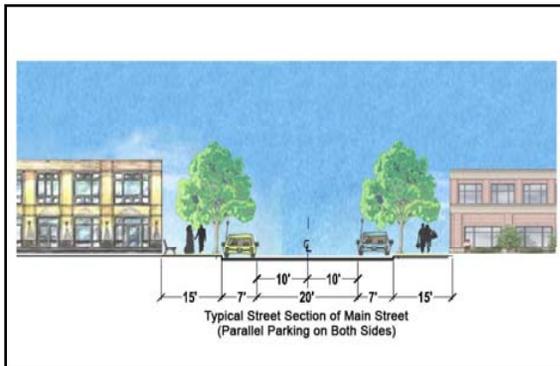


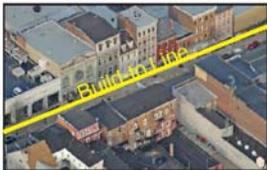
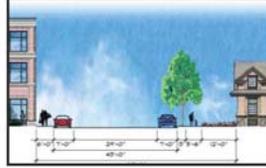
DESIGN ON THE DELAWARE

Building a Better Burb:

Trends in New Community Planning



Form Based Code Workshops



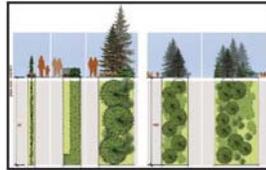
TCA was retained by the PA Department of Community and Economic Development and the Pennsylvania State Association of Township Supervisors (PSATS) in 2009 to conduct Form-Based Code (FBC) Workshops in six (6) places in Pennsylvania, including:

1. Gettysburg;
2. State College;
3. Bethlehem;
4. Media;
5. Greensburg; and
6. Cranberry Township.



Over 150 persons participated in all-day sessions focused on:

- FBC evolution and history;
- FBC examples;
- Measurements & Metrics;
- Definitions;
- Street Sections;
- Public Spaces;
- Building & Parking Placement;
- Code Amendments; and
- Code Enforcement.



The 6 FBC Workshops began by considering the oldest Code pertaining to Placemaking
The Law of the Indies (1542)

112 - *"The main plaza is to be the starting point for the town...The plaza should be square or rectangular, in which case it should have at least one and a half its width for length."*

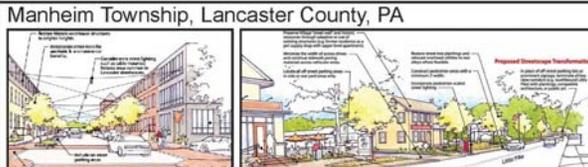
115 - *"Around the plaza as well as along the four principal streets which begin there, there shall be portals...the eight streets running from the plaza at the four corners shall open on the plaza..."*

Places such as Santa Fe, N.M., Antigua, Guatemala, and Barcelona, Spain, and Lisbon, Portugal were built following the prescriptions of the *The 1542 Law of the Indies*.

Form Based Code (FBC) Ordinance Amendments

Thomas Comitta Associates, Inc (TCA), Town Planners & Landscape Architects, have completed these FBC Ordinance Amendments, all of which are based on Article VII-A, Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code (MPC).



<p>Media Borough, Delaware County, PA</p> 	<p><u>TND-1 Overlay District</u></p> <ul style="list-style-type: none"> • Adopted: 7-19-2007 • Focus on Building Positioning and Parking Positioning • Identified Streetscape Enhancement standards • www.ecode360.com/ME1269
<p>Haverford Township, Delaware County, PA</p> 	<p><u>TND Overlay District</u></p> <ul style="list-style-type: none"> • Adopted: 4-13-2009 as part of Comprehensive Plan Update • Focused on Infill Development & Redevelopment • www.ecode360.com/HA0527
<p>Springfield Township, Delaware County, PA</p>  <p>Legend</p> <ul style="list-style-type: none"> Existing Street Tree Proposed Street Tree Existing Landscaped Street Edge Proposed Landscaped Street Edge Existing and Proposed Sidewalk 	<p><u>TND-3 Overlay District</u></p> <ul style="list-style-type: none"> • Adopted: 3-22-2010 • Focus on Baltimore Pike Corridor • Established "Green Boulevard" requirements/standards • www.springielldelco.org/Complete%20Zoning%20Packet_Exh_Map.pdf
<p>Lititz Borough, Lancaster County, PA</p> 	<p><u>C - Commercial District</u></p> <ul style="list-style-type: none"> • Adopted: 4-27-2010 • Focused on Downtown • Won 2010 Envision Leadership Award of LCPC • www.co.lancaster.pa.us/lititz/cwp/browse.asp?a=725&PM=1&lititzNav= 8134
<p>Penn Township, Lancaster County, PA</p> 	<p><u>T-5 Mixed Use District</u></p> <ul style="list-style-type: none"> • Adopted: 6-27-2011 • Featured Transformation Sketches • Won 2011 Envision Leadership Award of LCPC • www.penn.co.lancaster.pa.us/penn/cwp/view.asp?a=3&q=655518
<p>Manheim Township, Lancaster County, PA</p> 	<p><u>T-6 Urban Transition District</u></p> <ul style="list-style-type: none"> • Adopted: 12-14-2011 • Featured Transformation Sketches • Focused on Redevelopment Strategies • www.manheimtownship.org/DocumentCenterii.aspx?FID=143

The FBC has several important elements, including:

- Idealized Build-Out Plan;
- Design Standards in the Zoning Code;
- Design Standards in the Land Development Code; and
- Metrics that are Place-Based, typically from the locale.

Traditional Neighborhood Development Overlay District

Baltimore Avenue, Media Borough - Delaware County, Pennsylvania



After completing the Comprehensive Plan for the Borough of Media in 2005, the Borough hired TCA to assist in the implementation of its goal for improved function and appearance of the Baltimore Avenue Corridor. This auto-oriented thoroughfare displays both the best and worst characteristics of the Borough's traditional and suburban development. TCA and the Borough created a Traditional Neighborhood Development (TND) Overlay District ordinance that provides opportunities for context sensitive infill and redevelopment along the corridor.

Written and graphic design guidelines are incorporated into the Borough's Zoning and Subdivision and Land Development Ordinances, and focus on:

- Building Location
- Street Walls
- Building Height
- Building Design
- Parking Location
- Curbing and Curb Cuts
- Sidewalks
- Street Lights
- Street Furniture
- Gateways
- Parking Location
- Signage



New Building, Sidewalk and Landscaping Consistent with Traditional Building Frontage.

A vital component of the Design Guidelines is a Development Strategy depicting proposed locations of potential buildings, street trees, hedges, street lights, and benches. Borough Council unanimously adopted the Ordinance on July 19, 2007.



Excerpt of Development Strategy Plan

The Media Borough TND Ordinance:

- celebrates existing context-sensitive buildings and Streetscapes; and
- prescribes new locations for infill buildings, and redevelopment sites.

New Suburban Form is informed by historic placemaking precedents, like those in Media, PA.

Actually, this initiative focused on the transformation of a Suburban Highway Character into a Town-Like Character.

Traditional Neighborhood Development (TND) Districts

Charlestown Township - Chester, Pennsylvania



Development Strategy Plan for TND Districts

The TND Districts of Charlestown Township are intended to:

- Comply with Article VII-A, Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code (MPC);
- Promote "Placemaking" to create a more functional and attractive Neighborhood Structure in the Devault area;
- Build Compact, Mixed-Use, Pedestrian-Oriented, and Sustainable Neighborhoods in the five (5) TND Districts (TND-1 through TND-5); and
- Require a Manual of Written & Graphic Design Guidelines to provide quality control in the construction of the TNDs.



Character Sketch for TND-2 Area



Example of Single-Family Detached Dwellings for TND-1 Area

Since 2008, when the Charlestown TND Ordinances were adopted 4 projects have been hatched including:

- Spring Oak;
- Pickering Crossing;
- Village at General Warren; and
- Village at Spring Oak.

Traditional Neighborhood Development (TND) Districts

Charlestown Township - Chester, Pennsylvania



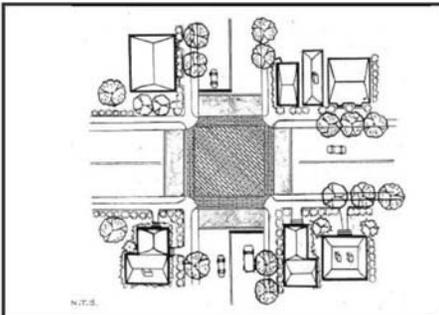
Linear Park at Eagleview, Exton, PA, in Claremont Neighborhood with Mixed Housing Types



Mini-Parks at The Kentlands, Gaithersburg, MD

The Guiding Principles of the TND Ordinance focus on such Key Design Elements as:

- Pedestrian-Friendly Neighborhoods;
- An Interconnected Street & Pathway Network;
- A Well-Defined Public Realm;
- Predictable Building Locations;
- Context Sensitive Building Design; and
- A Diversity of Building and Housing Types.



Speed Table & Crosswalk at Street Intersection



Example of "Green Court" Lot for TND-1 Area

The Charlestown TND Districts, in and near Devault Village (ca. 1860), were identified:

- in the 2001 Comprehensive Plan; and
- after several Visioning Sessions with Community Stakeholders.

Traditional Neighborhood Development (TND) Districts

Cranberry Township - Butler, Pennsylvania



Town Center, South Side Works



South Side Works Streetscape

The TND Districts in Cranberry Township are intended to:

- Comply with Article VII-A, Traditional Neighborhood Development of the Pennsylvania Municipalities Planning Code;
- Promote "Placemaking" to create a more functional and attractive Neighborhood Structure; and
- Build Compact, Mixed-Use, Pedestrian-Oriented, and Sustainable Neighborhoods.



Buildings in Alignment: Summerset at Frick Park



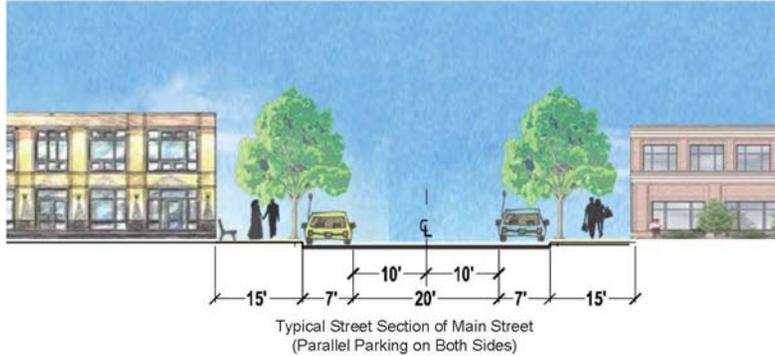
Interconnected Street & Alley Network: Summerset at Frick Park

The Cranberry Township TND Districts, from 2008 through 2012 have included:

- TND - Traditional Neighborhood Development;
- SEO – Streetscape Enhancement Overlay District;
- COD – Corridor Overlay District; and
- CCD – Community Character Districts.

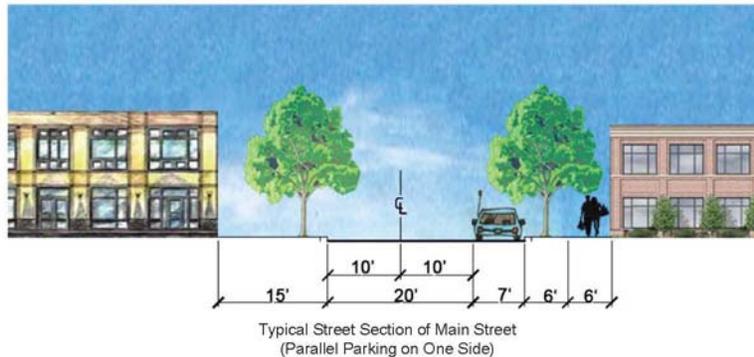
Traditional Neighborhood Development (TND) Districts

Cranberry Township - Butler, Pennsylvania



The proposed TND Street Network is intended to be guided by Street Sections for:

- Boulevards, Avenues, Parkways;
- Main Streets, with On-Street Parking;
- Neighborhood Streets; and
- Alleys & Service Lanes.



New Streets have been built to emulate the Streetscapes that were measured from precedents at:

- Sewickley Borough;
- Summerset at Frick Park;
- South Side Works; and
- Waterfront.

Traditional Neighborhood Development (TND) Districts

Cranberry Township - Butler, Pennsylvania



Summerset at Frick Park TND



Civic Green at Georgetown Square, Cranberry Township

The "Guiding Principles" of the TND Ordinance focus on such key design elements as:

- Pedestrian-Friendly Neighborhood Patterns;
- Predictable Building Locations;
- Public Gathering spaces;
- A Well-Defined Public Realm; and
- Two-Story, Context Sensitive Building Design.



Well-Defined Crosswalks at Street Intersection, Easton Town Center, OH



Articulated Facade with Awnings, Rolliers, Mount Lebanon



THOMAS CORWITH ASSOCIATES, INC.
Team Players in Landscape Architecture
©2008

To date, the TNDs built in Cranberry Township have included:

- BelleVue Commons;
- Park Place and;
- Cranberry Woods.

In addition, several Commercial establishments, such as Auto Zone and Sheetz, have followed the TND Codes.



New Auto Zone



New Sheetz

Lititz Borough Form-Based Code

Lititz Borough, Lancaster County, Pennsylvania

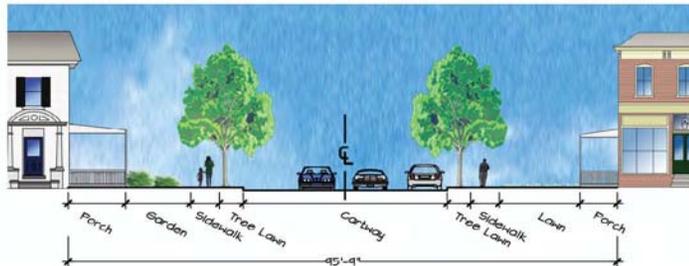
The Borough of Lititz retained TCA to Amend both the Zoning Ordinance and the Subdivision & Land Development Ordinance. Both ordinances have Form-Based Code chapters focused on maintaining the traditional character of this Moravian settlement.

The Form-Based Code (FBC) Components of the Zoning Ordinance include Design Standards for: Streetscapes; Streets, Alleys, and Blocks; Public Space; Lot Types; Mixed-Use and Adaptive Re-Use; and Historic Resource Protection.

Lititz Borough is the “poster-child” of the compact, complete place to live, work, shop, and play. The Form-Based Code is intended to maintain the distinctive character of this great place.



Buildings in Alignment, Main Street, Downtown Lititz
— Build-To Line



Streetscape formed by “Bookend Buildings,” and embellished with Street Trees at Spruce Street



The Lititz Borough FBC won the Envision Leadership Award from the Lancaster County Planning Commission in 2011.

New development and redevelopment in Lititz Borough is required to:

- emulate the traditional fabric of this “Coolest Small Town in America” (ca. 2013); and
- continue the mixed-use character of the community.

The Lititz Borough FBC is now being utilized to design “Warwick Woodlands”, a new CCRC by Moravian Manor.

Lititz Borough Form-Based Code

Lititz Borough, Lancaster County, Pennsylvania

The Lot Diagrams of the FBC address the following Lot Types:

- Single-Family Detached
- Single-Family Semi-Attached
- Live/Work Units
- Multi-Family
- Multi-Family (With Interior Parking Court)
- Commercial Store
- Deck Parking Structure
- Main Street Environment
- Anchor Store

These Lot Types are intended to fit into the traditional block, street and alley network of the Borough of Lititz.

New development and redevelopment projects shall have an interconnected network of streets and alleys, in keeping with the Traditional Town character of Lititz.

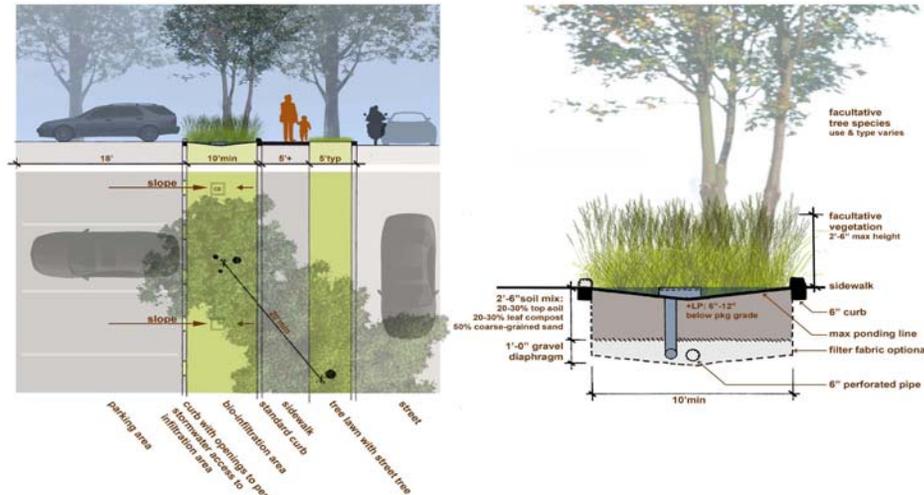


The Lititz Borough FBC also features Blocks & Lot Diagrams to clearly identify the preferred outcomes for:

- Lot Types;
- Setbacks/Build-To Lines;
- Parking Location;
- Alleys; and
- Main Street Environment.

These Block & Lot Diagrams are being used for the design of the new Warwick Woodlands CCRC.

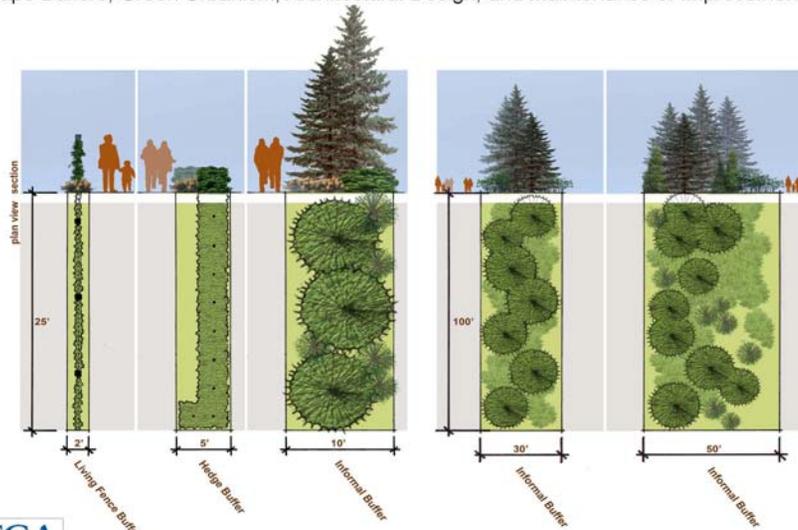
Lititz Borough Form-Based Code
Lititz Borough, Lancaster County, Pennsylvania



The Lititz Borough FBC also features considerations for:

- green infrastructure;
- varied landscape buffers; and
- techniques to balance built and conserved lands.

The Form-Based Code (FBC) Components of the Subdivision & Land Development Ordinance address such features as: Street Furniture, Sidewalks & Crosswalks; Street Lights; Street Trees; Parking Lots; Landscape Buffers; Green Urbanism; Architectural Design; and Maintenance of Improvements.



NEW DALEVILLE

A Traditional Neighborhood Development
Daleville, Pennsylvania
(Town Planning and Design Services)



Proposed Dwellings Around Green Court.



New Daleville Site Plan.

TCA assisted Londonderry Township and Arcadia Land Company to prepare the TND Ordinance that was adopted in October 2003. The proposed neighborhood with 125 homes and 12,000 square feet of commercial use is an extension of the rural center of Daleville. This TND, located at the intersection of PA Routes 926 and 796 will have over 50% common open space.

The New Daleville TND will feature:

- A compact, walkable, mixed-use community;
- A neighborhood commercial component adjoining active recreational areas;
- A streetscape accented by front porches; and
- Green courts as a civic and neighborhood amenity.

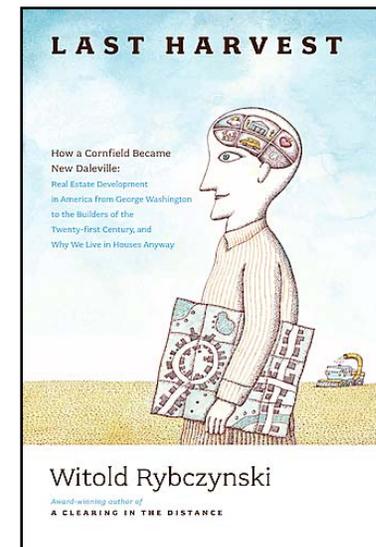


Detail of Site Plan Showing Street and Alley Network.



Proposed Mixed-Use Buildings in Neighborhood Center.

New Daleville, hatched from a cornfield, is memorialized in Witold Rybczynski's book titled "*Last Harvest*" ! (Scribner, 2007)



Last Harvest is a chronicle of the approval process during which Arcadia Land Co. and TCA collaborated to amend the Londonderry Township Ordinance, and obtain the approvals ! !



Note: Most of these Public Spaces of Rome average 0.68 acres. However, most Conventional Suburban Ordinances have requirements for a 1.0 acre minimum Open Space area.