



# TCA Newsletter

Thomas Comitta Associates, Inc.  
Town Planners & Landscape Architects

Spring/Summer 2012

## In This Issue

Better! Cities & Towns

New Clients

2012 Envision Leadership Award

Project Updates

TCA By the Numbers



Tom Comitta participated as 1 of 3 panelists at the Delaware Valley Smart Growth Alliance Symposium in March.

## Check it Out:



Tom was elected as one of three

Hello Clients and Colleagues,

We are often asked: what is good design?

At TCA, we believe that good design has at least three important attributes:

- it is context-sensitive;
- it results in a more sustainable outcome; and
- it is responsive to user needs!

Being context-sensitive, design needs to promote a built environment condition that is in scale and proportion to the host community and landscape.

Being sustainable, design needs to result in an outcome that is healthy, resilient, and long-lasting.

Being responsive to user-needs, design needs to be functional and attractive to the persons being accommodated and served.

What are your thoughts about the attributes of good design?

Please let us know, and enjoy the summer!

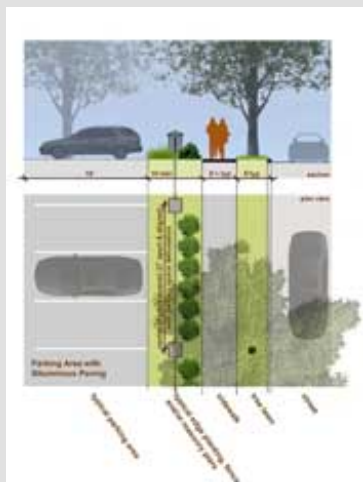
new Board members of the 501.c.3, [Better! Cities & Towns](#) (formerly New Urban News) in April 2012.

[Join Our Mailing List!](#)

### **Penn Township Form-based Codes**



Model TND Plan, in Zoning Ordinance



Surface parking screened by Street Wall, in Land Development Ordinance

### **TCA welcomes our newest clients for 2012:**

**New Oxford Borough**  
**Phoenixville Borough**  
**Malvern Borough TOD**

Sincerely,

Thomas J. Comitta, AICP, CNU-A, RLA, ASLA  
President, Thomas Comitta Associates, Inc.  
Town Planners & Landscape Architects

### **TCA awarded 2nd "Envision" Leadership Award**



Proposed streetscape enhancements and infill development along Doe Run Road  
Penn Township - Lancaster County, PA

In March 2012, TCA received the 'Envision' Leadership Award from the [Lancaster County Planning Commission](#). Working closely with key community stakeholders throughout 2009-2010, TCA re-vamped [Penn Township's Ordinances](#) to address many Form-based Code elements, including: mixed land uses, compact building arrangement, pedestrian and vehicular connectivity, sustainable green infrastructure, heritage farmland protection, meaningful public spaces, and walkable neighborhoods, consistent with the Penn Township Comprehensive Plan, part of the Manheim Central Region Comprehensive Plan.

TCA incorporated Form-based Code components to exemplify Lancaster County's overall strategies for 'Smart Growth'. The adopted Form-based Codes provide an effective template for strengthening and directing development and redevelopment towards the designated Urban Growth Areas and Village Growth Areas.

TCA was first honored with the Envision Leadership Award in 2011 for its Form-based

The 8th Annual Symposium was held  
March 30, 2012.



Graham Park- Phase 2 Master  
Plan Recommendations.

## DID YOU KNOW?

**TCA has testified in 34 Expert  
Witness Cases since  
September 2008!**

View our profile on [Linked in](#)

Find us on [Facebook](#)

## Smart Growth: Why is it So Hard Here?

The Delaware Valley Smart Growth Alliance (DVSGA) hosted a Symposium in March asking this question. As one of the three presenters, Tom Comitta asked the participants three leading questions. Are we listening to the Stakeholders? Have we effectively interpreted community needs? Have we reached out far enough with those who may view the growth initiative from a different perspective?

## Project Update: Cranberry Township

The Cranberry Township (Butler County, PA) Recreation & Open Space Plan is scheduled for adoption on June 28, 2012. This 24 square mile community, northwest of Pittsburgh, is projected to have approximately 50,000 people by 2030.

Key elements of the comprehensive park, recreation, open space, greenway, and pedestrian mobility plan include such items as:

- park enhancement recommendations for the five existing Community Parks to improve their long-term sustainability;
- updated Master Plan recommendations for Graham Park- Phase 2, and the Lindner tract at Community Park, to complete their diversified activity/program offerings;
- private sector recommendations for urban open space in the form of plazas and pedestrian gathering areas; and
- expanded provisions for the Recreational-Fee-in-Lieu program to include projected residential and non-residential development.

## TCA By The Numbers

*In our 31 years of service, TCA has completed:*

55 Zoning Ordinances;  
22 Subdivision and Land Development Ordinances;  
33 Comprehensive Plans;  
44 Parks & Recreation Plans;  
25 Traditional Neighborhood Development (TND)  
Codes;  
16 Form-based Codes;  
336 Expert Witness Testimony Cases; and  
over 5,000 Plan Reviews and Evaluations.

We look forward to assisting you in creating a more  
functional, sustainable, and attractive future!



© 2012 **Thomas Comitta Associates, Inc.**

**Town Planners & Landscape Architects**

18 West Chestnut Street, West Chester PA 19380

ph: (610) 696-3896 | fax: (610) 430-3804

marketing@comitta.com | [www.comitta.com](http://www.comitta.com)