



Route 202 Corridor – Trail Feasibility Study

Solebury Township – Staff Presentation

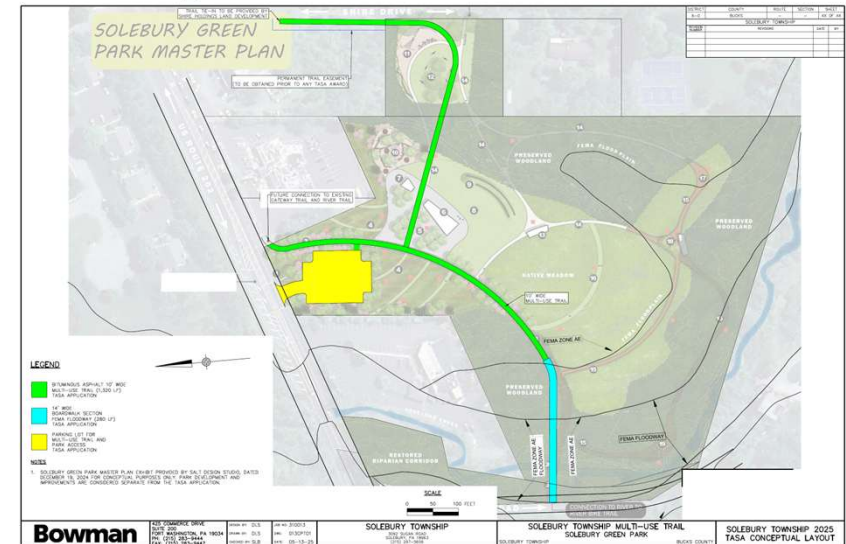
June 11, 2026

Bowman

Purpose of the Trail Feasibility Study

The main objectives of the feasibility study include:

- A detailed study of potential alignments that would connect the Gateway Trail from Kitchens Lane to Solebury Green Park, a 13-acre parcel owned by Solebury Township, and the connection between the 202 Property and the existing Aquetong Park trail. Integrate transportation and recreation planning in our evaluation.
- Develop design solutions for incorporating multi-use trail facilities within the constraints of the corridor's suburban and rural environments.
- Collaborating with key project partners, including Solebury Township Trail Committee, Solebury Township Parks and Recreation, Township PC, BOS, and staff and other stakeholders.
- Facilitating discussion and gathering feedback through engagement with a trail feasibility steering committee through presentations and meetings.



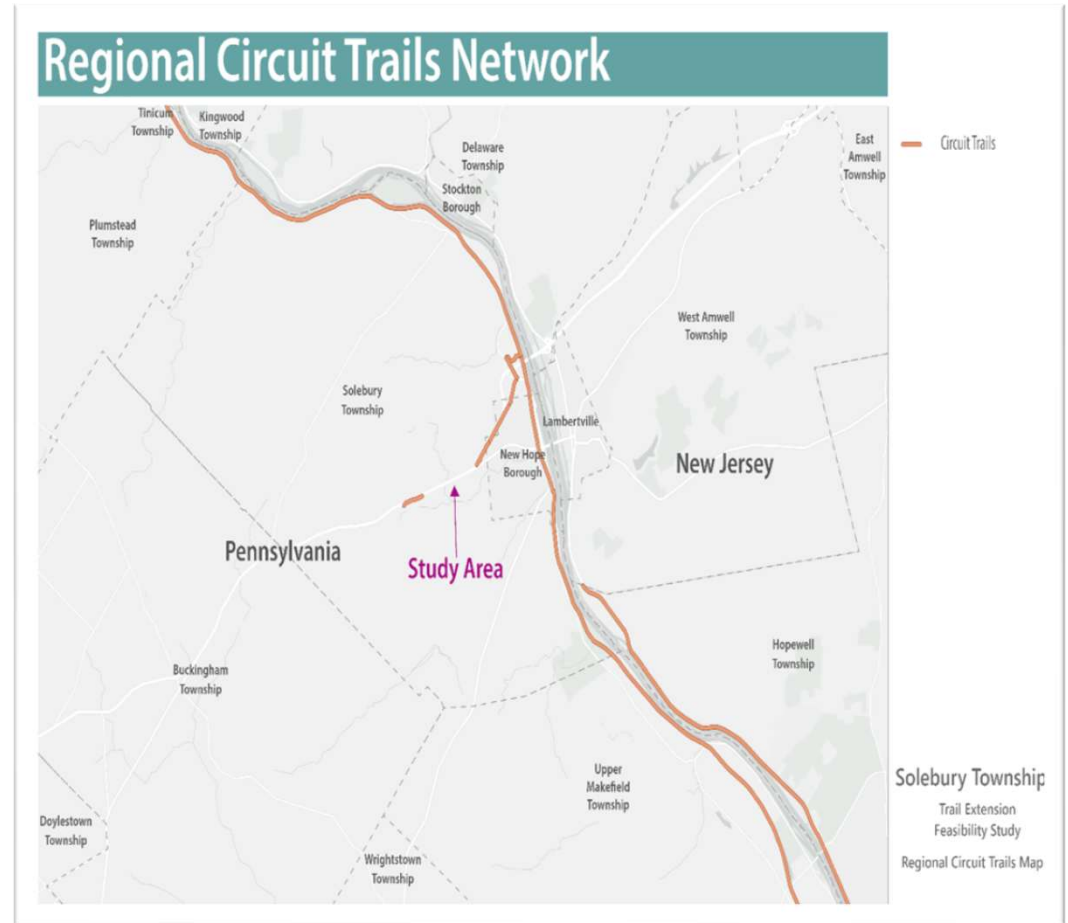
Solebury Township Regional Trails Program – Key Points & Facts

- Evaluated four potential alignments (A1, A2, B, and C), including options on both the north and south sides of Route 202.
- US 202 carries approximately 16,518 vehicle trips per day in this corridor, with posted speed limits of 45–50 mph, with as many as five lanes in some locations, creating a significant barrier for pedestrians and cyclists, with limited pedestrian options along a high-speed corridor
- Parcels acquisition and/or easement under each alignment scenario (potentially 16–21 parcels).
- A planned roundabout at US 202/Route 179/Kitchens Lane is in Preliminary Engineering, expected to include pedestrian/bike improvements.
- The Township Board of Supervisors highlighted “an ongoing focus on trails.” And local surveys consistently show strong support for more off-road trails.

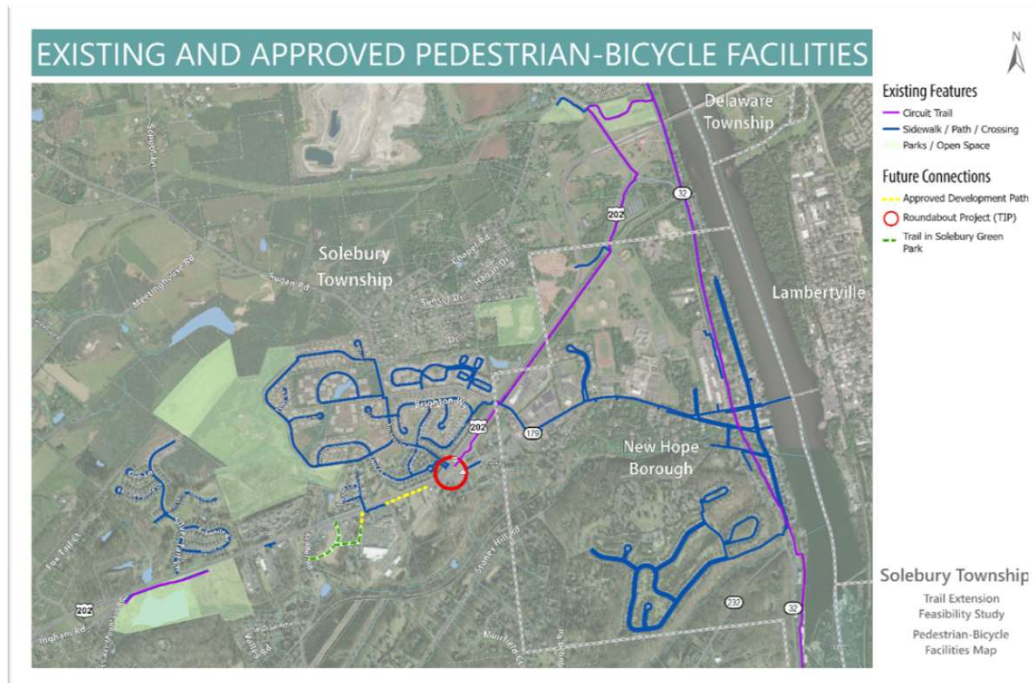


Solebury Township Regional Trails Program – Circuit Trail Connection

- Circuit Trails refers to a network of multi-use trails spanning the greater Philadelphia region, providing connections to jobs, communities, parks, waterways, and other destinations.
- The existing Circuit Trails network is over 390 miles in length, while more than 400 additional miles of trail are envisioned.
- This study examines potential alignments for a new Circuit Trail segment linking existing segments until it meets the D&L Trail, which is also a Circuit Trail.
- The D&L Trail parallels the Delaware River, reaching the Lehigh Valley to the north and Bristol Borough, Bucks County, to the south, connecting along the route to other Circuit Trail segments including the D&R Canal Towpath North in Ewing Township, New Jersey and the Newtown-Scudder Falls Trail in Lower Makefield Township, Bucks County.



Trail Feasibility Study



- Evaluation of trail alignments to include consideration of side paths and on-road facilities to provide a connection between the southern terminus of the planned Solebury Gateway Trail at the intersection of Route 202 and Route 179 (proposed future roundabout) the northern trailhead of Aquetong Park Trail.
- Other considerations and connections to evaluate for other alignment options that will be explored to provide a feasible, safe, and convenient trail connection.
- Providing a combination of on-road and off-road multi-use trails along the SR 0202 corridor could likely utilize existing open space parcels, property owned and maintained by homeowner associations, utility easement areas, as well as existing infrastructure within private properties.

Trail Feasibility Study – Four (4) Alignments

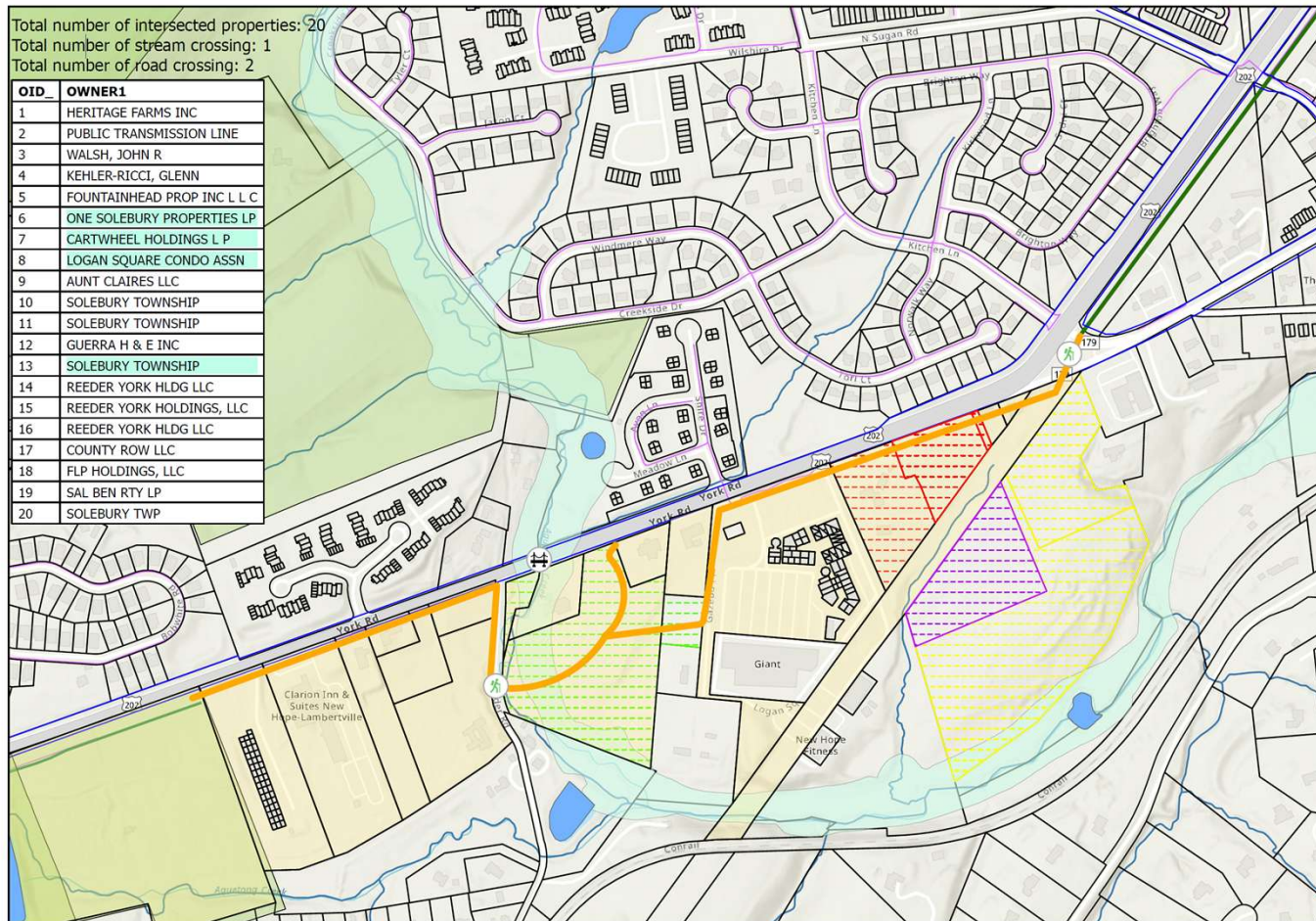
Four (4) Alignments being considered:

1. Alignment A: Entirely on the south side of US 202 with connection via proposed trail through Solebury Green Park
2. Alignment A1: Entirely on the south side of US 202 with a separate trail within Solebury Green Park
3. Alignment B: begins on northwest side of US 202 from PA 179 to Shire Drive, then crosses to the southeast side.
4. Alignment C: Explores options on the south side of US 202 but set back farther from the corridor, within utility easements, Township land, and private property.

TRAIL EXTENSION FEASIBILITY STUDY OPTION A

Total number of intersected properties: 20
Total number of stream crossing: 1
Total number of road crossing: 2

OID	OWNER1
1	HERITAGE FARMS INC
2	PUBLIC TRANSMISSION LINE
3	WALSH, JOHN R
4	KEHLER-RICCI, GLENN
5	FOUNTAINHEAD PROP INC L L C
6	ONE SOLEBURY PROPERTIES LP
7	CARTWHEEL HOLDINGS L P
8	LOGAN SQUARE CONDO ASSN
9	AUNT CLAIRE'S LLC
10	SOLEBURY TOWNSHIP
11	SOLEBURY TOWNSHIP
12	GUERRA H & E INC
13	SOLEBURY TOWNSHIP
14	REEDER YORK HLDG LLC
15	REEDER YORK HOLDINGS, LLC
16	REEDER YORK HLDG LLC
17	COUNTY ROW LLC
18	FLP HOLDINGS, LLC
19	SAL BEN RTY LP
20	SOLEBURY TWP



Legend

- ▬ Proposed Age-Restricted Community
- ▬ Approved Assisted Living and Medical Office
- ▬ Proposed Open Space
- ▬ Solebury Green Park
- ▬ Township Parks
- ▬ FEMA Flood Plains
- ▬ Solebury Ponds
- ▬ Intersected Properties_Option A
- ▬ ROW Line
- ▬ Aquetong Trail
- ▬ Delaware and Lehigh Walking Trail
- ▬ Solebury Twp Trail
- ▬ Bucks County Parcels
- ▬ Pedestrian Network Lines
- ▬ Streams
- ▬ Bridges
- ⊗ Trail_Crossing_A
- ▬ Solebury Green Park Trail

Solebury Township

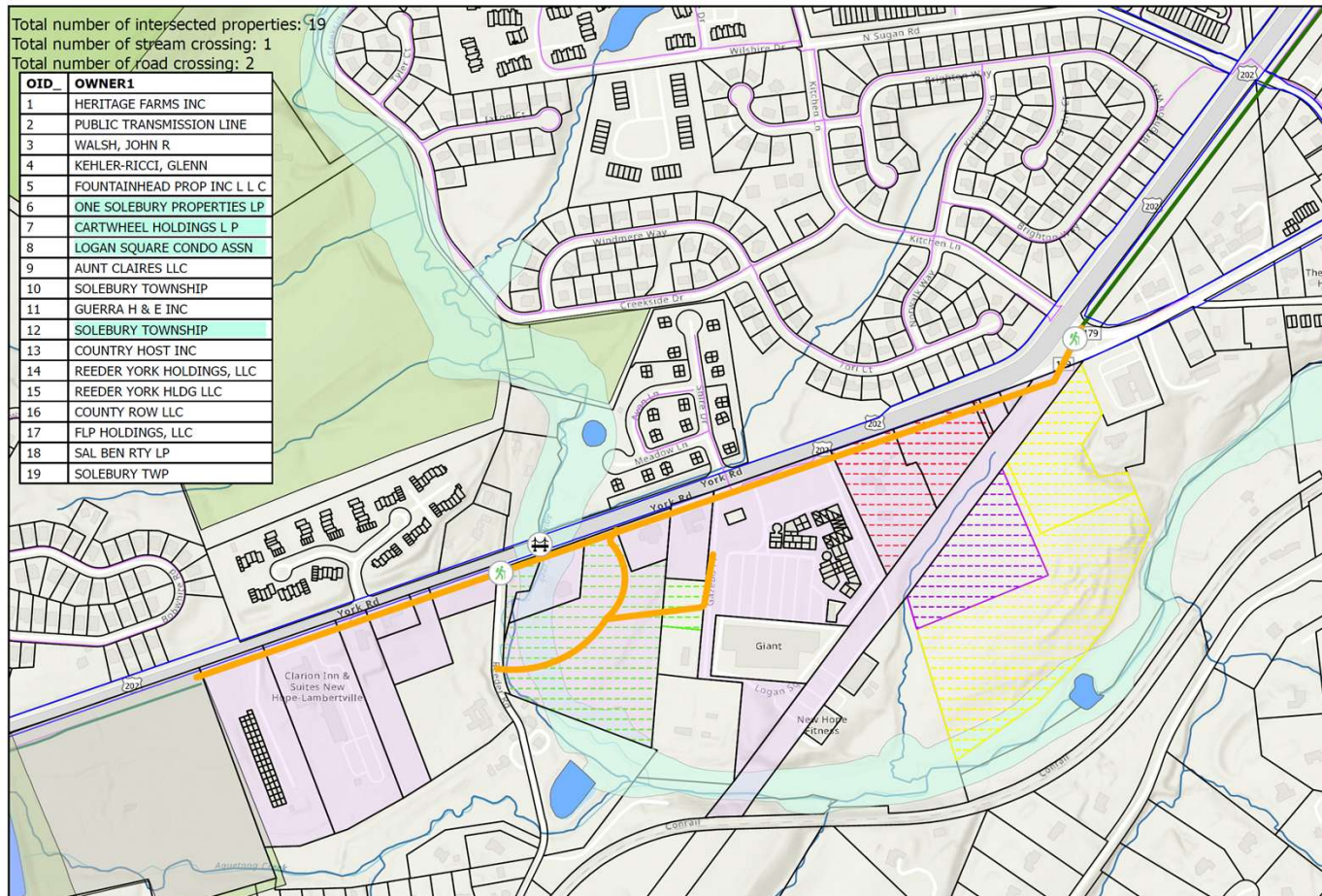
Trail Extension
Feasibility Study
Project Location Map
Regional Trails Program

Bowman

TRAIL EXTENSION FEASIBILITY STUDY OPTION A1

Total number of intersected properties: 19
Total number of stream crossing: 1
Total number of road crossing: 2

OID	OWNER1
1	HERITAGE FARMS INC
2	PUBLIC TRANSMISSION LINE
3	WALSH, JOHN R
4	KEHLER-RICCI, GLENN
5	FOUNTAINHEAD PROP INC L L C
6	ONE SOLEBURY PROPERTIES LP
7	CARTWHEEL HOLDINGS L P
8	LOGAN SQUARE CONDO ASSN
9	AUNT CLAIRE'S LLC
10	SOLEBURY TOWNSHIP
11	GUERRA H & E INC
12	SOLEBURY TOWNSHIP
13	COUNTRY HOST INC
14	REEDER YORK HOLDINGS, LLC
15	REEDER YORK HLDG LLC
16	COUNTY ROW LLC
17	FLP HOLDINGS, LLC
18	SAL BEN RTY LP
19	SOLEBURY TWP



Legend

- Proposed Age-Restricted Community
- Approved Assisted Living and Medical Office
- Proposed Open Space
- Solebury Green Park
- Township Parks
- FEMA Flood Plains
- Solebury Ponds
- Intersected Properties_Option A1
- ROW Line
- Aquetong Trail
- Delaware and Lehigh Walking Trail
- Solebury Twp Trail
- Bucks County Parcels
- Pedestrian Network Lines
- Streams
- Bridges
- Solebury Green Park Trail
- Trail_Crossing_A1

Solebury Township

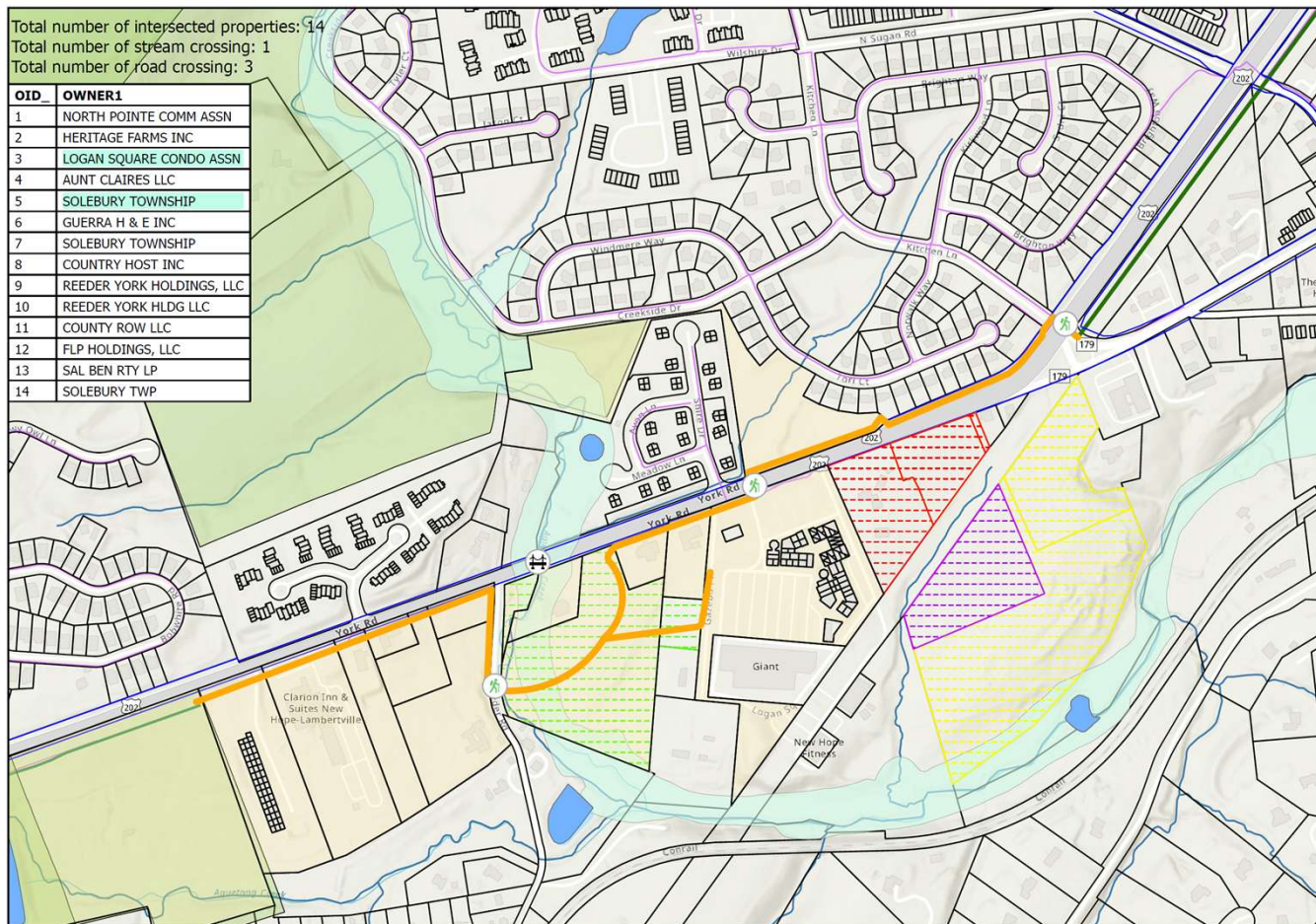
Trail Extension
Feasibility Study
Project Location Map
Regional Trails Program

Bowman

TRAIL EXTENSION FEASIBILITY STUDY OPTION B

Total number of intersected properties: 14
Total number of stream crossing: 1
Total number of road crossing: 3

OID	OWNER1
1	NORTH POINTE COMM ASSN
2	HERITAGE FARMS INC
3	LOGAN SQUARE CONDO ASSN
4	AUNT CLAIRE'S LLC
5	SOLEBURY TOWNSHIP
6	GUERRA H & E INC
7	SOLEBURY TOWNSHIP
8	COUNTRY HOST INC
9	REEDER YORK HOLDINGS, LLC
10	REEDER YORK HLDG LLC
11	COUNTY ROW LLC
12	FLP HOLDINGS, LLC
13	SAL BEN RTY LP
14	SOLEBURY TWP



Legend

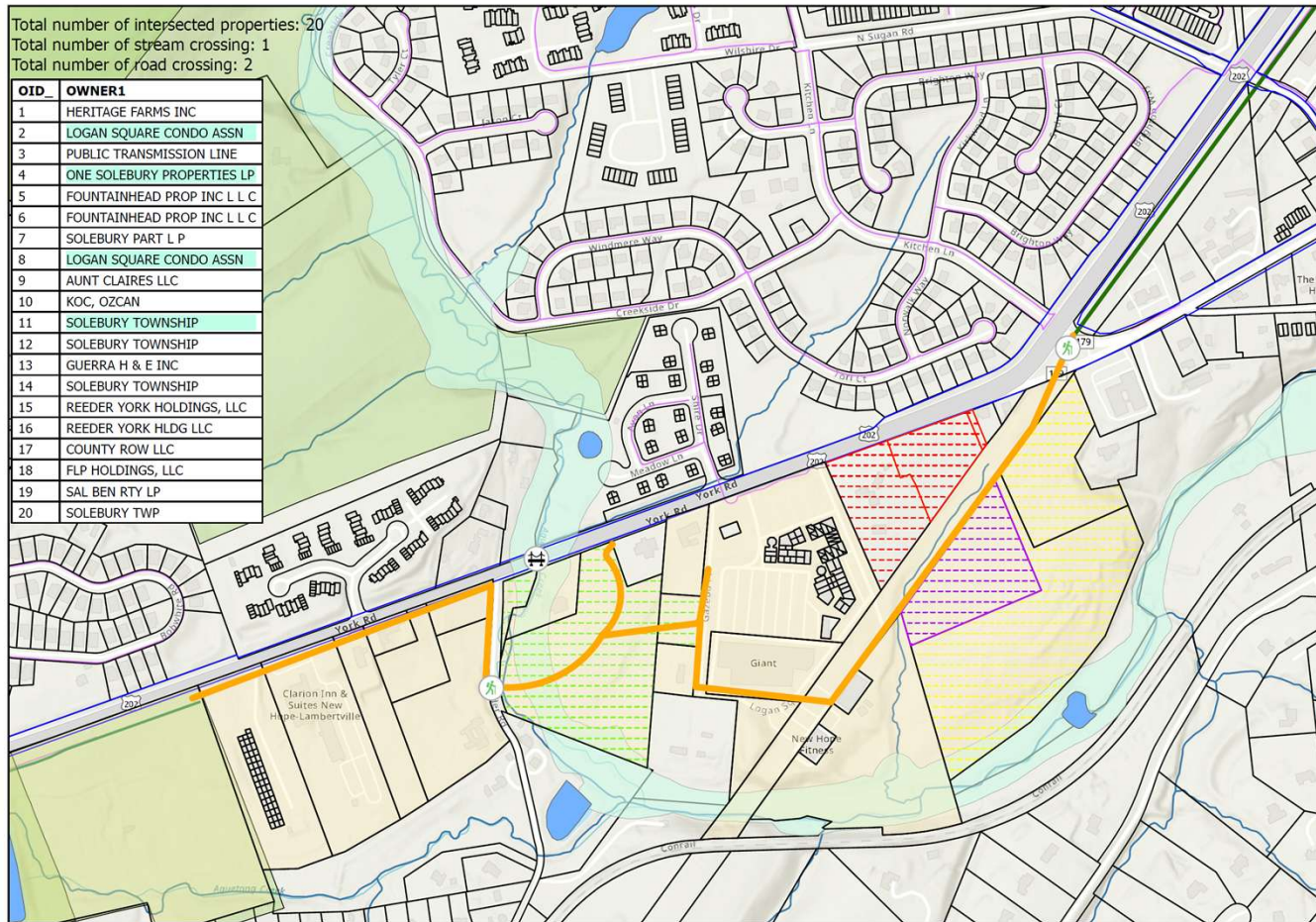
- ▬ Proposed Age-Restricted Community
- ▬ Approved Assisted Living and Medical Office
- ▬ Proposed Open Space
- ▬ Solebury Green Park
- ▬ Township Parks
- ▬ FEMA Flood Plains
- ▬ Solebury Ponds
- ▬ Intersected Properties_Option B
- ▬ ROW Line
- ▬ Aquetong Trail
- ▬ Delaware and Lehigh Walking Trail
- ▬ Solebury Twp Trail
- ▬ Bucks County Parcels
- ▬ Pedestrian Network Lines
- ▬ Streams
- ▬ Bridges
- ⊗ Trail_Crossings-B
- ▬ Solebury Green Park Trail

Solebury Township
Trail Extension
Feasibility Study
Project Location Map
Regional Trails Program

TRAIL EXTENSION FEASIBILITY STUDY OPTION C

Total number of intersected properties: 20
Total number of stream crossing: 1
Total number of road crossing: 2

OID	OWNER1
1	HERITAGE FARMS INC
2	LOGAN SQUARE CONDO ASSN
3	PUBLIC TRANSMISSION LINE
4	ONE SOLEBURY PROPERTIES LP
5	FOUNTAINHEAD PROP INC L L C
6	FOUNTAINHEAD PROP INC L L C
7	SOLEBURY PART L P
8	LOGAN SQUARE CONDO ASSN
9	AUNT CLAIRE'S LLC
10	KOC, OZCAN
11	SOLEBURY TOWNSHIP
12	SOLEBURY TOWNSHIP
13	GUERRA H & E INC
14	SOLEBURY TOWNSHIP
15	REEDER YORK HOLDINGS, LLC
16	REEDER YORK HLDG LLC
17	COUNTY ROW LLC
18	FLP HOLDINGS, LLC
19	SAL BEN RTY LP
20	SOLEBURY TWP



Legend

- ▬ Proposed Age-Restricted Community
- ▬ Approved Assisted Living and Medical Office
- ▬ Proposed Open Space
- ▬ Solebury Green Park
- ▬ Township Parks
- ▬ FEMA Flood Plains
- ▬ Solebury Ponds
- ▬ Intersected Properties_Option C
- ▬ ROW Line
- ▬ Aquetong Trail
- ▬ Delaware and Lehigh Walking Trail
- ▬ Solebury Twp Trail
- ▬ Bucks County Parcels
- ▬ Pedestrian Network Lines
- ▬ Streams
- ⬮ Bridges
- ▬ Solebury Green Park Trail
- ⊗ Trail_Crossing_C

Solebury Township

Trail Extension
Feasibility Study
Project Location Map
Regional Trails Program

Bowman

Trail Feasibility Study – Alternative Analysis

	Alignment A	Alignment A1	Alignment B	Alignment C
Properties Impacted	20	19	14	14
Public Road Crossings	2	2	3	2
Total Length	5,200 LF	4,000 LF	4,500 LF	5,400 LF
Permitting Requirements	High	High	High	Medium
Design Complexity	Low	Medium	Low	Med/High
Length of Travel Along Road	100%	85%	100%	Less than 10%
Impact of Traffic	Medium	Medium	High	Low
Quality of Serenity	Low	Low	Low	Med/High
Construction Complexity	Low	Medium	Low	Med/High

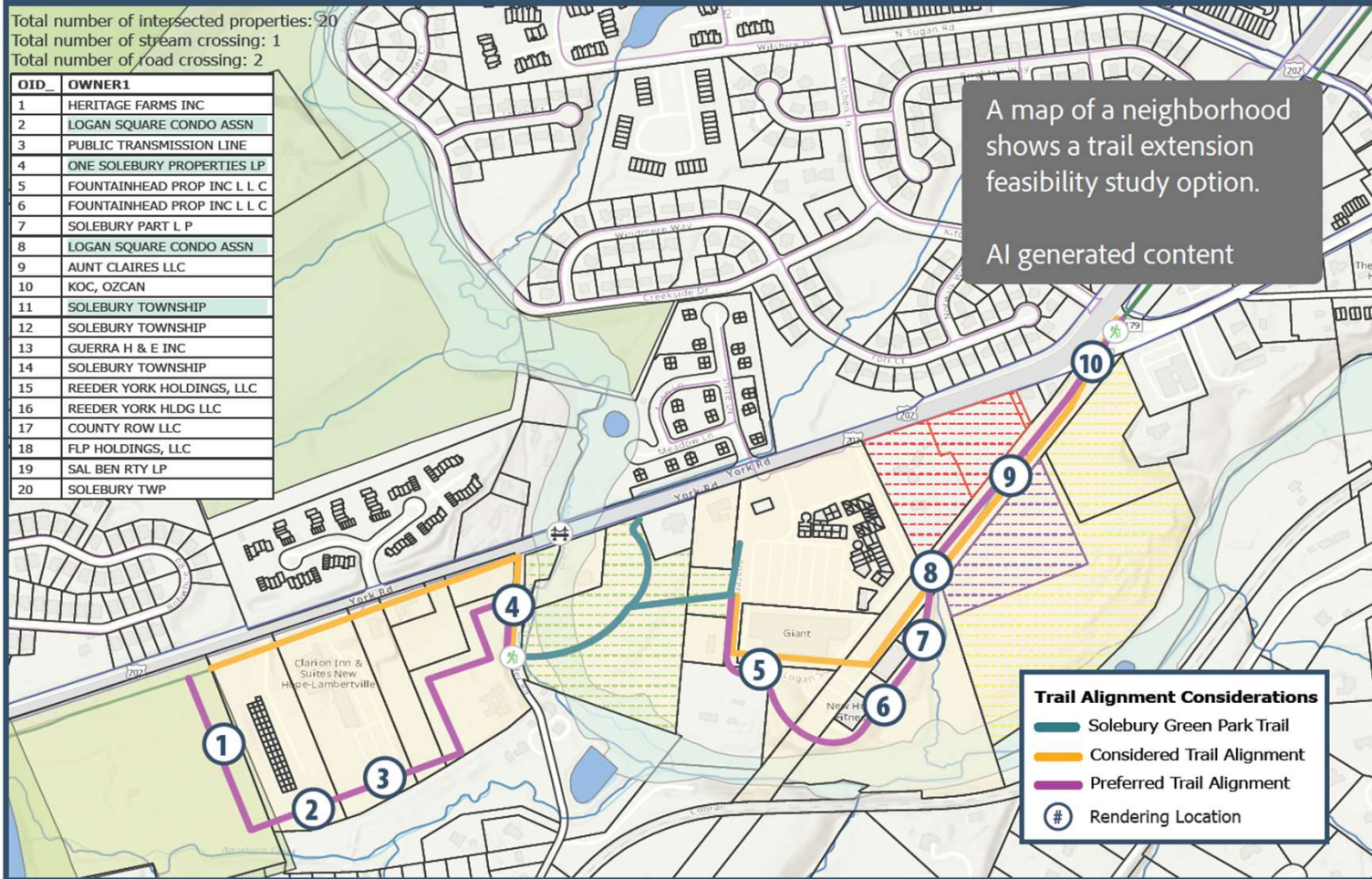
Trail Feasibility Study – Preferred Alternative

- From the community survey for the Comprehensive Plan, the majority of Township residents work from home or outside the Township, meaning not many people will be using the trail for active transportation and instead be using it for recreational purposes and access.
- A trail along busy and noisy 202 goes against the goal of creating an enjoyable community circuit trail network as the roadside there is not a serene place. For this reason, the committee determined option A, A1, and B would not be the preferred connection.
- Committee members expressed their observation that walking along Lower York Road (SR 0202) is not a pleasant experience due to the noise and speed of the traffic along the roadway. Expressed their belief that the proposed trail has greater utility for the community as a recreational amenity than as a commuter facility.
- Option C was determined as the preferred connection as it would be more scenic and provide safe access to commercial amenities, Township open space, community park, and the residents of planned residential Heritage and Fountainhead.
- The plan for temporary connection would be to keep the sidewalks along the South side of 202 and add a sidewalk/trail extension as part of the roundabout design (preliminary design layout of roundabout includes such connection) would connect the Kitchen's Lane section to both the circuit trail and sidewalks.
- From Solebury Green to Aquetong Spring Park, all options have the trail along 202; however, the committee discussed the alternative of going behind Rockwood Investments, bank, hotel, and condos into the back of Aquetong Spring Park. Preliminary discussions with the private land owners has started and has resulted in positive feedback.
- Overall, the committee preferred Option C as the best “fit” for the Township with some refinement including the suggested alignment south of Reeder Road as well as a connection point for North Pointe residents to Shire Drive and an improved crossing of Route 202 at the signalized intersection.

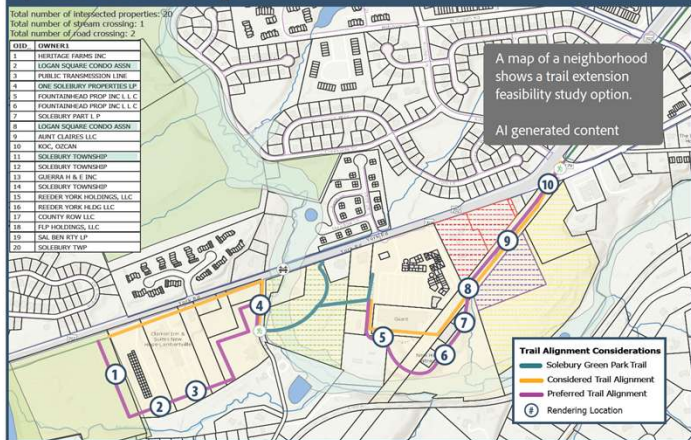
Option C - Preferred Alignment

Total number of intersected properties: 20
Total number of stream crossing: 1
Total number of road crossing: 2

OID	OWNER1
1	HERITAGE FARMS INC
2	LOGAN SQUARE CONDO ASSN
3	PUBLIC TRANSMISSION LINE
4	ONE SOLEBURY PROPERTIES LP
5	FOUNTAINHEAD PROP INC L L C
6	FOUNTAINHEAD PROP INC L L C
7	SOLEBURY PART L P
8	LOGAN SQUARE CONDO ASSN
9	AUNT CLAIRE'S LLC
10	KOC, OZCAN
11	SOLEBURY TOWNSHIP
12	SOLEBURY TOWNSHIP
13	GUERRA H & E INC
14	SOLEBURY TOWNSHIP
15	REEDER YORK HOLDINGS, LLC
16	REEDER YORK HLDG LLC
17	COUNTY ROW LLC
18	FLP HOLDINGS, LLC
19	SAL BEN RTY LP
20	SOLEBURY TWP



Option C - Preferred Alignment



Existing Conditions

1



Conceptional Trail Rendering



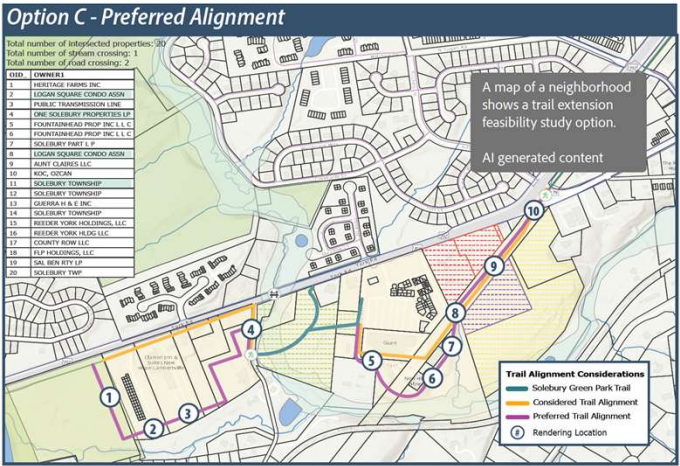
Existing Conditions

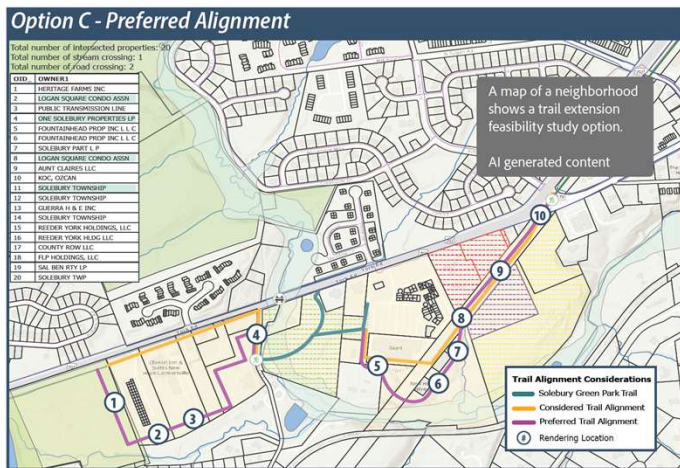
2

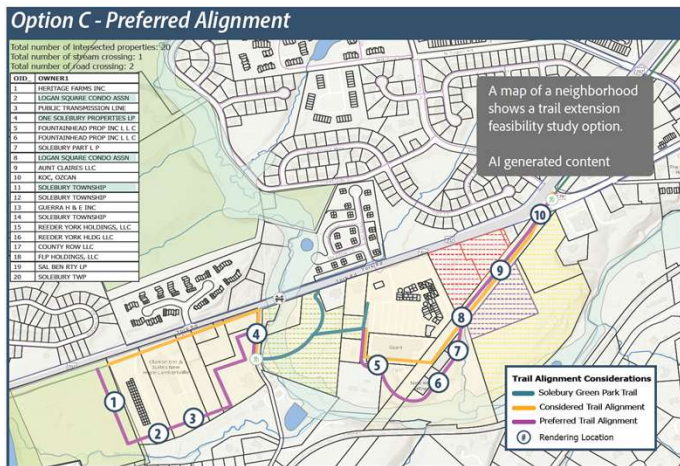


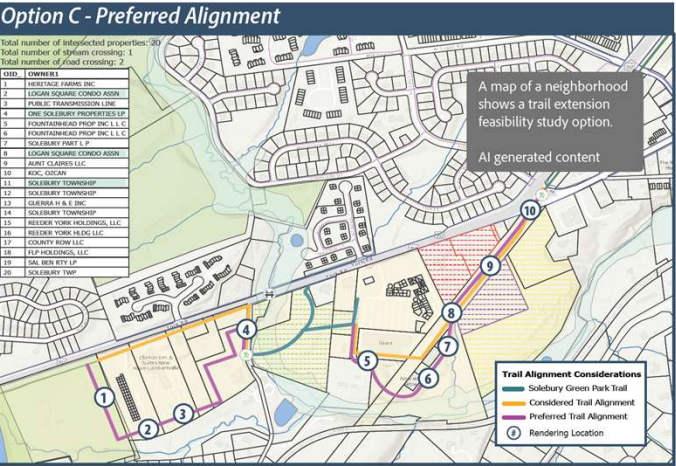
Conceptional Trail Rendering











Existing Conditions

9



Conceptional Trail Rendering



Existing Conditions

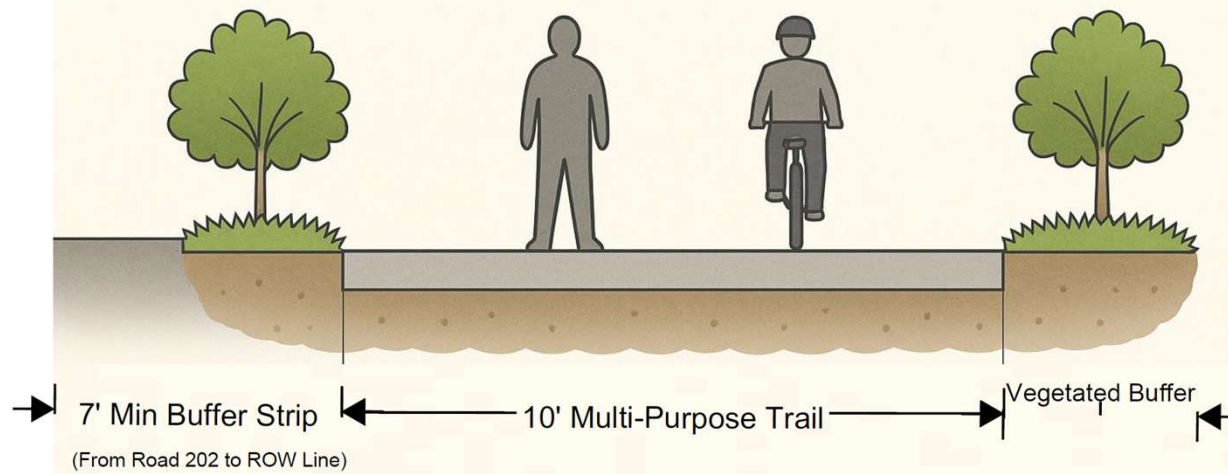
10



Conceptional Trail Rendering



Trail Cross Section Example



Trail Feasibility Study – Roadway Crossing Enhancements

