

## **DOYLESTOWN TOWNSHIP PLANNING COMMISSION**

### **Regular Meeting**

**Monday, February 27, 2023 at 7 PM**

**Caucus Room, 425 Wells Road**

### **Meeting Minutes**

The Doylestown Township Planning Commission Regular Meeting was held at 7:00 pm on Monday, February 27, 2023. Members of the Doylestown Township Planning Commission in attendance included Tom Kelso, Chairman; Judy Hendrixson, Vice Chairman; members Jill Macauley, Michael Kracht and Robert Repko. Others in attendance included Stephanie Mason, Township Manager; Judy Stern Goldstein, Consultant, Gilmore & Associates; Jennifer Herring, Board of Supervisors Liaison; Dan Wood, Supervisor.

The meeting officially began at **7:01 pm**.

#### **Public Comment**

The Planning Commission welcomed three students from DelVal attending the meeting for a class on Regulation Land Use Planning.

#### **Review of Minutes**

On motion of Ms. Hendrixson and seconded by Mr. Repko, the January 23, 2023 minutes were unanimously approved as prepared.

#### **Items Scheduled for Discussion**

##### **County of Bucks RFI – The Almshouse Reimagined**

Mr. Kelso opened the discussion regarding the County's newly released RFI and what zoning changes or other options might be considered (see attached Exhibit A). He noted that for the County to accomplish their goals for a mixed use, there is likely a zoning change that will be needed. The Planning Commission's role in this case is to review the proposal that comes in and make a recommendation to the Board of Supervisors.

Ms. Mason added that the RFI went out to bid via PennBid shortly after the County's presentation to the Board of Supervisors in January. Proposals are due by May 9<sup>th</sup>. She then provided an overview of the site in question and added that the property is zoned institutional.

Mr. Kelso noted that the RFI set forth the County's vision and objectives for a blend of residential/commercial/civic uses. The County requested that all mixed use proposals include their Mixed-Use Performance Standards (see attached Exhibit B).

Ms. Mason & Ms. Goldstein provided an overview of the relevant discussion at their recent BCATO panel Discussion (see attached Exhibit C). The panel included representatives from Habitat, Bucks County Planning Commission, Bucks County Housing Group, etc. and they discussed attainable housing, economic needs, and the need for young people and students to stay in this area.

Ms. Goldstein added that there needs to be incentives for attainable housing.

Ms. Macauley noted that the low income housing tax credit has worked in other areas for developers, and could be a benefit for the right populations.

Ms. Goldstein replied that this tends to work better with rentals, but it can be tougher for buying.

Mr. Kelso noted that this topic has been discussed over the years within the Planning Commission and some areas of the Township, but it hasn't worked as intended. More density doesn't necessarily make the housing more affordable.

Mr. Kelso presented the permitted uses in Institutional zoning (see attached Exhibit D), and noted that housing is not covered at all. To look at zoning changes the Planning Commission must consider how the change would affect other areas as well, not just one property.

Mr. Kracht posed the question of how to constrain the market for attainable housing.

Ms. Goldstein suggested that this can be difficult to do with sales, but that a land trust agreement, much like what Habitat has done, can be a solution.

Mr. Kelso added that some of these options are more land owner agreements rather than things the Planning Commission can change. The County RFI does not answer the question of who the end property owner will be.

Ms. Mason noted that the Planning Commission and Board of Supervisors at some point in the process will engage with the County and applicant and this will be treated as any other applicant who is looking for a zoning change.

Mr. Kelso further added that the county is not exempt from zoning, and will have to adhere to the Township's ordinance.

Ms. Hendrixson suggested that the commercial properties neighboring the County property will also benefit from a mixed use as they redevelop. She added that this area is convenient as far as transportation.

Ms. Mason noted that the DART is expanding south, which will add to ease of transportation.

Ms. Goldstein suggested that this area might be unfavorable for residential use.

Mr. Kelso introduced the overlay district used for Toll and the infrastructure benefits it provided (see attached Exhibit E).

Ms. Mason noted that the Planning Commission may not see action on the County property until 2024.

Ms. Hendrixson added that it is more likely something will happen on the shopping center side sooner.

Ms. Macauley raised the question of the environmental impact.

Ms. Goldstein explained that the ordinance does include environmental protection standards relevant to site capacity based on environmental features such as woodlands, steep slopes, flood plains, etc.

Ms. Mason added that these items also create a buffer from other zoning districts which is important.

Mr. Kelso suggested that the more the Township can clarify its vision, the better position the Planning Commission will be in to advise the BOS.

It was also noted that the PC should look at the ordinance regarding Accessory Family Apartments, and possibly revisit it.

**Plans Scheduled for Discussion**

N/A

**Sketch Plans Scheduled for Discussion**

N/A

**Adjournment**

With no other business, and on a motion by Mr. Kelso, seconded by Ms. Hendrixson, the meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Kaitlyn Finley  
Office Manager, Code Enforcement



# COUNTY OF BUCKS

## PURCHASING DEPARTMENT

Administration Building, 55 East Court Street, Doylestown, PA  
18901-4318

### *County Commissioners*

Robert J. Harvie Jr, *Chair*

Diane M. Ellis-Marseglia LCSW, *Vice Chair*

Gene DiGirolamo, *Secretary*

Elizabeth A. Gates

*Purchasing Director*

## Request for Innovation

### The Almshouse: **Reimagined**

Spec No: 17-05/23



Proposals Due: 11:15 AM May 9, 2023

## The Almshouse: **Reimagined**

### Bucks County Commissioners



Gene D.  
DiGirolamo,  
*Secretary*



Robert J. Harvie Jr.,  
*Chair*



Diane M. Ellis-  
Marseglia,  
LCSW  
*Vice Chair*



Margaret McKeivitt  
*Chief Operating Officer*

Gail Humphrey  
*Deputy Chief Operating Officer/Chief Clerk*

## **Table of Contents**

- 1.0 Introduction
- 2.0 Background
- 3.0 Scope of Work
- 4.0 Projected Timetable
- 5.0 County Responsibilities
- 6.0 Proposal Procedures
- 7.0 Criteria for Evaluation
- 8.0 Interview/Presentation
- 9.0 Required Format and Contents of Proposal

Request for Innovation  
The Almshouse: Reimagined  
Spec No:17-05/23

**1.0 Introduction**

The County of Bucks, 55 East Court Street, Doylestown, Pennsylvania 18901, (the “County”) is exploring the possibility of divesting an approximately 19-acre portion of the County’s property at the corner of Almshouse Road and Easton Road (State Route 611) (the “Almshouse”). As part of this exploration, the County Commissioners are seeking proposals to identify an innovative and forward-thinking development team. The goal is to create sustainable solutions for the redevelopment of the historic Almshouse property. The primary objective will be to find the most beneficial financial outcome for the site while achieving a balance between both local municipal and countywide land use goals. Core objectives to be explored include attainable housing, public access, community engagement, and cultural enrichment. The successful development team will embrace the site’s historic mission, context, character, and buildings while creatively including them in a master site development plan (MSDP) that provides a framework for long term, triple bottom line success: social, environmental, and financial.

The County is seeking proposals for the reimagining and redevelopment of the Almshouse from an innovative and forward-thinking land development team. Teams submitting proposals should have demonstrated experience in said services. This request for innovation and said services shall have no cost to the County of Bucks.

Throughout this document, the singular use of the words Company, Vendor, Contractor, Proposer, or Offeror shall apply to the responders of this request for each service, or all services proposed.

**2.0 Background**

The Property

The present Neshaminy Manor Site, totaling 369.43 acres to deed lines, was purchased in a single parcel by the Bucks County Commissioners from Gilbert Rodman on December 20, 1808 for the sum of 19,280 dollars for the purpose of building a County Almshouse. The property, then known as "The Spruce Hill Farm," was mostly wooded and was the Gilbert Rodman home until 1795. It was a section of much larger acreage on both sides of the Neshaminy Creek and retained in the Rodman family until the late 1800s.<sup>1</sup>

The original Almshouse was built circa 1810 and after a devastating cholera outbreak in 1849, which killed 120 of the 150 residents and staff, it was joined in 1868 by a more “modern” Almshouse, which offered residential and hospital amenities. Once decommissioned as a hospital (circa 1967), the Almshouse was converted to office uses and has housed County departments ever since. This four-story stone structure remains today and is visible from Easton Road (State Route 611). The Almshouse currently houses several County departments and agencies, including the Planning Commission, Housing and

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<sup>1</sup> Excerpt from the Ronald E. Vaughn Associates May 1973 Master Plan for the Bucks County Institution District.

Request for Innovation  
The Almshouse: Reimagined  
Spec No:17-05/23

Community Development, Economic and Workforce Development, Legal Aid services and Weights and Measures. In 1966 the site was further developed with what is now the former, and vacant, 240-bed Neshaminy Manor. The original 1810 Almshouse was removed in 1968 and replaced by the current Health Department building. In 1979, The Bucks County Housing Authority opened Grundy Hall which provides housing for low-income seniors aged 62 and older as well as limited housing for non-elderly, disabled individuals. Grundy Hall is situated on a 4.13-acre out parcel, carved from the original 369.43-acre parcel, and currently takes primary access through the Almshouse site from Almshouse Road.

The former Neshaminy Manor has been vacant since 1999 when it was replaced by the new, state-of-the-art Neshaminy Manor. The new facility opened in 1999 and is located across Almshouse Road on County property that was part of the original 369.43-acre site purchased by the County in 1808. For the purposes of this Request for Innovation (RFI), it is presumed that all existing County agencies and departments on the 19-acre Almshouse site (excluding Grundy Hall) will be relocated to the County Administration Building in Doylestown Borough or in a new office building to be built on County-owned ground across Almshouse Road. For the purposes of this RFI the County will be responsible for the removal of this building.

The MSDP is envisioned to comprise approximately 19 acres of the County's 323-acre holdings at the corner of Almshouse Road and Easton Road (State Route 611). The remainder of the site will remain under county ownership.

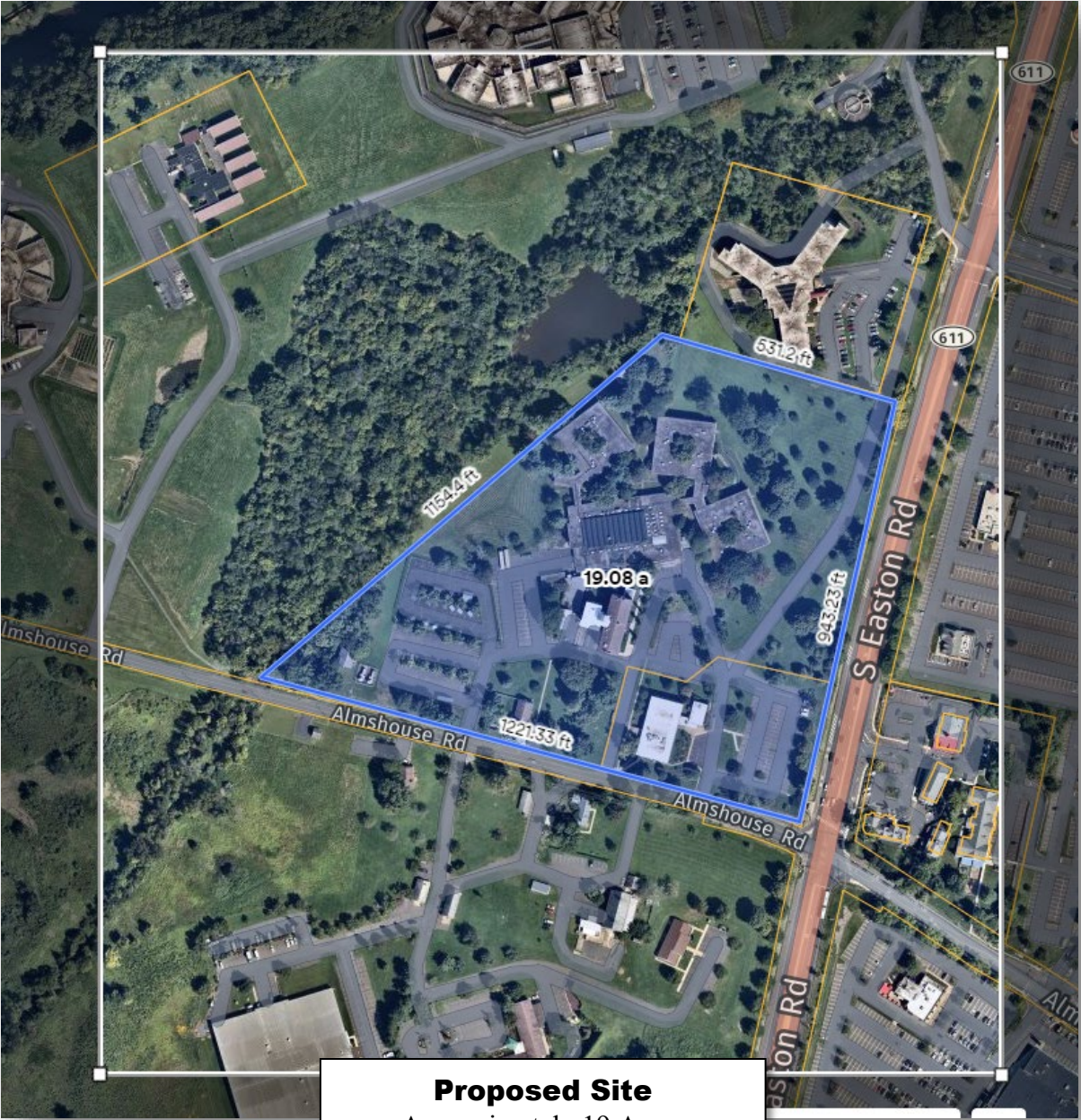
The proposed site lies within Doylestown Township and is zoned "I" for Institutional District. The site represents one of the last remaining large-scale redevelopment areas along the Easton Road corridor. The site is across the street from the existing commercial retail centers of Doylestown Point Plaza and Barn Plaza, which contain national value retailers such as Kohl's and Marshalls as well as a Giant supermarket.

The site is served by SEPTA Regional Bus 55 and is 2.8 miles from SEPTA's Doylestown Regional Rail station with service on the Lansdale/Doylestown Line. Access to the Doylestown DART shuttle providing connections to the Doylestown Train Station is available across 611 at both Doylestown Point Plaza and Barn Plaza retail centers. The site is 2.8 miles south of Route 202 Parkway and 8.1 miles north of the Willow Grove Interchange of the Pennsylvania Turnpike. The site is centrally located within the County's borders and is minutes away from many of the County's cultural and historic attractions and destinations. In addition to being minutes from historic Doylestown Borough, which was named as Best Small-Town Cultural Scene in America in 2019 by *USA Today*, the site offers regional proximity to Center City, Philadelphia; King of Prussia in Upper Merion, Montgomery County; and Lambertville, New Jersey.

Doylestown Township is home to 17,816 residents in 5,966 households. The median age is 45.9 and the median household income is \$124,034, with a per capita income of \$56,758. Additional information on the Township can be found on the County's Municipal Dashboard, found here: <https://dataportal-bucksgis.opendata.arcgis.com/>



Request for Innovation  
The Almshouse: Reimagined  
Spec No:17-05/23

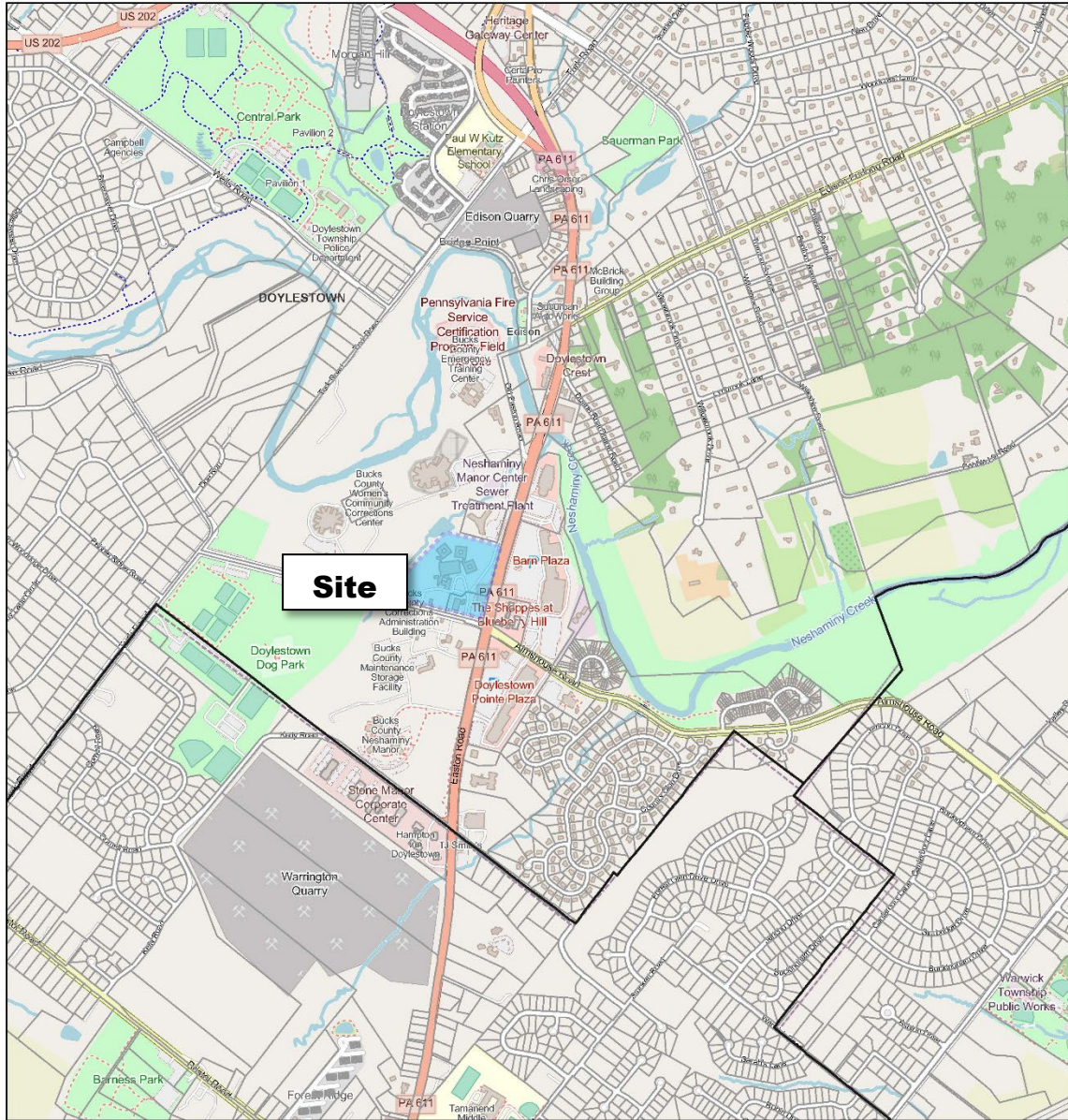


**Proposed Site**  
Approximately 19 Acres



Request for Innovation  
 The Almshouse: Reimagined  
 Spec No:17-05/23

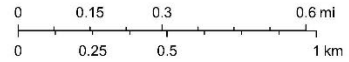
Bucks County Parcels



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Municipal Boundary  
 Parcels

1:18,056



**Local Context**

### **3.0 Scope of Work**

#### 3.1 The Vision

In recognition of the municipality's role, County staff has participated in a number of workshops with the Doylestown Township Planning Commission, elected officials, and consultants to discuss the future of the site and desired outcomes. The County currently leases a portion of the 323 acres to the Township for use as Turk Park and has a long history of working together with the Township, successfully and collaboratively.

In the face of a changing retail marketplace and a post-pandemic world, both parties agreed that strategic and long-term viable solutions need to be explored if the site is to be reimagined and redeveloped. While there was no consensus as to a specific use or uses, there was consensus that the current zoning would likely need to be changed to permit the type of flexibility and adaptability required to permit multiple uses, dependent on the outcome of the RFI exploration.

There was also agreement that the adaptive reuse of locally historic buildings such as the Almshouse was a prerequisite. Additionally, whatever the outcome, there is a mutual expectation that any new development must embrace the site's pastoral character while creating a vibrant neighborhood feel.

New development should consider a blend of residential, commercial, institutional, and civic uses interwoven within a walkable campus that encourages multi-generational engagement and well-being around unique and inviting public spaces. All mixed-use proposals shall reference and incorporate the BCPC Mixed-Use Performance Standards which can be found here: <https://www.buckscounty.gov/1151/Community-Planning>

#### 3.2 The Objectives

While no predetermined list of acceptable uses has been stipulated (other than those already permitted by right), and mixed-use is a goal, both entities agree that a single-use concept is a potential option and desire to seek innovative proposals from multiple development teams. Recognizing that shaping the future of the site will require inputs from multiple stakeholders, and given the site's public service history, the successful development team is highly encouraged to engage with a local landscape architecture and/or planning program offered at one of the areas numerous universities and colleges. Allowing students to participate in the reimagining of the site is viewed as a rewarding and unique approach.

As noted previously, the primary objectives for any development program include the following:

- Embrace the site's history and local significance in the history of Bucks County
- Retention of locally historic buildings

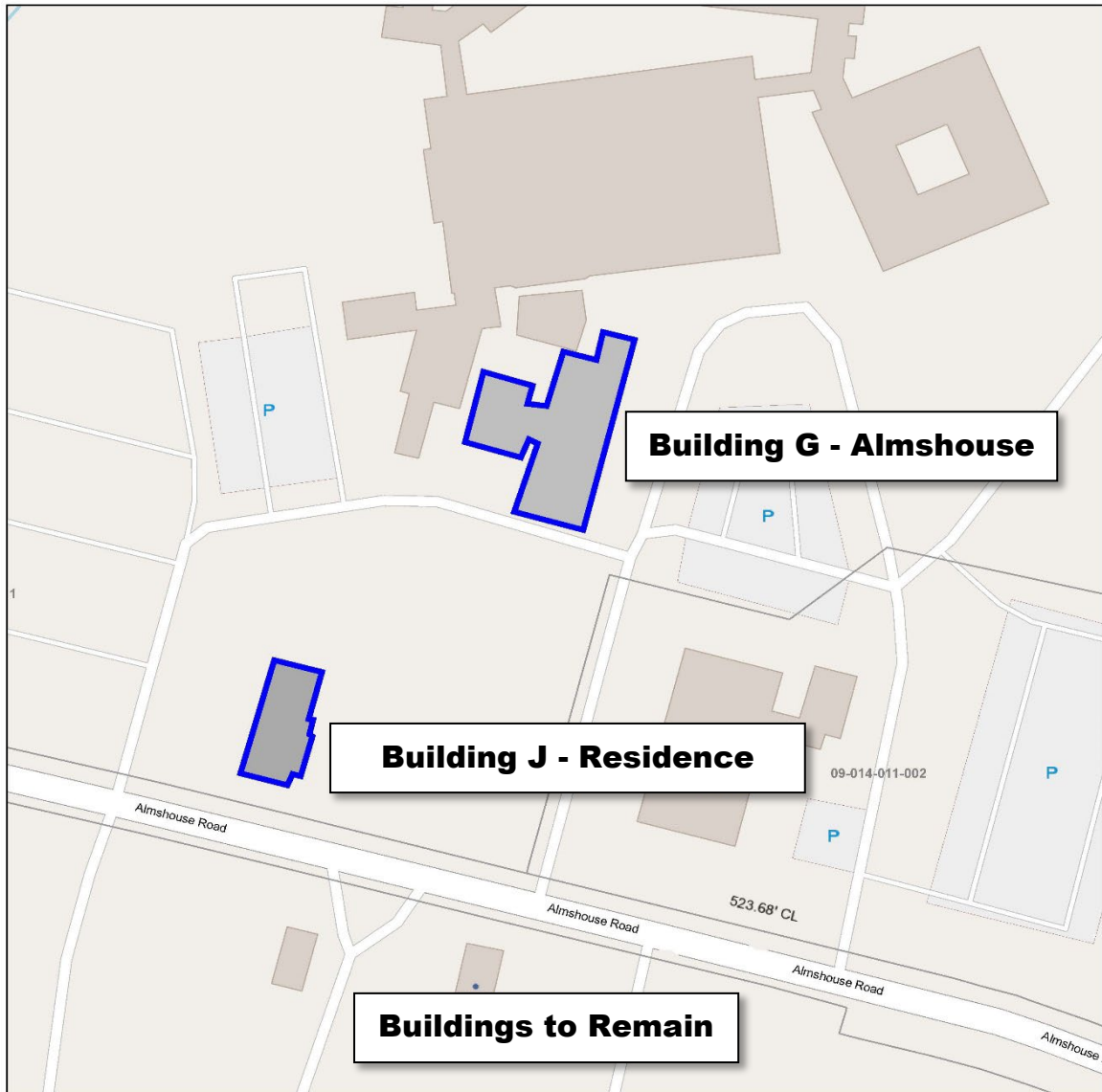
Request for Innovation  
The Almshouse: Reimagined  
Spec No:17-05/23

- Protection of natural and cultural resources
- Inclusion of civic spaces that foster social interaction
- A walkable community/campus
- Incorporation of renewable energy sources
- A solution that can be time-tested and viable long term

3.3 The Program

- Building G – The Almshouse/Bucks County Hospital – For the purposes of this RFI, this building must be retained
- Building J – Residence – For the purposes of this RFI, this building may be retained, but is not required to be retained

Bucks County Parcels



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— Municipal Boundary  
□ Parcels

1:1,128  
0 0.01 0.02 0.04 mi  
0 0.01 0.03 0.06 km

Request for Innovation  
The Almshouse: Reimagined  
Spec No:17-05/23

In addition to those uses permitted either by right or special exception under the current Institutional District zoning, additional uses may be considered, but not necessarily be limited to, the following as deemed applicable by the development team:

- Retail
- Commercial
- Residential – Attainable/multi-generational/market rate/live work/veteran
- Hotel
- Conference Center
- Restaurants/dining establishments
- Entertainment
- Light Manufacturing/Assembly (Bio-medical/Technology)

Presently, Grundy Hall takes primary access through the proposed project site. This condition must be addressed in the proposed MSDP.

### 3.4 Deliverables

It is anticipated that respondent teams may have more than one concept to offer. Each respondent team should include, at a minimum, the following deliverables to be submitted in electronic format, capable of being printed, in color, at a size no larger than 11 x 17 inches:

- Cover letter, noting principal contact
- Table of contents
- Description of the team and team members
- Resumes of key team members
- Project approach
- Examples of similar or relevant work
- Plans, elevations, sections, and graphics as necessary to convey program design intent
- Preliminary fiscal impact analysis/study
- Preliminary traffic impact assessment
- Preliminary phasing and or build-out scenario
- Preliminary list of anticipated regulatory approvals and permits
- Analysis of pros and cons for each development scenario presented, if more than one
- Estimated market value of the site based on presented option(s)

Request for Innovation  
The Almshouse: Reimagined  
Spec No:17-05/23

**4.0 Projected Timetable**

The projected timetable for this RFI is as follows. The County reserves the right to change or extend any of these dates as needed.

Issue Request for Innovation	January 31, 2023
Informational Gathering Session	February 17, 2023 10:00 AM
Deadline to Submit Questions	April 25, 2023
Issue Final Addendum to RFI	April 27, 2023
Proposals Due	May 9, 2023

**5.0 County Responsibilities**

- 5.1 Provide a designee to be the point of contact for all questions and/or request by the Contractor.

**6.0 Proposal Procedures**

- 6.1 An **information gathering session** will be held to review the RFI and allow for questions to be asked. This meeting will be held virtually on February 17, 2023 commencing promptly at 10:00 AM. Participants must pre-register on Penn-Bid by 9:00 AM on February 17, 2023 to receive the meeting link.

6.2 Questions

Questions regarding this RFI must be submitted on the PennBid website no later than 12:00 Noon Eastern Standard Time, April 25, 2023.

6.3 Proposal Submission

- 6.3.1 Proposals must be submitted electronically no later than 11:15 AM, Eastern Standard Time, May 9, 2023.

- 6.3.2 Proposals received after the time and date above will not be considered.

- 6.3.3 Proposals shall be submitted at no cost to the County and any proposal received shall remain the property of the County.

6.3.4 Disclosure of Proposal Contents

All proposals and other material submitted becomes the property of the County and may be returned only at the County's option. Information contained in the proposals will not be disclosed during the evaluation process. Under Pennsylvania's Right-to-Know Law (RTKL), 65 P.S. § 67.101 *et seq.*, public records are required to be open to reasonable inspection and reproduction. All proposal information, including detailed price and cost information, will be held in confidence during the



Request for Innovation  
The Almshouse: Reimagined  
Spec No:17-05/23

evaluation process. Thereafter, all proposals will become public information subject to inspection and reproduction in accordance with the RTKL unless otherwise exempt under the RTKL. Copies of said public records may be made in the Purchasing Department at a cost to the requesting party of \$0.25 per page.

Material considered confidential by the proposer must be clearly identified and the proposer must include a brief statement justifying the basis for confidentiality and how this information meets the criteria of Section 102 of the PA Right to Know Law. It is the Vendor / Consultant's duty and obligation to provide the County with a redacted copy of the proposal documents at the time of proposal submission, which it deems to be confidential and proprietary. Failure to do so shall be deemed the Vendor / Consultant's explicit consent for the County to provide an un-redacted copy of the proposal in response to an applicable Right to Know request. The County reserves the right to request further information from the proposer regarding the basis for confidentiality and further reserves the right to make its own confidentiality determinations in compliance with the Right to Know Law.

Notwithstanding any terms or conditions contained herein, Vendor / Consultant agrees to comply with all Local, State, and Federal laws and regulations. Vendor / Consultant specifically agrees to produce all documents that may be subject to public disclosure pursuant to the RTKL.

Trade secrets and other proprietary data contained in a proposal may be held confidential if such data meets the definitions of confidential proprietary information and/or trade secrets under the RTKL. Material considered confidential by the proposer must be clearly identified and the proposer must include a brief statement that sets out the reasons for the confidentiality and how this information meets the criteria to be exempt under the RTKL.

## **7.0 Criteria for Evaluation**

- 7.1 The proposer will be selected based on their written proposal and any requested presentations. The County will assemble a committee for the purpose of evaluations. The Selection Committee will review all proposals and make their recommendations for selection. The primary criteria used in selecting will be as follows:
  - 7.1.1 Team qualifications, including individual firms and team members
  - 7.1.2 Clarity of presentation/proposal
  - 7.1.3 Similar or relevant experience with similar projects
  - 7.1.4 Inclusion of an academic partner for team members
  - 7.1.5 Project approach/innovation

Request for Innovation  
The Almshouse: Reimagined  
Spec No:17-05/23

7.1.6 Results of reference calls

7.1.7 Fiscal Analysis

7.3 Procedure: Submitted proposals will be reviewed by the Selection Committee. Proposers who are deemed, based on the selection criteria, fully qualified and best suited among those submitting proposals may be requested to participate in discussions regarding their proposals. The discussion will cover the team approach, the pros and cons of the redevelopment scenarios presented, and all other relevant factors.

7.4 At the conclusion of discussions, evaluation results will be submitted to the County Commissioners for consideration.

7.5 The Commissioners may request proposers participate in additional discussions regarding their proposals in order to make a decision on selecting the preferred team.

## **8.0 Interview/Presentation**

The County reserves the sole right, in the best interest of the County, upon review of proposals to:

- Request and obtain additional information and/or clarification from prospective proposers;
- Request and schedule proposer(s) to meet and schedule at a designated time, date, and county location for an interview and/or presentation – either in person or virtually.

## **9.0 Required Format and Contents of Proposal**

All proposals submitted should contain, at a minimum, the following information in the format and order set forth below:

Please Note: All respondents should respond to the following items in the order listed below. Responses should be well thought out, thorough, and concise. Clarity and brevity will be viewed favorably.

### **9.1 Cover Letter**

A cover letter transmitting the proposal to the County on the lead company's letterhead, signed by an official authorized to represent the firm. The letter should contain the following: name, title, address, telephone number, and email address of the lead company's contact person for the proposal; a statement that the proposer understands and agrees with the scope of services and accepts all other requirements, terms, and conditions of the RFI; and identify all materials and enclosures being forwarded in response to the RFI.



Request for Innovation  
The Almshouse: Reimagined  
Spec No:17-05/23

9.2 Table of Contents

Provide a listing of all major topics, their associated section number, and starting page number.

9.3 Team Description

Provide an overview of your team. Include examples of where your team has previously collaborated on a successful redevelopment project and the key roles of each team member.

9.4 General Disclosure

Over the past five years, what other comprehensive site redevelopment projects have any principal members of your team, who will be assigned to the County account been involved with managing? Please describe the relationship.

Have any principal members of your team, over the past five years, been engaged in any business activities, which could be construed as a conflict of interest with respect to their involvement with this contract?

Have any principal members of your team, over the past three years, been named in any legal action(s), investigation(s), or other actions/events which could materially affect your team's ability to perform the duties listed in the Scope of Services?

9.5 Redevelopment Scenarios

Provide a detailed description, including written and graphic exhibits of the proposed redevelopment scenario or scenarios being presented within your team's response.

9.6 Relevant Experience

All respondents are expected to be qualified with specific and/or relevant experience in comprehensive site development services. As such, all proposals should include the qualifications and relevant experience of the respondent's personnel including, but not limited to, industry experience. The offeror should have a minimum of ten years experience providing said services.

9.8 References

List at least **three** current references for which services were provided that are similar in size and scope to this Request for Innovation. For each reference, provide the client's name, address and contact person, and telephone number.

Request for Innovation  
The Almshouse: Reimagined  
Spec No:17-05/23

9.9 Fiscal Analysis

Teams shall provide a fiscal impact analysis that estimates and documents all associated costs to redevelop the site in accordance with their presented scenarios.

End of RFI

## Attainable Housing Through Mixed-Use Development

### Background

The following Mixed-use Development Performance Standards are being provided as a guide to developing zoning ordinances to permit mixed-use development in Bucks County. Mixed-use Developments are defined as those in which a variety of principal residential and non-residential commercial land uses, such as retail and eating establishments, are permitted to coexist within a single building or development site. Twenty-four municipalities in Bucks County have adopted mixed-use ordinances, or components thereof, as a way to combat sprawl, promote economic sustainability, and address the looming attainable/affordable housing crisis in Bucks County. The following performance standards have been aggregated from existing Bucks County ordinances and represent the primary objectives that should be achieved in developing zoning ordinances to permit mixed-use development throughout the County.

There is a nationwide housing shortage that is worsening and not expected to abate any time soon. This issue is particularly evident in Bucks County. According to FreddieMac, the shortage is most significant in the area of starter homes, compounded by increased demand, lack of housing unit production, and, the ability to fund down payments.<sup>1</sup> Starter homes, or “Attainable housing” can be broadly defined as economically affordable housing specifically marketed to working individuals and families whose incomes are too high for subsidized housing and are priced out of market-rate options in terms of rent or home ownership. Attainable housing is not low-income housing. It is housing geared towards professionals such as healthcare workers, teachers, retail salespeople, and EMS workers, regardless of age, physical ability, race, ethnicity, sexual orientation, or religious beliefs that cannot afford to live near their place of employment. These housing units are generally smaller in size, built on smaller lots, and are often built in a multi-family arrangement.

The lack of attainable housing in Bucks County is cited as one of the main challenges facing employers in Bucks County.<sup>2</sup> Additionally, Bucks County continues to experience a “brain drain” as our young professionals seek economically affordable housing elsewhere.<sup>3</sup> Mixed-use developments are an effective way to increase the supply of attainable housing while also promoting walkability, bicycling, and access to green space.

In Bucks County, 62 percent of the county is zoned for traditional larger lot single-family housing. Ten percent of the County is otherwise preserved through open space and or agricultural preservation. The traditional zoning model of creating multiple but separate zones for housing types reduces opportunities to provide attainable housing units. As our municipalities are responsible for land use and zoning policy and have a history of addressing the unique needs of their communities, one way to combat the issue is to promote and develop mixed-use development projects.

The Bucks County Commissioners want Bucks County to be an ideal, affordable, and accessible place for families to raise children; for young, working adults to buy their first home; for seniors and retirees on fixed incomes to downsize; for veterans to call home, and for people with disabilities to reside comfortably. Therefore, the following mixed-use development performance standards are being provided to encourage municipalities to explore, develop, and pass ordinances permitting mixed-use development and the creation of additional, attainable housing.

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<sup>1</sup> <https://www.freddiemac.com/research/insight/20210507-housing-supply>

<sup>2</sup> <https://www.surveymonkey.com/r/Bucks2040Business>

<sup>3</sup> [2011 Bucks County Comprehensive Plan](#)

## Mixed-Use Development Performance Standards

Mixed-use developments are designed to provide a mixed-use development option that promotes a harmonious combination of residential and non-residential commercial uses incorporating efficient use of land, improved community spaces, and increased pedestrian access.

Mixed-use developments should include the following performance standards to be successful:

1. Be zoned as “by right” or as “conditional use” as part of a designated zoning district or a zoning map overlay. Mixed-use developments (MUDs) are especially suited to commercial corridors, main streets, and suburban centers where existing utility infrastructure is easily accessed. MUDs promote sound land use by consolidating and clustering multiple uses in one project or site. They reduce land consumption and facilitate shared parking.
2. Be required to provide a mix of residential and non-residential uses based on the size of the tract or project being developed.
3. Include a variety of attainable housing types that include both rental and fee simple ownership models geared to a range of income levels. The number and type of units may vary depending on the scale and size of the proposed development. Residential units such as apartments may be built above retail or community space in a single building. Where single homes are proposed, smaller lot sizes ranging from 5,600 square feet to a maximum of 10,000 square feet should be considered as an example.
4. When proposed to be entirely residential it should offer a variety of housing types within one development such as apartments, courtyard townhomes that share a common rear yard, traditional townhomes, and single-family units, as well as other missing middle home types. Lot sizes should be right-sized according to the housing unit they support.
5. Include specifically designated “civic spaces” such as parks, plazas, and other open spaces that encourage public gathering, recreation, and mental wellbeing.
6. Be developed with a “complete streets” approach, where pedestrians, cyclists, and vehicles are all accommodated safely within the roadway corridor.<sup>4</sup> This includes elements like designated bike lanes, wider sidewalks, and road widths that are built to the minimum safe width allowed by code and safety requirements.
7. Be developed to maximize walkability among the mix of uses permitted through sidewalks, paths, and trails, as applicable. Where possible, connect to existing public sidewalks and trails to foster greater opportunity for walking and less dependency on vehicular travel.
8. Include active streetscapes with wide sidewalks (10 – 14’ wide) which support walkability and the complete streets approach. Wide sidewalks allow for such features as outdoor dining and “mini-parks or pocket parks,” which activate the streetscape and encourage patronage of commercial establishments.
9. Include a coordinated architectural style and visually appealing aesthetic theme.

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<sup>4</sup> <https://www.transportation.gov/mission/health/complete-streets>

10. Include a variety of site furnishings that are coordinated with the architecture and create a visually coordinated theme. This includes features such as site lighting, signage, awnings, benches, bicycle racks, and trash receptacles.
11. Include design guidelines to ensure that current and future development is visually coordinated in architectural styles, building massing, and site furnishings.
12. Include a variety of incentives such as density bonuses, increases in floor area ratio (FAR) reduced parking requirements, expedited land development reviews, or reduced permitting fees to encourage developers to pursue specific projects. Incentives may also include bonuses for preserving additional open space, woodland preservation, "green buildings," and other sustainable initiatives, such as green roofs and renewable energy inclusions.
13. Include shared parking among appropriate uses and access management techniques to limit unnecessary impervious surfacing and reduce stormwater runoff. Where feasible, on-street parking (parallel parking) should be encouraged to assist with traffic calming and a "complete streets" approach. Allow for parking reductions when uses are within short distances (<400') of public parking areas and provide electric vehicle charging stations as part of required parking quantities.
14. Allow for parking structures, as applicable, to reduce land consumption and provide for public parking.
15. Require parking lots to be located to the rear and sides of commercial buildings so that buildings may be closer to the street, thereby enhancing the streetscape experience.
16. Include provisions and incentives to promote and encourage historic preservation and inclusion of existing locally historic structures, as applicable.

Mixed-use developments are an important tool for providing attainable housing while reducing land consumption, promoting redevelopment, and creating vibrant community assets.

Exhibit C

**Bucks County Association of Township Officials**

THANK YOU TO OUR 2023 SPONSORS

**GOLD**

**SILVER**

**BRONZE**

**DIRECTORY**

**PARENT**

1

**BCATO Panel Discussion**

**Housing: How the Dynamic Housing Market is Impacting Your Municipality**

BCPC Bucks County Planning Commission

HOUSING GROUP

Habitat for Humanity of Bucks County

GILMPE & ASSOCIATES, INC.

2

Where We're Working

Want To Talk Partnership

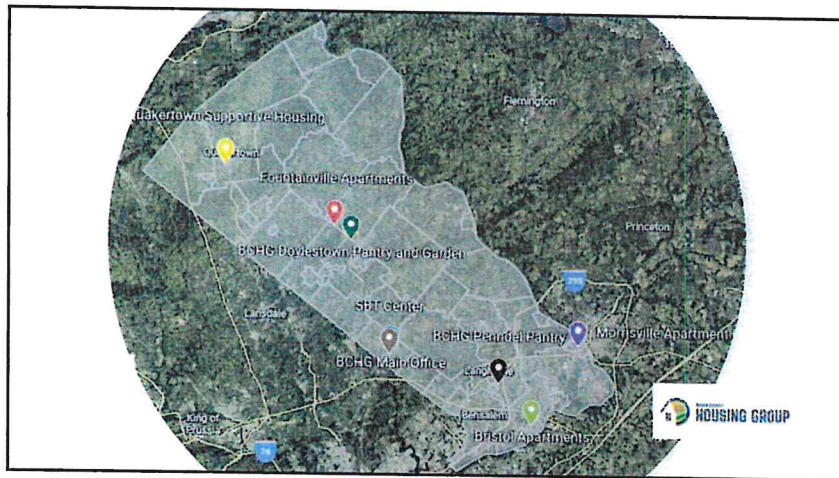
3

*"Our programs allow people in difficult situations to focus on their goals and what matters to them, allowing individuals and families to grow together."*

**Pantry Locations**  
**BCHG's Pennel Pantry**  
 349 Durham Road Langhorne, PA 19047 | 215-750-4344 x 104  
**BCHG's Doylestown Pantry**  
 470 Old Dublin Pike Doylestown, PA 18901 | 215-345-4311 x 101

4





5

### Key issue for Bucks County...

## Housing

### Housing Outlook

**UPPER BUCKS**  
 Household Income of \$80,000 is needed to own at the median cost value (only in yellow areas however)

**CENTRAL BUCKS**  
 Household Income of \$96,000 is needed to own at the median cost value (only in yellow areas however)

**LOWER BUCKS**  
 Household Income of \$78,000 is needed to own at the median cost value (only in yellow areas however)

The housing shortage affects 1/3 of our population...

6

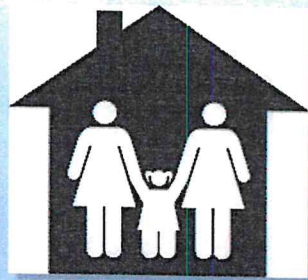


## Importance of Attainable Workforce Housing

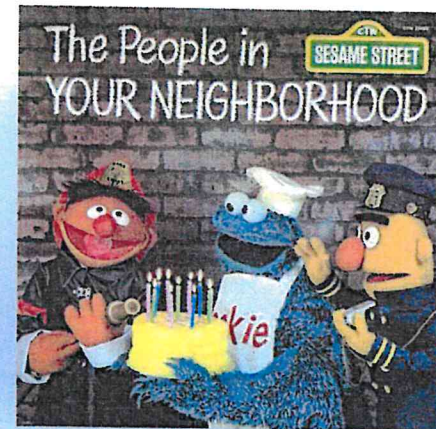
### What is attainable workforce housing?

Attainable housing – Affordable housing marketed to individuals and families whose incomes are too high for subsidized housing and are priced out of market-rate options in terms of rent or home ownership. *It is not low income housing.*

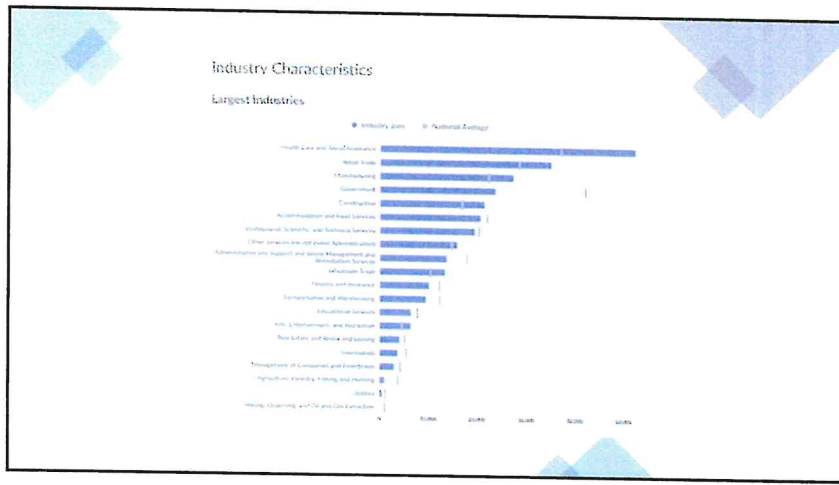
Housing geared towards professionals such as healthcare workers, teachers, retail salespeople, and EMS workers, regardless of age, physical ability, race, ethnicity, sexual orientation, or religious beliefs.



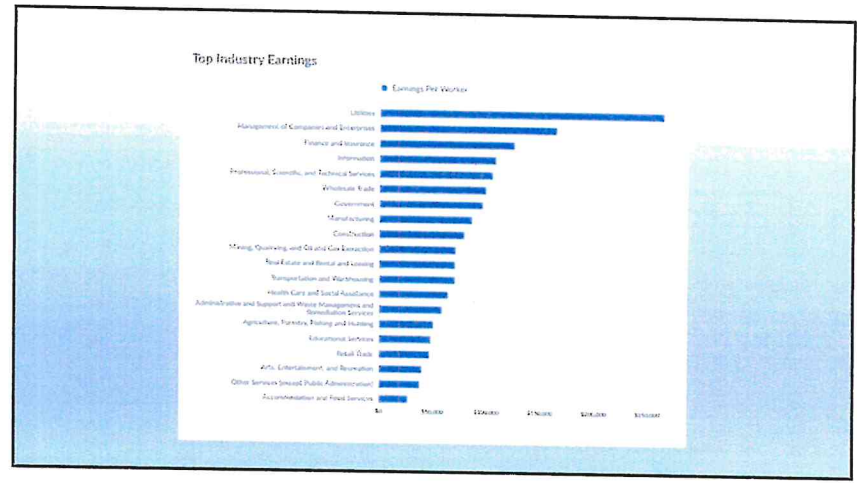
7



8



9



10

persylvania  
Commonwealth of Pennsylvania

### Bucks County 1st Quarter, 2022

Commonwealth Government Departments

Rank	Employer	Rate	Employee
1	Clarke Food Stores LLC	20	Autism Home Care Inc
2	Central Bucks School District	21	Target Corporation
3	Dispersive Products	22	St. Luke's Hospital
4	Buckeye County	23	ACCO Markets Inc
5	David May Medical Center	24	Evans Home Services LLC
6	Day-Matt Associates Inc	25	Kennedy Health LLC
7	Northern LLC	26	Quintessence Construction Services Ltd
8	Hennings School District	27	Pennsylvania CVS Pharmacy LLC
9	Good Hope Health	28	Academy
10	Mineral Springs	29	Evans Healthcare Services Lower Bucks
11	Central Bucks School District	30	Arkus East Care
12	Wakarusa	31	Family Home Health Care
13	Reynolds In-Park District	32	Virtual Systems Inc
14	Water Department	33	West End Home Health Inc
15	Bucks County Community College	34	Central Bucks Racing YCA
16	Delaware Township School District	35	Martinez Community College
17	Federal Government	36	U-Haul Co of Pennsylvania
18	Waters Department	37	Commonwealth Bank Corp
19	Hennings School District	38	50 Investment Home Care LLC
20	Bucks County Intermediate Unit	39	Bugster Home Health Care Inc
21	Shiloh Township School District	40	Debut Art
22	Conestoga School District	41	Grinnell Valley University
23	West Chester	42	Perkiomen
24	Allegheny Center Inc	43	Carpharm Pharmacy Services Inc
25	AMN Education	44	Wegmans Food Services Inc

11

### Key issue for Bucks County...

According to FreddieMac, (Federal Home Loan Mortgage Corporation) there is a nationwide housing shortage that is worsening and not expected to abate any time soon. FreddieMac, notes: *the shortage is most significant in the area of starter homes*, compounded by increased demand, lack of housing unit production, and the inability to fund down payments.


- 3.8 million units needed
- 52% decrease in supply from 2018 -2020
- 72 million millennials entering the housing market (25 – 40 Years old – approx. 1/3 of our population)
- 12% price increase in just the last year
- Inability to fund down payments
- 10 years until possible resolution

The housing shortage affects 1/3 of our Bucks County population...

12

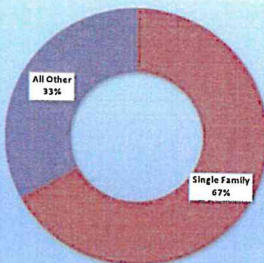
**Key issue for Bucks County...**  
**Employers in Bucks County cannot attract workers and "brain drain"**

The lack of attainable housing in Bucks County is cited as one of the main challenges facing employers in Bucks County. Additionally, Bucks County continues to experience a "brain drain" as our workforce, particularly young professionals, seek economically affordable housing elsewhere.



13

**Key issue for Bucks County...**  
**ZONING**



Zoning Type	Percentage
Single Family	67%
All Other	33%


- 67% of the County is zoned specifically for single family detached housing.

14



**How we can help...**

- Developed Mixed Use Performance standards. They are available on our website: <https://www.buckscounty.gov/1151/Community-Planning>
- 24 Bucks Municipalities have examples of mixed use ordinances.
- BCPC has performed an extensive analysis of various ordinances.
- Numerous examples of successful projects.
- Geared towards success and attainability.



The logo for the Bucks County Planning Commission (BCPC) features a stylized map of Bucks County in white on a blue square background, followed by the acronym 'BCPC' in large blue letters and the full name 'Bucks County Planning Commission' in smaller blue text below it.

15

*Thank You!*

16

Exhibit D

ZONING

175 Attachment 2

**Township of Doylestown  
SUMMARY OF PERMITTED USES<sup>1</sup>  
Chapter 175, Zoning, of the Doylestown Township Code**

[Amended 9-30-2014 by Ord. No. 373; 6-20-2017 by Ord. No. 383; 1-15-2019 by Ord. No. 394; 2-16-2021 by Ord. No. 401]

**Key:**

P = Permitted

SE = Special exception

C = Conditional use

Blank = Not permitted

Uses	R1a	R1	R2	R2a	R2b	R4	CR	VC	C1	C2	C3	C4	ME	LI	I	I-2
A-1 Agriculture and horticulture	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
A-2 Riding academy															P	
A-3 Kennel		SE		P	P	P							P	P	P	
B-1 Single-family detached dwelling	P	P	P	P	P	P		P	P							
B-2 Single-family semidetached (twin)					P	P		P								
B-3 Two-family detached dwelling					P	P		P								
B-4 Single-family attached (townhouse)			P		P	P										
B-5 Two-family semidetached dwelling					P	P										
B-6 Multifamily dwelling			P	P		P										
B-7 Single-family detached cluster	P	P	P	P												
B-8 Mixed residential subdivision						P										
B-9 Single-family with lot averaging	P	P	P	P	P	P										
B-10 Residential conversion in connection with use of historic structures	C	C						SE								
B-12 Guesthouse/bed-and-breakfast	SE	SE	SE	SE	SE	SE		SE	SE	SE					SE	
B-13 Manufactured home community				P												
B-14 Senior citizen housing							P									
B-15 Single-family attached dwellings in conjunction with use of historic structures	C	C														

ZONING

**SUMMARY OF PERMITTED USES<sup>1</sup>**  
**(Continued)**  
**Chapter 175, Zoning, of the Doylestown Township Code**

**Key:**

- P = Permitted
- SE = Special exception
- C = Conditional use
- Blank = Not permitted

Uses	R1a	R1	R2	R2a	R2b	R4	CR	VC	C1	C2	C3	C4	ME	LI	I	I-2
C-1 Place of worship		SE		SE	SE	SE		SE							P	
C-2 School		SE	SE	SE	SE	SE					P				P	P
C-3 Commercial school										P		P			P	
C-4 Library or museum							P		P	P					P	P
C-5 Recreational facility (public)	SE	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
C-6 Athletic facility (private)									P	P			P	P	P	
C-7 Golf course	P	P													P	
C-8 Private organization or community center		SE	SE	SE	SE	SE	SE	SE	P		P	P			P	P
C-10 Day-care service											P	P		P	P	
C-11 Nursing home							P				P	P			P	
C-12 Hospital												P			P	
C-13 Drug and alcohol rehabilitation center												SE				
C-14 Cemetery		SE	SE	SE	SE	SE									SE	
C-15 Municipal/government building			P						P	P	P		P	P	P	P
C-16 Detention facility															P	
C-17 Personal-care home for senior adults						P				P						
D-1 Office								P	P	P	P	P	P	P	P	
D-2 Medical office							P	P	P	P	P	P		P		
E-1 Retail shop								P	P	P						
E-2 Large retail store										P						

<sup>1</sup>Editor's Note: This chart is intended as a summary of the major uses permitted in each zoning district and is for unofficial use only. For complete provisions, see the regulations for each district enumerated in Articles VI through XVIII A of this chapter.

DOYLESTOWN CODE

**SUMMARY OF PERMITTED USES<sup>1</sup>**  
**(Continued)**  
**Chapter 175, Zoning, of the Doylestown Township Code**

**Key:**

P = Permitted

SE = Special exception

Blank = Not permitted

Uses	R1a	R1	R2	R2a	R2b	R4	CR	VC	C1	C2	C3	C4	ME	LI	I	I-2
E-3 Service business								P	P	P						
E-4 Financial establishment									P	P	P	P				
E-5 Eating place								P	P	P						
E-6 Eating place, drive-through									SE	P						
E-7 Repair shop								P	P							
E-8 Motel, hotel or inn						P				P						
E-9 Entertainment										P						
E-10 Service station									P							
E-11 Automotive sales									P	SE						
E-12 Automotive body repair and paint shop													P	P		
E-13 Car wash									SE							
E-14 Shopping center										P						
E-15 Funeral home						P			P	P						
E-16 Veterinary office or clinic								P	P	P	P	P				
E-17 Flea market										SE						
E-18 Banquet facility												P				
E-19 Adult-oriented use									SE	SE						
E-20 Medical marijuana dispensary									P	P						
E-21 Motor vehicle fueling center and retail shop									SE	SE						

<sup>1</sup>Editor's Note: This chart is intended as a summary of the major uses permitted in each zoning district and is for unofficial use only. For complete provisions, see the regulations for each district enumerated in Articles VI through XVIII A of this chapter.



ZONING

**SUMMARY OF PERMITTED USES<sup>1</sup>**  
**Chapter 175, Zoning, of the Doylestown Township Code**

**Key:**

P = Permitted

SE = Special exception

Blank = Not permitted

Uses	R1a	R1	R2	R2a	R2b	R4	CR	VC	C1	C2	C3	C4	ME	LI	I	I-2
F-1 Utility operating facility	P	P	P	P	P	P	P	SE	P	P	P	P	P	P	P	
F-2 Emergency services												P		P		
F-3 Terminal									P	P					P	
F-4 Wireless communications facility, tower-based									SE	SE				SE		
F-4 Wireless communications facility, non-tower use	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
F-5 Sales of consumer fireworks														C		
G-1 Manufacturing													P	P		
G-2 Research											SE		P	P	P	
G-3 Mini warehouse/mini storage													P	P		
G-4 Printing													P	P		
G-5 Contract services									P				P	P		
G-6 Trades									P				P	P		
G-7 Fuel storage and distribution													P	P		
G-8 Building materials sale									SE				P	P		
G-9 Equipment storage													P	P		
G-10 Truck terminal													P	P		
G-11 Food processing													P	P		
G-12 Recycling facility													SE	SE	SE	
G-13 Mineral extraction										P			CU	P		
G-14 Laundry, dry-cleaning or dyeing plant													P	P		
G-15 Warehouse									SE	P		SE	P	P		
G-16 Junkyard													SE	SE		
G-17 Lawful use not otherwise permitted									CU	CU	CU	CU	CU	CU	CU	CU
G-18 Medical marijuana grower/processor														P		

<sup>1</sup>Editor's Note: This chart is intended as a summary of the major uses permitted in each zoning district and is for unofficial use only. For complete provisions, see the regulations for each district enumerated in Articles VI through XVIII A of this chapter.

DOYLESTOWN CODE

SUMMARY OF PERMITTED USES<sup>1</sup>

(Continued)

Chapter 175, Zoning, of the  
Doylestown Township Code

**Key:**

P = Permitted

SE = Special exception

C = Conditional use

Blank = Not permitted

Uses	R1a	R1	R2	R2a	R2b	R4	CR	VC	C1	C2	C3	C4	ME	LI	I	I-2
H-1 Home-based business	SE	SE	SE	SE	SE	SE		P	P							
H-2 No-impact home-based business	P	P	P	P	P	P		P	P							
H-3 Residential accessory structure	P	P	P	P	P	P		P	P							
H-4 Outside storage										P			P	P		
H-5 Temporary structures and vehicles	SE	SE	SE	SE	SE	SE		SE								
H-6 Swimming pool	P	P	P	P	P	P		P								
H-7 Spas/hot tubs/pools of restrictive size	P	P	P	P	P	P		P								
H-8 Recreational vehicles	P	P	P	P	P	P										
H-9 Garage/yard sales	P	P	P	P	P	P		P								
H-10 Baby-sitting service	P	P	P	P	P	P		P								
H-11 Livestock in residential areas	P	P		P	P	P										
H-12 Accessory family apartment	SE	SE	SE	SE	SE	SE										
H-13 Accessory apartment								P								
H-14 Wind energy facility and/or system	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

<sup>1</sup>Editor's Note: This chart is intended as a summary of the major uses permitted in each zoning district and is for unofficial use only. For complete provisions, see the regulations for each district enumerated in Articles VI through XVIII A of this chapter.

**§ 175-103.12 Purpose.**

To encourage new residential development that also causes the installation or construction of significant improvements to sanitary sewer public infrastructure that provide a benefit to the residents of Doylestown Township who have or are anticipated to have failing on-lot septic systems and are in need of public sanitary sewer service.

**§ 175-103.13 Definitions.**

For purposes of this article only, the following words and phrases, when used, shall have the meaning attributed to the same in this section:

**SIGNIFICANT IMPROVEMENTS TO SANITARY SEWER PUBLIC INFRASTRUCTURE**

Improvements to public off-site sanitary sewer systems identified by the Township at the time of the filing of the preliminary land development application that will significantly reduce the need for public expenditures to install or construct needed off-site sanitary sewer public infrastructure improvements.

**§ 175-103.14 Boundaries of the Tradesville Public Improvements Overlay District.**

The following parcels shall constitute the Tradesville Public Improvements Overlay District: Tax Map parcels 09-007-002-001; 09-07-002.001; 09-007-001; 09-007-002. The boundaries of the Tradesville Public Improvements Overlay District shall be denoted on the Official Zoning Map.<sup>[1]</sup>

[1] Editor's Note: The Zoning Map is on file in the Township offices.

**§ 175-103.15 Permitted uses.**

- A. Uses by right. Any of the following uses shall be permitted, provided the regulations of this chapter have been met:
  - (1) B-4. Single-family attached (townhouse) having a maximum density of three dwelling units per acre of base site area with the following modifications:
    - (a) Lot area and dimensional requirements. The following area and dimensional regulations shall apply:
      - [1] Minimum area/yard requirements for each unit:
        - [a] Minimum required lot area: 3,000 square feet.
        - [b] Minimum lot width: 30 feet.
        - [c] Front yard: 10 feet.
        - [d] Rear yard: 10 feet.
        - [e] In lieu of side yard, minimum building to building setbacks are required.
      - [2] In addition to the minimum yard requirements for each unit, a group of attached units shall meet the following setbacks:
        - [a] Minimum building setback from tract boundary: 50 feet.
        - [b] Minimum building to building setback: 25 feet.
      - [3] Front facing garage setback: minimum of 25 feet from back of curb or 20 feet from back of sidewalk where sidewalk is provided directly adjacent to curbing along the paved cartway.
    - (b) Minimum open space: 40% of the base site area.
    - (c) Maximum impervious coverage: 30% of base site area.
    - (d) No more than four dwellings may be attached in a row, and the maximum length of a building of attached dwellings shall be 160 feet.
    - (e) To create architectural interest in the layout and character of housing fronting streets, variations in setbacks, materials, and design shall be encouraged. Townhome dwellings shall be federal, colonial, traditional, or other style that is compatible with the architecture of the Doylestown, Bucks County area. Cinder block, concrete block, or TI-11 siding are precluded from use on any exposed exterior wall. Exterior building materials shall be primarily, but not limited to, brick, stone, wood, stone veneer, vinyl siding, or other high quality materials. Decorative cement plaster (stucco) shall be limited to the side and rears of

exposed foundations. Architectural renderings shall be submitted at preliminary plan for information purposes only.

- (f) Condominium or planned community ownership of the units is permitted, provided it is demonstrated that each unit would meet the minimum lot area/yard requirements under this section.
  - (g) The development must be connected to public water through the DTMA public water system and public sewer through the BCWSA public sewer system.
  - (h) The development may not be required to provide two separate entrances as required under § 175-30.1, but the development shall provide a separate emergency access if two separate entrances are not provided, such that the specification of the emergency access shall meet with the approval of the Township Fire Marshal. Notwithstanding the first sentence of this subsection, the Township, in consultation with the Township Fire Marshal, Township Engineer, and Emergency Service Personnel, may require that two separate entrances be provided, which said determination shall be at the sole discretion of the Township.
  - (i) Environmental protection ratios under § 175-27D shall apply, except that grading for stormwater management in the riparian buffer shall be permitted up to 15% of the required riparian buffer protection ratio.
- (2) H-2. No-impact home-based business.

### **§ 175-103.16 Public sanitary sewer infrastructure improvements impact fee.**

Twenty-seven thousand six hundred dollars per approved single-family attached (townhome) unit payable at issuance of building permit for each unit.