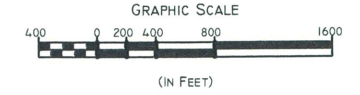


FUTURE LAND USE PLAN MAP

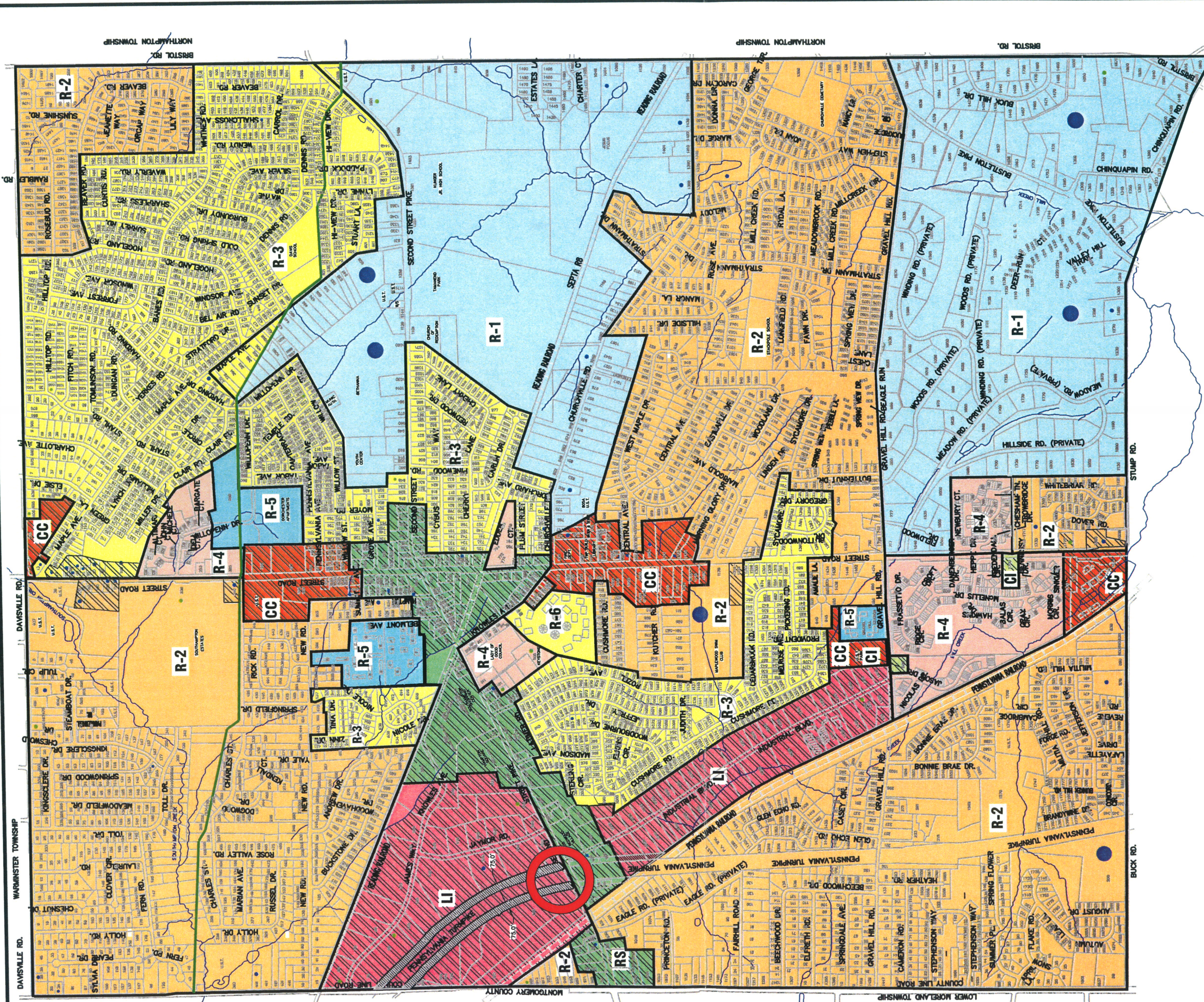


- LEGEND**
- MUNICIPAL BOUNDARY
 - LOCAL STREET
- ZONING**
- R-1 - RESIDENTIAL CONSERVATION DISTRICT
 - R-2 - LOW DENSITY RESIDENTIAL
 - R-3 - MODERATE DENSITY RESIDENTIAL
 - R-4 - MODERATELY HIGH DENSITY RESIDENTIAL
 - R-5 - HIGH DENSITY RESIDENTIAL
 - R-6 - HIGHEST DENSITY RESIDENTIAL
 - RS - RETAIL SERVICE
 - CI - CAMPUS INDUSTRIAL
 - CC - CONTROLLED COMMERCIAL
 - LI - LIMITED INDUSTRIAL
 - OPAS - OFF-PREMISES ADVERTISING SIGN DISTRICT (OVERLAY ZONING DISTRICT, ORD. #361)
 - REVITALIZATION OVERLAY ZONING AREAS
 - POTENTIAL HOUSING DEVELOPMENT AREAS
 - POTENTIAL TURNPIKE EXIT AREA
 - NON-CONFORMING LAND USES

NOTES:
FOR THE SEPTA R8 CORRIDOR, A POTENTIAL RAILS TO TRAILS FEATURE
FOR PRIORITY PRESERVATION AREAS, SUCH AS THE 100-YEAR FLOOD PLAIN, WETLANDS, AND PARKLANDS, SEE MAPS 4-2.A, AND 5-4.A



SOURCE: USHT ENGR TRI-STATE





Plan Summary

Comprehensive Plan

- **A foundation** for local planning and action, in a regional context
- **A resource** for guiding municipal actions relative to: land use/zoning, transportation, environmental, development and redevelopment (revitalization), community resources/services and programs, parks and recreation and open spaces, utilities, housing, safety, accessibility, etc.
- **For a 20 years** period with re-examination recommended at 10 year intervals by the PA Municipalities Planning Code
- **An examination** of the past and present and uses the findings as a guide for the future, laid out by actions to be implemented over time

Vision for the Future

- **Build** upon the goals and objectives of the 1998 Plan in a Sustainable fashion while at the same time examining past changes
- **Provide** for a new and fresher, contemporary set of realistic goals and objectives to carry out recommended future-oriented actions
- **Enhance** the quality of life of/for Upper Southampton residents, and encourage and promote a more vibrant business community

Key Issues

- **A Sustainable Plan** for Upper Southampton (considered as nearly 'built-out')
- **Improvements** to the transportation/circulation system
- **Implement** emerging trends of ways to revitalization the Township's central business core areas, bringing forth detailed plans from the past for the Central Core Area, Second Street Pike, the Industrial areas and zones, and portions of Street Road, **without affecting existing land uses/zoning; but by superimposing a recognized land use tool referred to as "Overlay Zoning" for commercial and industrial zones/land land uses, based on a priority ranking of 1 to 5, starting with the Second Street Pike Corridor. This process would be conducted in a public venue with mandatory public hearings**

Process of Transparency

- **Plan update** began in late 2008, with the Planning Commission assigned the task and established a program of agendas by topic
- **Routine** monthly meetings held on the 3rd Monday evening of the month, attended by residents, and other interested parties on a topic basis
- **Use of** a public/resident input survey form, for both electronic responses via the Township website link as well as hard copies provided at the Library and the Municipal building. Flyers and posters were prepared and posted in conspicuous locations
- **The Township** randomly mailed 300 hard copy surveys that resulted in a nearly 50% response rate
- **Meetings** were held for input with the Southampton Business and professional Association and a gathering of the Industrial business owners
- **Various edits**, revisions and additional content were accomplished based on input resulting in draft versions and this FINAL draft version

Mandatory Review Comments from External Agencies, Summary

Delaware Valley Regional Planning Commission –

- The proposed Plan update is a complete and effective guide for the future growth and development of the Township
- The Plan's proposed direction, goals and objectives and emphasis on smart growth and sustainability are consistent with Connections – The Regional Plan for a Sustainable Future, the adopted DVRPC long-range Plan
- The defined Plan of Action provides for a variety of activities to achieve the Plan's direction, including coordination with adjacent communities, the County and agencies at the county, state and federal levels, including DVRPC
- Seeking plan implementation grant funds and support for needed capital projects are also key components of the Plan of Action, which are strengthened by the rationale provided by the Comprehensive Plan Update

Montgomery County Planning Commission –

- The Plan Update is a comprehensive policy plan that includes a wide-range of good planning recommendations
- We commend the Township for creating this Plan, which is consistent with the Montgomery County Comprehensive Plan. The two Plans interface along the Lower and Upper Moreland Townships' border. It is noted that Upper Southampton and Montgomery County should continue to work together on issues affecting or common border such as the Pennypack Creek Act 167 Stormwater Plan, the proposed Pennypack Creek trail that uses the old SEPTA right-of-way, and road improvements along County Line Road
- Overall, we support and commend Upper Southampton on its Plan and recommend adoption of this Plan

Bucks County Planning Commission –

- Commends Upper Southampton officials for completing an update to the Comprehensive Plan, which was last updated in 1998
- The Township has made an effort to identify existing conditions and establish recommended goals, objectives and actions to address needs
- The various elements of the Plan provide thoughtful, sophisticated analysis and implementation strategies
- Recommended are certain points for consideration as part of the Township's final review of the Plan

Other such review requests not returned – by the July 8, 2010 due date deadline: Centennial School District, and the Townships of: Lower Moreland, Upper Moreland, Warminster, Northampton, and Lower Southampton

Major Recommendations for Plan Implementation

- **Place** a high priority on addressing outstanding infrastructure issues related to: water supply, sanitary sewerage, and transportation related congestion to provide certainty to new, existing, and/or potential commercial and industrial users of these services
- **Begin** the process of creating overlay districts for revitalization incorporating sustainable design and measures for addressing in-fill of vacant parcels, all through implementation of the revitalization chapter, and make the objectives part of the sustainability implementation of in-fill in existing residential zoning districts to comply with surrounding residential zoning and land uses, while encouraging newer mixed uses as part of the revitalization program
- **Ensure** compliance with objectives for Natural Resources protection during the preparation of new zoning and subdivision and land use regulations and review of projects for land development
- **Work** with SEPTA and the Transportation Management Association of Bucks County to ensure that the public transportation needs of its residents and businesses are duly considered and being met. Work with the Bucks County Planning Commission to develop a list of transportation improvements needed within the Township. These improvements should be ranked and submitted to the county for consideration for future regional Transportation Improvement Programs
- **Conduct**, in conjunction with the PA Turnpike Commission, a detailed traffic impact study to determine the feasibility of constructing an EZ Pass PA Turnpike interchange at the Second Street Pike location in proximity to the Industrial Boulevard and the impact that such an interchange would have on the traffic on the local streets. Consider establishing an ad-hoc committee of residents and business representatives
- **Determine** the improvement needs of Knowles Avenue at Second Street Pike, to improve the flow of traffic, particularly during peak roadway usage to encourage circulation as it relates to revitalization plans and recommendations of the Second Street Pike corridor in the area of this intersection, and consider using SEPTA right of way for widening purposes
- **Consider** the implementation of computerized/smart traffic signals and improvements to the congested intersections of Street Road and Second Street Pike, Street Road and Davisville Road, and Second Street Pike and County Line Road
- **Implement** pertinent recommendations of the 2007 Upper Southampton Township Park, Recreation, and Open Space Plan and update
- **Evaluate** the use of the SEPTA right-of-way of the former Newtown Line for conversion to Rails-to-Trails which would provide alternative modes of travel and connection to the commercial and retail areas of Second Street Pike, and thus contribute to accessibility and revitalization as set forth in the transportation and revitalization chapters of this plan
- **Support** activities and needs of the library as established and projected
- **Continue** to seek grant opportunities and alternative funding sources for the implementation of township programs and initiatives
- **Revise** the Act 537 Sewage Facilities Plan in accordance with the recommendations of this Comprehensive Plan Update
- **Prepare** a detailed planning study intended to implement the chapter on revitalization that deals with establishing an entity to coordinate marketing and promotion of the township's corridors, which will encompass the preparation of revitalization overlay zoning district regulation to encourage revitalization of the designated areas establish in the chapters on Revitalization and the Future Land Use Plan
- **Improve** traffic mobility through the implementation of the recommendations in the chapters on Transportation and Revitalization
- **Follow** recommended procedures to develop and ultimately adopt a Capital Improvements Plan (CIP) that will facilitate implementation of pertinent Comprehensive Plan objectives and form a basis for the Transportation Improvement Plan (TIP) and encourage smart growth and sustainability for future development/redevelopment
- **Require** that future land development and redevelopment (revitalization) plan applications compare their plans with the applicable goals and provisions of this Plan
- **Amend** the Township's land use regulations to implement recommendations stated in the Comprehensive Plan's Revitalization Chapter, to include: revitalization overlay districts for the stated corridors which would include guidelines for appropriate building scale, setback, façade treatment regulations and streetscapes features for vehicular and pedestrian inter-modal circulation factored with safety enhancements
- **Establish** and expand design guidelines to provide more detailed and updated descriptions and illustrations, particularly in those areas and corridors recommended for revitalization

Challenges – Primary challenges to implementation of this plan for the Township will not necessarily come from within, but rather externally such as: competition for revitalization, economic conditions, limited funding grants programs, and the Township's own limited staff and financial resources, estimated to be the case for many years hence, yet some programs can be set in place or started so as to be ready when opportunity presents itself.