

2015

ANNUAL REPORT OF REVIEW ACTIVITY



BUCKS COUNTY PLANNING COMMISSION

www.buckscounty.org

2016 Bucks County Board of Commissioners



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SECTION 1

Introduction



This annual report is a summary of the subdivision, land development, and municipal proposals received by the Bucks County Planning Commission (BCPC) for review and comment as authorized by the Pennsylvania Municipalities Planning Code (Act 247 as amended). It is not intended, nor should it be interpreted, as a summary of the amount of construction activity or the number of housing units built within the county or a particular municipality during 2015. Information on construction activity may be obtained by contacting municipal building inspectors or zoning officers or the U.S. Census.

The information in this report provides an indication of what areas in the county might undergo development in the future. Comparisons are made with data from previous years to provide an indication of development

trends in the county. A concerted effort was made to eliminate duplication of the number of residential units and the amount of non-residential development proposed in the previous years. The number of lots and/or square footage of development were based on the most current plan submitted for review.

The number of reviews for 2015 reflects all the proposals submitted and reviewed during the year, including those that may have been reviewed also in a previous year at an early plan stage. In addition, where a subdivision or land development was reviewed more than once in the current year due to different planning stages, it was counted more than once as a reviewed proposal. This allows for an accurate account of the number of reviews conducted by staff during the year.

SECTION 2

Definitions

Housing Type

Attached—A building having: (i) only one dwelling structure from ground to roof, (ii) three or more dwelling units in each structure, (iii) independent outside access to each dwelling, and (iv) two or more walls in common with adjoining dwellings, with the exception of end units.

Detached—A single-family dwelling on an individual lot with yard space on all four sides.

Manufactured Home—A dwelling fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Housing Construction and Safety Standards. It is not constructed or equipped with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site, and it does not have any wheels or axles permanently attached to its body or frame. A mobile home is not a manufactured home.

Mobile Home—A transportable single-family dwelling which arrives at a site complete and ready for occupancy except for minor and incidental unpacking and assembly operations and is constructed so that it may be used without a permanent foundation.

Multifamily—A building containing more than two dwelling units and not elsewhere classified (high-rise, mid-rise, and garden apartments).

Semidetached—A building containing two dwelling units (twin, duplex).

Land Development

The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:

- a. A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
- b. The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups, or other features.

Major Subdivision

A proposal of three or more lots or units reviewed by the staff of the Bucks County Planning Commission.

Minor Subdivision

A proposal of fewer than three lots or units reviewed by the staff of the Bucks County Planning Commission.

Municipal Proposal

An application involving a zoning map change, ordinance amendment, new ordinance, comprehensive plan, the creation or extension of an agricultural security area, vacation of a public street or right-of-way, acquisition or sale of public ground, a new school or an addition to a school, etc., that is prescribed by the Municipalities Planning Code to be reviewed by the Bucks County Planning Commission.

Sketch Plan

An informal plan of future development that is reviewed by the staff of the Bucks County Planning Commission.

Subdivision

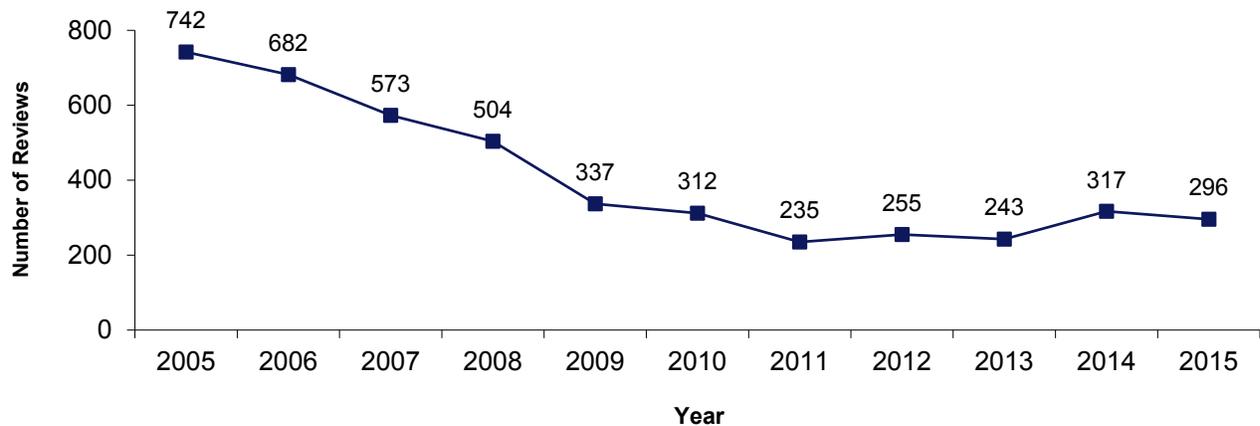
The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, or parcels or other divisions of land including changes in existing lot lines for the purposes of transfer of ownership or building or lot development.

SECTION 3

Act 247 Review Activity

In 2015 the Bucks County Planning Commission and staff reviewed a total of 296 proposals submitted for subdivisions, land developments, and municipal actions. This was 7 percent less than last year's total of 317 reviews. While the 2015 figure represents a small decline in proposals, it is the fifth lowest since 1970. The graph below details the total number of reviews prepared each year since 2005. It also illustrates the variations in review activity.

FIGURE 1. Review Activity, 2005 to 2015



A breakdown of reviews into four categories reveals that in 2015, sketch proposals increased 33 percent. The number of major, minor, and municipal proposals reviewed in 2015 decreased by 3 percent, 16 percent, and 13 percent, respectively.

Although the total number of plans submitted for review declined between 2014 and 2015, the actual amount of both residential and nonresidential developed increased due to larger developments being proposed.

The totals for the types of reviews conducted in 2015 and 2014 are summarized in Table 1, while Figure 2 shows the percentage of types of reviews for 2015. Table 2 on page 7 provides a breakdown by municipality.

TABLE 1. Review Activity by Type, 2015 and 2014

REVIEW TYPE	2015 Number of Reviews	2014 Number of Reviews	Difference	Change
Major	147	152	-5	-3%
Minor	31	37	-6	-16%
Sketch	20	15	5	33%
Municipal	98	113	-15	-13%
TOTAL	296	317	-21	-7%

FIGURE 2. Review Activity, 2015

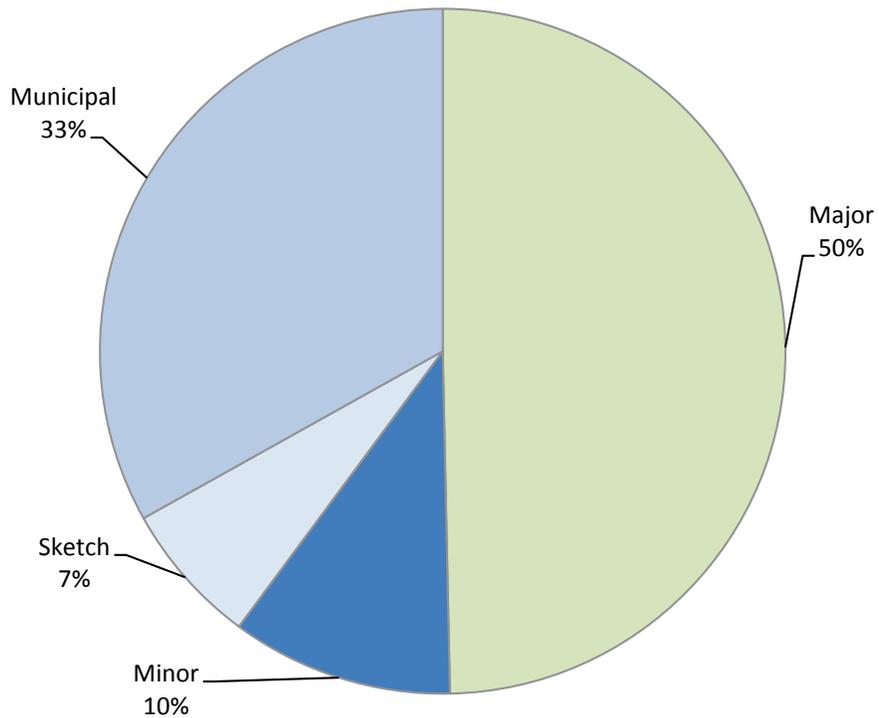


TABLE 2. Review Activity, 2015

Municipality	Major	Minor	Sketch	Municipal	Total
Bedminster Township	1	1	0	2	4
Bensalem Township	9	2	0	8	19
Bridgeton Township	0	0	0	1	1
Bristol Borough	2	0	1	0	3
Bristol Township	8	3	0	1	12
Buckingham Township	1	1	0	1	3
Chalfont Borough	2	0	2	2	6
Doylestown Borough	3	0	0	3	6
Doylestown Township	2	0	1	2	5
Dublin Borough	0	0	0	0	0
Durham Township	0	1	0	1	2
East Rockhill Township	0	0	0	0	0
Falls Township	16	0	0	5	21
Haycock Township	1	0	0	0	1
Hilltown Township	4	2	1	5	12
Hulmeville Borough	1	0	0	1	2
Ivyland Borough	0	0	0	0	0
Langhorne Borough	1	0	0	1	2
Langhorne Manor Borough	0	0	0	1	1
Lower Makefield Township	5	0	1	2	8
Lower Southampton Township	3	2	0	1	6
Middletown Township	7	3	1	2	13
Milford Township	1	1	3	0	5
Morrisville Borough	1	0	0	0	1
New Britain Borough	1	0	0	3	4
New Britain Township	3	2	1	3	9
New Hope Borough	6	0	0	1	7
Newtown Borough	2	0	0	3	5
Newtown Township	7	0	2	3	12
Nockamixon Township	3	2	0	0	5
Northampton Township	2	3	0	4	9
Pennel Borough	1	0	0	1	2
Perkasie Borough	5	1	0	1	7
Plumstead Township	3	1	0	0	4
Quakertown Borough	1	0	0	0	1
Richland Township	6	0	0	4	10
Richlandtown Borough	0	0	0	0	0
Riegelsville Borough	0	0	0	0	0
Sellersville Borough	1	0	0	0	1
Silverdale Borough	2	0	0	2	4
Solebury Township	0	0	0	1	1
Springfield Township	0	0	0	3	3
Telford Borough	2	0	0	1	3
Tinicum Township	1	0	0	4	5
Trumbauersville Borough	0	0	0	0	0
Tullytown Borough	0	0	0	1	1
Upper Makefield Township	2	1	0	3	6
Upper Southampton Township	2	1	0	3	6
Warminster Township	16	1	1	4	22
Warrington Township	4	3	2	6	15
Warwick Township	4	0	2	2	8
West Rockhill Township	3	0	1	1	5
Wrightstown Township	1	0	1	2	4
Yardley Borough	1	0	0	3	4
Quakertown Area Plng. Comm.	0	0	0	0	0
Newtown Area Jt. Plng. Comm.	0	0	0	0	0
Totals	147	31	20	98	296

SECTION 4

Subdivision and Land Development Activity

In accordance with sections 502 and 704 of the Pennsylvania Municipalities Planning Code (Act 247 as amended), all applications for subdivisions, land developments, and planned residential developments reviewed by municipalities must be submitted to the county planning agency for review and comment. The following describes the proposed residential and nonresidential subdivision and land development activity reviewed by the county planning agency in 2015. This activity may have a significant impact on the amount of land developed in the future. A municipal breakdown of the amount of land that may be potentially affected by the proposals submitted for review in 2015 is provided in Table 3 on page 10. This table includes only the land that is currently being farmed, is vacant, or is considered rural residential (a parcel which is five acres or larger and contains an existing residence). Given their size, rural residences usually contain significant open space and vacant area and allow for additional subdivision and development.



As Table 3 indicates, 1,088 acres of farm, vacant, and rural residential land could be impacted by the residential and nonresidential development proposed in 2015. While this is 557 acres more than the amount recorded in 2014, it is the seventh lowest amount of land potentially impacted by proposed development since this type of information has been recorded by the BCPC. If the 2015 proposals were developed, over 303

acres (28 percent) would be preserved as open space, park and recreation land, and/or conservation easements. Middletown Township had the greatest amount of farm, vacant, and rural residential land (168 acres) associated with proposals in 2015, followed by Plumstead Township (150 acres) and Milford Township (96 acres). Most of the land that could be impacted in Middletown and Plumstead is farmland, compared with rural residential land in Milford Township. Figure 3 shows the percentage of land potentially impacted by proposed development in 2015.

FIGURE 3. Land Potentially Impacted by Proposed Development, 2015
(1,088 acres)

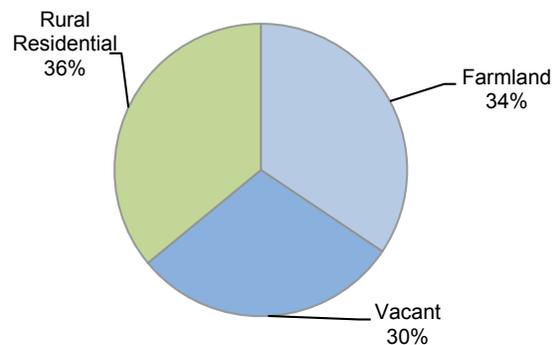


TABLE 3. Land Potentially Impacted by Proposed Development, 2015*

Municipality	Proposed Residential Development				Proposed Nonresidential Development				Total Proposed Development			
	Farmland	Vacant	Rural Residential	Total Acreage	Farmland	Vacant	Rural Residential	Total Acreage	Farmland	Vacant	Rural Residential	Total Acreage
Bedminster Township	17	0	0	17	0	0	0	0	17	0	0	17
Bensalem Township	0	2	0	2	0	6	75	81	0	9	75	84
Bridgeton Township	0	0	0	0	0	0	0	0	0	0	0	0
Bristol Borough	0	0	0	0	0	9	0	9	0	9	0	9
Bristol Township	0	1	0	1	0	3	0	3	0	4	0	4
Buckingham Township	0	19	0	19	0	0	0	0	0	19	0	19
Chalfont Borough	0	0	0	0	0	0	0	0	0	0	0	0
Doylestown Borough	0	0	0	0	0	0	0	0	0	0	0	0
Doylestown Township	0	0	53	53	0	0	0	0	0	0	53	53
Dublin Borough	0	0	0	0	0	0	0	0	0	0	0	0
Durham Township	0	0	0	0	0	0	0	0	0	0	0	0
East Rockhill Township	0	0	0	0	0	0	0	0	0	0	0	0
Falls Township	0	0	0	0	0	0	0	0	0	0	0	0
Haycock Township	0	0	0	0	0	0	0	0	0	0	0	0
Hilltown Township	0	14	10	24	0	0	0	0	0	14	10	24
Hulmeville Borough	0	0	0	0	0	6	0	6	0	6	0	6
Ivyland Borough	0	0	0	0	0	0	0	0	0	0	0	0
Langhorne Borough	0	0	0	0	0	0	0	0	0	0	0	0
Langhorne Manor Borough	0	0	0	0	0	0	0	0	0	0	0	0
Lower Makefield Township	17	0	1	18	0	1	0	1	17	1	1	19
Lower Southampton Township	0	0	7	7	0	0	0	0	0	0	7	7
Middletown Township	168	0	0	168	0	0	0	0	168	0	0	168
Milford Township	0	0	55	55	34	7	0	42	34	7	55	96
Morrisville Borough	0	0	0	0	0	0	0	0	0	0	0	0
New Britain Borough	0	0	0	0	0	0	0	0	0	0	0	0
New Britain Township	0	10	12	22	0	0	0	0	0	10	12	22
New Hope Borough	0	0	0	0	0	0	0	0	0	0	0	0
Newtown Borough	0	0	0	0	0	0	0	0	0	0	0	0
Newtown Township	0	19	65	85	0	0	0	0	0	19	65	85
Nockamixon Township	0	0	0	0	0	2	0	2	0	2	0	2
Northampton Township	0	32	0	32	0	0	0	0	0	32	0	32
Pennel Borough	0	0	0	0	0	0	0	0	0	0	0	0
Perkasie Borough	37	0	0	37	0	0	0	0	37	0	0	37
Plumstead Township	77	73	0	150	0	0	0	0	77	73	0	150
Quakertown Borough	0	2	0	2	0	0	0	0	0	2	0	2
Richland Township	0	0	0	0	0	16	0	16	0	16	0	16
Richlandtown Borough	0	0	0	0	0	0	0	0	0	0	0	0
Riegelsville Borough	0	0	0	0	0	0	0	0	0	0	0	0
Sellersville Borough	0	7	0	7	0	0	0	0	0	7	0	7
Silverdale Borough	0	0	0	0	0	0	0	0	0	0	0	0
Solebury Township	0	0	0	0	0	0	0	0	0	0	0	0
Springfield Township	0	0	0	0	0	0	0	0	0	0	0	0
Telford Borough	0	0	0	0	0	0	0	0	0	0	0	0
Tinicum Township	0	0	0	0	0	0	0	0	0	0	0	0
Trumbauersville Borough	0	0	0	0	0	0	0	0	0	0	0	0
Tullytown Borough	0	0	0	0	0	0	0	0	0	0	0	0
Upper Makefield Township	25	0	31	56	0	0	0	0	25	0	31	56
Upper Southampton Township	0	0	0	0	0	0	0	0	0	0	0	0
Warminster Township	0	2	17	19	0	3	0	3	0	5	17	22
Warrington Township	0	56	9	65	0	2	0	2	0	58	9	67
Warwick Township	0	27	24	52	0	0	0	0	0	27	24	52
West Rockhill Township	0	0	9	9	0	0	6	6	0	0	15	15
Wrightstown Township	0	0	9	9	0	0	8	8	0	0	17	17
Yardley Borough	0	0	0	0	0	0	0	0	0	0	0	0
Totals	340	266	302	908	34	56	89	179	374	322	391	1,088

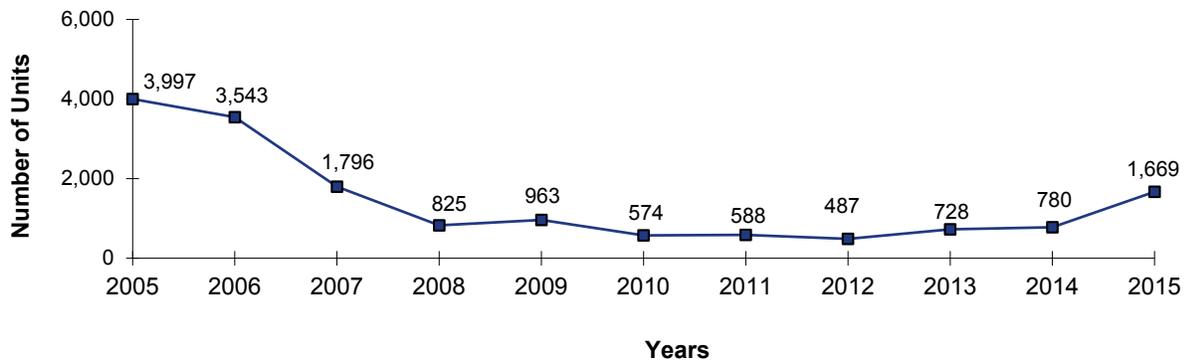
*Table 3 represents the potential amount of farm, vacant, and rural residential (parcels over five acres with an existing residence) land that may be developed/ consumed if proposed development in 2015 would be constructed. The acreage does not include land with existing development, except for rural residential properties.

RESIDENTIAL PROPOSALS



The development proposals reviewed by the planning commission in 2015 contained a total of 1,669 residential units. This is an increase of 114 percent or 889 units from the 2014 figure of 780 units. Figure 4 illustrates the total number of residential development units proposed each year since 2005. The 2015 figure is similar to the level of residential activity seen in 2007. It should be noted that there were an additional 185 units comprised of 6 developments that were reviewed in 2015 that were initially proposed between 2005 and 2008 during the last recession.

FIGURE 4. Proposed Residential Development, 2005 to 2015



For the second time in nine years, proposed single-family detached lots regained the typical dominant position amongst other residential units. The 656 single-family detached lots accounted for 39 percent of the dwelling units proposed in 2015 and represents an increase of 569 percent from the 2014 figure of 98. While this is a significant upward trend in single-family detached proposals, the 2015 figure is considerably less than annual amounts proposed since the early 1980s.



Multifamily units (608) represent the second largest residential category in 2015, but it only saw a 53 percent increase in units (211) from 2014. Attached and semidetached units also experienced increases of 74 and 46 units, respectively. Multifamily units, along with attached and semidetached units, help to meet the demand of first time homebuyers, empty nesters, and persons needing more affordable housing. The total number of multifamily, attached, and semidetached units accounted for over 60 percent of residential units proposed in 2015. The figures represent the eleventh year in a row and the twelfth time since the mid-1980s that the combined number of these unit types outpaced the number of single-family units.



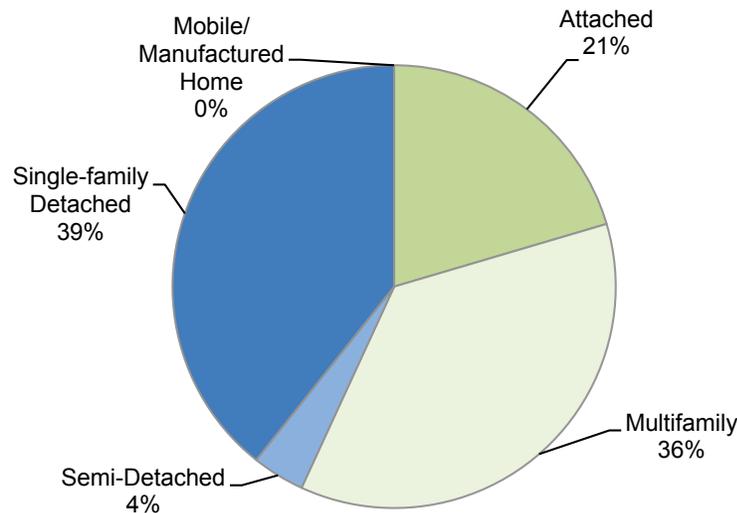
There were two age-qualified developments with a total of 112 units proposed in 2015. This is the first time in five years that any age-qualified units were proposed, ending a continued reduction in proposals of these types of units. There were only 81 age-qualified units proposed in one development in 2010. The annual average of proposed age-qualified units for the eight years prior to 2010 was over 600 units.

Finally, zero mobile/manufactured homes in a park setting were proposed in 2015. A summary of 2015 and 2014 data for residential development is shown in Table 4. Figure 5 shows the breakdown of the number of units by type for 2015.

TABLE 4. Housing Types Proposed, 2015 and 2014

HOUSING TYPE	2015 Number of Units	2014 Number of Units	Difference	Change
Single-family	656	98	558	569%
Semidetached	64	18	46	256%
Attached	341	267	74	28%
Multifamily	608	397	211	53%
Mobile/Manufactured Home	0	0	0	-
TOTAL	1,669	780	889	114%

FIGURE 5. Proposed Residential Activity, 2015



Central Bucks communities accounted for 60 percent (996 units) of all units proposed in the county in 2015. The upper Bucks region came in second with 23 percent (388) while lower Bucks trailed with only 17 percent (285) of the units proposed in the county. These figures represent the first time in four years that central Bucks was the leader in the number of proposed residential units. They also represent a significant shift in the number of units proposed in central Bucks, which saw a 318 percent increase from its 2014 figure (238 units).

Warminster Township in central Bucks had the highest number of proposed units (254), representing 15 percent of all proposed units in the county. Nearly 60 percent of these proposed units were part of one development, comprising a quarter of the multifamily units proposed in the county in 2015. Combined, central and upper Bucks communities accounted for almost 100 percent of the multifamily units proposed in 2015: Warminster Township (151), Warwick Township (116), Sellersville Borough (115), Newtown Borough (92), Chalfont Borough (72), Warrington Township (43), and Quakertown Borough (16).

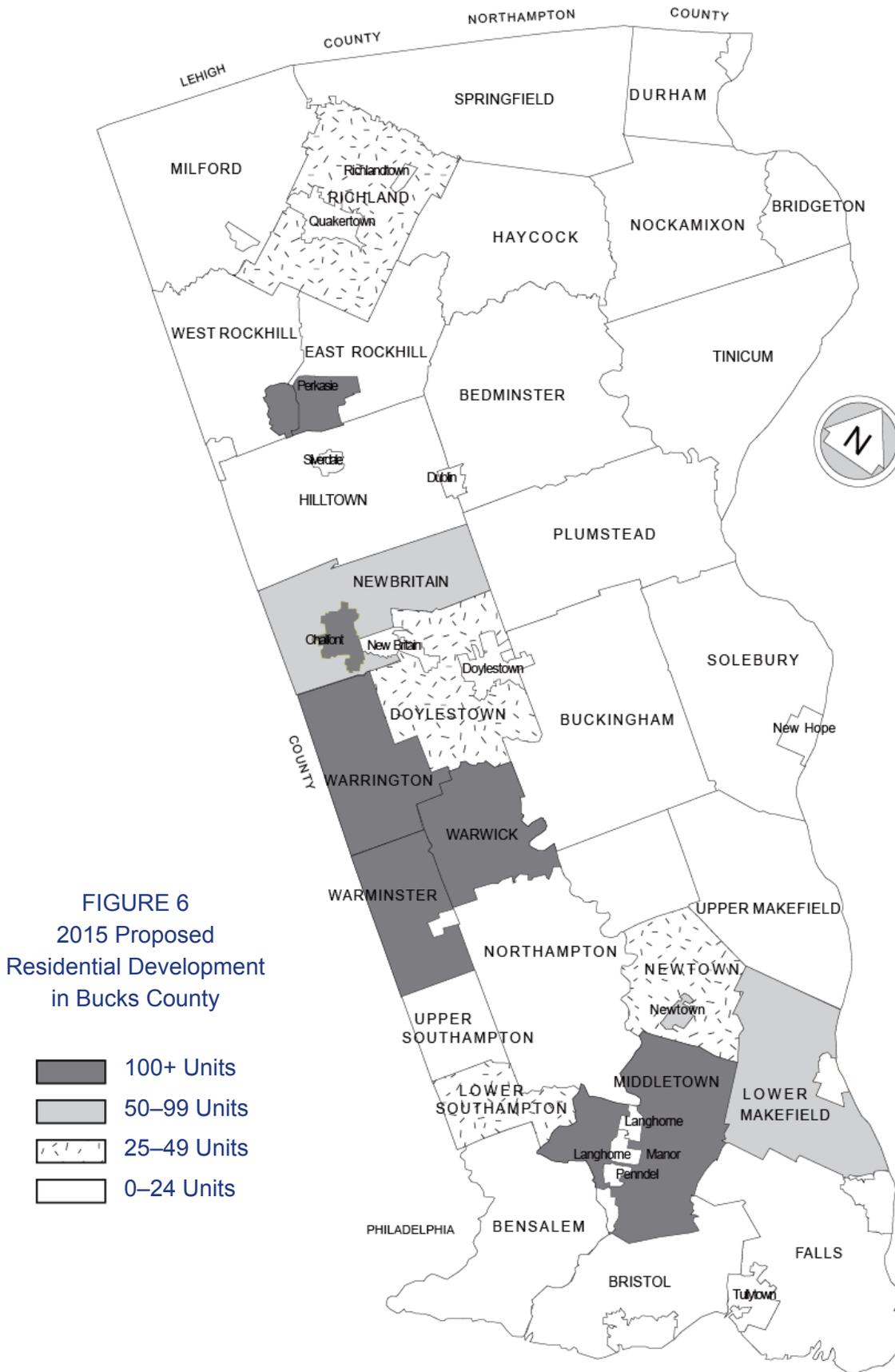
The 341 attached units proposed in 2015 were spread out amongst the three County regions in 5 municipalities: Perkasio Borough (145), Lower Makefield Township (80), Lower Southampton Township (48), New Britain Township (35), and Warwick Township (33). All of the semidetached units proposed in 2015 were located in three municipalities: New Britain Township (28) in central Bucks; and West Rockhill Township (22) and Quakertown Borough (6) in upper Bucks.

Nearly 65 percent (426) of all proposed single-family detached units were located in central Bucks. Lower Bucks accounted for 22 percent (146) and upper Bucks only accounted for 13 percent (84) of the single-family detached units proposed in the county. Middletown Township in lower Bucks had the highest number (124) of the single-family detached units proposed in 2014. The second and third highest numbers of proposed single-family detached units were proposed in Warrington (109) and Warminster (103) townships in central Bucks.

A breakdown of residential development proposals by municipality is provided in Table 5 on page 14 and shown on Figure 6 on page 15. Also, Appendix A provides information regarding residential proposals of 50 to 100 units and Appendix B provides information regarding residential proposals of more than 100 units.

TABLE 5. Proposed Residential Development, 2015

Municipality	Single-family Detached	Semi-Detached	Attached	Multifamily	Mobile Homes	Total
Bedminster Township	0	0	0	0	0	0
Bensalem Township	2	8	0	0	0	10
Bridgeton Township	0	0	0	0	0	0
Bristol Borough	0	0	0	0	0	0
Bristol Township	15	0	0	0	0	15
Buckingham Township	2	0	0	0	0	2
Chalfont Borough	54	0	0	72	0	126
Doylestown Borough	0	0	0	0	0	0
Doylestown Township	45	0	0	0	0	45
Dublin Borough	0	0	0	0	0	0
Durham Township	0	0	0	0	0	0
East Rockhill Township	0	0	0	0	0	0
Falls Township	0	0	0	0	0	0
Haycock Township	0	0	0	0	0	0
Hilltown Township	15	0	0	0	0	15
Hulmeville Borough	0	0	0	0	0	0
Ivyland Borough	0	0	0	0	0	0
Langhorne Borough	0	0	0	0	0	0
Langhorne Manor Borough	0	0	0	0	0	0
Lower Makefield Township	1	0	80	3	0	84
Lower Southampton Township	1	0	48	0	0	49
Middletown Township	124	0	0	0	0	124
Milford Township	3	0	0	0	0	3
Morrisville Borough	3	0	0	0	0	3
New Britain Borough	0	0	0	0	0	0
New Britain Township	5	28	35	0	0	68
New Hope Borough	0	0	0	0	0	0
Newtown Borough	0	0	0	92	0	92
Newtown Township	39	0	0	0	0	39
Nockamixon Township	0	0	0	0	0	0
Northampton Township	14	0	0	0	0	14
Pennel Borough	0	0	0	0	0	0
Perkasie Borough	66	0	145	0	0	211
Plumstead Township	4	0	0	0	0	4
Quakertown Borough	0	6	0	16	0	22
Richland Township	0	0	0	0	0	0
Richlandtown Borough	0	0	0	0	0	0
Riegelsville Borough	0	0	0	0	0	0
Sellersville Borough	0	0	0	115	0	115
Silverdale Borough	0	0	0	0	0	0
Solebury Township	0	0	0	0	0	0
Springfield Township	0	0	0	0	0	0
Telford Borough	0	0	0	0	0	0
Tinicum Township	0	0	0	0	0	0
Trumbauersville Borough	0	0	0	0	0	0
Tullytown Borough	0	0	0	0	0	0
Upper Makefield Township	7	0	0	0	0	7
Upper Southampton Township	2	0	0	0	0	2
Warminster Township	103	0	0	151	0	254
Warrington Township	109	0	0	43	0	152
Warwick Township	40	0	33	116	0	189
West Rockhill Township	0	22	0	0	0	22
Wrightstown Township	2	0	0	0	0	2
Yardley Borough	0	0	0	0	0	0
Totals	656	64	341	608	0	1,669



ANALYSIS OF RESIDENTIAL DEVELOPMENT TRENDS

The 2014 Annual Report suggested the beginning of a turnaround in the national economy and local and national housing markets. During 2015, developers in Bucks County proposed 1,669 dwelling units, which was more than double the 780 units proposed in 2014. This was the highest number of units proposed in Bucks County since 2007, when 1,796 units were proposed.

The national economy continues to recover from the 2006-2009 recession, and the outlook for 2016 appears favorable. The economy continued to add jobs and unemployment is at its lowest rate since April of 2008. Many economists expect continued modest growth in 2016, despite a year-end slowdown.

The national housing market continued to strengthen in 2015. Housing starts in December 2015 were at a seasonally adjusted annual rate of 1,149,000, which was 6.4 percent above the December 2014 rate of 1,080,000. Existing home sales rose 7.7 percent and prices increased 7.6 percent. Foreclosures are moving toward pre-recession levels, mortgage rates remain low, and a recent survey¹ indicates that builder confidence is mostly positive going into the spring of 2016.

Locally, the residential real estate market appears to have strengthened. In 2015, the 12-county Philadelphia region saw a 12.7 percent increase in number of houses sold and a 1.4 percent increase in median prices. In Bucks County, the number of houses sold increased by 13.4 percent and median home prices rose 3.2 percent.²

Proposed single-family detached dwellings shot to 656 units from 98 proposed units, which was the most significant showing for single-family detached units since 2006, when over 1,700 units were proposed. However, multifamily and single-family attached units still made up 56 percent of all proposed units, with multifamily housing comprising 36 percent of units. Thus, despite the increase in demand for single-family detached housing, developers are continuing to fill a market need by providing more affordable housing opportunities to first-time home buyers, seniors, and singles.

The past year broke a multi-year trend of fewer proposed large-scale developments. In 2015, there were five proposals of 50 to 100 units and six proposals of over 100 units each. The eleven proposals of 50 units or more is the most since 2005, when there were 16 such proposals.

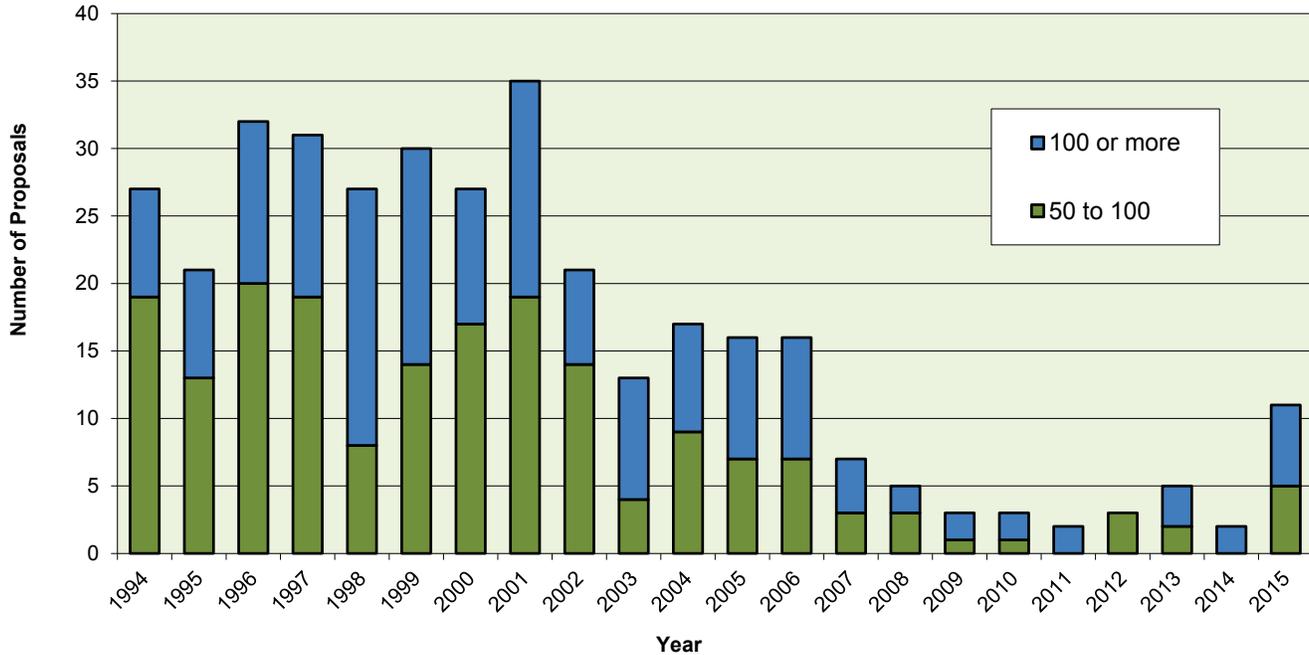
Evidence from 2015 suggests a turnaround in the national economy and local and national housing markets. Nationally, the housing industry remains optimistic: housing starts have increased and mortgage rates continue to be low by historical standards. Employment

¹ National Association of Home Builders/Wells Fargo.

² Prudential Fox & Roach Realtor's HomeExpert Market Report, Year-End 2015.

appears to have recovered to pre-recession levels and local housing has steadied, as proposed units, prices, and total sales have all increased.

FIGURE 7. Proposals, 50 to 100 and 100 or More Units, 1994–2015



NONRESIDENTIAL PROPOSALS

Information on nonresidential activity is arranged according to the following categories: the number of lots/units proposed through subdivision, number of land development proposals, and the amount of square footage proposed in land developments (both new and reuse).

A total of 14 nonresidential lots (i.e., lots without a proposed building) were proposed in 2015,³ a decrease of 41 percent from the 2014 total. The number of proposed commercial lots from nonresidential subdivisions increased by 1 in 2015 while industrial, and institutional lots decreased by 9 and 3 lots. There were no office lots proposed in 2014 and 2015.

³ These lots do not include units associated with institutional use proposals such as continuing care facilities.

TABLE 6. Proposed Nonresidential Subdivisions, 2015 and 2014

TYPE OF USE	2015 Number of Lots	2014 Number of Lots	Difference	Change
Commercial	13	12	1	8%
Industrial	1	10	-9	-90%
Institutional	2	5	-3	-60%
Office	0	0	0	-
TOTAL	16	27	-11	-41%

The number of nonresidential land developments reviewed in 2015 totaled 71, 14 less than the total for 2014. The number of industrial and office land development proposals stayed the same between 2014 and 2015 while the number of commercial, and institutional land development proposals decreased. Table 7 includes each land development proposal submitted for review in 2015 and 2014. Where a proposal contained mixed uses, each use was counted in the appropriate category.

TABLE 7. Reviews of Nonresidential Land Developments, 2015 and 2014

TYPE OF USE	2015 Number of Reviews	2014 Number of Reviews	Difference	Change
Commercial	42	56	-14	-25%
Industrial	18	18	0	-
Institutional	8	19	-11	-58%
Office	3	3	0	0%
TOTAL	71	96	-25	-26%

In 2015, proposals totaling nearly 1.3 million square feet of building area were reviewed. This is an increase of 10 percent from the amount reviewed in 2014. As Figure 8 shows, the amount of nonresidential development proposed per year up to 2012 has fluctuated significantly since 2008. The preceding four-year period (2005 to 2008) averaged a little over 3 million square feet. The amount of proposed building area in 2009 (3.9 million square feet) was the highest amount since 2003, but was far less than the 8.7+ million square feet proposed in 2000, the largest annual amount recorded since 1981. The 2011 figure was a rebound very close to the 2003 through 2008 levels. Except for the 2.7+ million square feet proposed in 2012, the annual amounts in the last six years are the smallest annual amounts recorded since 1981. A summary of proposed nonresidential square footage by type is provided in Figure 9 and Table 8.

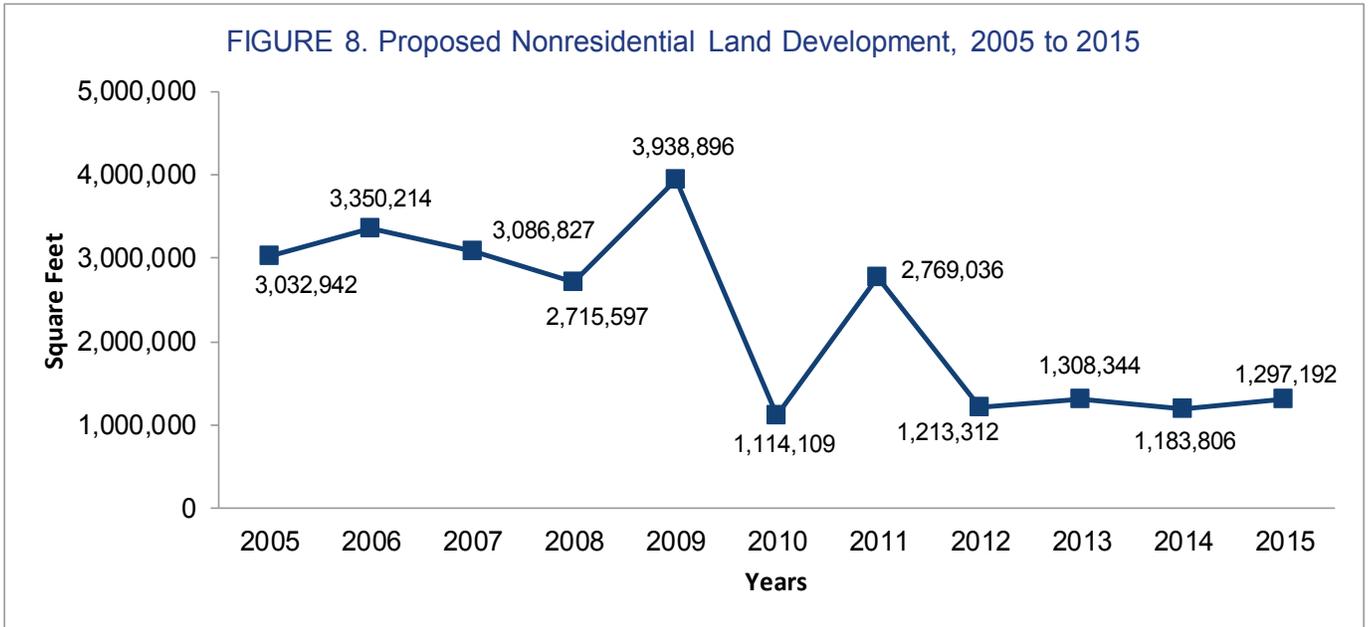


FIGURE 9. Proposed Nonresidential Land Development, 2015

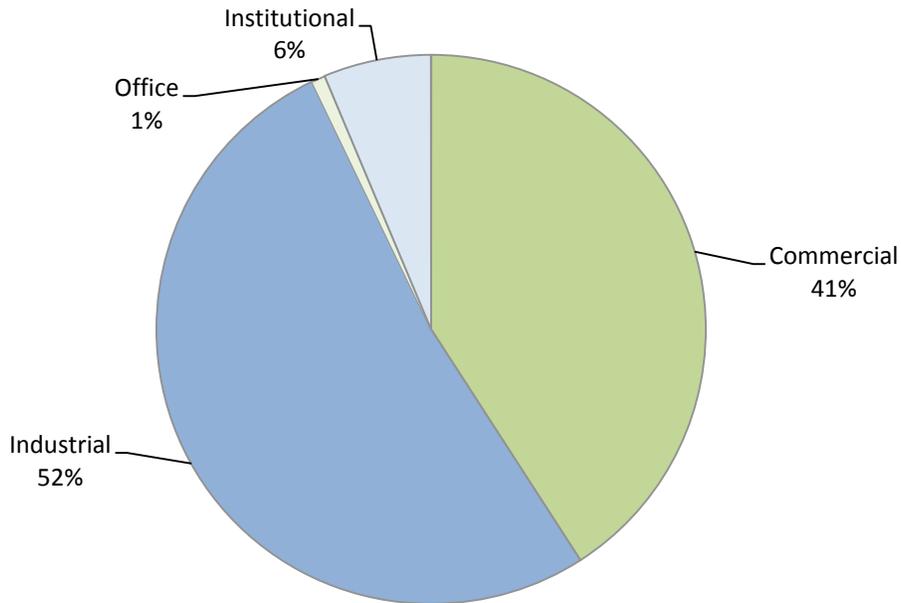


TABLE 8. Proposed Square Feet of Nonresidential Land Development, 2015 and 2014

TYPE OF USE	2015	2014	Difference	Change
Commercial	530,179	546,366	-16,187	-3%
Industrial	674,506	309,394	365,112	118%
Institutional	82,145	300,136	-217,991	-73%
Office	10,362	27,910	-17,548	-63%
TOTAL	1,297,192	1,183,806	113,386	10%

Proposals for commercial land developments in 2015 totaled over 530,000 square feet representing the second largest amount of space compared with other nonresidential categories. The amount was only a 3 percent decrease from the commercial space proposed in 2014, but it is the third lowest amount of proposed commercial space since 1981.



The majority of the proposed commercial development (52 percent) was located in central Bucks, followed by lower Bucks 37 with percent. The remaining 11 percent was located in upper Bucks.

Over 50 percent of the proposed commercial space was located in three municipalities; Newtown Borough (97,689) and Warrington Township (94,030) in central Bucks, and Bensalem Township (92,579) in lower Bucks. Three other lower Bucks municipalities, Falls Township, Middletown Township, and Pennel Borough, had more than 25,000 square feet of proposed commercial space.



The amount of square footage proposed for industrial uses increased by over 365,000 square feet from the 309,000+ square feet in 2014, a 118 percent increase. While the 2015 figure marks a significant up-swing in proposed industrial development, it is the fifth lowest amount recorded since 1984. The figure must be looked at with additional caution since over 77 percent of the proposed square footage is related to five proposed developments.

The largest percentage (64 percent) of industrial development proposed in 2015 was located in upper Bucks and most of this was associated with a warehousing facility in Milford Township. About 24 percent of proposed industrial development was located in lower Bucks and another 12 percent was located in central Bucks. In lower Bucks, Falls and Bristol Townships had the greatest amount of industrial square footage proposed, associated with

eight manufacturing facilities. The central Bucks proposed industrial square footage was comprised of a manufacturing facility in Warminster Township.



Proposals for institutional land developments in 2015 totaled over 82,000 square feet, a 73 percent decrease from the 2014 total of over 302,000 square feet. The institutional development proposed in 2015 was associated with three personal care facilities (52 percent), two community facilities (14 percent), and three religious facilities (34 percent). Most of the institutional development proposed in 2015 (68 percent) was located in lower Bucks. Bristol Borough had the greatest amount of institutional development proposed (26,555 square feet), associated with a proposed community facility and a personal care facility. Over 20,000 square feet of institutional space associated with a religious facility was proposed in Bensalem Township. Nearly 10,000 square feet of institutional space associated with a personal care facility was proposed in West Rockhill Township.

Proposed office space in 2015 decreased by 63 percent from the 2014 figures. The nearly 10,000+ square feet proposed in 2014 was the second lowest amount of proposed office space recorded since this type of space was tracked as part of the Annual Report of Review Activity (1981). The vast majority (83 percent) of the 2015 proposed office space is associated with an office in Richland Township in upper Bucks. The remaining amount of proposed office space related to a building as part of a mixed use development in Lower Southampton Township in lower Bucks.

For the first time, upper Bucks communities accounted for the majority of the total nonresidential development in the county (39 percent), much of it in Milford Township. While upper Bucks does not have the residential intensity of either lower or central Bucks County that would typically sustain significant nonresidential development, it does contain significant industrial and commercial areas within the Quakertown and Pennridge areas. The lower Bucks communities accounted for 32 percent of the total nonresidential development in the county, much of it in Bensalem and Falls townships. The 2015 lower Bucks figure continues to demonstrate that the region has room for expansion and growth and continues to be important in providing economic sustainability. The central Bucks region continues to experience increases in nonresidential development, spurred on by a maturing residential base. The 370,000+ square feet of nonresidential space is lower than the 2014 amount (over 0.5 million square feet) for the region.

Refer to Table 9 and Figure 11 for municipal figures and distribution. Appendix C lists all nonresidential land developments reviewed by the Bucks County Planning Commission in 2015.

ANALYSIS OF NONRESIDENTIAL DEVELOPMENT TRENDS

Office space development continued its struggles, falling to 10,362 proposed square feet in 2015 from 27,913 proposed square feet in 2014. This follows 2011's total of 11,712 square feet, 2012's total of 2,200 square feet, and 2013's total of 44,521 square feet. Just six years prior, proposed office space reached 688,189 square feet.

Suburban Pennsylvania office space improved during 2015, with absorption up and vacancy rates down. However, vacancy rates in the lower/central Bucks area are estimated to be about 22.6 percent, up from 20.4 percent in 2014.⁴

Proposed industrial space rebounded from 2014's decline, increasing from 309,394 proposed square feet in 2014 to 674,506 proposed square feet in 2015.

A recent survey of regional manufacturers suggests a weakening in manufacturing activity.⁵ Bucks County's vacancy rate rose slightly during 2015, equaling the four-suburban-county rate of 7.5 percent.⁶ This occurred despite average asking rents being lower than the other three suburban Philadelphia counties.

Retail commercial development is more difficult to establish a trend for. Investment in retail commercial projects is based on individual market studies that analyze population increases, disposable income gains, available commercially-zoned land, and underserved areas for types of shopping centers.

For the second straight year proposed commercial square footage continued a strong showing, decreasing slightly to 530,179 proposed square feet from 537,553. Vacancy rates increased to 7.6 percent in the four-county suburban Philadelphia market in 2015.⁷

Institutional expansions probably are most closely related to increases in population and changes in the composition of the population. With an increase and composition change in population will come an increase in public need for institutional services, such as healthcare and religious services. Institutional development in Bucks County has remained steady over the past decade—with some fluctuation—reflecting the county's stable growth in population.

During 2015, proposed nonresidential space increased slightly overall, while vacancy rates in office and industrial space increased. Economists expect moderate growth in 2015, as oil prices have decreased, the housing market has strengthened, and interest rates have remained low. Despite a positive national economic outlook, rising vacancy rates will continue to temper the outlook for nonresidential development in 2016.

⁴ Colliers International, *Research & Forecast Report, Q4 2015, Office*.

⁵ Federal Reserve Bank of Philadelphia, *Manufacturing Business Outlook Survey, January 2016*.

⁶ Colliers International, *Research & Forecast Report, Q4 2015, Industrial*.

⁷ Colliers International, *Research & Forecast Report, Q4 2015, Retail*.

TABLE 9. Proposed Nonresidential Development, 2015

Municipality	Commercial Square Feet	Commercial Lots	Industrial Square Feet	Industrial Lots	Office Square Feet	Office Lots	Institutional Square Feet	Institutional Lots/Units
Bedminster Township	0	0	0	0	0	0	0	0
Bensalem Township	92,579	2	10,980	0	0	0	20,036	2
Bridgeton Township	0	0	0	0	0	0	0	0
Bristol Borough	6,815	0	0	0	0	0	26,555	0
Bristol Township	6,000	0	29,969	0	0	0	0	0
Buckingham Township	0	0	0	0	0	0	0	0
Chalfont Borough	4,824	0	0	0	0	0	0	0
Doylestown Borough	822	0	0	0	0	0	0	0
Doylestown Township	24,638	0	0	0	0	0	0	0
Dublin Borough	0	0	0	0	0	0	0	0
Durham Township	0	0	0	0	0	0	0	0
East Rockhill Township	0	0	0	0	0	0	0	0
Falls Township	26,303	2	106,657	0	0	0	1,300	0
Haycock Township	0	0	0	0	0	0	0	0
Hilltown Township	9,576	0	0	0	0	0	0	0
Hulmeville Borough	0	0	6,000	0	0	0	0	0
Ivyland Borough	0	0	0	0	0	0	0	0
Langhorne Borough	0	0	0	0	0	0	0	0
Langhorne Manor Borough	0	0	0	0	0	0	0	0
Lower Makefield Township	5,976	0	0	0	0	0	3,751	0
Lower Southampton Township	5,552	0	0	0	1,770	0	4,371	0
Middletown Township	26,232	2	9,100	0	0	0	0	0
Milford Township	0	0	370,000	0	0	0	0	0
Morrisville Borough	0	0	0	0	0	0	0	0
New Britain Borough	0	0	0	0	0	0	0	0
New Britain Township	0	0	0	1	0	0	0	0
New Hope Borough	5,753	0	0	0	0	0	0	0
Newtown Borough	97,689	0	0	0	0	0	0	0
Newtown Township	3,666	2	0	0	0	0	0	0
Nockamixon Township	7,030	3	0	0	0	0	0	0
Northampton Township	0	0	0	0	0	0	0	0
Penndel Borough	25,012	0	0	0	0	0	0	0
Perkasie Borough	3,255	0	0	0	0	0	0	0
Plumstead Township	2,000	0	0	0	0	0	0	0
Quakertown Borough	0	0	0	0	0	0	0	0
Richland Township	13,259	2	0	0	8,592	0	0	0
Richlandtown Borough	0	0	0	0	0	0	0	0
Riegelsville Borough	0	0	0	0	0	0	0	0
Sellersville Borough	12,000	0	0	0	0	0	0	0
Silverdale Borough	0	0	0	0	0	0	0	0
Solebury Township	0	0	0	0	0	0	0	0
Springfield Township	0	0	0	0	0	0	0	0
Telford Borough	0	0	0	0	0	0	9,932	0
Tinicum Township	4,000	0	0	0	0	0	0	0
Trumbauersville Borough	0	0	0	0	0	0	0	0
Tullytown Borough	0	0	0	0	0	0	0	0
Upper Makefield Township	0	0	0	0	0	0	0	0
Upper Southampton Township	0	0	0	0	0	0	0	0
Warminster Township	15,671	0	77,580	0	0	0	16,200	0
Warrington Township	94,020	0	0	0	0	0	0	0
Warwick Township	13,690	0	0	0	0	0	0	0
West Rockhill Township	9,817	0	64,220	0	0	0	0	0
Wrightstown Township	14,000	0	0	0	0	0	0	0
Yardley Borough	0	0	0	0	0	0	0	0
TOTALS	530,179	13	674,506	1	10,362	0	82,145	2

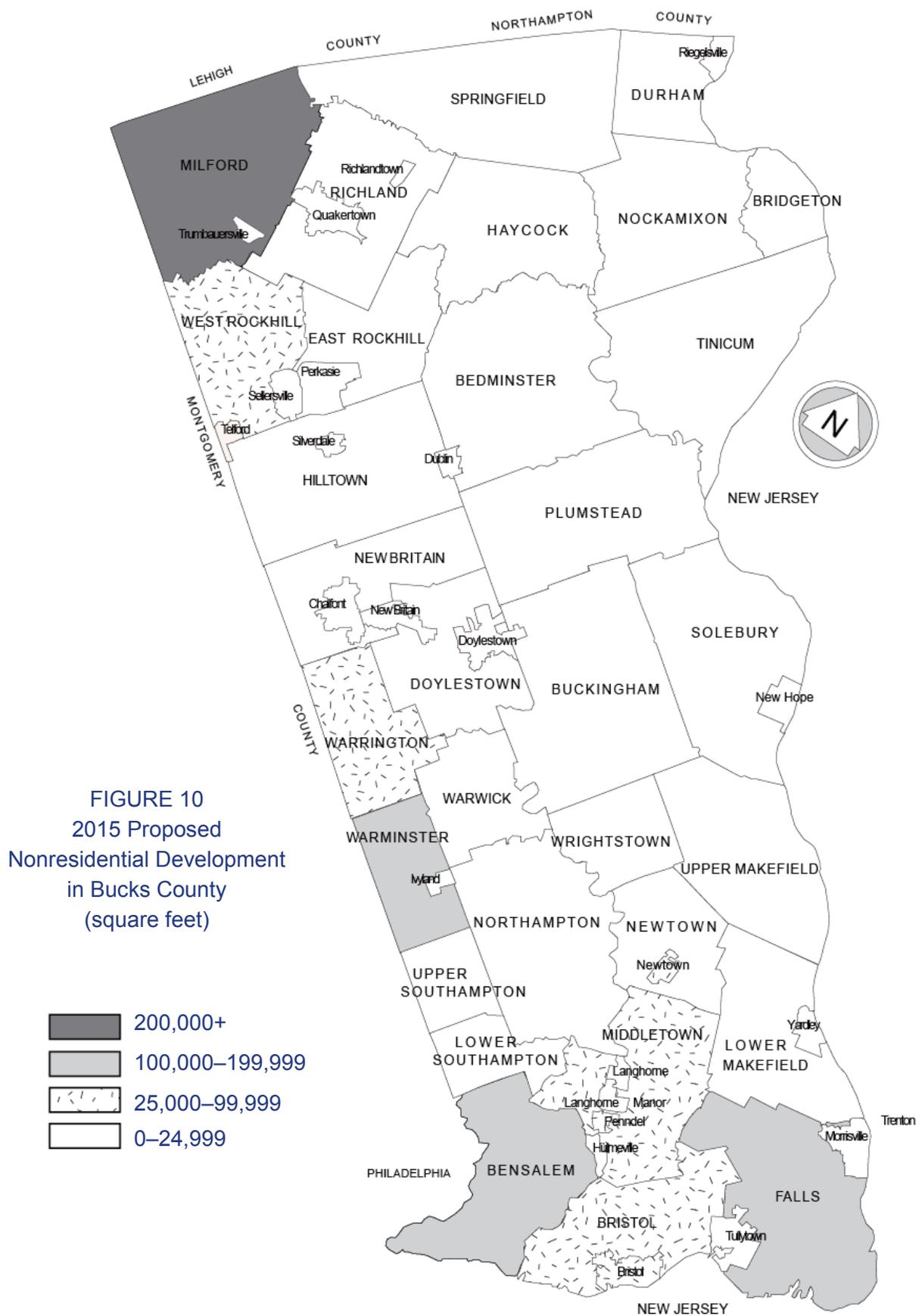
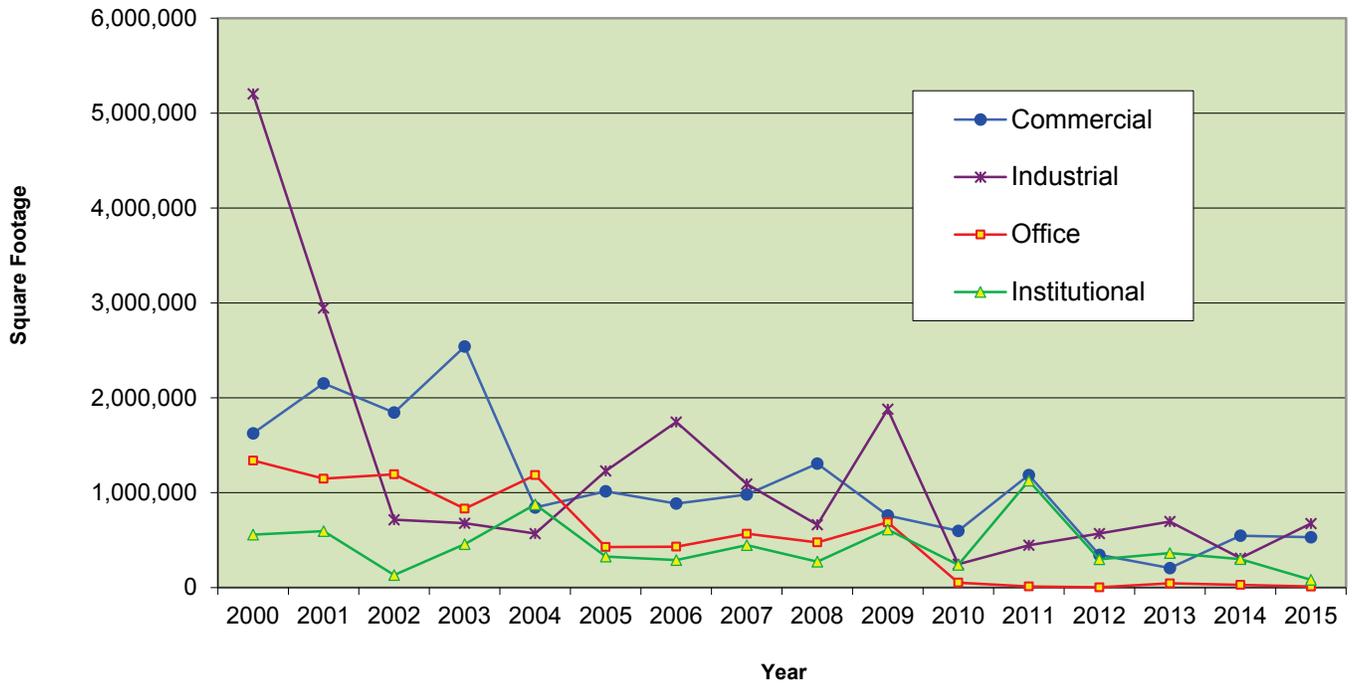


FIGURE 11. Proposed Nonresidential Development by Type, 2000–2015



SECTION 5

Municipal Activity

In accordance with the provisions of sections 301.3, 304, 305, 408, 504, 505, 609, and 609.1 of the Pennsylvania Municipalities Planning Code, municipalities must submit proposals concerning requests for zoning map changes, zoning ordinance amendments, subdivision and land development ordinance amendments, comprehensive plans, curative amendments, official maps, and other proposals (school district reviews, street vacations, acquisitions of public ground, sewage facilities plan update, etc.) to the county planning commission for review and comment.

During 2015, the Bucks County Planning Commission reviewed a total of 98 municipal proposals. This is a decrease of 13 percent from the number of proposals submitted in 2014. The majority of municipal proposals were zoning and subdivision and land development ordinance amendments. The number of ordinance amendments decreased by 18 (24 percent) in 2015. The number of zoning map changes (12) decreased by three. There was one new ordinance and one official map proposed in 2015 compared to none in 2014. In addition, there was only one comprehensive plan/plan amendment proposal reviewed in 2015 as compared to four in 2014. There were no reviews of curative amendments in 2015.

Other proposals, such as agricultural security area extensions, school district reviews and sewerage facility plan updates, increased by 39 percent (7) from 2014. Seven school district proposals were reviewed in 2015, which included one new middle school in Newtown Township, an addition to a high school in New Hope Borough, and an addition to a middle school in Northampton Township. Table 10 provides a summary of municipal proposals reviewed by type and Table 11 provides municipal totals.

TABLE 10. Municipal Proposals by Type, 2015 and 2014

TYPE OF PROPOSAL	2015 Number of Proposals	2014 Number of Proposals	Difference	Change
Zoning Map Change	12	15	-3	-20%
Ordinance Amendment	58	76	-18	-24%
Curative Amendment	0	0	0	-
New Ordinances	1	0	1	-
Comprehensive Plan	1	4	-3	-75%
Official Map	1	0	1	-
Other *	25	18	7	39%
TOTAL	98	113	-15	-13%

* Other proposals include Agriculture Security Area extensions, school district reviews, water and sewer plan updates, street vacations, and acquisition of public lands.

TABLE 11. Municipal Proposals by Municipality, 2015

Municipality	Zoning Map Change	Ordinance Amendment	Curative Amendment	New Ordinance	Comprehensive Plan Amendment	Official Map	Other ASA, CR, SD WS, Septa	Total
Bedminster Township	0	1	0	0	0	0	1	2
Bensalem Township	2	4	0	0	0	1	1	8
Bridgeton Township	0	1	0	0	0	0	0	1
Bristol Borough	0	0	0	0	0	0	0	0
Bristol Township	1	0	0	0	0	0	0	1
Buckingham Township	0	0	0	0	0	0	1	1
Chalfont Borough	0	2	0	0	0	0	0	2
Doylestown Borough	0	3	0	0	0	0	0	3
Doylestown Township	0	2	0	0	0	0	0	2
Dublin Borough	0	0	0	0	0	0	0	0
Durham Township	0	0	0	1	0	0	0	1
East Rockhill Township	0	0	0	0	0	0	0	0
Falls Township	1	3	0	0	0	0	1	5
Haycock Township	0	0	0	0	0	0	0	0
Hilltown Township	0	2	0	0	0	0	3	5
Hulmeville Borough	0	0	0	0	0	0	1	1
Ivyland Borough	0	0	0	0	0	0	0	0
Langhorne Borough	0	0	0	0	0	0	1	1
Langhorne Manor Borough	0	0	0	0	0	0	1	1
Lower Makefield Township	0	2	0	0	0	0	0	2
Lower Southampton Township	0	1	0	0	0	0	0	1
Middletown Township	0	0	0	0	0	0	2	2
Milford Township	0	0	0	0	0	0	0	0
Morrisville Borough	0	0	0	0	0	0	0	0
New Britain Borough	0	2	0	0	0	0	1	3
New Britain Township	0	3	0	0	0	0	0	3
New Hope Borough	0	0	0	0	0	0	1	1
Newtown Borough	0	3	0	0	0	0	0	3
Newtown Township	0	0	0	0	0	0	3	3
Nockamixon Township	0	0	0	0	0	0	0	0
Northampton Township	0	1	0	0	0	0	3	4
Pennel Borough	0	1	0	0	0	0	0	1
Perkasie Borough	0	1	0	0	0	0	0	1
Plumstead Township	0	0	0	0	0	0	0	0
Quakertown Borough	0	0	0	0	0	0	0	0
Richland Township	0	3	0	0	0	0	1	4
Richlandtown Borough	0	0	0	0	0	0	0	0
Riegelsville Borough	0	0	0	0	0	0	0	0
Sellersville Borough	0	0	0	0	0	0	0	0
Silverdale Borough	0	2	0	0	0	0	0	2
Solebury Township	0	0	0	0	0	0	1	1
Springfield Township	0	3	0	0	0	0	0	3
Telford Borough	0	1	0	0	0	0	0	1
Tinicum Township	0	3	0	0	1	0	0	4
Trumbauersville Borough	0	0	0	0	0	0	0	0
Tullytown Borough	0	1	0	0	0	0	0	1
Upper Makefield Township	0	1	0	0	0	0	2	3
Upper Southampton Township	1	2	0	0	0	0	0	3
Warminster Township	2	2	0	0	0	0	0	4
Warrington Township	5	1	0	0	0	0	0	6
Warwick Township	0	2	0	0	0	0	0	2
West Rockhill Township	0	1	0	0	0	0	0	1
Wrightstown Township	0	1	0	0	0	0	1	2
Yardley Borough	0	3	0	0	0	0	0	3
Quakertown Area Plng. Comm.	0	0	0	0	0	0	0	0
Newtown Area Jt. Plng. Comm.	0	0	0	0	0	0	0	0
Totals	12	58	0	1	1	1	25	98

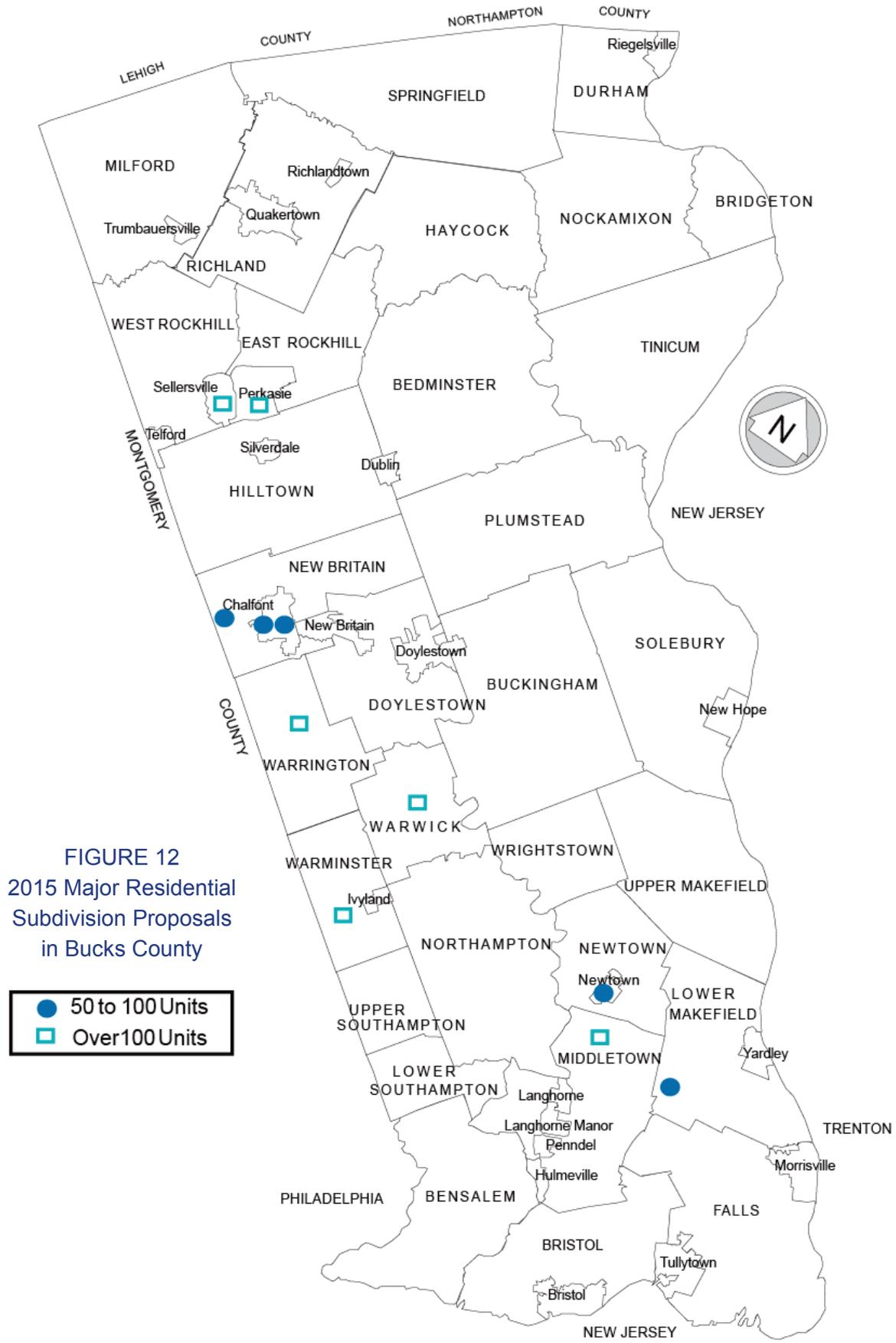
SECTION 6

Planning Module Review Activity

The Pennsylvania Sewage Facilities Act (Act 537 of 1970) requires county planning agencies to review sewage facilities planning modules for land development. During 2015, staff reviewed 41 planning modules, 13 more than the amount reviewed in 2014. The review of the modules is coordinated with the review of the corresponding subdivision or land development.

TABLE 12. Planning Module Reviews, 2015

Bensalem Township	7
Bridgeton Township	1
Bristol Township	4
Falls Township	2
Hilltown Township	1
Lower Makefield Township	3
Lower Southampton Township	5
Milford Township	1
New Britain Borough	1
Newtown Borough	1
Newtown Township	1
Northampton Township	2
Richland Township	1
Springfield Township	1
Upper Makefield Township	1
Upper Southampton Township	1
Warminster Township	5
Warrington Township	1
Warwick Township	1
West Rockhill Township	1
TOTAL	41





APPENDIX A RESIDENTIAL PROPOSALS 50 TO 100 UNITS

Municipality:	Chalfont Borough
BCPC File No.:	12056
Plan Type:	Preliminary Plan of Land Development for Patriot Station at Chalfont
TMP No.	7-6-75, 7-6-98, and 7-6-99
Applicant:	JERC Partners XXV/JGP Co. Inc. - Gregory T Rogerson
Owner:	Senior Lifestyles, Inc.
Location:	Northeastern and southeastern sides of the intersection of Park Avenue and North Main Street.
Proposal:	<p>Redevelop a 4.499-acre site comprised of three tax parcels as follows:</p> <ul style="list-style-type: none"> • Construct a 2,244 square-foot addition to an existing church that will be converted into a restaurant on TMP #7-6-99 (2.3 acres). A portion of the existing church will be removed. • Construct a three-story, 72,027-square-foot apartment building with 68-units on TMP #7-6-75 (2.14 acres). • Redesign an existing parking lot on TMP# 7-6-100-1 (0.7 acres).
Municipality:	Chalfont Borough
BCPC File No.:	4918-D
Plan Type:	Sketch Plan of Subdivision for Chalfont View
TMP No.	7-4-4-1 and 7-4-4-3
Applicant:	KTMT LIG 1, L.P.
Owner:	Herman Hellberg, Lenape Swim Club
Location:	South of Westview Avenue between North Main Street and Sunset Avenue.
Proposal:	<p>Subdivide a 16.0141-acre parcel into 54 single-family detached dwelling lots. Open space of 4.48 acres is proposed. An existing recreation complex and plant nursery will be removed. The site is served by public water and sewer.</p>

Municipality: Lower Makefield Township

BCPC File No.: 11292-A

Plan Type: Preliminary Plan of Subdivision—TMP #20-12-28 Dobry Road

TMP No. 20-12-28

Applicant: ERIN Development

Owner: Dobry Road, LLC

Location: Along the northern side of Dobry Road, west of Oxford Valley Road. The western portion of the site abuts railroad tracks (land owned by the North Pennsylvania Railroad Company).

Proposal: Subdivide a 16.56-acre site into an age-qualified community of 80 residential units for a proposed density of 4.8 dwelling units per acre of base site area. The proposed development consists of 20 separate buildings, with each building containing 4 attached residential units. The dwelling structures are intended to be privately owned by each homeowner; land around the units will be considered common open space. Public water and sewer facilities are intended to serve the development.

Municipality: New Britain Township

BCPC File No.: 11112-D

Plan Type: Preliminary Plan of Subdivision and Land Development for Colebrook

TMP No. 26-5-2

Applicant: Colebrook Acquisitions

Owner: Quad/Graphics Marketing

Location: West side of Schoolhouse Road, at Boulder Drive.

Proposal: Subdivide a 20.949-gross-acre parcel (Lot 2) from a tract of 100.182 acres and construct 59 single-family attached dwelling units (35 townhouses and 24 twin dwellings) in a planned residential development (PRD) on Lot 2. A total of 9.89 acres would be preserved as open space. An existing industrial building sits on the remainder of the tract (Lot 1; 79.232 gross acres). Public water and sewer would serve the PRD.

Municipality: Newtown Borough

BCPC File No.: 11917-A

Plan Type: Preliminary Plan of Land Development for Steeple View Phase 2 TND

TMP No. 28-1-7, 28-1-9, 28-1-10, 28-1-10-1, 28-1-20, 28-1-20-1, and 28-120-2

Applicant: Steeple View LP

Owner: Steeple View LP Allan Smith

Location: Southwestern corner of the intersection of Centre Street and South State Street, and abutting Newtown Creek.

Proposal: Construct 92 multifamily dwelling units, 97,689 square feet of nonresidential space (per the BCPC application), a 5-story parking garage, and 2.3 acres of open space on 13 leaseholds on an 8.761-acre site. Public water and sewerage facilities are intended. The proposal includes:

- Building 1—Retail use on all 3 floors;
- Building 2—Mixed use, with retail on first floor and office use on second floor;
- Building 3—Mixed use, with restaurant on first floor and office use on second floor;
- Building 4—Mixed use, with retail on first floor and office use on second and third floors;
- Building 5—Mixed use, with restaurant on first floor, and multifamily dwelling use on second and third floors;
- Buildings 6, 7, and 8—Mixed use, with retail use on first floor and multifamily dwelling use on second and third floors;
- Buildings 9, 10, 11, and 12—Multifamily dwelling use on all four floors (16 dwelling units per building), with a parking level under all four buildings; and a 5-story parking garage.



APPENDIX B RESIDENTIAL PROPOSALS OVER 100 UNITS

Municipality: Middletown Township
 BCPC File No.: 9708-A
 Plan Type: Sketch Plan of Subdivision and Land Development for Stone Farm
 TMP No. 22-5-7
 Applicant: KTMT Stone, LP
 Owner: Estate of Ezra C. Stone, Estate of Josef. Stone, and Francis Lida Stone
 Location: Northeast side of Newtown-Langhorne (PA Route 413) and Tollgate roads, extending to Fulling Mill Road.
 Proposal: Subdivide a 167.9-acre tract into a 122-lot single-family development. Lots will range in size from approximately one-half acre (22,500 square feet) to 30,000 square feet or more. Phase I proposes the development of 100 units, and Phase II, 22 units. The existing residence and farm buildings will be retained on 9.5 acres. An unspecified portion of the parcel will be used for recreation purposes, tot lot, and stormwater management facilities. Public water and sewer facilities are intended to serve the residential development.

Municipality: Perkasio Borough
 BCPC File No.: 12053
 Plan Type: Preliminary Plan of Subdivision and Land Development for Perkasio Woods
 TMP No. 33-9-4, 33-9-5, 33-9-6, and 33-9-7
 Applicant: Metropolitan Development Group
 Owner: Perkasio Industries Corporation
 Location: Southeastern corner of Constitution Avenue and East Spruce Street.
 Proposal: Construct 145 townhouses on an 18.403-acre (net) tract. A total of 3.3132 acres of open space is proposed, of which 1.7072 acres (Open Space Areas A, B, C, and D) is "community open space" (proposed pocket parks and tot lot) and 1.606 acres (Open Space Area E) that includes a stormwater detention basin. Public water and sewerage facilities are intended.

Municipality: Sellersville Borough
BCPC File No.: 9958-B
Plan Type: Preliminary Plan of Subdivision and Land Development for Elmhurst Gardens
TMP No. 39-8-228 to -8-236; -8-248- to -8-263; 8-283 to -8-288; -8-290 to -8-292; -8-307 to -8-310
Applicant: Curtis Building Group, Inc.
Owner: Same
Location: Approximately 180 feet southeast of the intersection of Willow Street and Park Avenue. The site is at the intersection of Elmhurst Avenue and Willow Street (paper streets), north of Hughes Avenue.
Proposal: Construct a 120,000-square-foot, six-story building comprising 115 multifamily dwelling units and 12,000 square feet of commercial space on a 7.39-acre parcel. Recreation space of 84,528 square feet is proposed. Public water and sewer will serve the lot.

Municipality: Warminster Township
BCPC File No.: 4641-E
Plan Type: Final Plan of Land Development for The Station at Bucks County East
TMP No. 49-9-28
Applicant: JERC Partners XIX, L.P.
Owner: Same
Location: Eastern side of Jacksonville Road 800 feet north of its intersection with Van Horn Drive.
Proposal: Construct a Transit Oriented Development (TOD) consisting of 151 multifamily dwellings within 8 buildings, a 3,600-square-foot clubhouse and pool, and a 400-square-foot maintenance building, on a 10.81-acre (net) parcel. Open space of 3.97 acres is provided. The proposed residential density is 14 units per acre. The site is served by public water and sewer.

Municipality: Warrington Township
BCPC File No.: 7994-A
Plan Type: Preliminary Plan of Subdivision and Land Development for Warrington Run
TMP No. 50-4-150
Applicant: KTMT Warrington Run LP
Owner: Geerling Florist, Inc.
Location: Northeast side of Street Road approximately 1,000 feet northwest of its intersection with Folly Road.
Proposal: Subdivide a 46.25-acre parcel into 103 single-family detached lots ranging in size from 9,520 to 16,810 square feet. An existing dwelling will remain on a 1.5-acre lot. Open space of 12.3 acres will be provided. Public water and sewer is intended to serve the proposed and existing dwellings.

Municipality: Warwick Township

BCPC File No.: 10876-A

Plan Type: Sketch Plan of Land Development for B3 Sketch Plan Warwick

TMP No. 51-3-89 and 51-3-89-2

Applicant: Blank Ashkenasy Properties, LLC

Owner: York Road Bladco, L.P.

Location: Located between Meetinghouse Road and Pennsylvania Route 263 (Old York Road).

Proposal: Construct 149 dwelling units on three lots on a base site totaling 27.266 acres. Lot 1, comprising of 6.75 acres, will contain 33 townhouses, Lot 2, comprising 8.23 acres, will contain 36 multiplex units (4 per building), and Lot 3, comprising 12.29 acres, will contain 80 garden apartments in 5 buildings (16 units per building). The development will be serviced by public water and sewer.


APPENDIX C PROPOSED NONRESIDENTIAL LAND DEVELOPMENTS

Commercial

<i>Municipality</i>	<i>BCPC File No.</i>	<i>Name</i>	<i>Proposed Square Feet</i>
Bensalem Township	8592-C	Indian River Transport	15,047
Bensalem Township	12055	Cruz	2,400
Bensalem Township	12094	Pertrillo	6,472
Bensalem Township	9045-S	AVA Development	68,660
Bristol Borough	7092-L	Autozone Store # 6435	6,815
Bristol Township	12093	Russo	6,000
Chalfont Borough	12136	Univest Bank & Trust Co.	2,580
Doylestown Borough	12065	McCaffey's Food Markets	822
Doylestown Township	7220-A	Buckingham Retail Properties	24,638
Falls Township	4589-C	Extra Space Storage	1,200
Falls Township	8129-A	Britton Industries	11,800
Falls Township	12090	ISC Salesmaster Corp.	5,083
Falls Township	12119	Car Wash	8,220
Hilltown Township	12084	NOVA Network	9,576
Middletown Township	12091	Carmax Store #7100	17,495
Middletown Township	10415-B	Chipotle Mexican Grill	2,150
Middletown Township	5303-D	Bank of America	21
Middletown Township	12123	Inspire Federal Credit Union	3,216
Middletown Township	8928-A	1501 E. Lincoln Highway	3,350
New Hope Borough	10436-D	Bucks County Playhouse Inn	1,477
New Hope Borough	12105	BC Playhouse Promenade Improvements	3,750
New Hope Borough	12080	8 East Mechanic Street	526
Newtown Township	12117	All Saints Cemetery	3,666
Nockamixon Township	9077-C	Brubaker	7,030
Penndel Borough	12127	Buckingham Retail Properties, LLC	25,012
Perkasie Borough	12063	Dunkin Donuts	3,255
Plumstead Township	12086	Froman Tract	2,000

Commercial (cont.)

<i>Municipality</i>	<i>BCPC File No.</i>	<i>Name</i>	<i>Proposed Square Feet</i>
Richland Township	12078	CVS Pharmacy	13,225
Richland Township	12109	Bank of America	34
Tinicum Township	12125	Vanderlely	4,000
Warminster Township	9736-D	Warminster Commerce LLC Lot 1B	2,670
Warminster Township	5493-F	Police & Fire Federal Credit Union	4,942
Warminster Township	6201-A	Liberty Bell Capital	8,059
Warrington Township	10087-C	Easton Road Storage Building	4,020
Warrington Township	12075	MM Storage	90,000
Warwick Township	6469-J	Guardian Academy & Indoor Range, Inc.	13,690
West Rockhill Township	12115	A&T Subaru	9,817
Wrightstown	9983-E	Wrightstown Sports Complex	14,000

Industrial

<i>Municipality</i>	<i>BCPC File No.</i>	<i>Name</i>	<i>Proposed Square Feet</i>
Bensalem Township	12106	Bound	10,980
Bristol Township	8190-A	Zober Industries	17,069
Bristol Township	5338-P	Med-Flex, Inc.	12,900
Falls Township	12035-A	Silvi - U.S. Gain CNG Station	1,728
Falls Township	8554-A	78 Cabot Boulevard East	1,800
Falls Township	6253-FF2	Abington Reldan Metals, LLC	12,745
Falls Township	12024-A	38 Cabot Boulevard	17,215
Falls Township	11224-C	Waste Gas Fabricating	36,079
Falls Township	4427-C	Sika	37,090
Hulmeville Borough	12110	KKL Property	6,000
Middletown Township	4478-I	Empire Abrasive	9,100
Milford Township	11491	Turn 14 Distribution	300,000
Milford Township	6494-N	Precision Finishing	70,000
Warminster Township	12066	Havis, Inc.	37,500
Warminster Township	10794-A	273 W. County Line Road	40,080

Industrial (cont.)

<i>Municipality</i>	<i>BCPC File No.</i>	<i>Name</i>	<i>Proposed Square Feet</i>
West Rockhill Township	11055-A	Penn Valley Gas	25,690
West Rockhill Township	12095	Rockhill Contractors Services, LP	38,530

Institutional

<i>Municipality</i>	<i>BCPC File No.</i>	<i>Name</i>	<i>Proposed Square Feet</i>
Bensalem Township	9413-B	Faith Unity Islamic Center	20,036
Bristol Borough	12072	Goodwill Fire Company	10,400
Bristol Borough	7092-K	Lenape Valley Foundation	16,155
Falls Township	10029-A	Pennsbury Manor	1,300
Lower Makefield Township	5592-B	Bible Fellowship Evangelical Free Church	3,751
Lower Southampton Township	12118	St. George Georgian Orthodox Church	4,371
Telford Borough	7285-B	Lutheran Community at Telford	9,932
Warminster Township	11952-A	Christ's Home	16,200

Office

<i>Municipality</i>	<i>BCPC File No.</i>	<i>Name</i>	<i>Proposed Square Feet</i>
Richland Township	6734-B	Cemetery Road, LLC	8,592

Mixed Use Developments

<i>Municipality</i>	<i>BCPC File No.</i>	<i>Name</i>	<i>Proposed Square Feet</i>
Chalfont Borough	12056	Patriot Station at Chalfont	2,244 Commercial 68 Multifamily Units
Lower Makefield Township	12130	Edgewood Village	5,975 Commercial 3 Multifamily Units
Lower Southampton Township	12129	Bussinger Property	5,552 Commercial 1,770 Office
Newtown Borough	11917-A	Steeple View Phase 2	97,689 Commercial 92 Multifamily Units
Sellersville Borough	9958-B	Elmhurst Gardens	12,000 Commercial 115 Multifamily Units

