Edison Village Study
- (k) Route 611 Corridor Study, 1992
- (l) The Doylestown Township Park, Recreation and Open Space Plan, 1992
- (m) The Doylestown Township Act537 Sewage Facilities Plan, 1999 as amended
- (n) Doylestown Community Park, Recreation and Open Space Plan, 2007

7. In all other aspects the 1989 Doylestown Township Comprehensive Plan, as amended, is reapproved subject to the amendments to same as set forth herein.

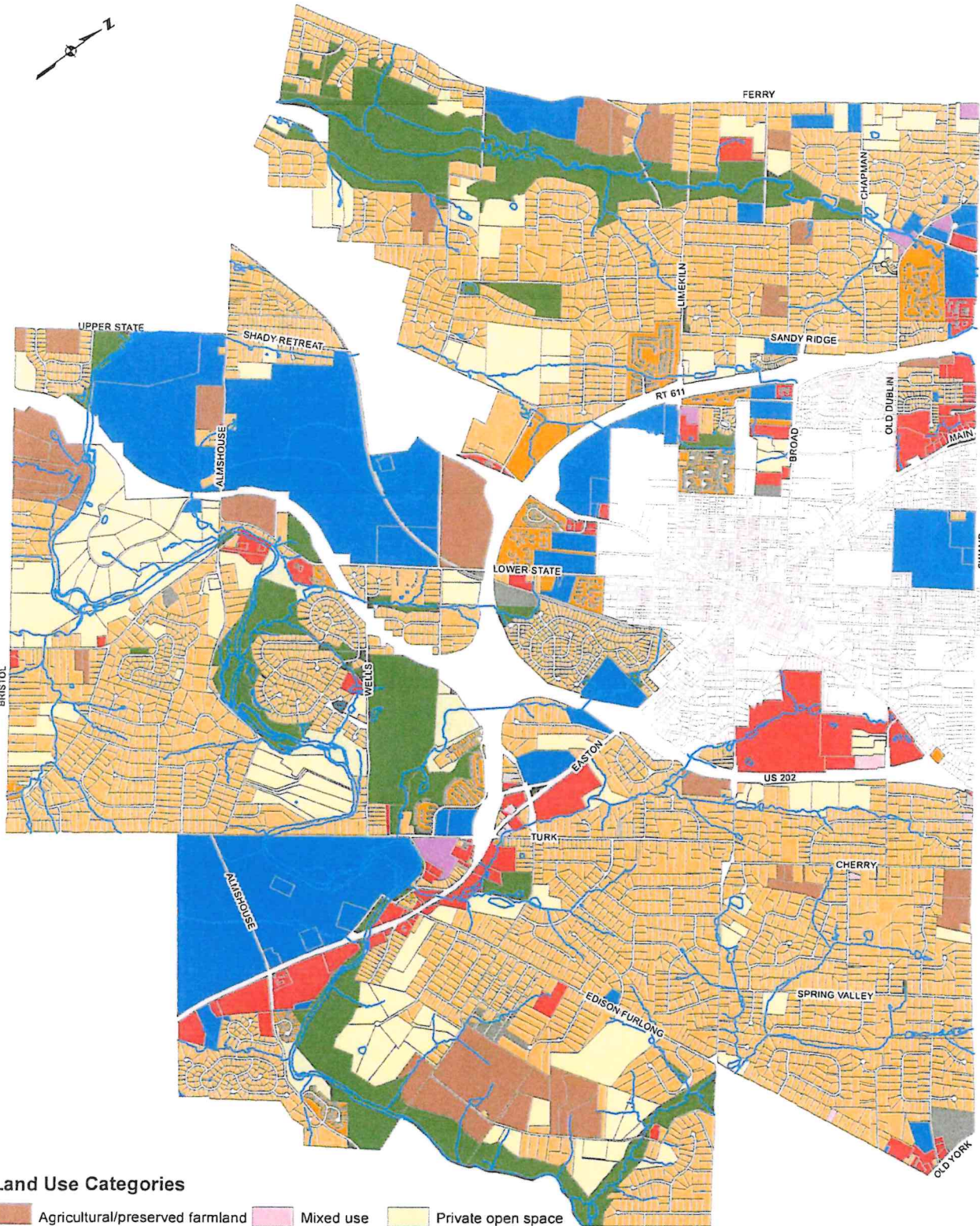
8. The Doylestown Township Comprehensive Plan will hereafter be referred to as the Doylestown Township Comprehensive Plan, as amended, 2018.

9. Comprehensive planning in Doylestown Township will continue to respect municipal land use and land use policies of neighboring municipalities.













10. Any planning instruments adopted by Doylestown Township following this amendment may be included in an Amended Comprehensive Plan by Resolution.

11. If there are any planning documents adopted subsequent to the adoption of this Resolution that are in conflict with a prior planning document, it is understood that the later planning document shall apply.

12. Comprehensive planning shall continue and shall include periodic community meetings with the residents, the Township Planning Commission, the Township Planner and the Board of Supervisors, as appropriate.



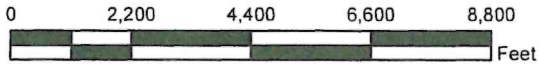
Land Use Categories

 Agricultural/preserved farmland	 Mixed use	 Private open space
 Low density residential	 Commercial	 Public open space
 Medium density residential	 Industrial	 Utility
 High density residential	 Institutional	 Vacant

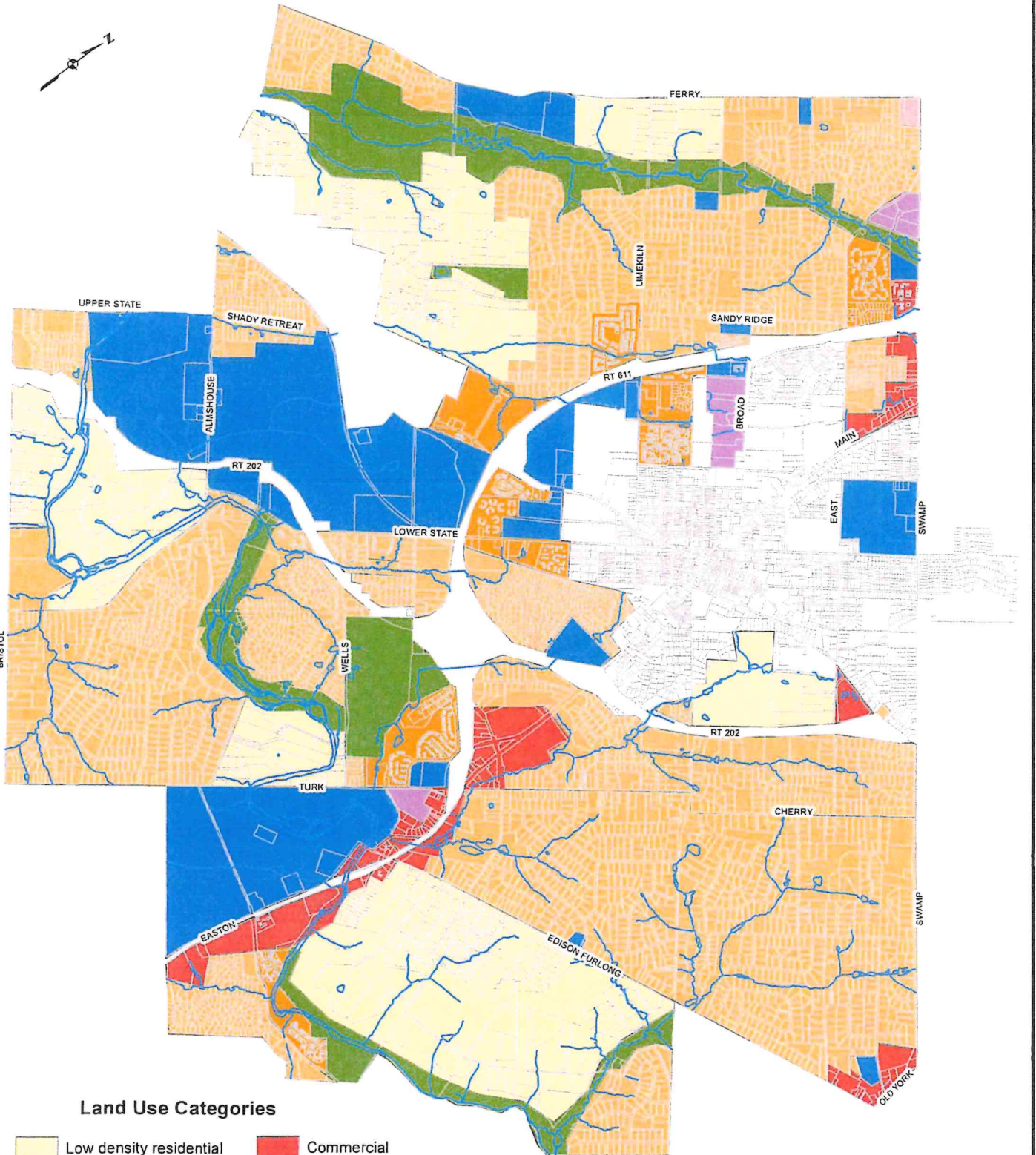


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







Date 10/16/17
Revised 1/10/18



Existing Land Use



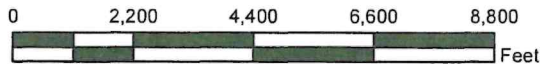
Land Use Categories

- | | |
|--|---|
|  Low density residential |  Commercial |
|  Medium density residential |  Industrial |
|  High density residential |  Institutional |
|  Mixed use |  Open space |



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Project #1745044

Date 10/16/17
Revised 1/22/18
3/26/18



Future Land Use



Doylestown has a network of 25 miles of completed trails and sidepaths for use by bicyclists and pedestrians. The Doylestown Community Bike and Hike System will continue the effort to develop the proposed additional trails as grants and donations permit.

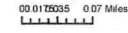
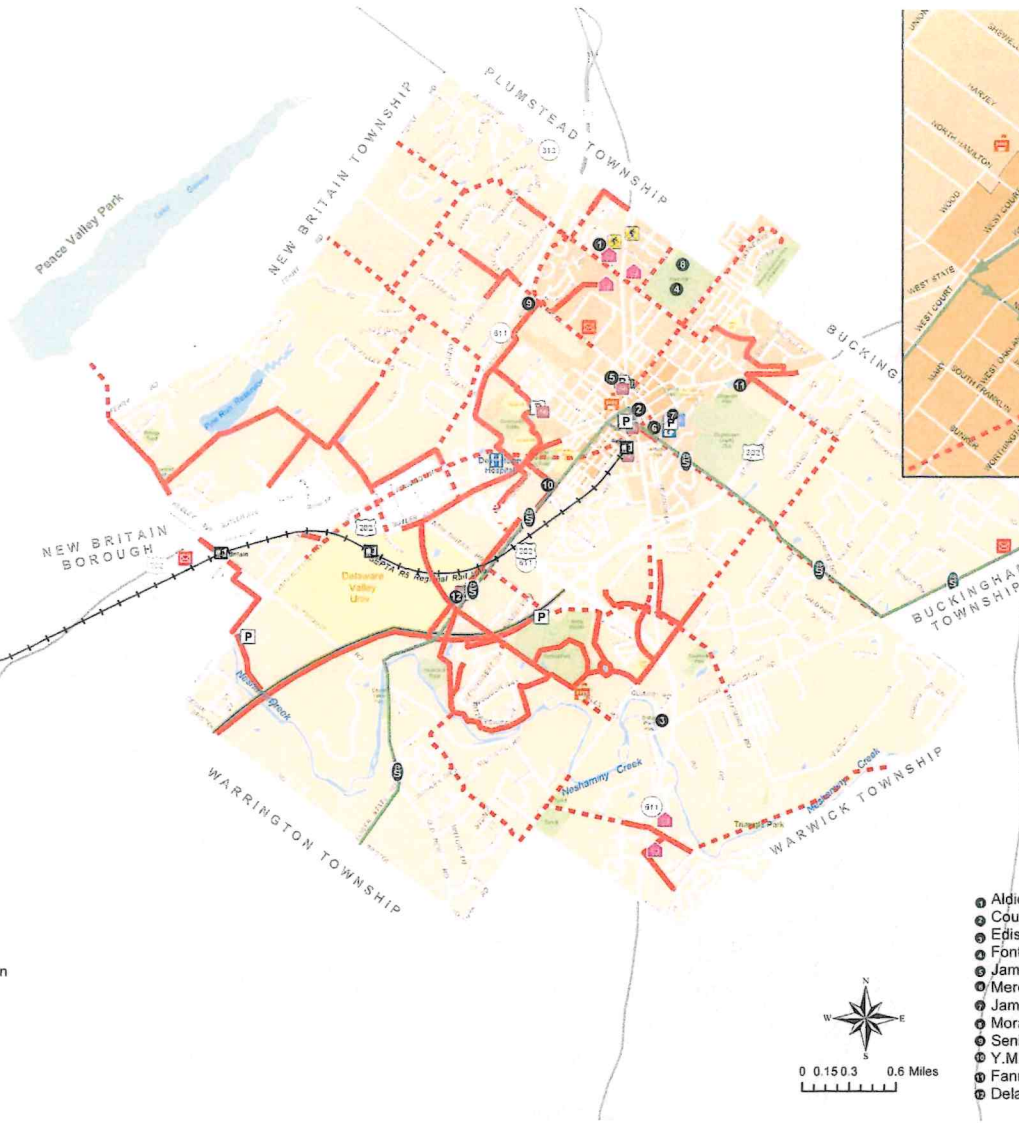
Existing trails are presented as solid red lines, proposed trails as dashed red lines.

Map updated June, 2018

- Existing Trail
- - - Proposed Trail

LEGEND

- R5 Stations
- R5
- Bicycle Parking - Existing
- Bicycle Parking - Proposed
- Bike Shop
- County Courthouse
- Doylestown Hospital
- Library
- Municipal Building/Police Station
- PA State Bicycle Route
- Post Office
- Shopping Center
- Vehicle Parking
- Proposed Route 202 Bypass
- State Highways
- Roads
- Water
- Schools
- Parks
- Historic district



Points of Interest

- 1 Algie Mansion
- 2 County Theatre
- 3 Edison Village Park & Historic Area
- 4 Fonthill Museum
- 5 James Lorah Memorial Home
- 6 Mercer Museum
- 7 James A. Michener Museum
- 8 Moravian Pottery & Tile Works
- 9 Senior Citizen's Center
- 10 Y.M.C.A.
- 11 Fanny Chapman Pool
- 12 Delaware Valley College The Farm Market