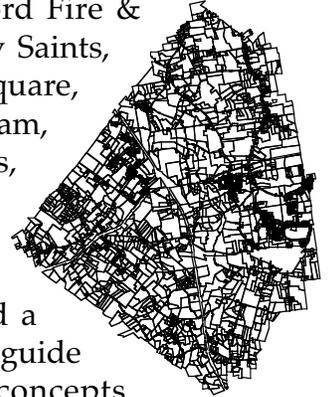


Where Are We Now?



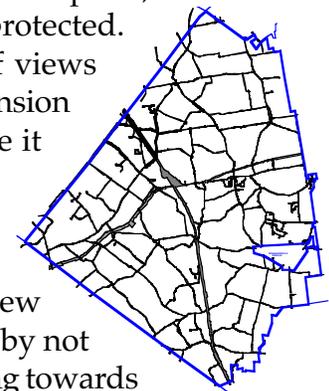
There is no denying that great change is taking place in Milford Township. In the past decade we've seen the construction of the Milford Industrial Commons, Upper Bucks Nursing Home, East Swamp Mennonite church expansion, Econolodge Motel, St. John's Lutheran addition, Artistic Glass Products expansion, LifeSpan Day Care Center, Quakertown Methodist Church, EQPP Emergency Housing, Swamp Mennonite church expansion, Milford Fire & Ambulance sub-station, Amoco Split Second, Church of the Latter Day Saints, Faraco's Pizza, Renewal Drug & Alcohol Rehab, sidewalks in Milford Square, INSACO expansion as well as hundreds of dwellings including Willow Stream, Milford Square Estates, Valley View, Woodview, Deerpath, Franklin Acres, Stonehedge, Oak Run, Tollgate Landing, Hillcrest Hunt, Milford Glen and Spinnerstown Crossing.



Where Are We Going?



Many fear that this growth is a disease that will destroy our community. But Milford has followed a strong planning program for a quarter of a century to guide growth and protect natural resources. Two major concepts underlying our planning; the Development District and Natural Resource Protection through Performance Zoning. The Development District concept is most simply the allowance of higher density development in areas, sized according to population and growth projections, that are serviced by infrastructure (sewer, water and roads). Adjoining the development district are reserve areas and resource protection areas that are intended to remain with low intensity development due to environmental sensitivity. Development districts that will accommodate anticipated growth allows greater restriction in the resource protection areas. In all zones, proposed development must undergo site capacity calculations that take into account environmental features (floodplain, wetland, forests, steep slopes). In this way, environmental resources can be protected. Now increased emphasis is being placed on design that takes advantage of views and consolidates fragments of "open space" into useful or usable areas and detention basins are being designed as "bio-filters" to clean storm water run-off before it enters our streams.



How Are We Going To Get There?



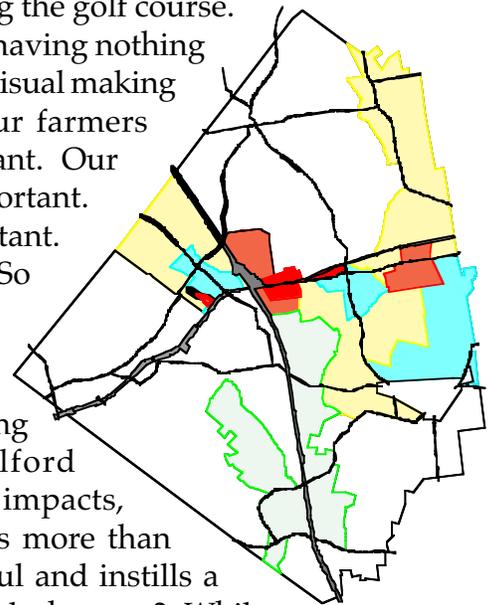
With development comes additional traffic which can make our travel slower and more frustrating if improvements are not made to our highways. Each new development is expected to bear the cost of it's impact by not only building well-designed access, but by also contributing towards road improvements. Development has funded bridge replacement, road reconstruction, repaving, traffic signal, turning lanes, and engineering. In this way, taxpayers' investment in the existing roads is recognized and protected. One area undergoing significant change is the Turnpike Interchange. With completion of new tollbooths, plans are to widen Route 663 in 1999 to five lanes from the Turnpike through Weiss Road. These plans include a 110 car commuter parking lot. Eastbound traffic will no longer have to make a left into the turnpike after installation of a reverse jughandle that will enable this traffic to make a right (opposite AM Dr) and loop around the park & ride to enter the Turnpike straight through the traffic signal. The widening of Rt. 663 will include a center left turn lane. Development activity will install a road parallel to 663 behind the Rodeway Inn and Union National Bank to take traffic to the signal at Weiss Rd. Similar interconnections and access control on the south side of 663 will eliminate the need for left turns exiting onto Rt. 633 thereby protecting its safety and capacity.



How Will It Look?

Open space can mean different things to different people. It can be a place to play basketball in a public park, a breath-taking view of private property, a wildlife corridor along a stream or deed restricted farm fields. In all cases, land development can eliminate open space.

Recognizing this, Milford formed an OpenSpace Advisory Committee to develop a plan to retain open space. This plan will identify criteria for the selection of sites, priorities for site selection, various means to retain open space, and appropriate uses of open space. With the passage of a referendum in the November 1997 election, funds will be available from both Township and County sources for open space. But recognizing voters' sensitivity towards tax increases for any purpose, Milford is placing great emphasis on keeping open space through no-cost and low-cost methods. Our current program, which is the result of land use planning that yields open space, must be strengthened through encouragement of voluntary conservation easements and land donations, riparian buffer areas, agricultural security areas, coordination with conservancies, acquisition of development rights, as well as outright purchase of land. Not to be overlooked is the importance of design. Having fragments of left-over land that is hard to maintain and serves no useful purpose may increase the acreage of "open space", but does not provide any value. For this reason, Milford has engaged the services of the Natural Lands Trust and the Bucks County Planning Commission to incorporate conservation planning into our land use regulations. These concepts induce land developers to start the design process by recognizing conservation lands, locating housing sites oriented towards the open space, and then drawing lot lines... much like designing a golf course community without necessarily building the golf course. But there are also great opportunities that can be gained or lost having nothing to do with land development. Our sense of open space is largely visual making the preservation of scenic vistas important. Considering our farmers inclusion in the county's farm preservation program is important. Our character derives from history making historic structures important. The continuity of woodlands and wildlife corridors is also important. All of these orientations require cooperation and private effort. So the process must be flexible and evolve as our situation changes.



How Will We Change?

Change! Will it be good or bad? Will it destroy our character or bring new opportunities? While Milford requires development to pay for its impacts, retaining the values of our past requires more than money. What makes our township beautiful and instills a sense of community? How can we remain a people that care? While most people assume that firemen will come to extinguish the flames, far less consider that this is a volunteer activity threatened by the demands of fund raising added to training and drills and emergency response. Many avoid joining scouts, sports, 4-H and service clubs fearing additional responsibility and claiming too little time. But others make the time to do what would otherwise remain undone, to see that possibilities become reality. And soon they find that using their vision and will makes life fuller and more meaningful.