

Tullytown Borough Open Space Plan Update



Levittown Lake Boat Ramp

December 2010

Adopted – April 5, 2011



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**BOROUGH OF TULLYTOWN
RESOLUTION NO. 241**

**A RESOLUTION FOR MUNICIPAL OPEN SPACE
PLAN ADOPTION**

WHEREAS, the Council of the Borough of Tullytown recognizes that Tullytown Borough contains open space and natural areas that contribute to the quality of life and economic health of our community which are worthy of preservation; and

WHEREAS, the Bucks County Commissioners have renewed funding of the Bucks County Open Space Program through a referendum overwhelmingly passed by voters on November 6, 2007, the purpose of which is to protect in perpetuity those natural resource areas and farmlands deemed essential to preserve the unique character of Bucks County; and

WHEREAS, the Bucks County Open Space Program provides an allocation of funding for protection of open space resources by municipalities provided that the municipality first prepares an approved municipal open space plan; and

WHEREAS, the Borough of Tullytown wishes to participate in the Municipal Grant Program.

NOW, THEREFORE, the Borough of Tullytown, Bucks County, Pennsylvania, hereby resolves that the Tullytown Borough Open Space Plan dated November, 2010, prepared in compliance with the Municipal Open Space Plan Guidelines distributed by the Bucks County Open Space Program, has been discussed at a public meeting and is hereby adopted in its entirety in the form attached hereto, as the official Open Space Plan of the Borough of Tullytown; and

BE IT FURTHER RESOLVED, that a certified copy of this Resolution to be attached to, and made part of said Open Space Plan, and furthermore, that the Borough of Tullytown intends to take actions as appropriate to implement the goals of the Open Space Plan.

This Resolution has been duly prepared and adopted by the Tullytown Borough Council in public meeting held this 5th day of April, 2011.

Tullytown Borough

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Richard Adams
E.F. Armstrong
Edward Czyzyk
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Levittown Lake

Tullytown Borough Open Space Plan Update

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Executive Summary

The Borough of Tullytown is located in lower Bucks County along the Delaware River. The Borough includes a number of unique historic and environmental features including the Delaware & Lehigh Canal and its towpath, Martins Creek, Franklin Cove, and portions of Levittown and Van Sciver Lakes. The Borough is divided by US Route 13 (Bristol Pike) with the area southeast of this route primarily comprised of older pre-WWII homes while the residential homes to the northwest are part of the 17,000-home community of Levittown, constructed in the mid-1950s. The other major land use in the Borough is the Tullytown Resource Recovery Facility which opened in 1988 and occupies a large portion of the eastern section of the Borough.

The purpose of the Tullytown Borough Open Space Plan Update is to re-examine and where necessary update the information contained in the Borough's current plan, adopted in 2001. The focus of the plan update is to continue preserving and enhancing the existing open space to maintain the Borough's unique blend of open space, cultural and natural areas and provide appropriate park and recreation opportunities for its residents. This plan is being prepared under the guidelines of the Bucks County Municipal Open Space Program. Under this program, Tullytown Borough is currently eligible to receive an allocation of \$249,995 which can be used for open space planning, acquisition, and improvements.

Municipalities are required to provide 25% of the funds needed to acquire property or conservation easements. There is also a 25% match requirement for improvement projects. Municipal funds, federal grants, state grants, private contributions, or private donations (including the value of bargain sales) may be used to meet the required match. Funds from other County programs may not be used to meet the municipal funding contribution.

This plan is intended to provide direction to Borough officials in determining the most appropriate use of these funds. As a riverfront municipality, Tullytown Borough can also apply for additional county funding via a competitive grant for projects which include public access to the Delaware River and preservation of riverfront land, where possible.

In establishing future needs and priorities for park and open space resources, the open space committee placed primary importance on identifying additional properties that may provide an opportunity for expanded open space, recreation and river access. Several parcels for potential open space acquisition were identified. These are summarized in Table E-1 and shown on Map 4:

Site Location	Map #	TMP	Owner	Acreage	Purpose
Area immediately adjacent to east side of Franklin Cove, from behind the Borough municipal building to the river.	1	46-001-12	Waste Management Inc.	47.74	To create corridor for public bicycle and pedestrian connection to river.
Several small parcels adjacent to the Delaware Canal Towpath, situated between the canal and US Route 13.	2	46-007-68	Warner Co.	0.21	To improve access to Borough-owned fields adjacent to PECO grounds.
	2	46-007-069	Jaycee, Inc.	0.21	
	2	46-007-70	Peco Energy Co.	0.14	

Table E-1 Potential Areas for Open Space - Tullytown Borough					
Site Location	Map #	TMP	Owner	Acreage	Purpose
Parcel located adjacent to the Levittown Town Center between the Borough-owned recreation fields and the canal.	3	46-006-24	Levittown LLC	2.00	To connect LPRA fields to canal and create buffer between fields and residents.

Goals and associated actions which meet the objectives of this open space plan include the following:

Goal: Create Public Access to the Delaware River at Franklin Cove

Action: Evaluate feasibility of acquiring portions of the southeastern landfill area that immediately abuts Franklin Cove. This would include the area known as the point and extend along the east side of the cove to the Borough Hall. Acquisition could help establish a public access corridor to the Delaware River and is consistent with recommendations of the Bucks County Waterfront Revitalization Plan. In addition, it would provide an area for the proposed bicycle/pedestrian connection route.

Goal: Improve Access to Current Canal Park Area.

Action: Evaluate feasibility of acquiring several parcels situated between the canal and US Route 13. These parcels would help provide access to the Borough owned 10-acre parcel adjacent to the PECO transmission right-of-way and provide additional buffering to the canal towpath.

Goal: Expand Borough owned parkland adjacent to Former LPRA Ball Fields.

Action: Evaluate feasibility of acquiring the parcel located adjacent to the Levittown Town Center between the Borough-owned recreation fields and the canal. This parcel is primarily wooded and provides a natural buffer between the center and the residential community.

Goal: Protect the Riparian Buffers along Martins Creek

Action: Consider revising zoning ordinance to include riparian buffer protection requirements adjacent to streams and watercourses.

Goal: Evaluate Need for Additional Recreational Lands

Action: Consider conducting a follow-up resident survey to better define parks and recreation needs in the community.

Goal: Explore Raising/Dedicating Public Funds Exclusively to Open Space Preservation

Action: The Borough should explore the idea of dedicating and/or raising specific revenue to help preserve open space. This funding could help leverage private and other public funding and help protect the properties located in sensitive natural areas or proposed recreational corridors such as the East Coast Greenway.

Goal: Develop Historic Preservation Plan

Action: The Borough should consider formally surveying its historic properties and prepare a plan for preserving these resources.

Goal: Review Possibilities for Future Acquisitions

Action: The Borough should continue to work with Waste Management Inc, as the process to close the Tullytown landfill section begins in 2011. Additional properties may become available for Borough acquisition once the closure is complete. The Borough should establish a method to evaluate possible sites in accordance with the open space goals of this plan.

Goal: Implement Recommendations of the Bucks County Waterfront Revitalization Plan

Action: The Borough should work closely with county and state agencies to implement the recommendations of the Bucks County Waterfront Revitalization Plan. The plan envisions several park, recreation and open space opportunities designed to enhance the Borough's existing features and recommends improving connections between the east and west portions of the Borough to improve access to its many natural and cultural features.



Marina at Franklin Cove

I. Introduction and Purpose of Plan

The purpose of the Tullytown Borough Open Space Plan Update is to re-examine and where necessary update the information contained in the Borough's current plan, adopted in 2001 to meet current and future open space and recreation goals. The focus of this plan is to continue preserving and enhancing the existing open space to maintain the Borough's unique blend of open space, cultural and natural areas and provide appropriate park and recreation opportunities for its residents. This plan is being prepared under the guidelines of the Bucks County Municipal Open Space Program. The Bucks County Municipal Open Space Program is one of six areas funded via a bond issue of \$87 million which was approved by the residents of Bucks County in 2008. The Municipal Open Space Program component provides funding to each of the 54 county municipalities for both open space planning and acquisition of parks, natural resources and farmland. Under the County's current program, Tullytown Borough is currently eligible to receive an allocation of \$249,995 which can be used for open space planning, acquisition, and improvements. This plan is intended to provide direction to Borough officials in determining the most appropriate use of these funds.

Municipalities are required to provide 25% of the funds needed to acquire property or conservation easements. There is also a 25% match requirement for improvement projects. Municipal funds, federal grants, state grants, private contributions, or private donations (including the value of bargain sales) may be used to meet the required match. Funds from other County programs may not be used to meet the municipal funding contribution.

In addition to the base allocation of funding via the Municipal Open Space Program, the County created a sub-category for those municipalities that have riverfront lands. The program sub-category was created to help fund open space projects along the Delaware River Corridor. As a riverfront municipality, Tullytown Borough can apply for additional funding via a competitive grant for projects which include public access to the Delaware River and preservation of riverfront land, where possible.

This 2010 open space plan update intends to:

- Review the preservation goals as stated in the 2001 plan and examine the degree to which these goals were achieved;
- Update and consolidate research and mapping of important resources and evaluate what can be done to secure that these features remain undeveloped for the future; and
- Provide recommendations to the Borough for future decision-making related to the protection of its highest valued resources.

Since this is an Open Space Plan Update, original portions of the October, 2001 Open Space Plan have been maintained and revised where necessary via input from the Tullytown Borough Open Space Committee. This update also includes information from the Borough's Comprehensive Plan, prepared by the Bucks County Planning Commission and adopted in October, 2010.

Review of Recommendations from 2001 Plan

Since the adoption of the Borough's Open Space Plan in October 2001, the Borough acquired 3 open space parcels totally about 24 acres including the former LPRA ball fields located between the Kenwood neighborhood and the Levittown Town Center, a 9.1 acre parcel adjacent to the Village of Pennbrook apartment complex and additional land behind Borough Hall to increase the Borough park. More recent accomplishments include the approval of the first Borough Comprehensive Plan in October, 2010 and re-activation of the Open Space Committee to evaluate new possible preservation properties for the plan update.

II. Community Background

Regional Setting

The Borough of Tullytown is approximately two square miles in size and is located on the southeastern edge of Lower Bucks County, along the northern banks of the Delaware River. Tullytown is bordered by two municipalities in Pennsylvania; Falls Township to the east and southeast, and Bristol Township to the west and northwest. To the east, across the Delaware River is the state of New Jersey. Map 1 shows the Borough in its regional context.

Historical Development

The 2010 Comprehensive Plan includes a detailed overview of the historical development of Tullytown Borough, including information on its founding and early settlement patterns. The history includes the Borough's transformation from an agricultural-based community to one that became more industrialized in the 19th Century after the completion of the Delaware Canal and soon after, the interstate railroads. This access to major transportation routes and to the river led to significant changes in the region and residential growth in the mid 20th century:

In 1951, the U.S. Steel Company began construction of the Fairless Works steel plant along the Delaware River in adjacent Falls Township. Almost immediately, Levitt and Sons, Inc. began construction of what would eventually become the 17,000-home community of Levittown to house the workers of the new plant. Levittown actually includes portions of four municipalities and includes all of Tullytown north of Route 13.

In 1988, the landscape in the southeastern portion of the Borough changed considerably with the opening of the Tullytown Resource Recovery Facility. The facility is located south of Bordentown Road and is bordered by the Delaware River, Franklin Cove, Van Sciver Lake, and Falls Township. Owned and operated by Waste Management, Inc., the Tullytown facility is used for the disposal of residential and nonhazardous waste. The landfill was originally approved on 127 acres that the Borough initially rezoned to allow solid waste facilities and supporting uses. Since its opening in 1988, the facility has expanded to occupy approximately 260 acres, which is roughly 26.5 percent of the Borough's land area.¹

Population and Housing Trends²

The Borough's recently adopted comprehensive plan includes a detailed review of population and socio-economic trends. For purposes of this open space plan, the information regarding population trends, age distribution, housing trends and land use are summarized below. These statistics are often helpful in planning future open space and recreation needs of the community.

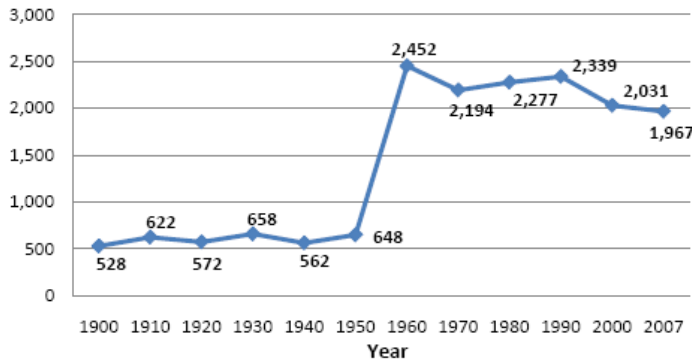
Historic Population Trends and Current Estimates

The Borough was founded in 1891 with approximately 500 residents. The population never exceeded 675 until the 1950s when the Borough saw explosive growth. The Borough population more than tripled from 1950 to 1960 due to the construction of Levittown and the Fairless Works steel plant. The population peaked at 2,452 in 1960. As illustrated on Figure 1, the population has declined overall almost 20 percent since the 1960s a pattern often typical of mature, built-out communities.

¹ Bucks County Planning Commission, Tullytown Borough Comprehensive Plan, June 2010

² Demographic information, figures and charts from the Comprehensive Plan.

Figure 1 - Tullytown Borough Population, 1900 - 2007



Source: U.S. Census 1970-2000
 *Census 2007 estimate

Household Characteristics

The number of households in the Borough totaled 803 in 2000 which is a 6 percent decrease from the 854 households counted in 1990. About 32.6 percent of Tullytown households had at least one child under age 18. Thirty-four percent of the households had at least one member age 65 or older. The corresponding numbers for Bucks County were 37.7 percent and 23.3 percent, respectively. Household data is shown in Table 1.

Table 1 - Characteristics of Tullytown Households, 1990 and 2000

Characteristic	1990	2000
Number of Households	854	803
Average Household Size	2.74	2.52
Average Family Size	3.20	3.24
Family Household	624	502
Married Couple Families	491	375
Nonfamily Households	230	301
Householders Living Alone	183	267

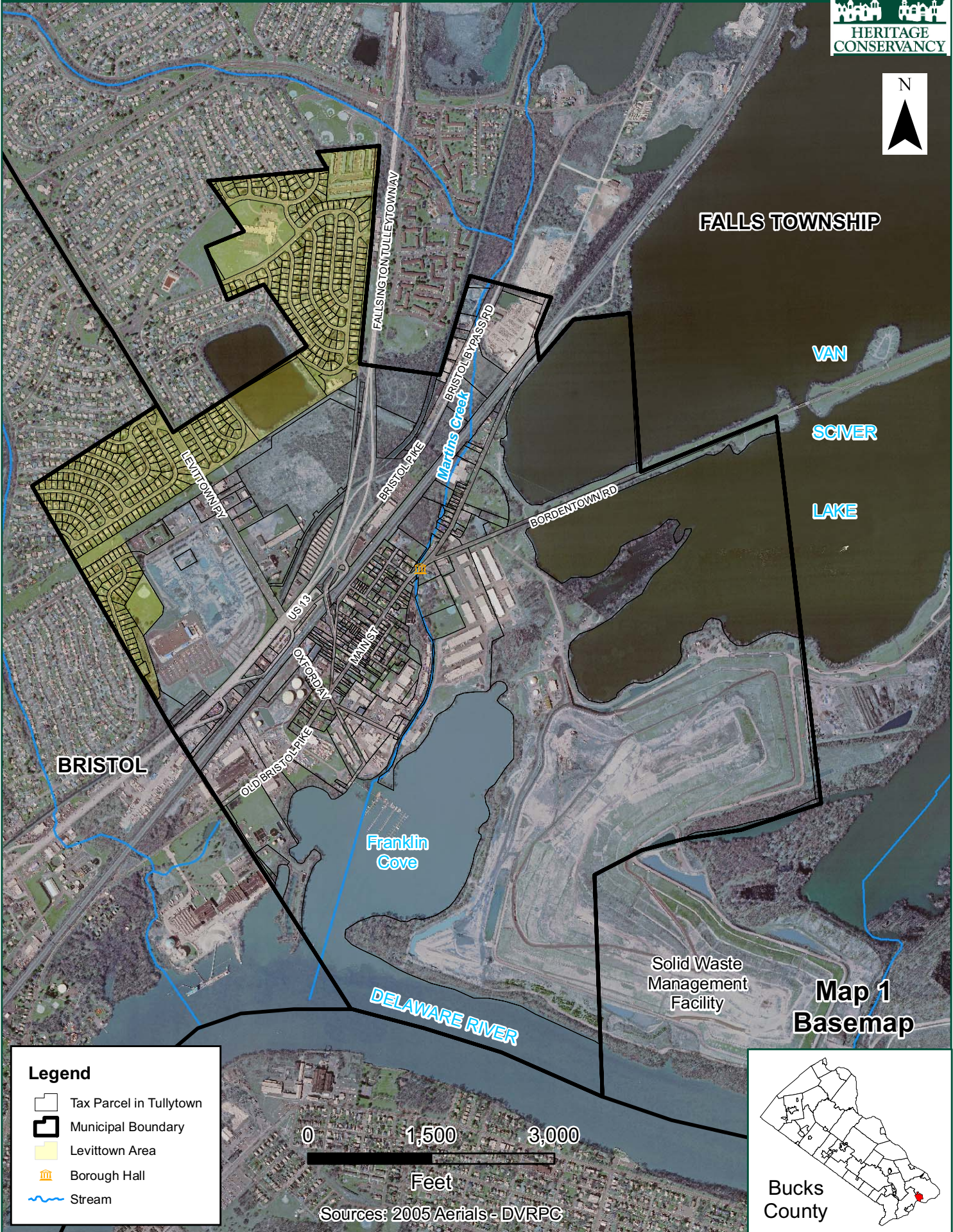
Source: U.S. Census, 1990 and 2000

Population Characteristics

The Borough's population has been aging, and this trend can be expected to continue. The median age in the Borough has been climbing steadily upward, rising from 32.2 years in 1990 to 38.8 years in 2000. The median age in Bucks County was slightly lower in 2000, at 37.7 years. As the Borough's population continues to age, the demand for specialized services and housing for the elderly will heighten.

The Borough's greatest percentage gains between 1990 and 2000 came in its elderly population, those ages 75 to 84 and 85 and over. The most notable losses were the 25 to 34 and 60 to 64 age groups which lost 53.8 and 49 percent, respectively. Also, children under the age of 5 and ages 5 to 9 had had decreases of 36.6 and 29.3 percent, respectively, between 1990 and 2000. Age distribution comparisons between 1990 and 2000 are shown on Table 2.

Tullytown Borough Open Space Plan Update Basemap



X:\Projects\TULLYTOWN_OS\ArcMap\Basemap.mxd

Legend

- Tax Parcel in Tullytown
- Municipal Boundary
- Levittown Area
- Borough Hall
- Stream



Sources: 2005 Aerials - DVRPC

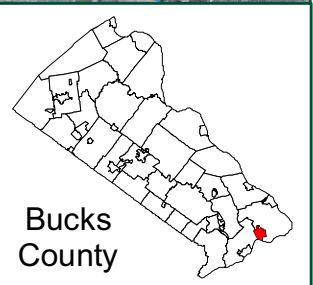


Table 2 - Changes in Age Distribution in Tullytown, 1990 – 2000

Age	1990		2000		Percent Change
	Number	Percent	Number	Percent	
Under 5	183	7.8	116	5.7	-36.6
5 to 9	174	7.5	123	6.1	-29.3
10 to 14	150	6.4	169	8.3	12.7
15 to 19	141	6.0	151	7.4	7.1
20 to 24	156	6.7	98	4.8	-37.2
25 to 34	511	21.8	236	11.6	-53.8
35 to 44	350	15	379	18.7	8.3
45 to 54	209	8.9	267	13.2	27.8
55 to 59	88	3.8	89	4.4	1.1
60 to 64	116	5.0	59	2.9	-49
65 to 74	181	7.7	183	9.0	1.1
75 to 84	63	2.7	130	6.4	106
85+	17	0.7	31	1.5	82.4
Total	2,339		2,031		

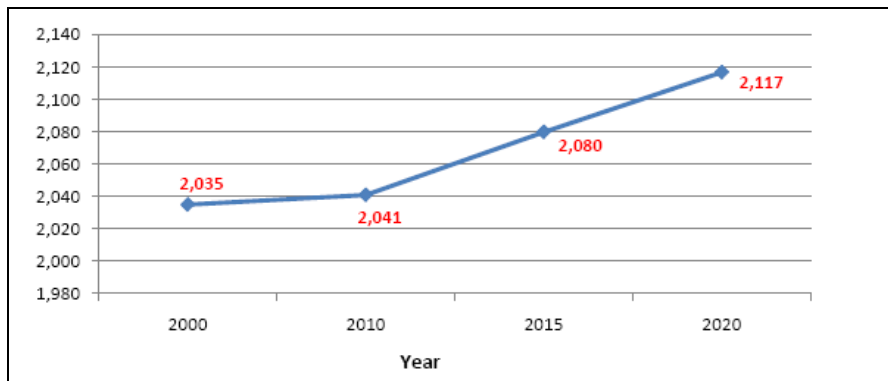
Source: U.S. Census, 1990 and 2000

As shown in Table 2, the family forming age group, aged 25 to 44, was 30 percent of the Borough's 2000 population and is the group which will have impacts on the Borough in the near future. This age group will generate impacts on the local school district. Seniors age 65 and older accounted for almost 17 percent of the 2000 population. As the baby boomers join those over 65 they will become a significant factor in the Borough's demographic makeup. This could result in the need for more passive recreational facilities rather than playgrounds and ball fields or the need to consider both passive and active recreation facilities that meet the needs of all residents.

Population Growth

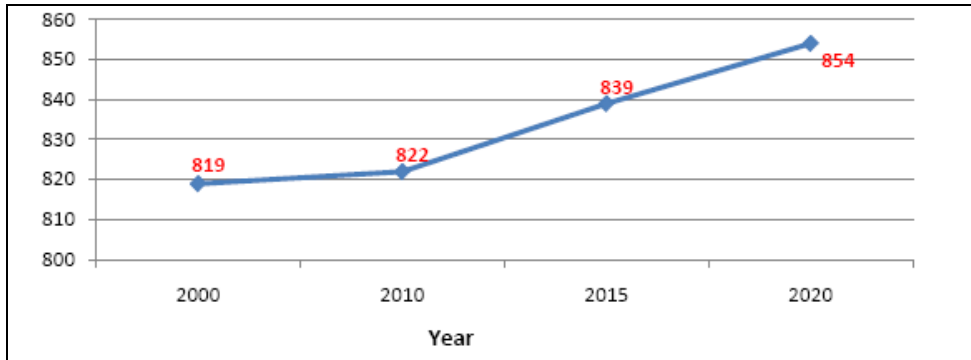
According to data presented in the 2010 comprehensive plan, Tullytown Borough's population and housing stock will grow in the future although this growth is limited by the amount of land available for development. Future growth is based on the vision of Borough officials and residents, past development patterns, and policies on community facilities and land preservation. The two graphs below reflect population and housing unit projections to 2020. The population projections were developed by the Delaware Valley Regional Planning Commission, the housing projections were derived by the Bucks County Planning Commission using the population estimates and dividing by persons per dwelling unit from the 2000 census data.

Figure 2 - Tullytown Population Projections 2000 - 2020



Source: DVRPC, Analytical Data Report # 14, August 2007

Figure 3 - Projected Housing in Tullytown, 2000 - 2020

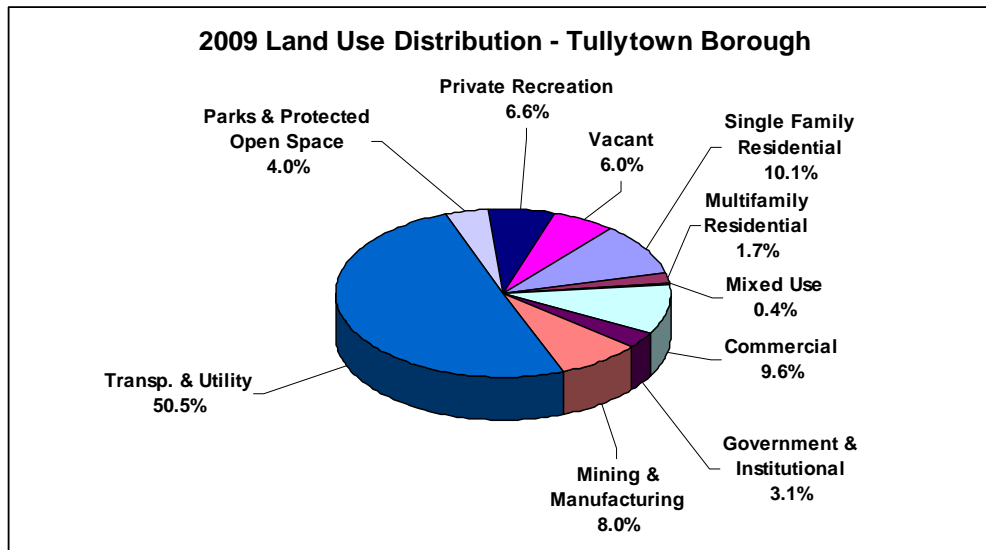


Source: BCPC housing projections derived from DVRPC population projections.

Land Use and Land Use Trends

The Borough's comprehensive plan presents data on the distribution of land uses within the Borough for 2009, based on an analysis of 2005 aerial photography. This data indicates that the Borough has a variety of land use types. The distribution by type is noted in Table 3 and illustrated on Figure 4.

Figure 4 - 2009 Land Use Distribution



The Borough's predominant land use is transportation and utility, covering approximately 550.5 acres or just over 50% of the Borough. This reflects the presence of the landfill, utility installations and rights-of-way as well as terminal facilities. The next highest land use categories are the combined residential land uses, which represent about 12% of total land area. These include the Levittown neighborhoods of Lakeside, Pinewood, Stonybrook and Kenwood. The land use map included in the comprehensive plan, is included by reference in this plan as Appendix 1.

Land Use Category	Acreage	Percent of Total
Single Family Residential	110.3	10.1%
Multifamily Residential	18.6	1.7%
Mixed Use	4.6	0.4%
Commercial	104.5	9.6%
Government & Institutional	34.0	3.1%
Mining & Manufacturing	87.1	8.0%
Transp. & Utility	550.5	50.5%
Parks & Protected Open Space	43.9	4.0%
Private Recreation	71.8	6.6%
Vacant	65.3	6.0%
Total	1090.6	100.0%

Source: BCPC, Tullytown Borough Comprehensive Plan - 2010

The combined private and public open spaces represent the next highest category. This includes 44 acres of public parkland and about 72 acres of private recreation lands. The private lands include the Penn Warner Club and portions of Van Sciver Lake. This combined category totals about 11% of the Borough's land area.

Analysis

The Borough's comprehensive plan included the following summary of population and land use patterns within the Borough, which may have implications for goals and objectives related to open space planning:

The Borough's population is slightly older (average age of 38.8) than that of the county (average age of 33.7) and almost a third of the residents are aged 36-54. This group of people generally represents the baby boom generation. If a large number of this age group stays in the Borough and ages in place there may be a significant need for senior services in the Borough. If they leave there may be a significant housing turnover. As noted earlier these demographic patterns tend to influence the desired types of active and passive recreation facilities.

Families are getting older with older children. As these children age they may not stay in the Borough as evidenced by the loss of half of the 25-34 age group which left the Borough between 1990 and 2000. Population and housing projections indicate that population and housing may grow slowly to the year 2020. With less growth the average age will rise, the number of children may decrease as young families grow, older children leave home, and the ranks of the elderly will expand.

The data from 1990 to 2000 indicated that the amount of land classified as Parks and Protected Open space increased. This was due to the Borough acquisitions of the former LPRA ball fields, a 9.1 acre tract of land adjacent to the Village of Pennbrook apartment complex and additional land behind Borough Hall. With the exception of the vacant and park categories, the land use categories remained relatively stable. The increase in parkland was related to the decrease in vacant land because the Penn Warner area was reclassified from vacant to private recreation.

III. Goals and Objectives

The following chapter lists the open space goals and objectives for the 2010 plan update as developed by the Tullytown Borough Open Space Committee. The 2010 goals are based on those listed in the Borough's 2001 open space plan; however there have been modifications made based on input from members of the open space committee and to be more consistent with related goals from the Tullytown Borough Comprehensive Plan of June, 2010. These goals are intended to provide a framework and guide for making land use related decisions by Borough officials.

Open Space Goals and Objectives - 2010 Open Space Plan Update

Goal: Expand, Enhance and Protect Existing Open Space Resources

Objectives

- Adopt an Open Space Plan that identifies parcels which may contribute open space and natural resources for enjoyment by the citizens of Tullytown;
- develop a means and strategy for preserving places that would enhance the quality of life for Borough residents;
- establish policies and incorporate ordinance revisions into the zoning ordinance aimed at protecting open space and natural resources;
- provide recreation facilities geared to all members of the community;
- actively encourage protection of open space identified in the Borough's 2001 Open Space Plan; and
- protect natural resources such as Martins Creek and wooded areas.

Goal: Enhance Public Access to the Delaware Canal & Delaware River

Objectives

- Work with landowners to acquire access easements or property to allow the creation of viewsapes and walkways along the Delaware Canal corridor, Franklin Cove and the Delaware River;
- work with landowners to acquire lands associated with the Penn Warner Club;
- implement recommendations of the Bucks County Waterfront Revitalization Plan; and
- leverage County and State funds and where possible federal funds to accomplish open space goals.

Goals Related to Open Space in 2010 Comprehensive Plan

Natural Resources Goal:

To protect the right of Tullytown residents to clean air, pure water, and other natural resources and to guarantee a quality environment for present and future populations.

Objectives:

1. Identify important natural and scenic resources, develop standards which will ensure their protection, and incorporate them into zoning and land development ordinances.
2. Evaluate the impact of existing and proposed developments, making every effort to minimize adverse environmental effects through sound design and planning.
3. Enhance the scenic quality and recreational potential of the Delaware River and the canal and to increase their visual and physical accessibility.
4. Enact tree planting and landscaping standards to improve the Borough's streetscapes.
5. Encourage planting, maintenance, and preservation of trees on public and private property.

Parks, Recreation & Open Space Goal:

To provide adequate parks and recreation facilities for all age groups and interests and to promote the preservation of open space as a means to contribute to the quality of life of Borough residents.

Objectives:

1. Upgrade existing recreational facilities in all areas of the Borough with nature trails, bike paths, and jogging trails, picnic areas, or other appropriate facilities.
2. Establish public access points to the Delaware River and to the canal through purchase and/or easement arrangements.
3. Update the Borough's recreation and open space plans.
4. Plan for and provide where possible, new neighborhood and community park and recreational facilities.
5. Make use of existing infrastructure and natural corridors for recreation opportunities.
6. Coordinate and cooperate with governmental agencies and other recreation providers to support their efforts.

Cultural, Architectural & Historic Resources Goal:

Recognize and protect significant cultural, architectural and historic resources of Tullytown Borough so that they are preserved for future generations.

Objectives:

1. Support efforts to preserve and enhance the historic and architectural character of Borough residences.
2. Encourage the preservation and recognition of historic structures and sites within the Borough.

IV. Identification of Protected Lands

Introduction

Open space resources can be classified into three categories: permanently protected, temporarily protected, and unprotected. Permanently protected lands include areas that are legally protected through conservation easements, deed restrictions or other forms of protective covenants. In many open space plans, lands more likely to be preserved due to its ownership, such as publicly-owned lands (e.g. parks or vacant lands), lands owned by nonprofit conservation organizations or homeowner's associations are also included in this category.

Temporarily protected lands are areas that are in open space or partial open space use. However, these property owners reserve the right to develop the land in the future (under the parameters of the underlying zoning). The most common lands comprising temporary open space are properties enrolled in preferential tax assessment, agricultural security areas, and school facilities.

Unprotected lands include any vulnerable resources that do not have an inherent mechanism in place that would discourage or prevent land from being developed or being impacted from the development in the future. This includes a number of the Borough's existing natural, historical, and scenic resource lands. Information concerning protected lands has been drawn from the 2010 comprehensive plan and revised by Heritage Conservancy with input from the Borough's open space committee.

Table 4 provides an overview of park, recreation, and open space resources in the Borough. Map 2 shows the location of these resources within Tullytown Borough.

Table 4 - Park, Recreation, and Open Space Resources				
Site Name	Location	Owner	Form of Ownership	Acreage
Delaware Canal State Park	Close to Route 13	Commonwealth of Pennsylvania	public	10.4
Levittown Lake	Lakeside Drive	Commonwealth of Pennsylvania	public	15.5
Borough park	Main Street	Borough of Tullytown	public	7.0
Former LPRA ball fields	Kenwood Drive	Borough of Tullytown	public	4.0
Future park along the Canal	Between Route 13 and the Canal	Borough of Tullytown	public	9.1
Tullytown Cemetery	Main Street & Bordentown Rd.	Tullytown - Manages	Semi-private	5.6
Walt Disney Elementary School*	Lakeside Drive	Pennsbury School District	school and public	7.0
St. Michael's the Archangel School**	130 Levittown Parkway	Archdiocese of Phila.	private	
Penn Warner Club	Bordentown Road	Waste Management Inc.	private	72.0
Total				130.6
Source: Tullytown Borough Comprehensive Plan, 2010				
*The land available for recreation at school sites is counted as only half of the total acreage because generally half of the school property is used for buildings and parking lots, etc.				
**Land is not generally used by the public, but it functions as open space.				

Permanently Protected Lands

The following provides a brief description of all permanently protected open space lands. Approximately 51.6 acres of permanently protected lands exist within Tullytown Borough.

State-Owned Parks and Open Space

The Delaware Canal State Park is a large linear park that runs parallel to the Delaware River through most of Bucks County. This state park extends from the city of Easton in Northampton County to Bristol Borough, crossing through Tullytown Borough along the way. Important as a recreational amenity as well as for its historical and cultural significance, the canal state park occupies 10.4 acres within the Borough.

A portion of the canal, where it is located on the site of the developing Levittown Town Center shopping center in the southwestern region of the Borough, is currently paved over. Reopening this portion of the canal, which is currently piped underground, has been a topic of discussion over the years. One of the long-term priorities stated in the *Open Space Plan for Tullytown Borough* (2001) is to develop a working relationship with the owners of the Levittown Town Center (formerly known as the Levittown Shopping Center) to encourage the opening of the paved-over portion of the PA canal. Reopening the canal on the town center site is not part of the approved land development plans for redevelopment of the site.

Levittown Lake, located in the northern portion of the Borough and extending into neighboring Falls Township is also owned by the Commonwealth of Pennsylvania. The 31-acre site contains a 23-acre lake that provides fishing and boating opportunities for both residents and visitors. The lake is managed by the Pennsylvania Fish and Boat Commission, which stocks the lake with trout several times throughout the year. Facilities on the site include a boat launching ramp, a parking lot, and some benches. Approximately 15.5 acres of the site are located within Tullytown Borough.

Municipal Parks and Open Space

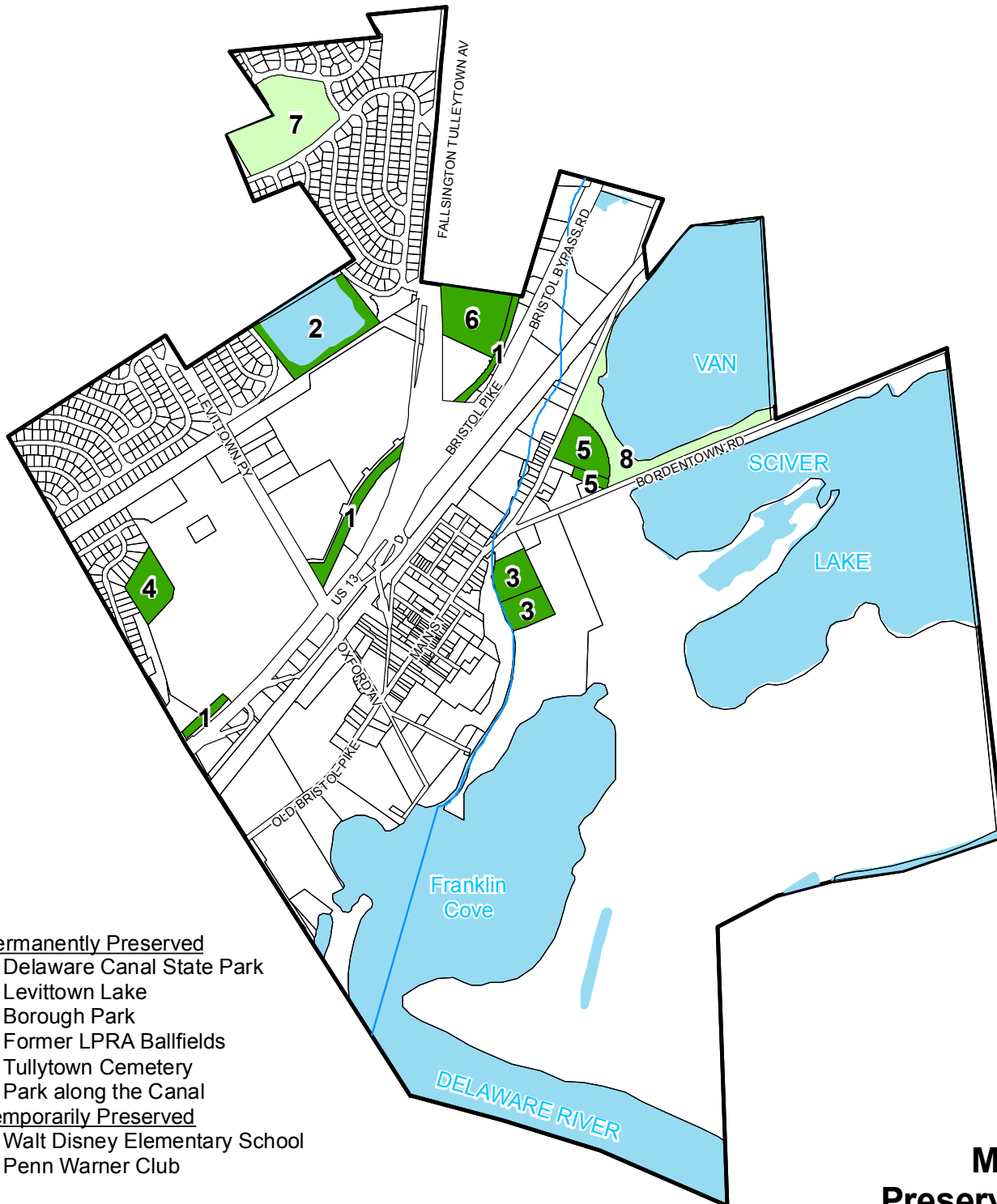
The Borough's single municipal park is located behind the municipal building on Main Street. This park is approximately 7 acres and contains play equipment, a basketball court, a ball field, a walking path, and some benches and pavilions.

West of Route 13, the Borough owns a 4-acre ball field, formerly known as the LPRA Field. This field is located along Kenwood Drive at the rear of the Levittown Town Center shopping center. The Borough's Park and Recreation Committee is in the design process to redevelop this site to include additional park and recreation facilities. A 9.13-acre site located between Route 13 and the Delaware Canal was purchased by the Borough for future park land.

Other Permanently Protected Lands

Tullytown Cemetery occupies approximately 5.6 acres between Bordentown Road and Main Street. An adjacent 0.54-acre parcel that is currently vacant was purchased by the Borough, which operates the cemetery, most likely for future expansion.

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Permanently Preserved

- 1. Delaware Canal State Park
- 2. Levittown Lake
- 3. Borough Park
- 4. Former LPRAs Ballfields
- 5. Tullytown Cemetery
- 6. Park along the Canal

Temporarily Preserved

- 7. Walt Disney Elementary School
- 8. Penn Warner Club

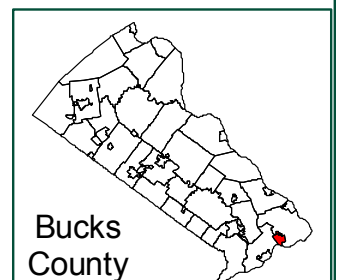
Legend

- Stream
- Preserved
- Protected
- Tax Parcel in Tullytown
- Municipal Boundary



Sources: 2005 Aerials - DVRPC

**Map 2
Preserved Lands**



Temporarily Protected Lands

The following provides a brief description of all temporarily protected open space lands. There are approximately 79.0 acres of temporarily protected lands within Tullytown Borough.

Public and Private Schools

There is one public school and one private school located within the Borough. The Walt Disney Elementary School contains almost 13.84 acres of athletic fields, school buildings and parking lots. The fields are open for public use when not used for school purposes and the buildings are available to the community by special arrangement.

St. Michael's the Archangel, is a nonpublic school located along Levittown Parkway in the Borough. The school property contains a ball field in the rear portion of the site. The ball field is used mainly by the school students and typically not utilized by the general public.

Private Recreation and Open Space

Private recreation facilities are found at the Penn Warner Club which operates a private recreation facility on and around the Van Sciver lakes. The portion of the club within Tullytown is 72 acres. The actual land holdings are much larger as most of the club's property extends into neighboring Falls Township. The club offers boating, fishing, and camping opportunities on and around the lakes. As a private club, paid membership is required for use of the recreational facilities. The Penn Warner Club is owned by WMI Properties, Inc. and comprised mostly of water. The club is located between Bordentown Road and Main Street within the Borough. Penn Warner Club also utilizes some land in the Borough on the southern side of Bordentown Road; however, this land has not been included in the recreation land total as a vast majority of the site contains uses associated with solid waste disposal.

Although not located within Tullytown Borough, the Mill Creek Sports Complex contains ball fields along Falls-Tullytown Road that are utilized by the Levittown Continental Little League. These fields are located directly adjacent to the Borough. While this cannot count as recreation land within the Borough, this facility and the league that operates there serve residents of Tullytown and surrounding communities.

V. Inventory of Vulnerable Resources

This section inventories the natural, scenic and historic/cultural resources within the Borough. The purpose of the resource inventory is to identify, map and evaluate these significant properties to help identify the most suitable lands for protection in terms of ecological and recreational significance. The Tullytown Borough Comprehensive Plan includes a detailed assessment of the Borough's natural and cultural resources, including a review of the Boroughs land use regulations which protect these resources. The information below is excerpted and summarized from the information contained in the comprehensive plan. Map 3 illustrates the major natural features within the Borough.

Natural Features

The natural features of the Borough contribute to its unique character and add to the quality of life for its residents. Understanding the importance of natural features is crucial to guiding future land use planning (including open space planning) decisions. The most dominant natural features are the Delaware River and its associated surface water tributary, Martins Creek.

Geology and Topography

Tullytown Borough's geology and topography reflect its coastal location. The Borough lies within the Atlantic Coastal Plain Province which is characterized by flat topography and low relief. Elevations vary from 0 feet at the Franklin Cove to almost 40 feet above mean sea level near West Lakeside Drive. The most significant change in the topography of Tullytown is the Tullytown Resource Recovery Facility, which rises over 200 feet above the landscape. Tullytown's prominent geologic formation is Trenton Gravel, which contains very gravelly sand, mixed with clay-silt layers. This formation tends to be a good source of groundwater but is susceptible to contamination due to its high porosity.

Surface Waters

The major surface water resources in the Borough are Martins Creek, Van Sciver Lake, Levittown Lake and the Delaware River. Nearly 28% of the Borough area is comprised of water. The Delaware River is the largest waterway, providing recreational opportunities as well as stormwater management. It is the major source of drinking water for Tullytown and the region. The Delaware River along Tullytown is tidal, with a mean range in tide of 7.6 feet. Other surface waters include portions of Martins Creek and the Delaware Canal. Martins Creek flows south from Falls Township and drains into Franklin Cove which empties to the Delaware River. Although a man-made feature, Franklin Cove does contain tidal wetlands and provides habitat for a variety of fish and wildlife as well as opportunities for fishing, boating and bird watching. Silt deposits from the river have reduced the depth of the cove. The comprehensive plan recommends that the Borough Council evaluate dredging the cove to support recreational activities and improve water quality.

The Lower Delaware River Conservation Plan (1999) recommends that maintaining existing riparian vegetation as well as restoring vegetation along Martins Creek is important for buffering views to adjacent residential and commercial uses and provides shading and stream bank stabilization for the creek.

The Delaware Canal is another man-made water feature which parallels Route 13 from the Falls Township border to the Bristol Township border. Portions of the canal are free flowing within the Borough, while a portion has been piped underground near the Levittown Town Center.

Floodplains:

The 100-year floodplain is the area adjoining a stream or river that accommodates floodwater produced by the 100-year storm, which has a one percent chance of being equaled or exceeded in a given year. Floodplain areas in the Borough are located along Martins Creek, Van Sciver Lake and Franklin Cove.

Wetlands:

According to the comprehensive plan, wetland areas within the Borough can be found along the river and surrounding the lakes between and along Martins Creek. Tidal wetlands can be found along Franklin Cove. Wetlands are an important natural feature to preserve as they help improve water quality, assist in groundwater recharge and provide unique habitat for wildlife. They also serve as natural retention basins for stormwater.

Water Supply:

Tullytown residents are served by public water supplier, Lower Bucks County Joint Municipal Authority (LBCJMA). The LBCJMA relies primarily on surface water from the Delaware River, but has 7 wells in the Borough for back up water supply. The comprehensive plan recommends that the Borough consider developing programs that encourage water resource protection and wellhead protection to maintain quality water supplies. These include developing an integrated water resource plan to better integrate water resource protection in land use planning and consideration of zoning amendments to incorporate well-head protection measures, where applicable.

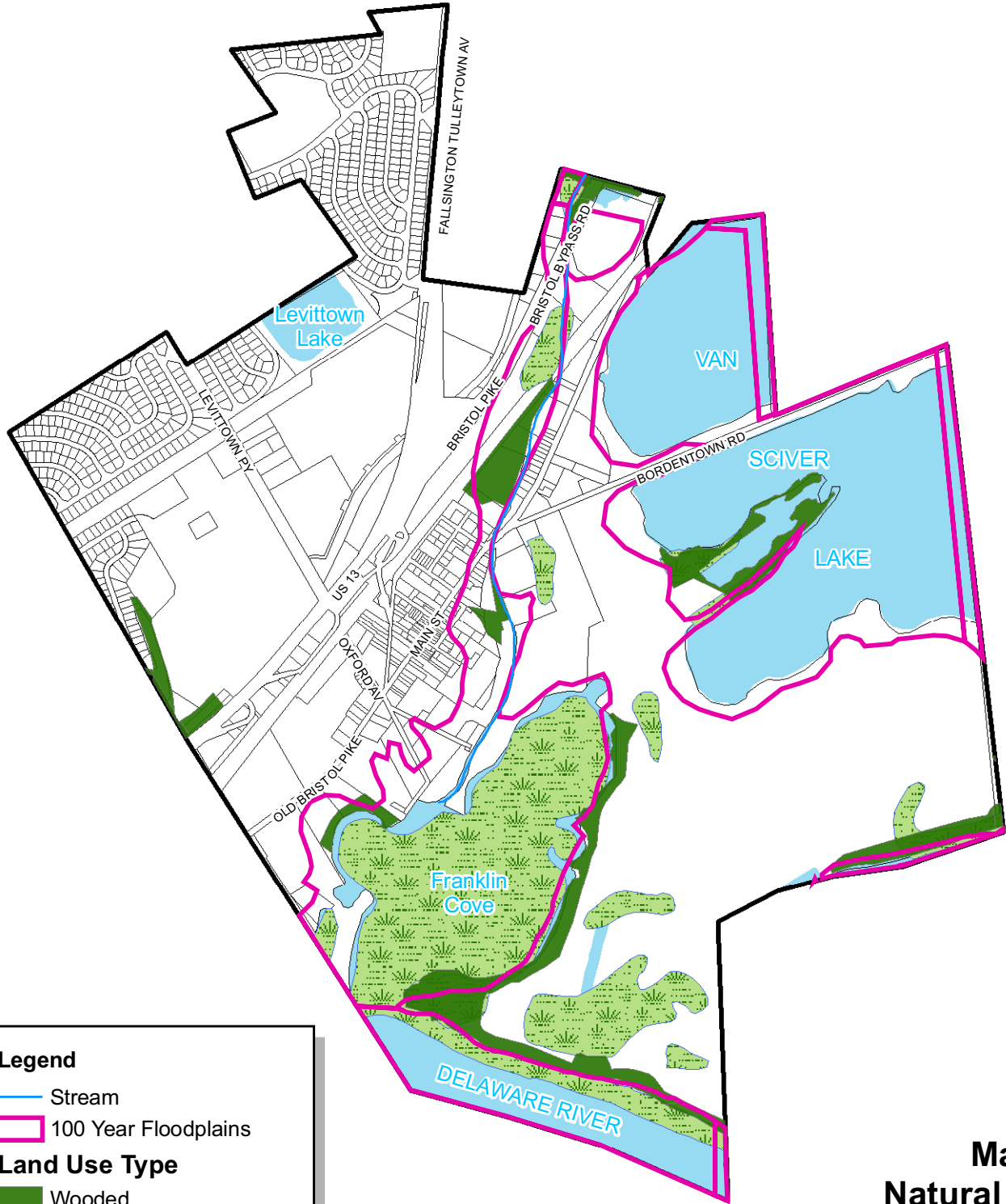
Soils

The Borough is underlain by a variety of soil types. Due to the developed nature of the community, the major soil type is classified as Urban-Land. Other soil types found in the Borough include Hydric (wetland) and Floodplain (alluvial) soils which are found in low lying areas, stream valleys, and depressions. In Tullytown, most hydric soils are located near Van Sciver Lake and the Delaware Canal, while floodplain soils tend to be located along existing creeks, tributaries and drainage ways. While hydric soils are very sensitive to land disturbances, well drained floodplain soils may be suitable for recreational, parks and open space uses.

Woodlands:

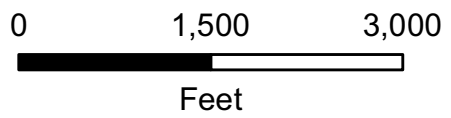
There are approximately 60 acres of woodlands within the Borough, primarily located within wetlands along the creek, lakes and river. Preservation of woodland areas helps maintain natural ecosystems, regulates climate, assists in erosion control and provides additional wildlife habitat. The comprehensive plan notes that the Borough has adopted good

Tullytown Borough Open Space Plan Update 2010



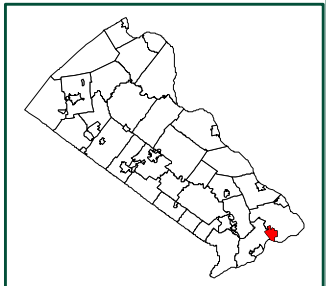
Legend

- Stream
- 100 Year Floodplains
- Land Use Type**
- Wooded
- NWI WETLANDS
- Municipal Boundary
- BUCKS MUN_2007_83s
- Tax Parcel in Tullytown
- LandUseWater
- Delaware_River



Sources: 2005 Aerials - DVRPC
 Floodplains - PADEP,
 Wetlands - USFWS

**Map 3
 Natural Features**



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protection requirements for woodlands and trees and recommends that officials consider establishing a policy to increase tree cover throughout the Borough.

Vegetation and Wildlife

Bucks County Natural Areas Inventory (NAI) lists two unique resources within Tullytown Borough: Van Sciver Lake and Tullytown (Franklin) Cove. The NAI contains an inventory of natural areas in Bucks County and prioritizes these areas based on uniqueness or high-quality that they contain. The highest rank is Priority 1, indicating sites of state-wide and county-wide significance. The lowest is Priority 4 sites which contain features ecologically significant at the local level. Van Sciver Lake is listed as a Priority 2 site and includes habitat for over 100 bird species. Franklin Cove is classified as a Priority 3 site containing a tidal marsh with numerous marsh plants.

The comprehensive plan recommends that the Borough consider these areas in their open space preservation efforts. The plan details the significance of these areas to the Borough specifically focusing on the recreational opportunities they provide.

Historic and Cultural Resources

The Borough contains several nationally recognized historic resources including the Walt Disney Elementary School, listed on the National Register of Historic Places and the Levittown Historic District (including the portion within Tullytown Borough), which has been determined eligible for listing on the National Register of Historic Places. According to data in the comprehensive plan, an historic building survey has never been undertaken to identify other potentially eligible buildings and structures for the National Register of Historic Places. The comprehensive plan identifies two locally significant resources: Christ the King Orthodox Church at 465 Main Street and the William Shafer House located at 412 Main Street. Christ the King Orthodox Church is recognized as a well preserved example of Gothic Revival architecture. The Shafer House was constructed in 1840 and is noted as a good example of mid-nineteenth century town style architecture.

The Delaware and Lehigh Canal is a National Historic Landmark and in addition, its towpath is a designated National Recreation Trail. It is the only remaining continuously intact remnant of the 19th century towpath canal era. The Delaware Canal Towpath provides a scenic and recreational corridor linking Tullytown to neighboring Falls Township and Bristol Township. The Pennsylvania Department of Conservation and Natural Resources owns and manages this park that follows the 60-mile Delaware Canal and towpath from Easton to Bristol Borough.

Scenic Resources

There are a number of scenic resources within the Borough including the lakes, cove and river. Floodplain and wetland areas also contribute to scenic beauty. The canal is noted in the comprehensive plan as a scenic resource. The open space committee noted several areas of scenic views including views of the cove from behind the industrial buildings along William Leigh Road, the Delaware Canal from behind Sonic and from Mill Creek Road. The Borough has officially recognized the Delaware and Lehigh Heritage Corridor Scenic Byway.



View of Franklin Cove from William Leigh Drive

VI. Open Space Linkages

Open space linkages are corridors that connect open space features such as parks, cultural and natural resources. Linkages can consist of trails, sidewalks, utility lines, streets, stream corridors, floodplains and rail lines. They provide a physical connection between open space resources for the people in the community. Open space linkages can connect neighborhoods with other activity centers and serve as safe and accessible routes for both children and adults. They allow movement from place to place without having to confront auto and truck traffic. They are also the most efficient way of extending open space to the maximum number of people.

Linkages, whether privately or publicly owned are an aspect of open space planning that should be considered to preserve long, wide scenic vistas of land, rather than isolated parcels here and there. Therefore, it is important to consider how parcels inter-relate when making recommendations.

This chapter includes information from the 2001 plan and the 2010 comprehensive plan as well as a review of regional greenway and trail initiatives.

Existing Linkages

Links to Local and Regional Points of Interest

Tullytown Borough is fortunate to be one of the riverfront communities with access to the Delaware Canal Towpath. The towpath follows the canal path as it makes its way from Falls Township to its end point in Bristol Borough. Although a portion of the canal has been paved over, the remaining features provide a scenic and recreational corridor linking Tullytown to the neighboring municipalities of Falls Township and Bristol Township. The canal towpath is a component of the Delaware Canal State Park and the entire Delaware and Lehigh Canal Heritage Corridor.

Potential Linkages

Expanding recreational opportunities as well as accessibility to the Delaware River for Tullytown residents has been noted in several recent trail and greenway projects and riverfront studies. These are summarized below:

East Coast Greenway – The East Coast Greenway is a 2,500 mile planned trail system linking major cities along the eastern seaboard between Canada and Key West Florida. The planned route in Pennsylvania crosses through Tullytown Borough via the canal towpath as it heads south into Philadelphia and Delaware.

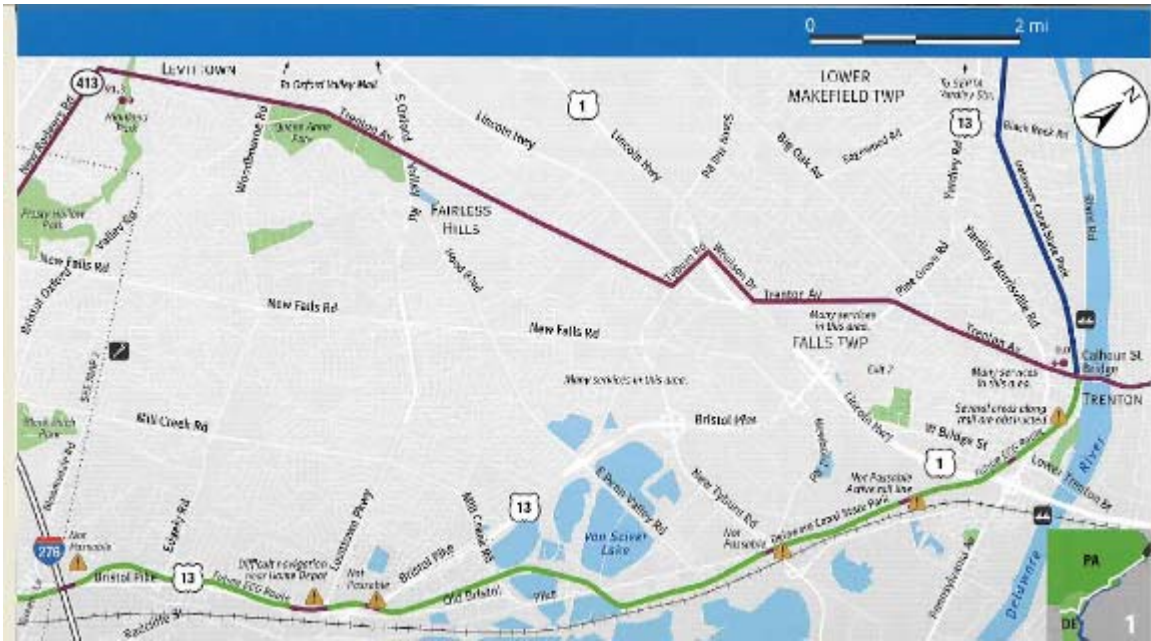


Figure 5 - Proposed East Coast Greenway Trail through Lower Bucks County

The Delaware River Heritage Trail will be a 60-mile multi-use loop highlighting the cultural and natural resources along the upper portion of the scenic Delaware River Estuary. The completed trail will link 24 communities, from Trenton to Palmyra on the New Jersey side and from Morrisville to Philadelphia's Tacony neighborhood in Pennsylvania. As shown on Figure 6, the proposed trail intends to follow the Delaware Canal State Park and Delaware Canal towpath through Tullytown Borough as it heads towards Philadelphia. The Delaware River Greenway Partnership and a bi-state advisory committee of government and nonprofit representatives coordinated initial planning for the trail; DRGP is now working on Heritage Trail interpretation. Trail construction will be done by county and municipal government agencies.

More information regarding the trail can be found at the Delaware River Greenway Partnership website: <http://www.delrivgreenway.org/heritagetrail/index.html>

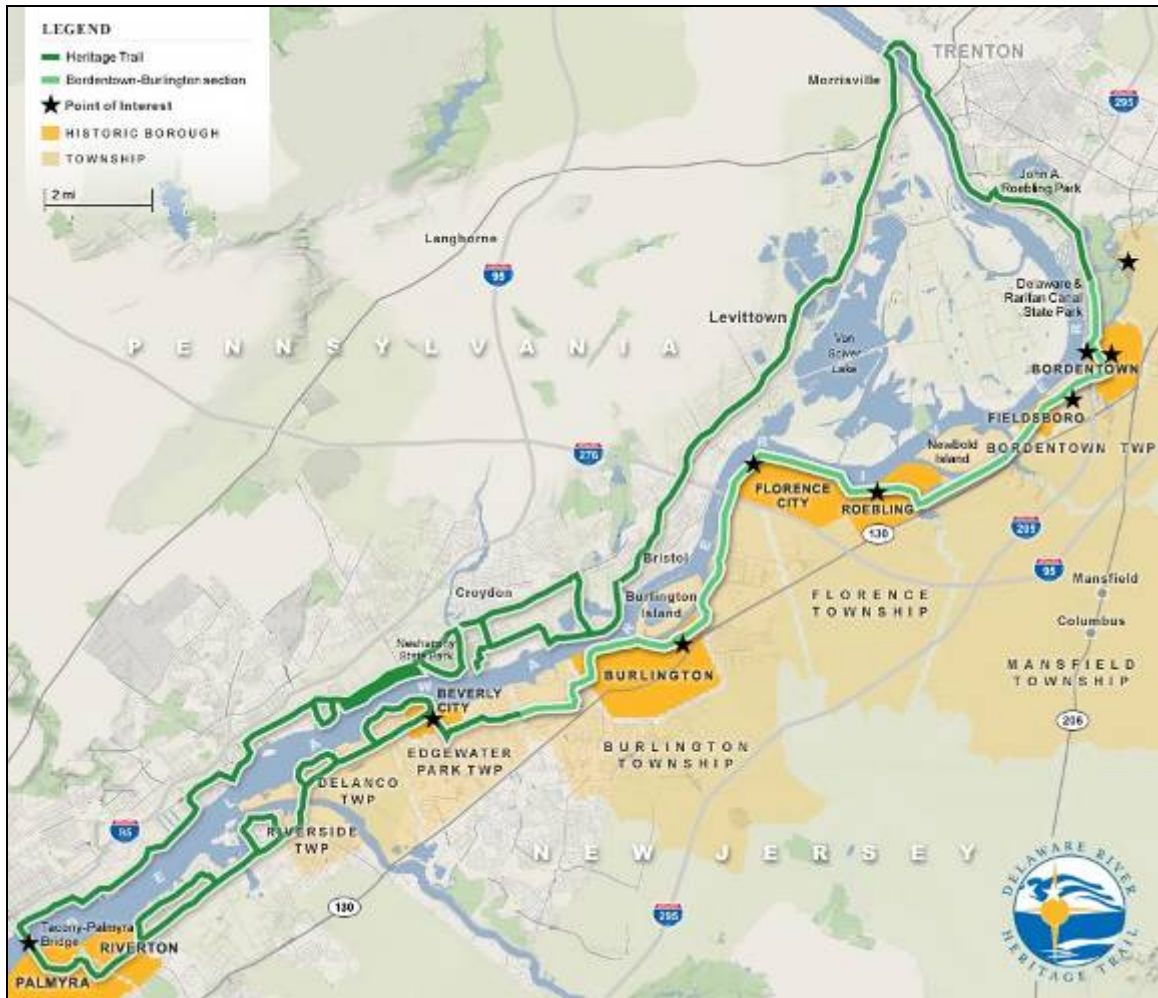


Figure 6 - Proposed Delaware River Heritage Trail Map

Source: Delaware River Greenway Partnership

Bucks County Waterfront Revitalization Plan

The Bucks County Waterfront Revitalization Plan was developed through the collaborative efforts of Bucks County and the riverfront communities of Bensalem, Bristol and Falls Township and the Boroughs of Bristol, Tullytown and Morrisville. The plan envisions a vibrant and accessible riverfront flanked by natural areas, stable existing communities, complemented by vibrant new businesses and residential uses.

The plan provides detailed concept plans for key areas that are considered priority redevelopment and enhancement projects. In the Tullytown Opportunity Area, the plan envisions several park and recreation and open space opportunities including a recreation complex on the north side of Franklin Cove. This complex would consist of a new park, boat ramp, public marina and riverwalk that would connect to Pennsbury Manor in Falls Township. The plan recommends a new road to connect the Franklin Cove recreation facilities with Bordentown Road. A proposed trail connecting the eastern and western portions of the Borough, as well as the Levittown Train Station is proposed. This trail would extend south from the canal through the Borough along Fallsington Avenue, Main Street,

Martins Creek, Franklin Cove and the river. The plan also recommends that Martins Creek be restored to more natural condition. The opportunity area is illustrated in Figure 7 below.

Tullytown Borough Opportunity Area



Bucks County Waterfront Revitalization Plan

Figure 7 - Tullytown Borough Opportunity Area

Analysis:

Tullytown Borough’s unique position along the Delaware River offers exciting linkage opportunities and access to regional recreation and scenic opportunities along the east coast. The studies noted above emphasize the existing canal towpath as a major connection route. The comprehensive plan recommends that the Borough implement the recommendations of the Bucks County Waterfront Revitalization Plan to improve public access to the Borough’s waterfront as well as strengthen pedestrian linkages between the eastern and western portions of the Borough.

VII. Analysis of Unprotected Resources

Tullytown Borough is unique for its abundant natural and cultural resources associated with the Delaware River and Canal. Its historic development was influenced by its location along the river as well as its proximity to major transportation routes. The Borough has also been affected by the opening of the Tullytown Resource Recovery Facility. According to information in the comprehensive plan, the facility occupies nearly 260 acres, roughly 26.5 percent of the Borough's land area. The landfill landscape is visible from virtually every section of the Borough as it rises over 240 ft above the river. With the expected closure of this portion of the landfill, the Borough may have additional opportunities to acquire additional open space areas near the Franklin Cove.

Natural Resources

To a great degree, various Borough and/or State regulations provide protection from development in areas containing natural resources such as floodplains and wetlands. The environmental protection standards in the Borough zoning ordinance requires the protection of floodplains and floodplain soils, lakes, ponds, lake and pond buffer areas, watercourses, wetlands, steep slopes (15 percent grade and over) and woodlands. The ordinance requires that specific percentages of each of these resources be protected from disturbances. In addition the Borough has special zoning provisions for areas adjoining the Delaware Canal. The Borough participates in the National Flood Insurance Program (NFIP), which is designed to reduce flood hazards by regulating activities in the floodplain. The Borough's subdivision and land development ordinance address stormwater management and soil erosion and sedimentation.

The Borough contains two Bucks County priority natural areas which should be a focus of enhanced protection. There are currently no zoning provisions for establishing and protection of riparian buffers along streams and watercourses. Riparian buffers help protect stream aquatic life, moderate stream temperature and help stabilize streambanks. Although it is often difficult to adopt riparian buffer provisions within developed communities such as Tullytown, the comprehensive plan notes that a minimum width corridor can be established on private land and that private landowners can be encouraged to maintain appropriate streamside vegetation.

Historic, Cultural and Scenic Features

The Borough's historic, cultural and scenic features distinguish Tullytown from other nearby communities. The Walt Disney Elementary School was listed on the National Register of Historic Places in 2007 and the Levittown Historic District which covers four municipalities was determined eligible for listing on the National Register. Due to the presence of State Route 13, these resources tend to be divided between the east (Delaware Canal and Old Tullytown, Tullytown Cemetery, Veterans Monument) and west portions of the Borough (Levittown). Although, there is currently no existing detailed survey of Tullytown's historic buildings, several locally significant resources have been identified. Historic resources that are lost through neglect or demolition cannot be duplicated or replaced. As recommended in the comprehensive plan, the Borough should consider the development of a historic preservation plan which would formally survey these properties and specify preservation strategies.

Recreational Facilities and Needs

As documented in the comprehensive plan, the Borough should continue to pursue available opportunities that can enhance their park and recreation facilities to better serve the needs of Borough residents. Although the river is a major natural, scenic and recreational resource, there is currently no way to publicly access the river from within the Borough. Creating public access to the river has been recommended in a number of previously cited riverfront and greenway studies and opportunities to create public access points should be encouraged.

The comprehensive plan included an analysis of the current public park land based on standards developed by the National Recreation and Parks Association. This analysis concluded that the Borough exceeds these standards. However, the Borough has not undertaken a comprehensive parks and recreation study in nearly 30 years, nor has resident input been sought to determine what types of recreational and programs are desired since that time. Not surprisingly, the comprehensive plan recommends that the Borough consider conducting a new survey to gauge current public opinion on recreational facilities.

As noted in Chapter VI, the presence of the Delaware Canal towpath within the Borough provides a valuable recreational opportunity for residents and the ability to link to state and national recreational resources. Areas adjacent to this resource are important as they also coincide with the proposed East Coast Greenway and Delaware River Heritage Trail. Parcels adjacent to existing public recreation areas should also be considered for preservation to enhance and expand these local resources. Additional lands may become available along Franklin Cove as a result of the future closing of the Tullytown landfill section. Preservation of this area would provide enhanced buffering to this natural and scenic feature and most importantly direct public access to the river.

Priorities for Open Space Acquisition

As shown on Map 4, several priority open space parcels have been identified in the comprehensive plan while others have been suggested by the open space planning committee. These parcels are further described in Table 5.

Site Location	Map #	TMP	Owner	Acreage	Purpose
Area immediately adjacent to east side of Franklin Cove, from behind the Borough municipal building to the river.	1	46-001-12	Waste Management Inc.	47.74	To create corridor for public bicycle and pedestrian connection to river
Several small parcels adjacent to the Delaware Canal Towpath, situated between the canal and US Route 13.	2	46-007-68	Warner Co.	0.21	To improve access to Borough-owned fields adjacent to PECO grounds.
	2	46-007-069	Jaycee, Inc.	0.21	
	2	46-007-70	Peco Energy Co.	0.14	
Parcel located adjacent to the Levittown Town Center between the Borough-owned recreation fields and the canal.	3	46-006-24	Levittown LLC	2.00	To connect LPRA fields to canal and create buffer between fields and residents.

In addition to the parcels noted above, the Borough will need to consider how to best evaluate potential properties which may become available for acquisition in the future. Criteria to consider may include proximity to existing protected lands, location within a priority natural area, proximity to proposed trail or greenway route, river access, size, ownership status, development potential, and cost.

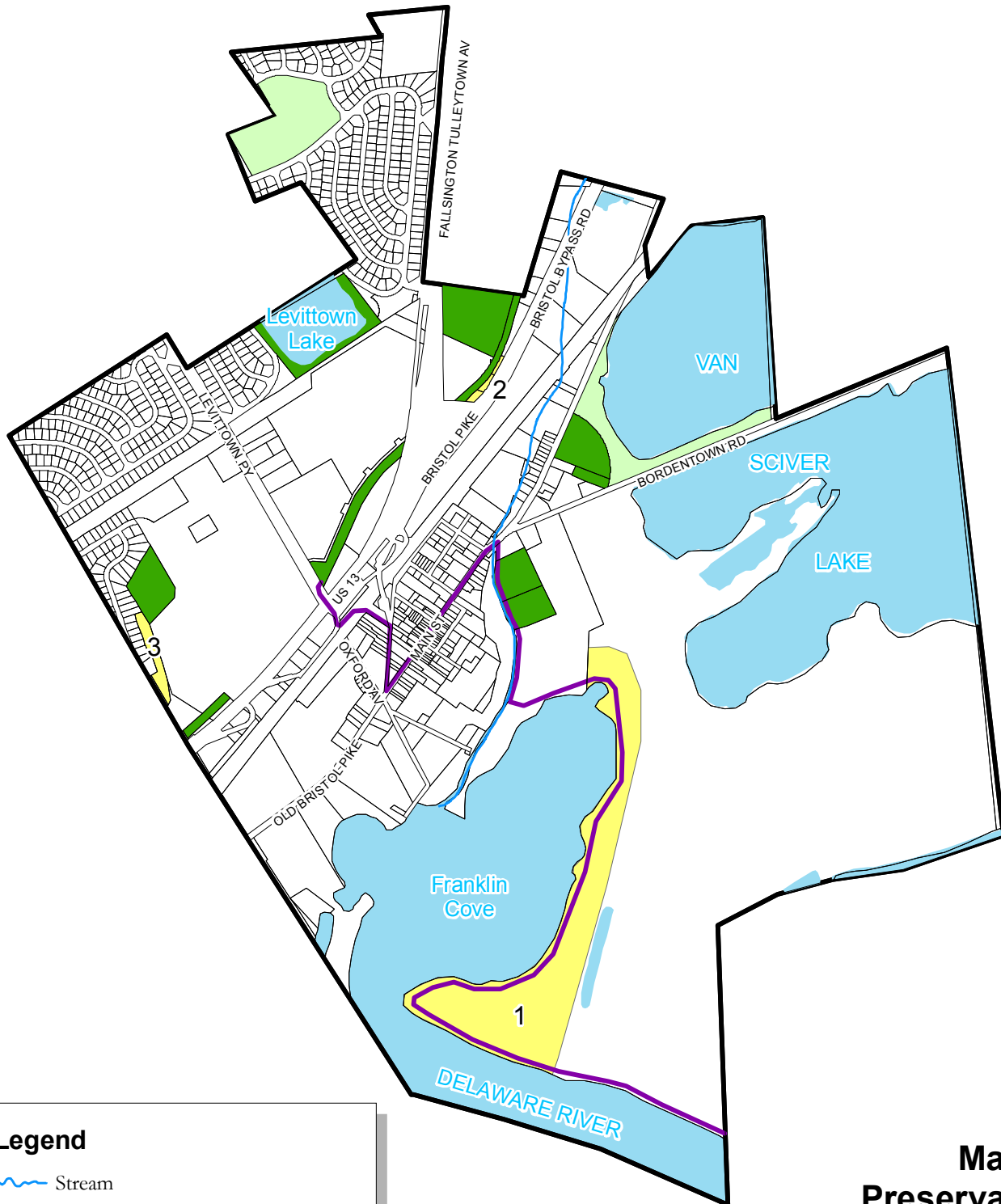


Area Adjacent to Former LPRA Ballfields



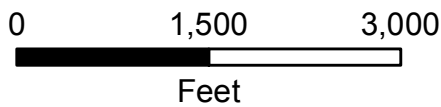
Former LPRA Ballfields

Tullytown Borough Open Space Plan Update 2010



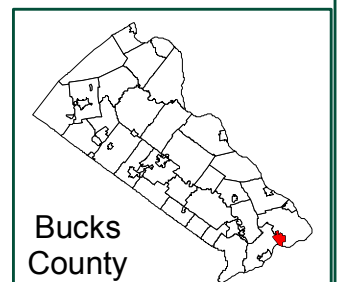
Legend

- Stream
- Future Bike/Pedestrian Connection
- Potential Open Space
- Preserved
- Temporary Protected
- Tax Parcel in Tullytown
- Municipal Boundary



Sources: 2005 Aerials - DVRPC

Map 4 Preservation Plan



VIII. Preservation Strategies and Techniques

Several different methods of open space preservation can be used to carry out the recommendations and objectives of this plan. These methods can be grouped into two categories: Acquisition tools and techniques and non-acquisition tools. Each technique will be described in this chapter.

Acquisition Tools and Techniques

Fee Simple Acquisition

The most direct way to provide open space is to buy the land. Act 153 of 1996 authorizes municipalities to purchase land or development rights for open space purposes. The options for land acquisition are to purchase it with Borough funds, County grants, grants from other levels of government, or a combination of these. In addition to a simple purchase of land in a “willing seller-willing buyer” arrangement, the Borough has the power to condemn the land through the right of eminent domain for certain purposes (although not under Act 153). Condemnation should be considered a last resort in public lands acquisition.

Leaseback/Resale

Leaseback involves purchasing land in fee simple, placing use restrictions on it (such as residential development), and then leasing the property to an interested property. Leaseback allows a municipality to buy land for future use, before the price becomes prohibitive. Renting the land enables the municipality to recoup some or all of the purchase price of the land.

Resale involves buying land and selling it with deed restrictions placed on it. This enables the municipality to maintain open space on the property and at the same time eliminate ownership and maintenance obligations and recoup some of the acquisition costs as well as placing property back on the tax rolls.

The bargain sale of land may result when a landowner sells land to the municipality for less than market value. The seller may use the difference between the market value and the sale price as a charitable contribution to reduce capital gain or estate tax obligations.

Donation

Land may be donated to local or county governments or to nonprofit organizations. Land donation generally makes the donor eligible for income tax deductions, which serve as an incentive for this type of acquisition. Landowners can be encouraged to transfer the land to a community for no compensation. Any acquisition of fee ownership comes with ongoing ownership costs; so many municipal officials prefer easements as a more cost-effective land protection alternative.³

Easements

Easements are specific property rights that are sold or donated by a property owner for the benefit of another party. Easement types include access, conservation and facade easements. Rights can be purchased to protect natural resources, open space and scenery. For example,

³ Ongoing inspection and enforcement costs are moving many to fee simple ownership

the Borough may acquire an easement from a landowner to permit access to the Delaware River. A conservation easement involves acquiring rights to preserve natural features and prevent activity that would harm these features. A façade easement permits the Borough to acquire rights that control the design and construction of outer wall surfaces of historic buildings. Easements permit the Borough to meet open space objectives without actually owning the land. Easements can also be structured as bargain sales.

Non-Acquisition Tools and Techniques

Non-acquisition tools generally include regulatory techniques permissible for municipalities to undertake to protect or limit development or disturbances to resources that cannot be purchased or placed under conservation easement. There are several limiting aspects of non-acquisition methods as a tool for preservation. In general, property owners do not like having their property down-zoned or restricted for fear that its value would be decreased. Secondly, zoning and subdivision regulations can be challenged or amended and property owners may request variances. Different administrations may reverse land use protection measures and change land use policies and practices. However, since it is unrealistic to permanently protect every desirable parcel, these methods should continue to be utilized to help protect the valuable natural and cultural resources of the Borough.

Natural Resource Protection Standards

As noted in Chapter VI of this Plan, the Borough's zoning and subdivision and land development ordinances include standards for the protection of specific natural resources. The Borough will continue to protect important natural and environmental features such as streams, lakes, ponds, floodplains, wetlands, and woodlands. Since the Borough has nearly approached a built-out state, there is minimal opportunity in the Borough for cluster or performance standard development zoning techniques and there is little opportunity for a transfer of development rights program.

Open Space Requirements.

Under the Pennsylvania Municipalities Planning Code (MPC), municipalities may require that developers dedicate land or fees in lieu of land for open space and recreation purposes. A municipality must have adopted a recreation plan and ordinance in order to require mandatory dedications.

Design Standards and Guidelines

Design review is an evaluation of the appearance of proposed buildings and structures. It can be used to provide guidance during the subdivision and land development approval process in order to improve the aesthetic quality of the built environment. In the case of historic areas, design guidelines can provide examples of desirable appearance for signs, new additions and other features to create consistency with the character of existing development.

The Official Map

Under Article IV of the MPC, a municipality may adopt an official map, which designates existing and proposed areas needed for public streets, watercourses, public grounds, parks, playgrounds, open space, rights-of-way, stormwater management and grounds for other purposes. The official map provides the municipality one year to acquire property or begin

condemnation proceedings after the property owner announces intentions to build on, or subdivide, or otherwise develop the land identified on the official map.

There are substantial protections for the property owner included in the law for official maps. The official map does not establish a mechanism under which a landowner is compelled to dedicate land to the municipality. It remains a matter of compensation. In addition, the law includes provisions for the property owner to request a special encroachment to use the land. In enacted, a refusal to permit this encroachment can be appealed to the Borough Zoning Hearing Board

Other Sources of Funds. Local governments can use many different revenue sources to purchase land or acquire development rights, including general revenue funds, user fees, bond issues, and special fundraisers. Funding sources and technical assistance grants for planning and acquisition are available through a variety of county, state and federal programs. The completion of this open space update makes the Borough eligible for county funds via the Bucks County Municipal Open Space Program. Having a clearly defined open space plan makes it easier for communities to obtain funding from the Bucks County Natural Areas Program and the Pennsylvania Department of Conservation and Natural Resources' Community Conservation Partnership Program.

Funding programs of the Commonwealth and Federal Government change over time. The Borough should continue to investigate programs that support the open space preservation efforts of the community and region.

IX. Government Organization and Financing

Tullytown Borough has a council form of government. A seven-member Borough Council and a mayor are elected by the voters. The Borough Council Chambers are located in the municipal building at 500 Main Street. Most public meetings are held at the council chambers, including Borough Council work sessions. The Borough administrative staff are housed in the municipal building as well and include a Borough Manager, treasurer and assistant treasurer, and tax collector.

The streets department is responsible for maintaining the Borough streets and stormwater infrastructure, paving, snow and ice removal and storm sewer maintenance. Maintenance of Borough parkland and open space such as mowing, trash removal and general upkeep of the land is also part of the streets department's responsibilities.

The following committees provide advice to Council on matters related to open space, parks and recreation and cultural resources:

Tullytown Borough Open Space Committee: The Open Space Committee meets as needed in the Tullytown Borough Municipal Building. Members of this committee serve 1 year terms.

Tullytown Borough Planning Commission: The Borough Planning Commission meets the 2nd Monday of each month at 7:00 pm as needed in the Borough Municipal Building. This is a 9 member board with 4 year terms.

Tullytown Park and Recreation Committee: The Parks and Recreation Committee meets as needed in the Tullytown Municipal Building. This is a 9 member board with 5 year terms.

Tullytown Borough Environmental Advisory Council: A newly formed advisory council, the EAC will make recommendations regarding acquisition of open space, management of natural resources and improvement of stormwater conditions.

X. Action Plan and Implementation

Recommended Actions

Based on the developed nature of Tullytown Borough and its existing surface water resources, primary importance was placed on identifying additional properties that may provide an opportunity for expanded open space, recreation, river access and preservation of natural & cultural resources. The potential parcels for open space acquisition are illustrated on Map 4. Goals and associated actions which meet the objectives of this open space plan include the following:

Goal: Create Public Access to the Delaware River at Franklin Cove

Action: Evaluate feasibility of acquiring portions of the southeastern landfill area that immediately abut Franklin Cove from Waste Management Inc. This would include the area known as the point and extend along the east side of the cove to the Borough Hall. This acquisition could help establish a public access corridor to the Delaware River and is consistent with recommendations of the Bucks County Waterfront Revitalization Plan. In addition, it would provide an area for the proposed bicycle/pedestrian connection route.

Goal: Improve Access to Current Canal Park Area.

Action: Evaluate feasibility of acquiring several parcels situated between the canal and US Route 13. These parcels would help provide access to the Borough owned 10-acre parcel adjacent to the PECO transmission right-of-way and provide additional buffering to the canal towpath.

Goal: Expand Borough owned parkland adjacent to Former LRPA Ball Fields.

Action: Evaluate feasibility of acquiring the parcel located adjacent to the Levittown Town Center between the Borough-owned recreation fields and the canal. This parcel is primarily wooded and provides a natural buffer between the shopping center and the residential community.

Goal: Protect the Riparian Buffers along Martins Creek

Action: Consider revising zoning ordinance to include riparian buffer protection requirements adjacent to streams and watercourses.

Goal: Evaluate Need for Additional Recreational Lands

Action: Based on feedback from the open space committee as well as the parks, recreation and open space goals included in the Borough's 2010 comprehensive plan, it is recommended that the Borough conduct a follow-up resident survey to better define parks and recreation needs in the community. With this information, the Borough could consider the following steps:

- Assess existing open space to the extent that it can support the parks and recreation needs.
- Determine whether the open space evaluation process needs to include additional recreational criteria.
- As appropriate, develop a comprehensive parks and recreation plan to specify actions needed to meet recreational needs of Borough residents.

Goal: Explore Raising/Dedicating Public Funds Exclusively to Open Space Preservation

Action: The Borough should explore the idea of dedicating and/or raising specific revenue to help preserve open space. This funding could help leverage private and other public funding and help protect the properties located in sensitive natural areas or proposed recreational corridors such as the East Coast Greenway.

Goal: Develop Historic Preservation Plan

Action: The Borough should consider formally surveying its historic properties and prepare a plan for preserving these resources.

Goal: Review Possibilities for Future Acquisitions

Action: The Borough should continue to work with Waste Management Inc, as the process to close the Tullytown landfill section begins in 2011. Additional properties may become available for Borough acquisition once the closure is complete. The Borough should establish a method to evaluate possible sites in accordance with the open space goals of this plan.

Goal: Implement Recommendations of the Bucks County Waterfront Revitalization Plan

Action: The Borough should work closely with county and state agencies to implement the recommendations of the Bucks County Waterfront Revitalization Plan. The plan envisions several park, recreation and open space opportunities designed to enhance the Borough’s existing features and recommends improving connections between the east and west portions of the Borough to improve access to its many natural and cultural features.

Implementation Plan

The following information outlines an implementation strategy by Tullytown Borough. This strategy identifies the proposed timing for action on the plan’s recommendations and the agency responsible for implementing the action. As defined in the comprehensive plan, a short term effort should continue soon after plan adoption. Medium term efforts should start 3-5 years after plan adoption. Long-term efforts are usually preceded by the short and medium term strategies and can be implemented 5-10 years after plan adoption.

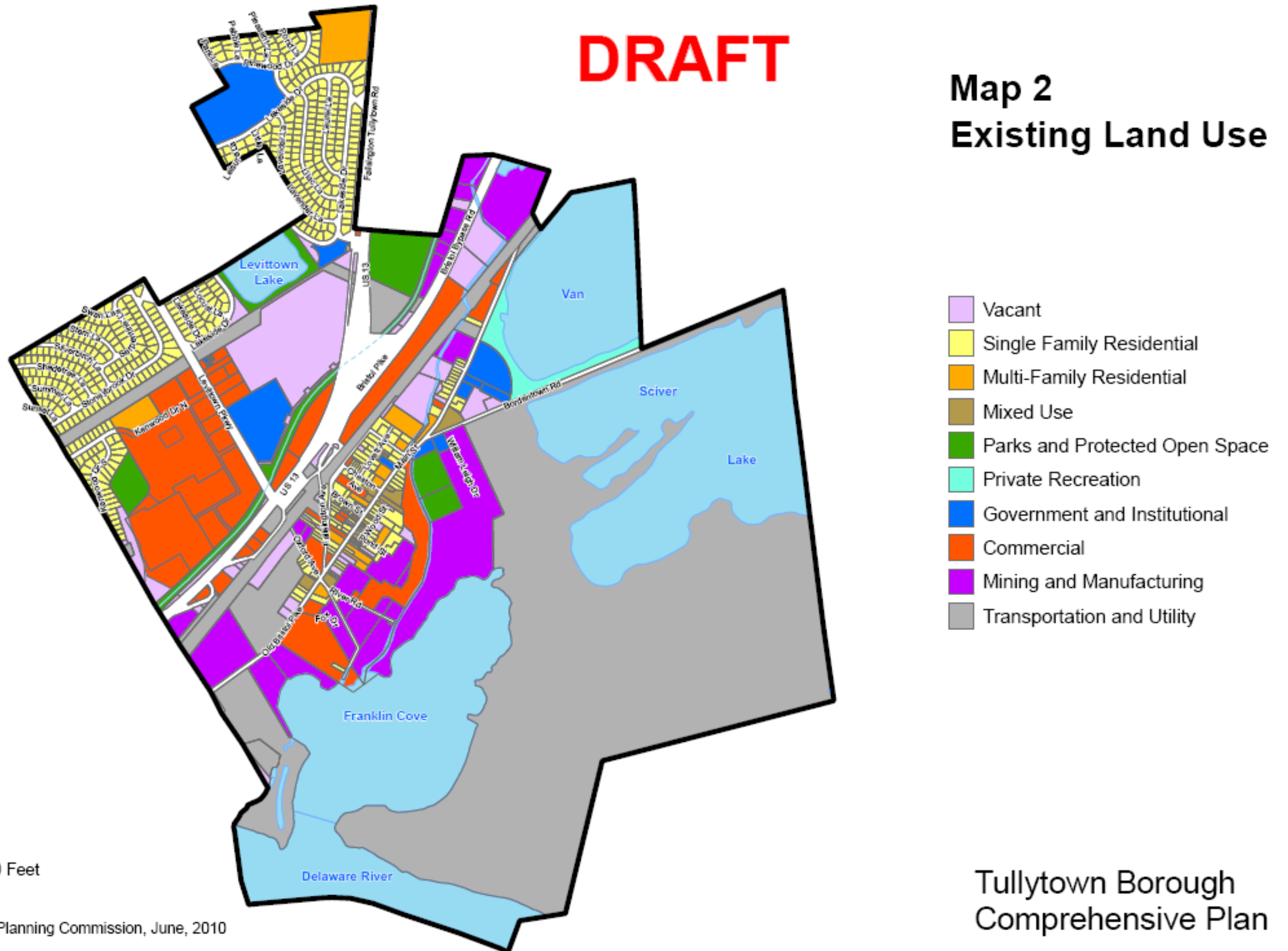
Table 6 - Implementation Strategy			
Implementation Goal	Time Frame	Agency Responsible for Implementation	Supporting Committees
Expand Borough owned parkland adjacent to LRPA fields	Short Term	Borough Council	Planning Commission, Park and Recreation Committee
Improve access to canal park area	Short Term	Borough Council	Open Space Committee, EAC
Protect Riparian Buffers along Martin's Creek.	Short Term	Borough Council	Planning Commission, EAC
Evaluate Need for Additional Recreation Lands	Short Term	Borough Council	Park and Recreation Committee, Planning Commission
Explore Raising Funds for Open Space Preservation	Short term	Borough Council	Open Space Committee, EAC
Create Public Access Route to Delaware River	Medium Term	Borough Council	Planning Commission, Open Space Committee, EAC
Develop Historic Preservation Plan	Medium-Term	Borough Council	
Review possibilities for future acquisitions	As feasible	Borough Council	Open Space Committee
Implement Recommendations of the Bucks County Waterfront Revitalization Plan	Long Term	Borough Council	All Committees, state and county partners

XI. Appendices

Appendix 1 - Land Use Map from Comprehensive Plan

DRAFT

Map 2 Existing Land Use



0 1,000 2,000 Feet

Prepared by: Bucks County Planning Commission, June, 2010

Tullytown Borough
Comprehensive Plan

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