

A Village Improvement Study of Plumsteadville



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Plumstead Township

Plumstead Township Board of Supervisors

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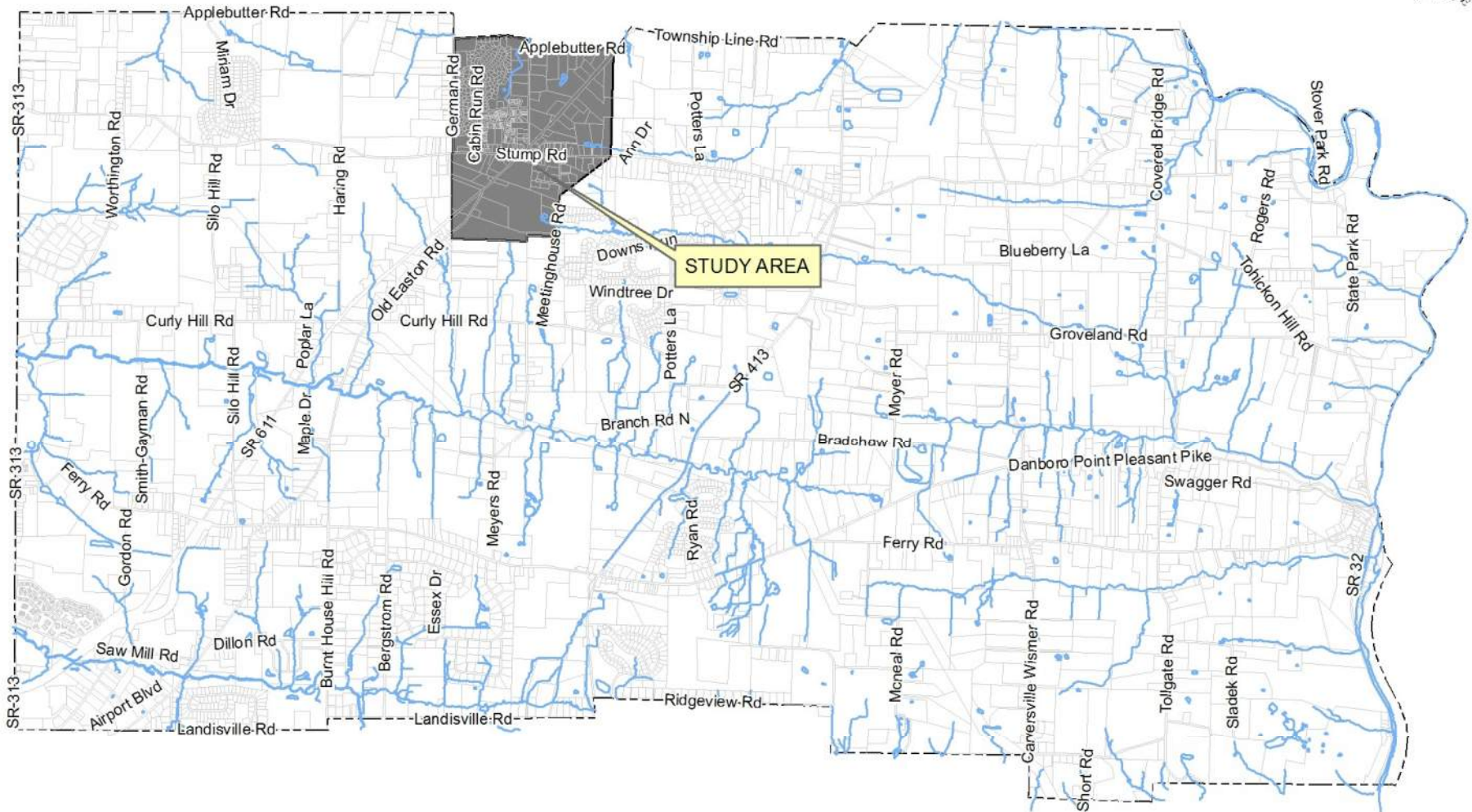
Frank Froio, Asst. Secretary/Treasurer

Presented by: Kent A. Baird, AICP, Community Planner



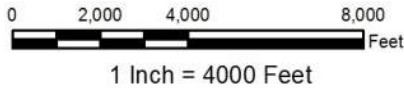
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Plumsteadville Study Area Map



LEGEND

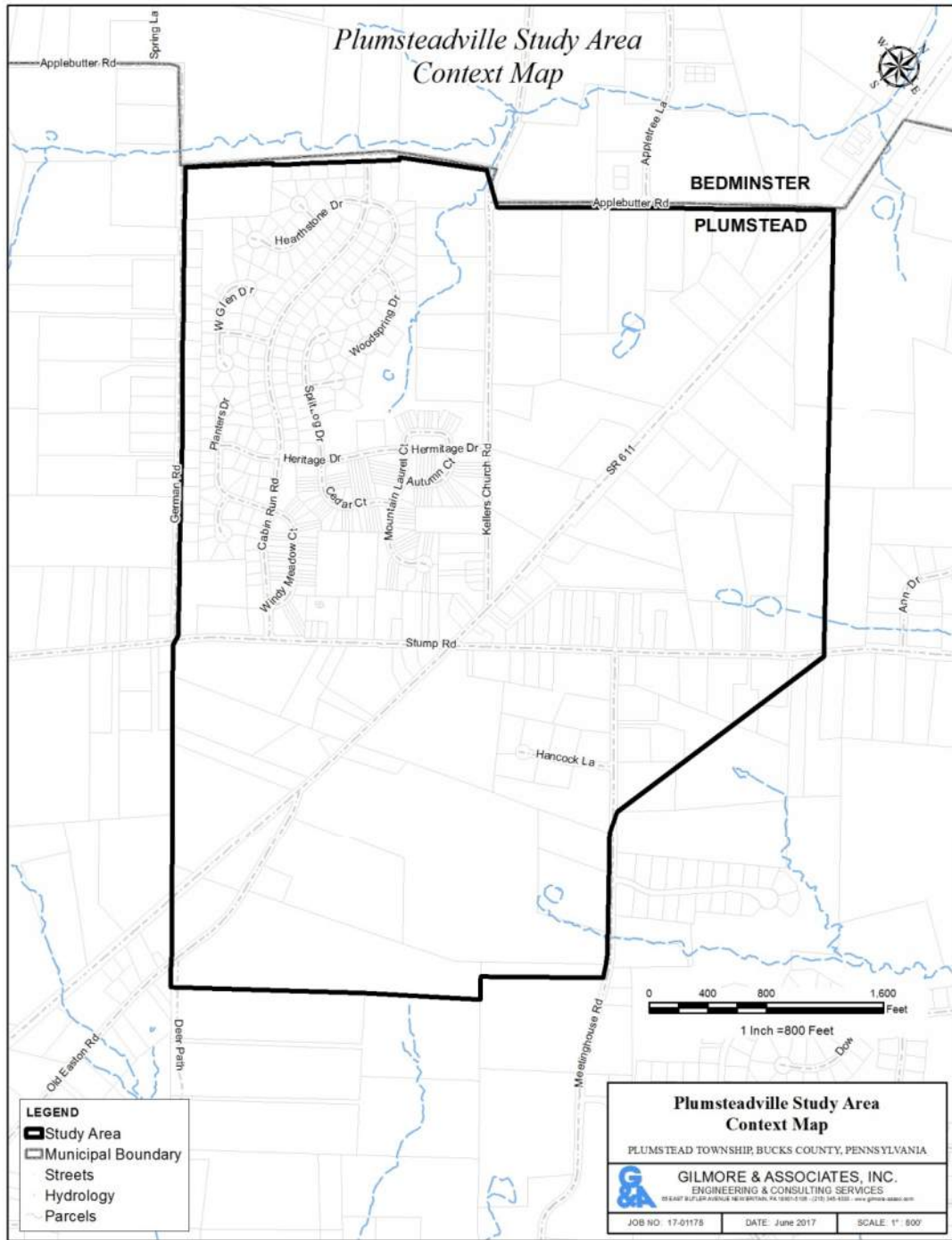
- Hydrology
- Parcels
- Township Line
- Study Area



Plumsteadville Study Area Map
 PLUMSTED TOWNSHIP, BUCKS COUNTY, PENNSYLVANIA

 **GILMORE & ASSOCIATES, INC.**
 ENGINEERING & CONSULTING SERVICES
88 EAST BUTLER AVENUE NEW BRITAIN, PA 18021-6106 • (215) 543-4330 • www.gilmore2000.com

JOB NO: 17-01178	DATE: June 2017	SCALE: 1" = 4000'
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Study Area Boundaries

Applebutter Road
German Road
Meetinghouse Road
& overland to Rt. 611

Study Area Zoning

RO Rural Residential

R1 Rural Residential

R2 Residential

R4 Residential

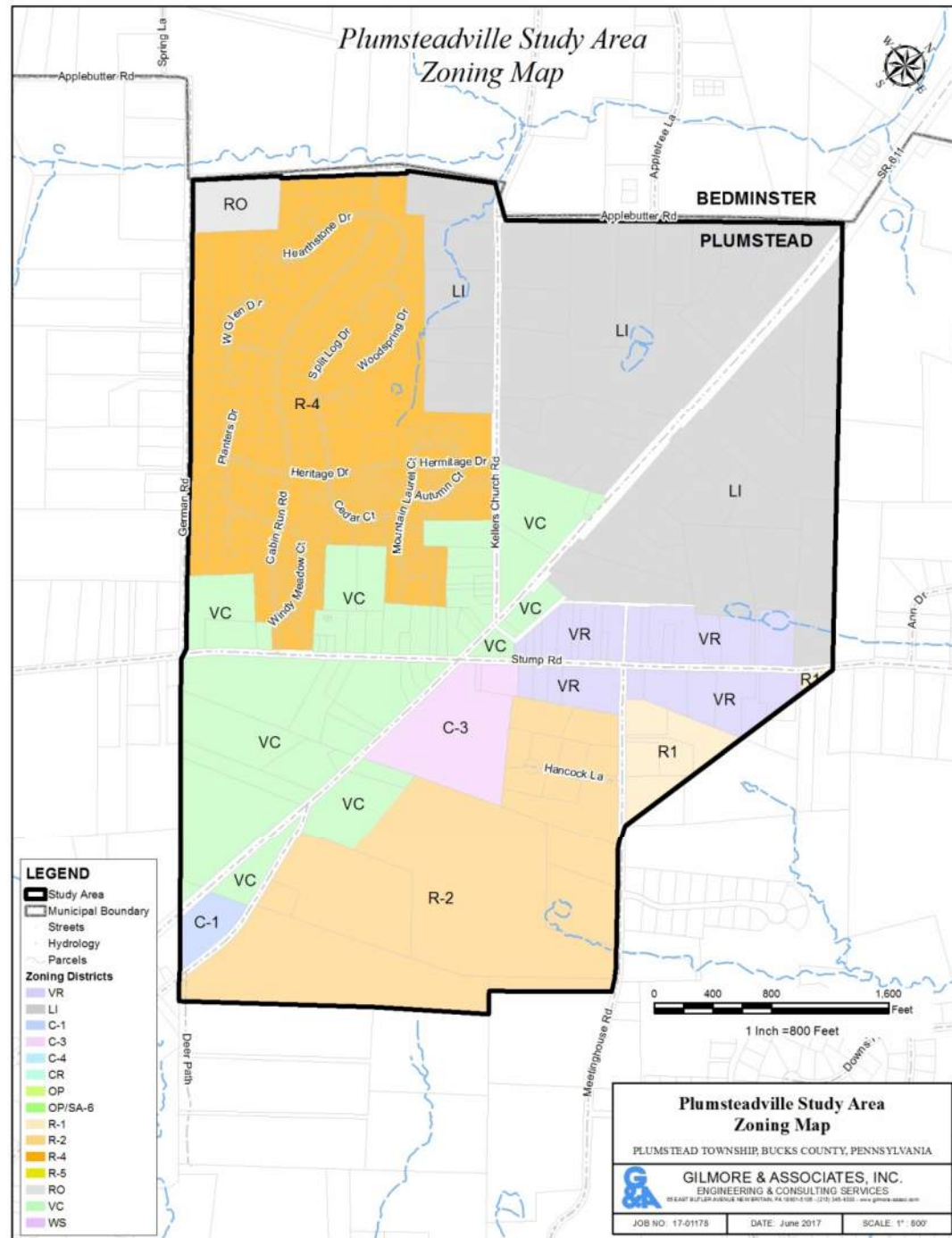
C1 Neighborhood Commercial

C3 Planning Shopping Center

VC Village Center

VR Village Residential

LI Light Industrial



Support for the Study

- Bucks County Comprehensive Plan
- Bucks County Bike Plan
- Bucks County Greenway Plan
- Plumstead Township Comprehensive Plan
- Plumstead Township Zoning & SALDO
- Plumstead Township Open Space Plan
- Plumstead Township Trail Plan
- Plumsteadville Village Ad Hoc Committee
- Plumsteadville Sidewalk Vignettes
- Plumsteadville Traffic Studies
- Plumsteadville Connector Road Study



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Goals of the Study

- Assess the Town Center Zoning
- Expand Walkability
- Examine Infill Potential
- Identify New Visual Cohesion
- Identify Location of a Village Green
- Next Steps



Defining a Village

- Historic use and transportation
- Tight spaces between buildings
- Narrow streets and alleys
- Varied architecture
- Civic spaces, public parks and artwork
- Patchwork parking, on-street parking



Defining a Village

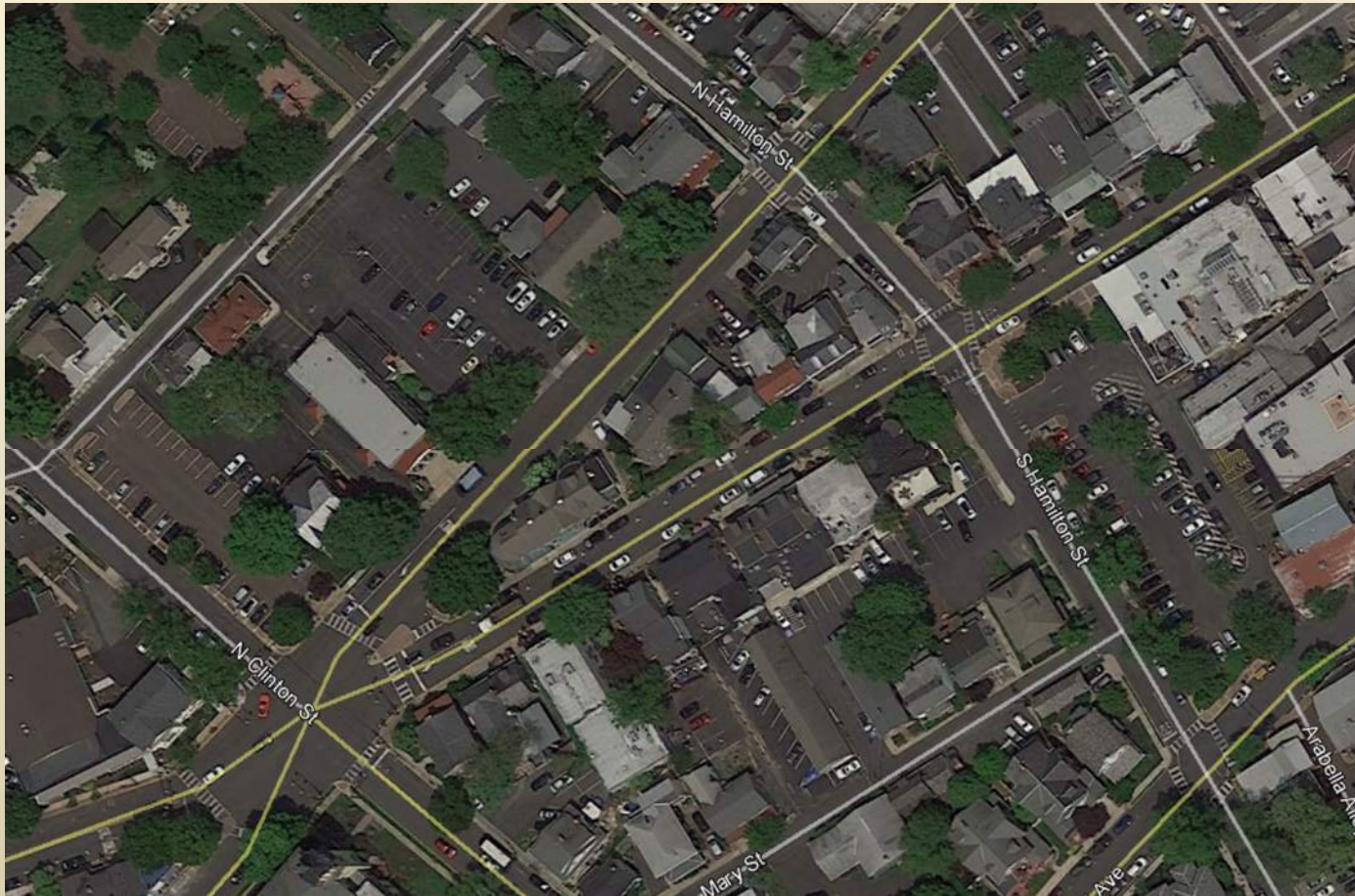


Not Just Front Porches and Higher Density



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Defining a Village

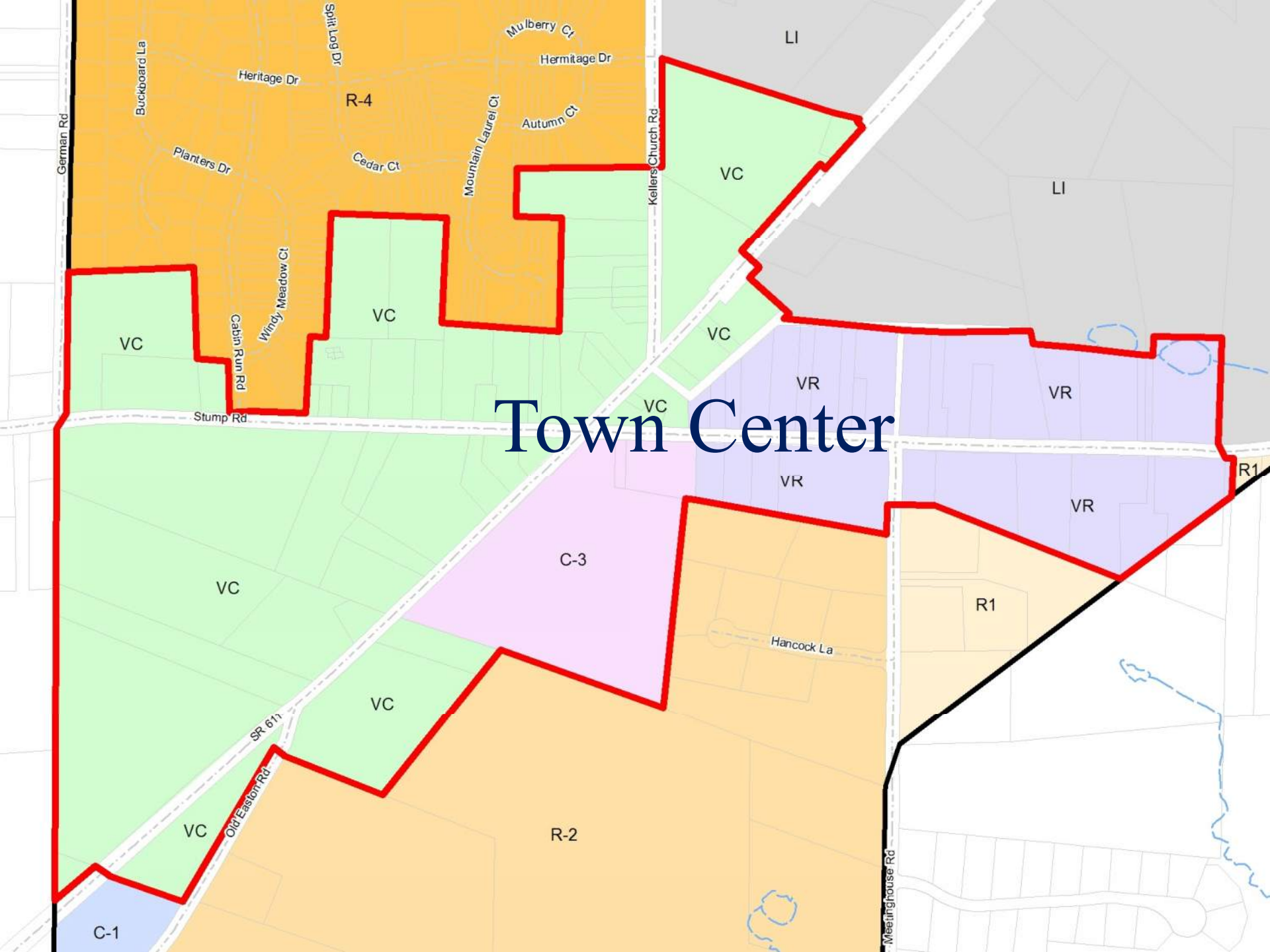


Quality of the Density Matters More

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Town Center



Existing Conditions



Well maintained buildings

Existing Conditions

MEETINGHOUSE RD

SR 1010
50

SPEED
LIMIT
40

No sidewalks, buffers or lighting

Existing Conditions

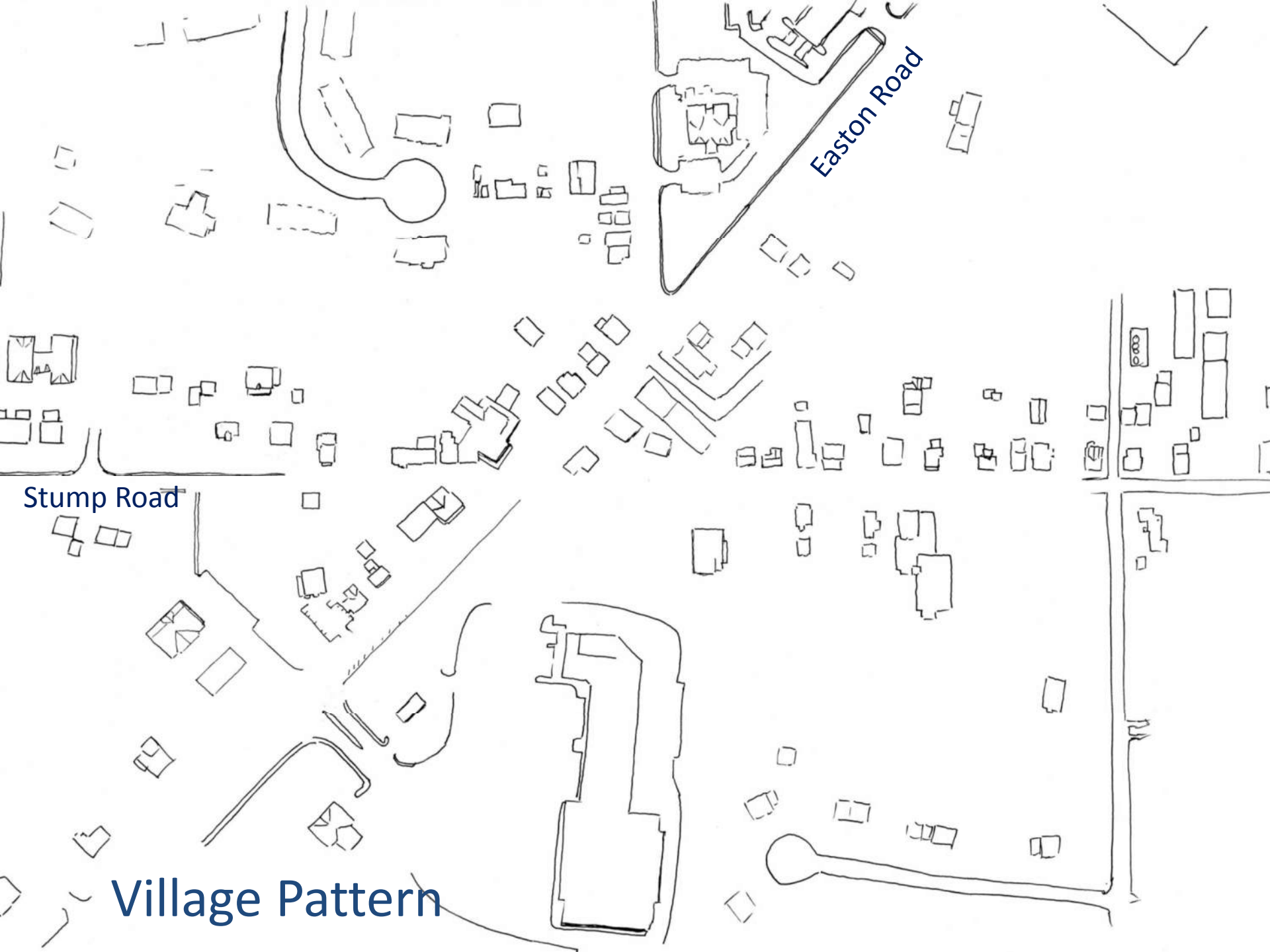


Large spaces between buildings

Existing Conditions



Challenging crossings



Easton Road

Stump Road

Village Pattern

Existing Conditions

- Separated Uses
- Large Gaps between Buildings
- Low Density Commercial
- Few Residential Units in TC
- No public spaces
- Sporadic sidewalk development
- Challenging crossings
- Unbalanced streetscape

“A Village in Progress”





KISSNET

ARTS & CRAFTS

perceptions

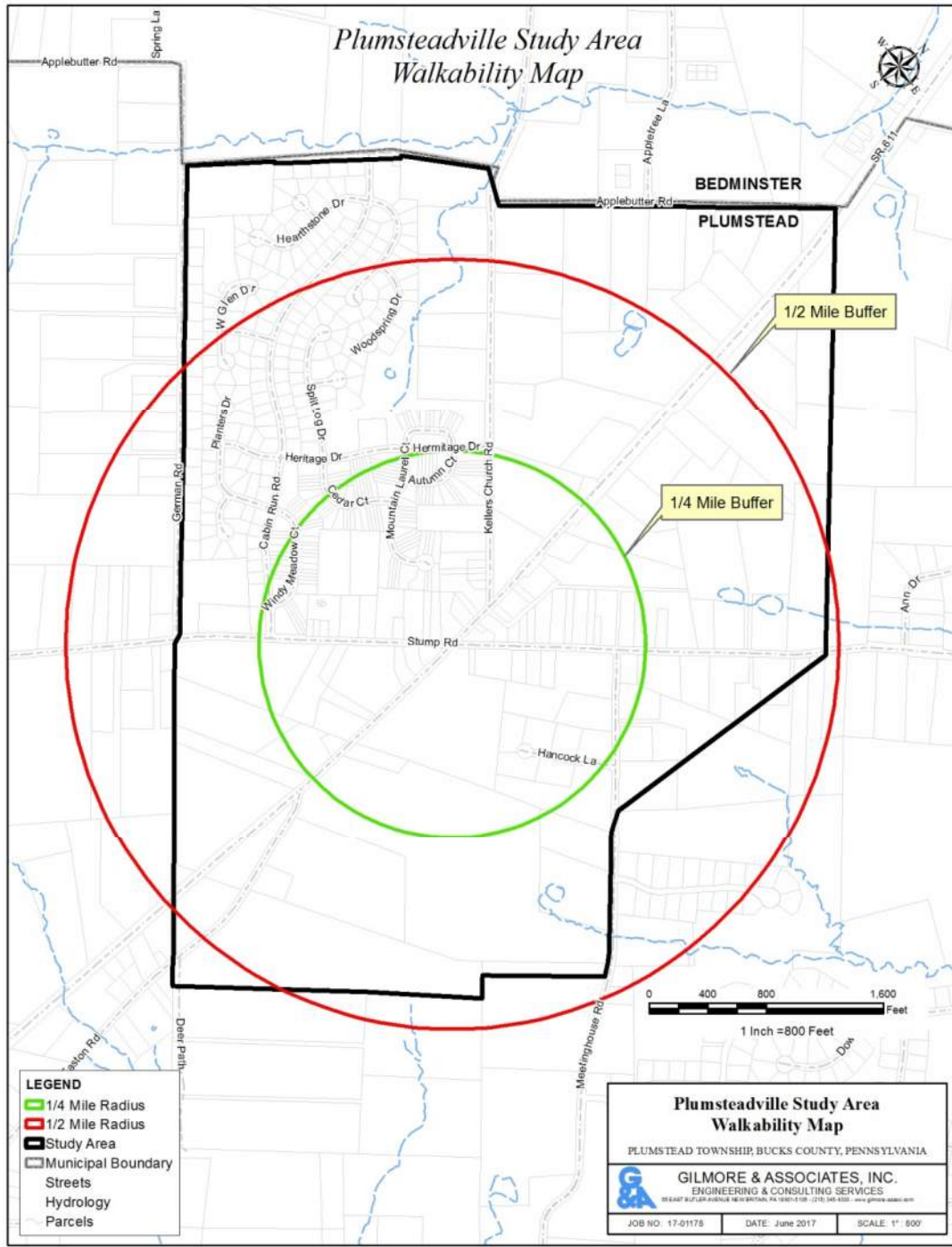
CHRISTINA GALLEY
FINE ART



**DAHLONEGA
GOLD MUSEUM**

Old Lumpkin
County Courthouse
1836





Study Area Walkability

Good News: Town Center collection of zoning fits within the ¼ mile walking radius and nearly all of Cabin Run fits within ½ mile walking radius.

Walkability “Easy Fixes”



Plumsteadville



Kettle Kitchen: Multi-textured sidewalks

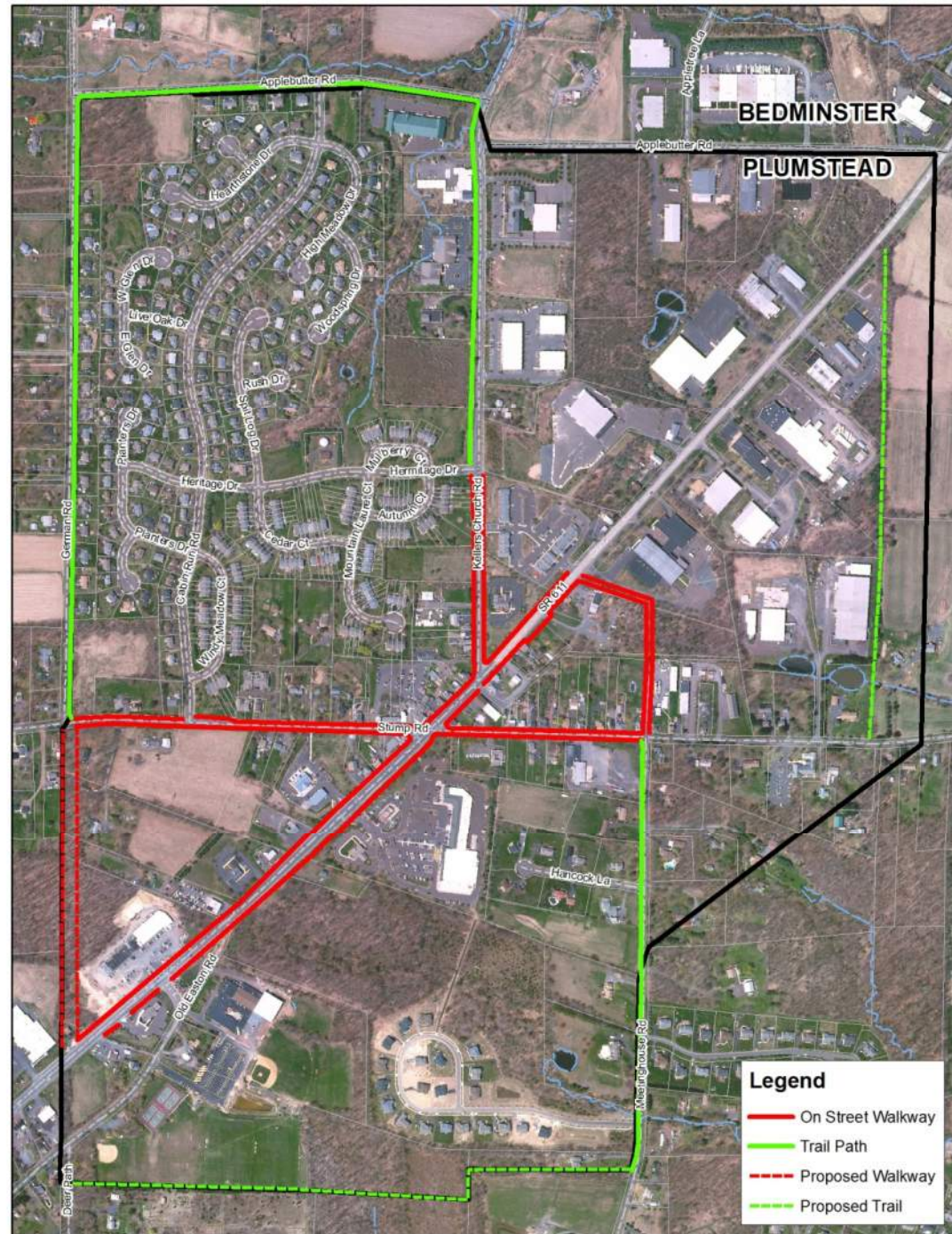


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Study Area Walkability

New routes are possible:

- Cabin Run 2 Mile Loop
 - Deer Path Trail
- Rt. 611 Bicycle By-Pass
- German Road Connector
- Completed Sidewalks

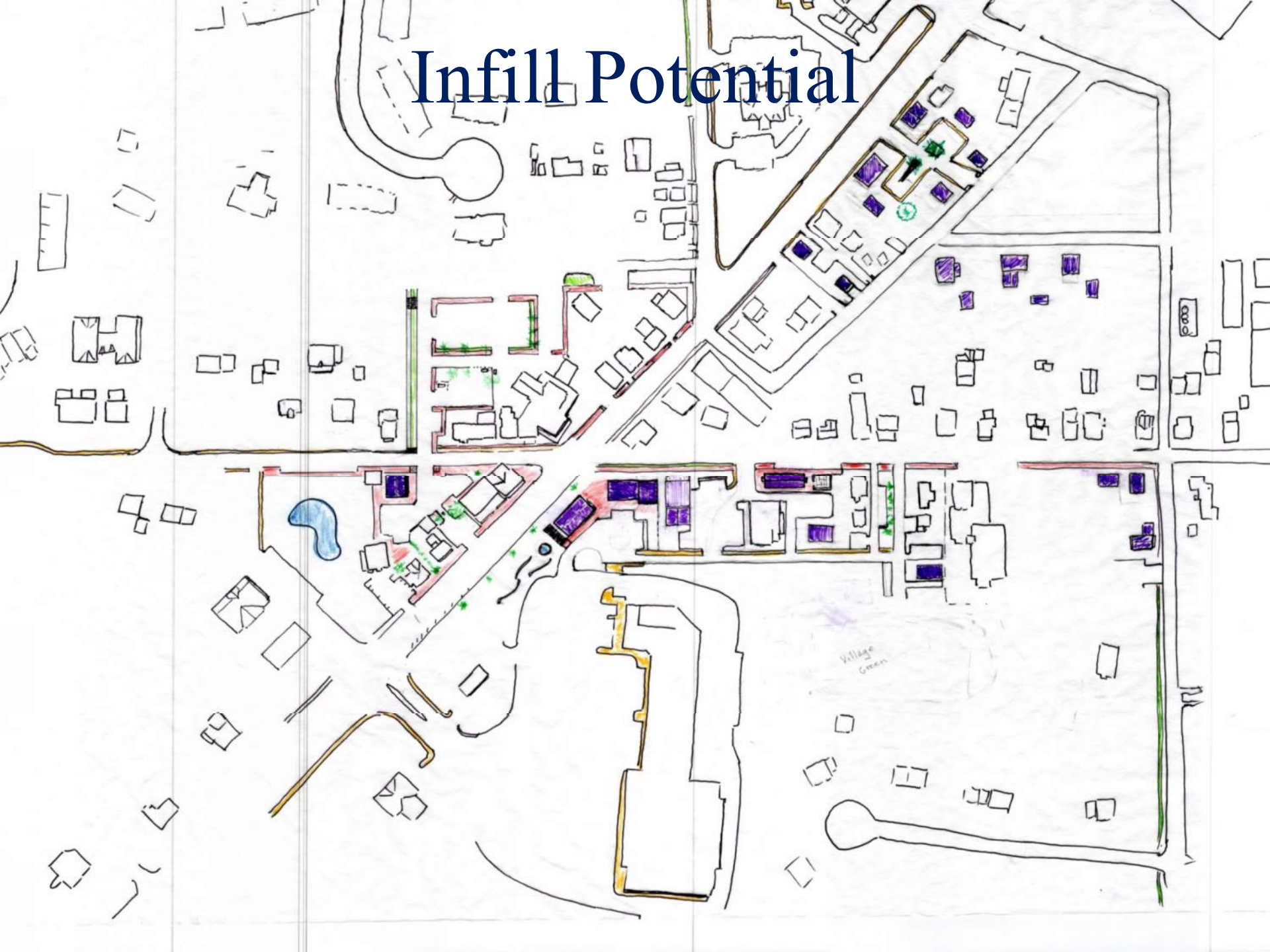


Infill Potential

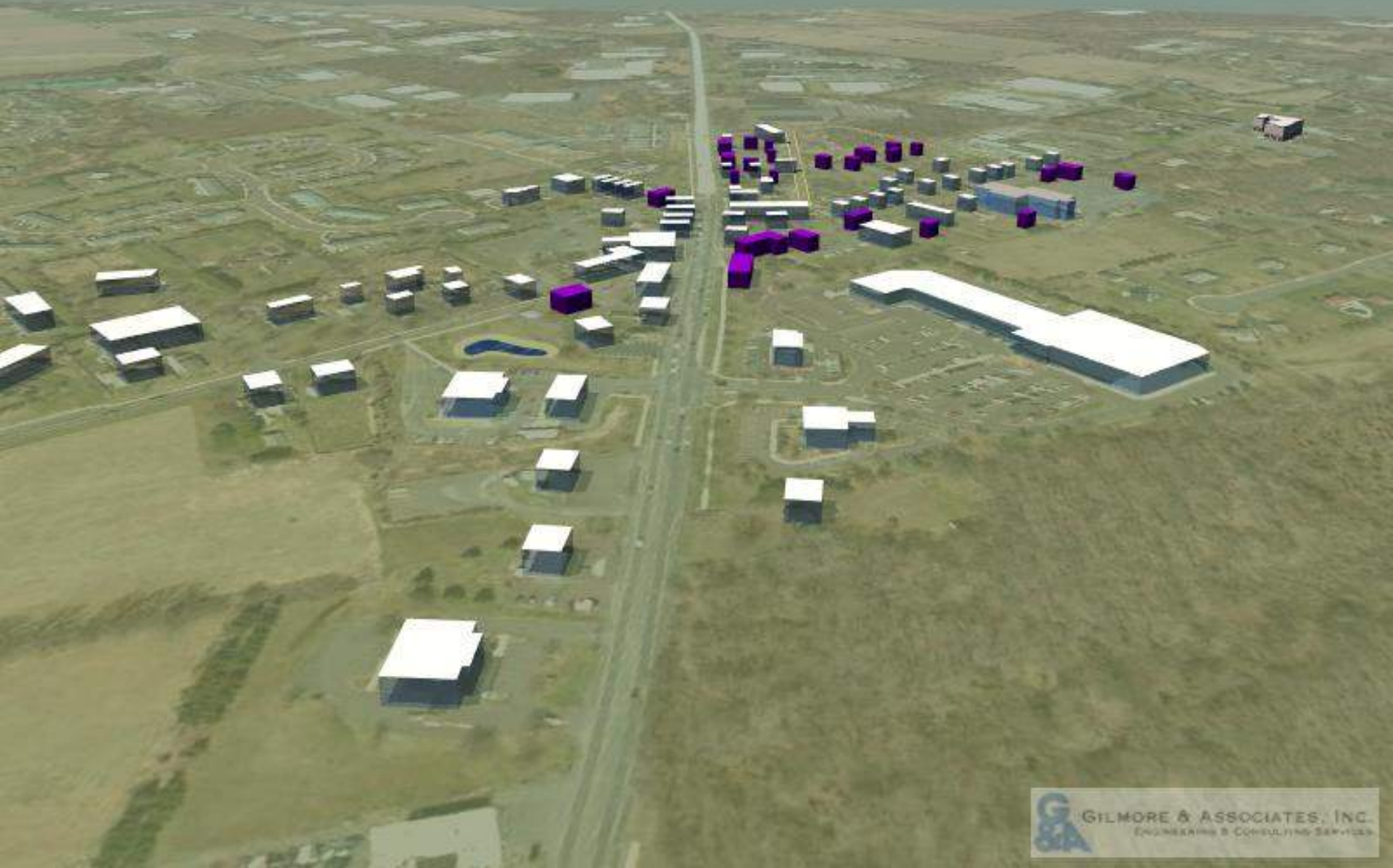


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Infill Potential



Infill Potential



Infill Potential

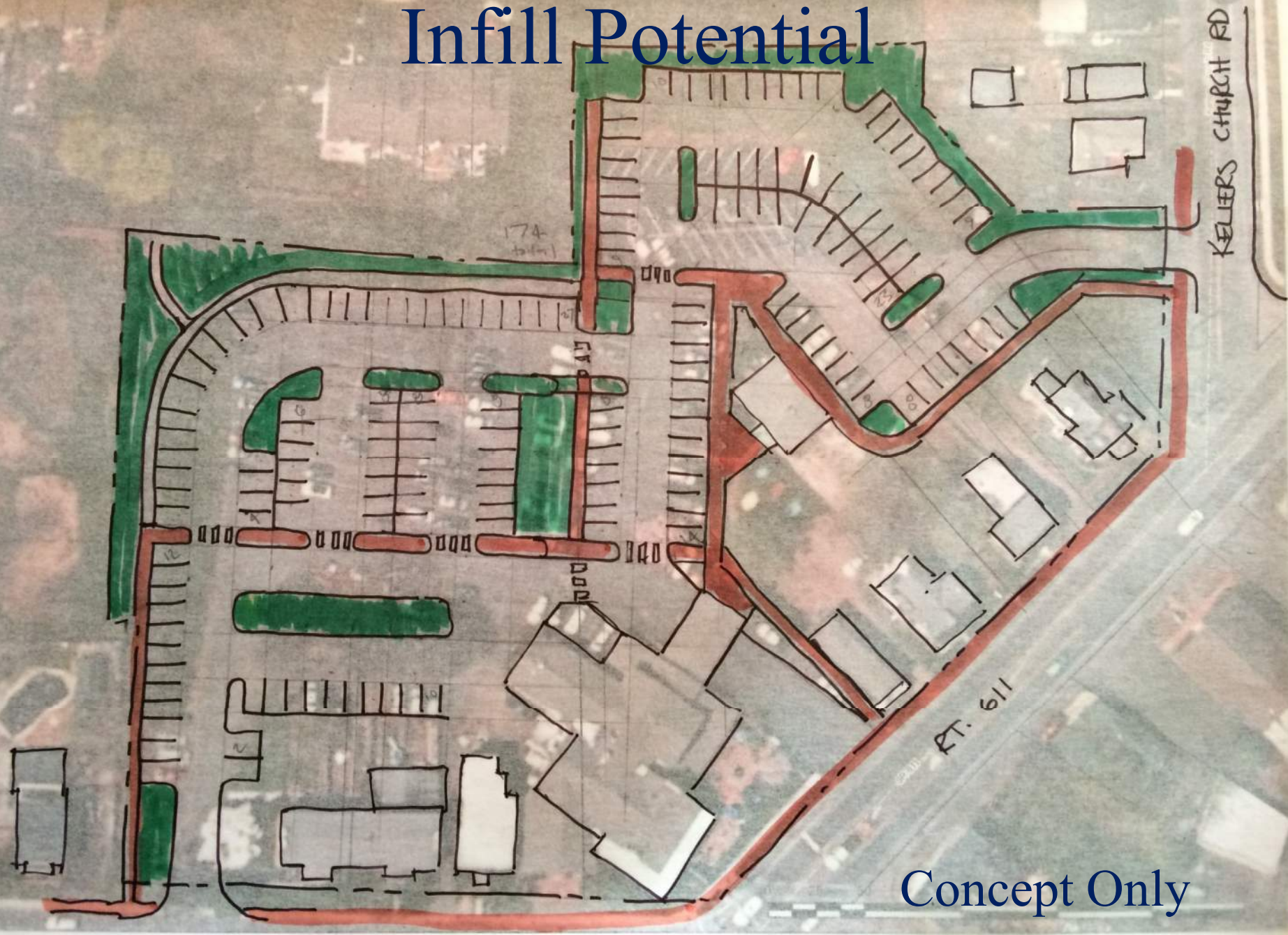


Infill Potential



Concept Only

Infill Potential



Concept Only

Visual Cohesion



Visual Cohesion



Meadow

Stump Rd

Hancock La

Village Green



Findings

- Water/sewer limits some improvements
- Town Center needs and can absorb change
- Walkshed distances are good and new routes possible
- Infill possibilities exist with much private property owner involvement
- Visual cohesion: lighting, sidewalks, signage and streetscape balancing
- Village Green opportunity exists



Next Steps

- Prioritize Improvements
- Intersections are Critical
- Sidewalks and On-Street Parking
- Private Partnerships
- Double Frontage
- Internal walkways and shared parking
- Grant Funding-Multimodal, CDBG, TCDI



Estimates Prepared for Grants

- Intersections
- Sidewalks
- Paper Street, Alley and Extension



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Thank You



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