



TCA Newsletter

30th Anniversary Edition

Thomas Comitta Associates, Inc.
Town Planners & Landscape Architects

Spring 2011

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Happy 30th Anniversary TCA!

On January 2, 2011 TCA quietly turned the calendar to begin our 30th year of service, providing a full range of town planning, land planning, and landscape architecture services to our clients. Two words best sum up the pride and enthusiasm we have toward our planning and design profession: Thank you!

To the 100+ municipalities that we have served since 1981, we say: Thank you! To all of our employees and colleagues over the past three decades, we say: Thank you!

We hope to celebrate this milestone before years' end and prepare for an even brighter future. In the meantime, we want to share some of the guiding principles that have shaped our evolving approach to smart growth and context-sensitive planning:

- Our first, though little known, Slogan from 1988 is "we discipline ourselves to be flexible";
- We penned our Mission Statement, "Keep it Green" in 1991 to capture our philosophy on sustainability; and
- In 1993, we transitioned from "Planning and Design Consultants" to "Town Planners and Landscape

SAVE THE DATE

CNU 19

June 1 - 4, 2011

Madison, WI

Tom Comitta will collaborate with Gianni Longo; Jennifer Hurley; Matt Raimi; and Roxanne Qualls to offer a NU 202 Session entitled: "Developing a New Urbanist Comprehensive Plan".



[Introduction to Residential Site Design](#)

**April 14, 2011
Patio at Penn State
Lancaster, PA**

TCA's John Hershey will present this informative workshop for those interested in enhancing outdoor environments.

[Join Our Mailing List!](#)

DID YOU KNOW

TCA's services include Strategic Planning for Communities and Organizations?

Ask us how TCA can help your community create and implement a vision for success!

[West Chester Community Conversation](#)

Architects" to signify our commitment and holistic understanding of planning along the sectors of the rural to urban Transect.

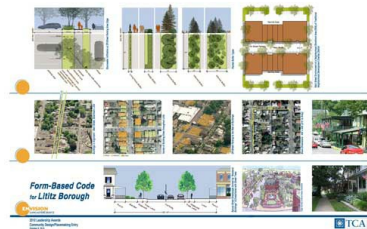
We began 2011 with a momentous occasion. TCA received the "Envision" Lancaster Leadership Award, the highest award given by the Lancaster County Planning Commission (see below) for work completed with Lititz Borough. We are honored by this Award, and believe that it is emblematic of our successful municipal partnerships, and commitment to improving communities through innovative planning.

Over the coming year, we look forward to reflecting with you on where we've been, and charting a collaborative path forward. Thank you again for your continued confidence in our capabilities!

Sincerely,

Thomas J. Comitta, AICP, RLA, ASLA
President, Thomas Comitta Associates, Inc.

**TCA Awarded the 2010 "Envision"
Lancaster Leadership Award**



On February 10th, Thomas Comitta Associates, Inc. (TCA) received the ['Envision' Leadership Award](#) from The Lancaster County Planning Commission (LCPC). Working closely with key community stakeholders throughout much of 2009 and early 2010, TCA evaluated Lititz Borough's Ordinances to eliminate inconsistencies and to expand upon existing ordinance criteria. TCA then identified opportunities to integrate the latest advances in urban planning and design, including:

**May 21, 2011
9AM- 2PM
Sykes Student Union
Building, WCU Campus**

The Community Conversation is an outreach effort hosted by the Hon. Carolyn Comitta, Mayor of West Chester, to identify and prioritize various initiatives and strategies for the enhancement of West Chester Borough.



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'Street Walls', 'Build-to Lines', mixed land uses, adaptive re-use strategies, pedestrian and vehicular connectivity, sustainable 'green' infrastructure, heritage resource protection, meaningful public spaces, and other development goals consistent with the Downtown Lititz Master Plan.

TCA authored the necessary Ordinance amendments, and integrated essential Form-Based Code components which exemplify Lancaster County's overall strategies for 'Smart Growth'. This 11-month process produced a Form-Based Code which is 'place-based' and tailored to fit the unique characteristics of Lititz Borough. The adopted Form-Based Code provides an effective template for strengthening and directing development and redevelopment towards existing neighborhoods and downtown areas, while respecting historic context and incorporating sustainable, 'green' infrastructure for healthier, more vibrant communities.

PROJECT UPDATES

Penn Township- Lancaster County Ordinance Amendments:

TCA's completed work on the Penn Township Ordinances has been well received. Currently under Act 247 Review, we look forward to adoption in May by the Board of Supervisors.

Manheim Township-Lancaster County Zoning Ordinance Amendments:

TCA's service in Manheim Township continues with a new Transect - based overlay map, coupled with design guidelines, and Form-based Code provisions. Next in line are critical revisions to the PRD and cluster provisions, as well as the insertion of new renewable energy sources.

TCA BY THE NUMBERS

In our 30 years of service, TCA has completed:

50 Zoning Ordinances;
20 SLD Ordinances;
30 Comprehensive Plans;
40 Parks & Recreation Plans;
10 Downtown Revitalization Plans;
21 Traditional Neighborhood Development (TND) Codes;
12 Form-Based Codes;
300 Expert Witness Testimony Cases;
and

over 5,000 Plan Reviews and Evaluations.

We look forward to adding to these numbers and assisting your world to create a functional, smart, and attractive future!



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