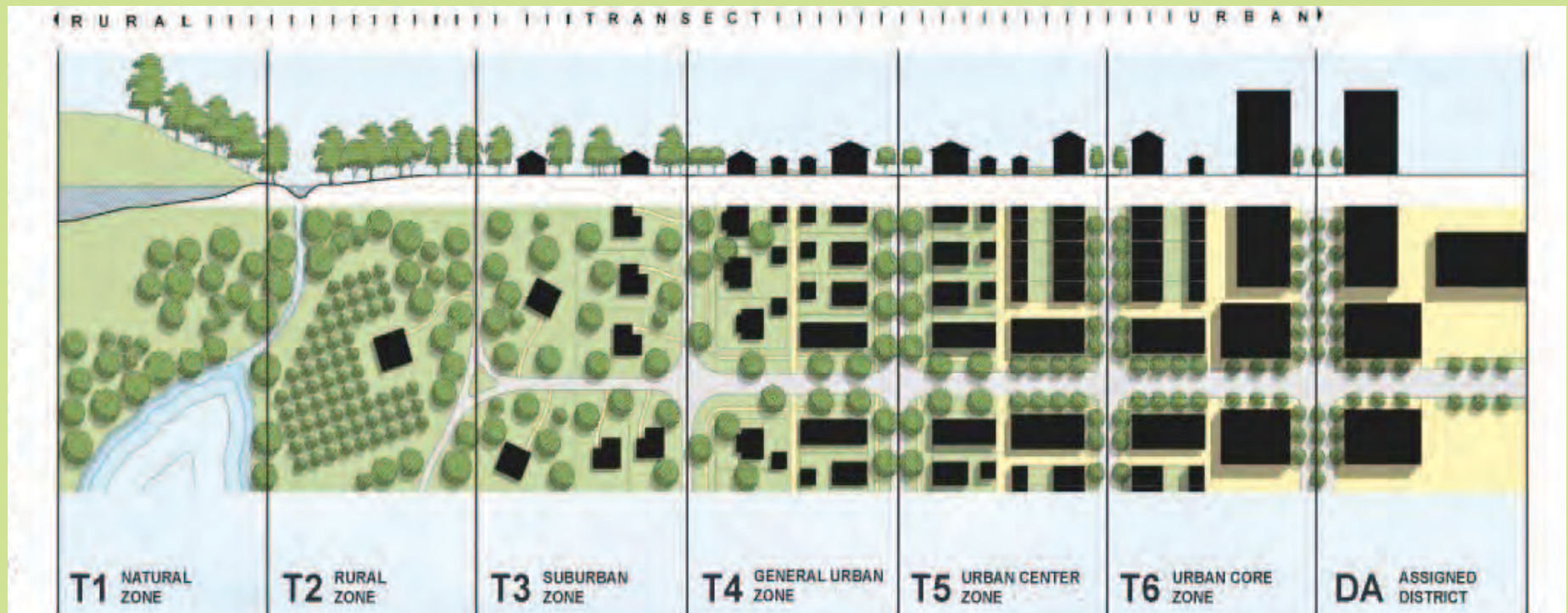




Traditional Neighborhood Development (TND) ***in Pennsylvania & Beyond***

by: Thomas J. Comitta, AICP, RLA, ASLA

April 10, 2010



Source: Duany Plater-Zyberk

Traditional Neighborhood Development (TND)
in Pennsylvania & Beyond: April 10, 2010



Camp Grandpop: 1956 to 1971

(E. Santoleri & Sons - 1956 to 1966)

(Santoleri Brothers, Inc - 1967 - 1971)



The Neighborhood Store - Manayunk: 1960's

There were 12 Corner Stores in Manayunk within a 5 to 10 minute walk of 4518 Smick Street

Historic Renewal Plan for the Manayunk Canal

Manayunk Neighborhood - Philadelphia, Pennsylvania



The Manayunk Canal Towpath has been resurrected to serve strollers, joggers, shoppers, bicyclists, and industrial archeologists. The Canal ceased operations before World War II, and was left as a dormant waterway for over 30 years.

In 1971, Thomas J. Comitta, then a Senior Landscape Architecture Student at Penn State, prepared the "Historic Renewal Plan for the Manayunk Canal."



This undergraduate thesis was used by the Manayunk Neighborhood Council to persuade former Mayor Greene to fund the cleanup of the Canal.

By 1980, when the first Canal Day was celebrated, the Canal helped to signal the rebirth of Main Street in Manayunk. Today the Canal Towpath is used by thousands of bicyclists traveling from Valley Forge to Philadelphia.



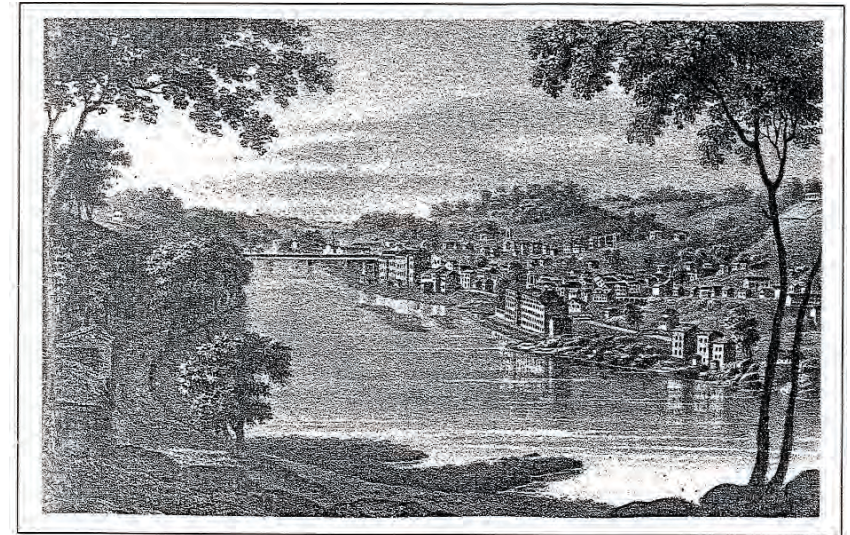
Traditional Neighborhood Development (TND)
in Pennsylvania & Beyond: April 10, 2010



Sackett Building: 1971

The Landscape Architecture Department of Penn State was housed in Sackett Building for over 60 years

**A Historic Renewal Plan for
The Manayunk Canal**



Prepared for:
Manayunk Neighborhood Council

Prepared by:
Thomas J. Comitta
Senior Landscape Architecture Student, Penn State University

June 1971

Manayunk Canal Report: 1971

Traditional Neighborhood Development (TND) in Pennsylvania & Beyond: April 10, 2010

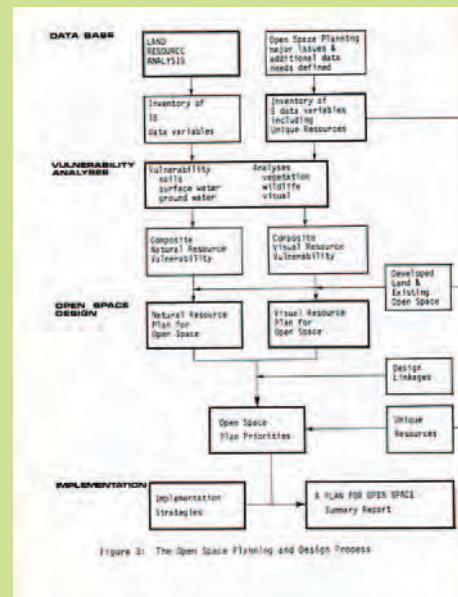


Harvard Graduate School of Design, Gund Hall: 1973
The Rockefeller Foundation provided a grant to the Regional Field Service at the HGSD, to fund the work in Barnstable, Mass.

1972



1973



Land Resource Analysis & A Plan for Open Space Barnstable, Massachusetts (1972 to 1973)

Traditional Neighborhood Development (TND)
in Pennsylvania & Beyond: April 10, 2010



Pennwood: Conventional Plan

This plan was prepared by others. It was rejected by the Caernarvon Township (Berks County) Board of Supervisors.



Pennwood: Traditional Plan

This plan was prepared by TCA. It was accepted in a Settlement to litigation, by the Caernarvon Township Board of Supervisors in 1994.

Traditional Neighborhood Development (TND)
in Pennsylvania & Beyond: April 10, 2010



Pennsylvania Municipalities Planning Code

Act of 1968, P.L. 805, No. 247
as reenacted and amended.



Commonwealth of Pennsylvania
Edward G. Rendell, Governor
www.state.pa.us

Department of Community and Economic Development
Dennis Yablonsky, Secretary
www.inventpa.com



Article VII-A-TND: **The Comitta Experience:**

- ***Enacted August 2000 as an MPC Amendment***
- ***1991 Uwchlan Township (Eagleview)***
- ***1995 West Chester Borough TND Ordinance***
- ***2000 Doylestown Borough (Lantern Hill)***
- ***2002 Londonderry Township (New Daleville)***
- ***2004 West Bradford Township (Marshallton)***
- ***2005 Catasauqua (Ironworks)***
- ***2007 Media Borough (Baltimore Avenue)***
- ***2008 Cranberry Township (TND-1, 2, 3)***
- ***2008 Gettysburg Township (Streetscape)***
- ***2008 Charlestown Township (Spring Oak)***
- ***2010 Ferguson Township (Pine Hall)***

Notes:

- 1. The MPC has a TND photo on the cover!***
- 2. Comitta assisted State Representative Robert L. Freeman (136th District), with Section 708-A.***

Key Design Elements: Traditional Towns and Traditional Neighborhoods

Unlike conventional suburban development patterns (with separated land uses, deep setbacks, no on-street parking, cul-de-sacs, and no sidewalks), Traditional Towns and Traditional Neighborhoods promote more compact, walkable, mixed-use, interconnected and sustainable communities, and have the following Key Design Elements:



“Anchor” for the Neighborhood: features a Green, Park, Corner Store, Post Office, Library, Town Hall, Community Center, Train Station, Theatre, or other Civic Use; enjoys success along a 3 to 5 block long “main street” or in a neighborhood or town center; provides a place for special events



Service Area and Size: features a ¼ to ½ mile (5 to 10 minute walk) from the Neighborhood Center to the edge; creates a range of 40 to 160 acres for each neighborhood



Mix of Uses: combines Residential, Commercial, Institutional, Limited Industrial, Recreational and Open Space uses in a diversified but seamless arrangement; also combines first floor retail with second floor apartments and/or offices in the town/neighborhood center; encourages live-work units and granny flats as Accessory Dwelling Units



Park, Open Space, Countryside: creates the green, square or park to enhance and beautify the Town/Neighborhood Center and neighborhood; a system of “green spaces” ecologically balanced with the built environment and distributed within the community; includes a “green edge” of open space to help shape neighborhoods and towns; forms the countryside between towns, villages, and other places



Network System of Interconnected Streets: organizes a block and pattern of lots; integrates boulevards, avenues, neighborhood streets, and alleys; links to pedestrian and other motorized and non-motorized transportation systems; streets and street walls help to create outdoor rooms and the streetscape; street vistas terminate with public space, landmark structures or civic buildings



On-Street/Parallel Parking: provides a separator between vehicular and pedestrian traffic; utilizes cartway as an “aisle”; (with “overflow” parking to the rear or side of buildings); promotes effective “traffic calming” by slowing down the speed of vehicles, especially along narrower streets



Streetscape: promotes human scale relationship for the pedestrian as part of the public realm; an “outdoor room” type of space created by 2 to 5 story buildings, located (in the most compact part of the Transect) in the range of 60 to 85 feet across from one another on both sides of the street; buildings at a “build-to” line create a Street Wall (which may have up to a 4 to 8 foot offset)



Lanes (Alleys): allows for preservation of frontage streetscape; provides vehicular access to parking in the rear; provides opportunities for rear access to an accessory apartment (granny flats), or for deliveries; provides access for utilities and staging construction



Sidewalks/Crosswalks/Pedestrian Paths/Walkways: serve to link uses, buildings, lots and streets together; accommodates a healthy pedestrian circulation network; provides close to home opportunities for exercise; enhances wayfinding and an appreciation of the neighborhood/place



Building Types: focuses on buildings designed by type, not solely by function, to allow for adaptations and changes in use (e.g. from dwelling, to shop, to work place, to civic use); most appropriate when an expression of regional/local context and style



Porch/Portico/Colonnade: serves as transition element from the private realm of the building to public realm of the sidewalk and street; provides shade; promotes a finer, more ornamental “texture” of the building; creates a cozy space to sit, walk, relax; provides the outdoor room for greeting and socializing with neighbors and friends



Shade Trees: provide (as street trees) the canopy/overhead plane to help create an “outdoor room”; and (as shade trees) provides an “old shade” character of the neighborhood

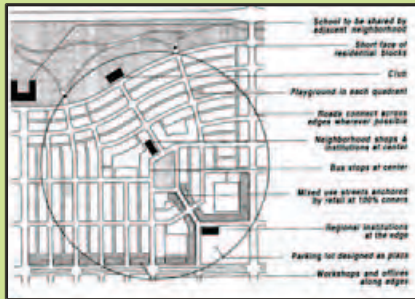


Other Vertical Infrastructure: includes Civic Art such as gateways, monuments, gazebos, pavilions, pergolas, as well as walls, fences, trees, hedges, street lamps, benches, or like features

Key Design Elements: Traditional Towns and Traditional Neighborhoods



“Anchor” for the Neighborhood: features a Green, Park, Corner Store, Post Office, Library, Town Hall, Community Center, Train Station, Theatre, or other Civic Use; enjoys success along a 3 to 5 block long “main street” or in a neighborhood or town center; provides a place for special events



Service Area and Size: features a ¼ to ½ mile (5 to 10 minute walk) from the Neighborhood Center to the edge; creates a range of 40 to 160 acres for each neighborhood

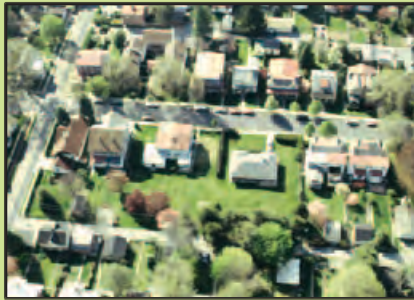


Mix of Uses: combines Residential, Commercial, Institutional, Limited Industrial, Recreational and Open Space uses in a diversified but seamless arrangement; also combines first floor retail with second floor apartments and/or offices in the town/neighborhood center; encourages live-work units and granny flats as Accessory Dwelling Units

Key Design Elements: Traditional Towns and Traditional Neighborhoods



Park, Open Space, Countryside: creates the green, square or park to enhance and beautify the Town/Neighborhood Center and neighborhood; a system of “green spaces” ecologically balanced with the built environment and distributed within the community; includes a “green edge” of open space to help shape neighborhoods and towns; forms the countryside between towns, villages, and other places



Network System of Interconnected Streets: organizes a block and pattern of lots; integrates boulevards, avenues, neighborhood streets, and alleys; links to pedestrian and other motorized and non-motorized transportation systems; streets and street walls help to create outdoor rooms and the streetscape; street vistas terminate with public space, landmark structures or civic buildings



On-Street/Parallel Parking: provides a separator between vehicular and pedestrian traffic; utilizes cartway as an “aisle”; (with “overflow” parking to the rear or side of buildings); promotes effective “traffic calming” by slowing down the speed of vehicles, especially along narrower streets

Key Design Elements: Traditional Towns and Traditional Neighborhoods



Streetscape: promotes human scale relationship for the pedestrian as part of the public realm; an “outdoor room” type of space created by 2 to 5 story buildings, located (in the most compact part of the Transect) in the range of 60 to 85 feet across from one another on both sides of the street; buildings at a “build-to” line create a Street Wall (which may have up to a 4 to 8 foot offset)



Lanes (Alleys): allows for preservation of frontage streetscape; provides vehicular access to parking in the rear; provides opportunities for rear access to an accessory apartment (granny flats), or for deliveries; provides access for utilities and staging construction



Sidewalks/Crosswalks/Pedestrian Paths/Walkways: serve to link uses, buildings, lots and streets together; accommodates a healthy pedestrian circulation network; provides close to home opportunities for exercise; enhances wayfinding and an appreciation of the neighborhood/place

Key Design Elements: Traditional Towns and Traditional Neighborhoods



Building Types: focuses on buildings designed by type, not solely by function, to allow for adaptations and changes in use (e.g. from dwelling, to shop, to work place, to civic use); most appropriate when an expression of regional/local context and style



Porch/Portico/Colonnade: serves as transition element from the private realm of the building to public realm of the sidewalk and street; provides shade; promotes a finer, more ornamental “texture” of the building; creates a cozy space to sit, walk, relax; provides the outdoor room for greeting and socializing with neighbors and friends



Shade Trees: provide (as street trees) the canopy/overhead plane to help create an “outdoor room”; and (as shade trees) provides an “old shade” character of the neighborhood



Other Vertical Infrastructure: includes Civic Art such as gateways, monuments, gazebos, pavilions, pergolas, as well as walls, fences, trees, hedges, street lamps, benches, or like features

Traditional Neighborhood Development (TND) **in Pennsylvania & Beyond: April 10, 2010**



Traditional Neighborhood Development **(as defined in the MPC)**

“Traditional neighborhood development,” an area of land developed for a compatible mixture of residential units for various income levels and nonresidential commercial and workplace uses, including some structures that provide for a mix of uses within the same building.

Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional neighborhood development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and a discernible edge.

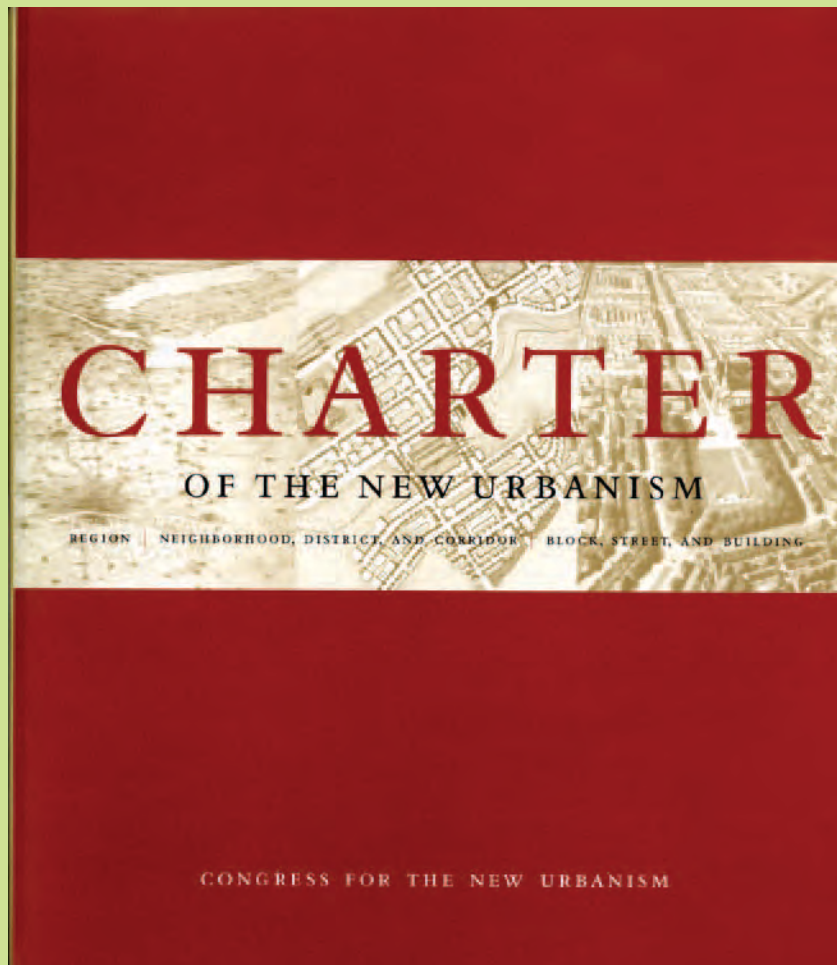
The center of the neighborhood is in the form of a public park, commons, plaza, square or prominent intersection of two or more major streets.

Generally, there is a hierarchy of streets laid out in a network pattern of interconnected streets and blocks that provides multiple routes from origins to destinations and are appropriately designed to serve the needs of pedestrians and vehicles equally.

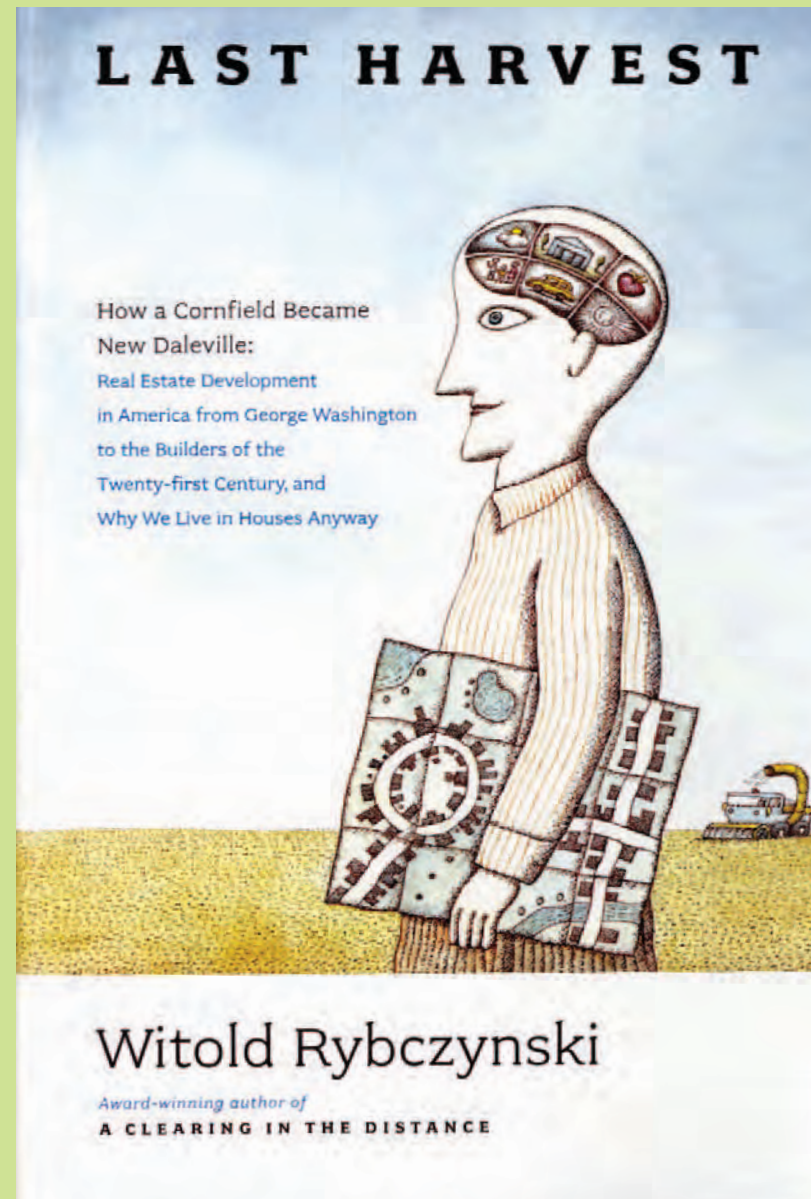
Article VII-A-TND

<i>Section 701-A.</i>	<i>Purposes and Objectives</i>
<i>Section 702-A.</i>	<i>Grant of Power</i>
<i>Section 703-A.</i>	<i>Transfer Development Rights</i>
<i>Section 704-A.</i>	<i>Applicability of Comprehensive Plan and Statement of Community Development Objectives</i>
<i>Section 705-A.</i>	<i>Forms of Traditional Neighborhood Development</i>
<i>Section 706-A.</i>	<i>Standards and Conditions for Traditional Neighborhood Development</i>
<i>Section 707-A.</i>	<i>Sketch Plan Presentation</i>
<i>Section 708-A.</i>	<i>Manual of Written and Graphic Design Guidelines</i>
<i>Section 709-A.</i>	<i>Applicability of Article to Agriculture</i>

Traditional Neighborhood Development (TND)
in Pennsylvania & Beyond: April 10, 2010



Charter of the New Urbanism, McGraw-Hill, 1999
Chapter 18 addresses: “A range of parks, from tot lots and village greens to ballfields and community gardens, should be distributed within neighborhoods. Conservation areas and open lands should be used to define and connect different neighborhoods and districts.”



Last Harvest, Scribner, 2007
This book tells the story of New Daleville, a TND in western Chester County

Traditional Neighborhood Development (TND) in Pennsylvania & Beyond: April 10, 2010

Lantern Hill

A Traditional Neighborhood Development
Doylestown, PA
(Town Planning and Design Services)



Lantern Hill - Doylestown, PA, A New Traditional Neighborhood Development

In the capacity of Town Planning Consultant to Doylestown Borough, Bucks County, PA, TCA also served as a Mediator. We worked with the Borough, Developer and neighbors, prepared a refined Site Plan, and drafted the TND-1 Zoning Ordinance to enable Lantern Hill.

Lantern Hill, a TND on 19 acres, has 117 homes and 72,000 square feet of office and retail units. This TND is located at Broad Street and Veterans Lane.

The Lantern Hill TND is distinguished due to:

- An interconnected network of streets, sidewalks and paths;
- Building types emblematic of Doylestown Borough;
- Great curb appeal of homes, due to rear alley garages;
- A mix of dwelling unit types; and
- Greens and neighborhood open space.



Civic Green with Gazebo



View through Gazebo to Mixed Housing Types



©2008

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.



©2008

Traditional Neighborhood Development (TND) in Pennsylvania & Beyond: April 10, 2010

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

Traditional Neighborhood Development (TND) Districts

Charlestown Township - Chester, Pennsylvania



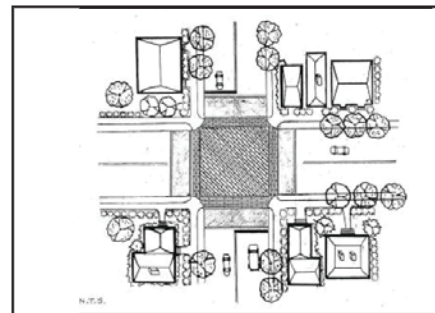
Linear Park at Eagleview, Exton, PA, in Claremont Neighborhood with Mixed Housing Types



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

Traditional Neighborhood Development (TND) in Pennsylvania & Beyond: April 10, 2010

Traditional Neighborhood Development (TND) Districts

Cranberry Township - Butler, Pennsylvania



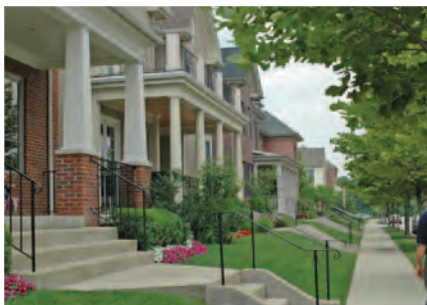
Town Center, South Side Works



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



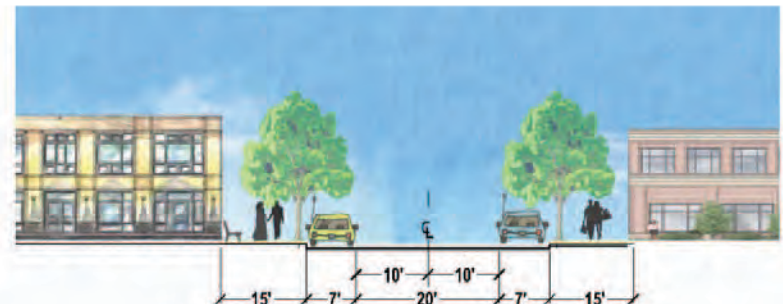
Interconnected Street & Alley Network: Summerset at Frick Park



1 of 3

Traditional Neighborhood Development (TND) Districts

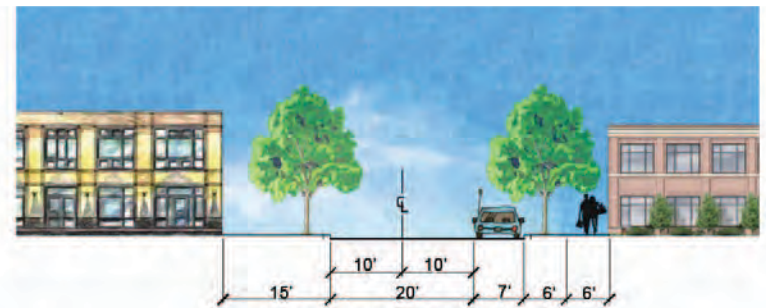
Cranberry Township - Butler, Pennsylvania



Typical Street Section of Main Street
(Parallel Parking on Both Sides)

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.



Typical Street Section of Main Street
(Parallel Parking on One Side)



2 of 3

Traditional Neighborhood Development (TND) in Pennsylvania & Beyond: April 10, 2010

Traditional Neighborhood Development (TND) Ordinance Cranberry Township - Butler, Pennsylvania



Sky Bank with Two-Stories: Cranberry Township



Rollier's Two-Story Hardware Store: Mt. Lebanon

The Cranberry Township TND Ordinance utilized Two-Story Commercial Building-Type Precedents for store types such as:

- Hardware Stores;
- Clothing Stores;
- Drug Stores;
- Banks; and
- Live-Work Units

The Two-Story Building Types provide better scale and stature along the Streetscape of TND Streets.



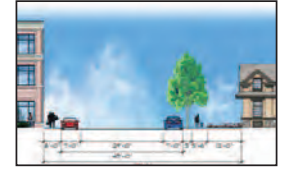
Filene's Basement Two-Story Clothing Store: Waterfront (Homestead, PA)



Walgreens Two-Story Drug Store: Homestead, PA



Form Based Code Workshops



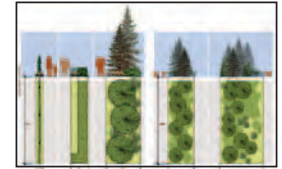
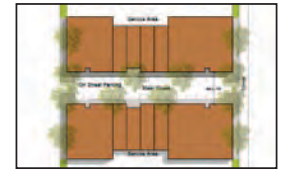
TCA was retained by the PA Department of Community and Economic Development and the Pennsylvania Association of Township Supervisors to conduct Form-Based Code (FBC) Workshops in six (6) places in Pennsylvania, including:

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:

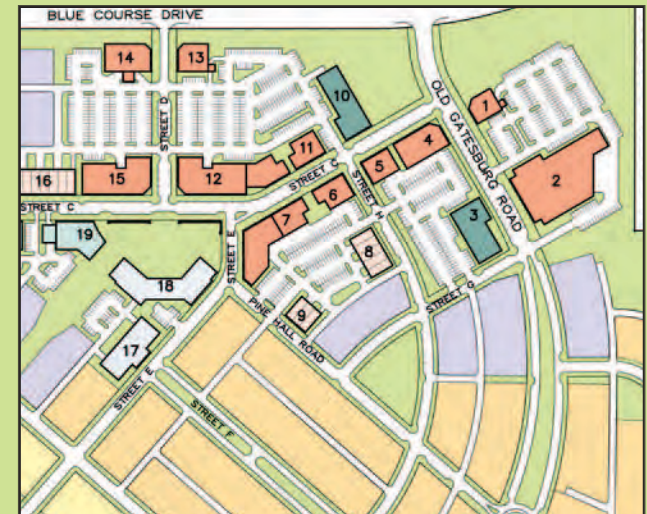
- FBC evolution and history;
- FBC examples;
- Measurements & Metrics;
- Definitions;
- Street Sections;
- Public Spaces;
- Building & Parking Placement;
- Code Amendments; and
- Code Enforcement.



Traditional Neighborhood Development (TND)
in Pennsylvania & Beyond: April 10, 2010

Pine Hall

A Traditional Town Development
Ferguson Township - State College, Pennsylvania



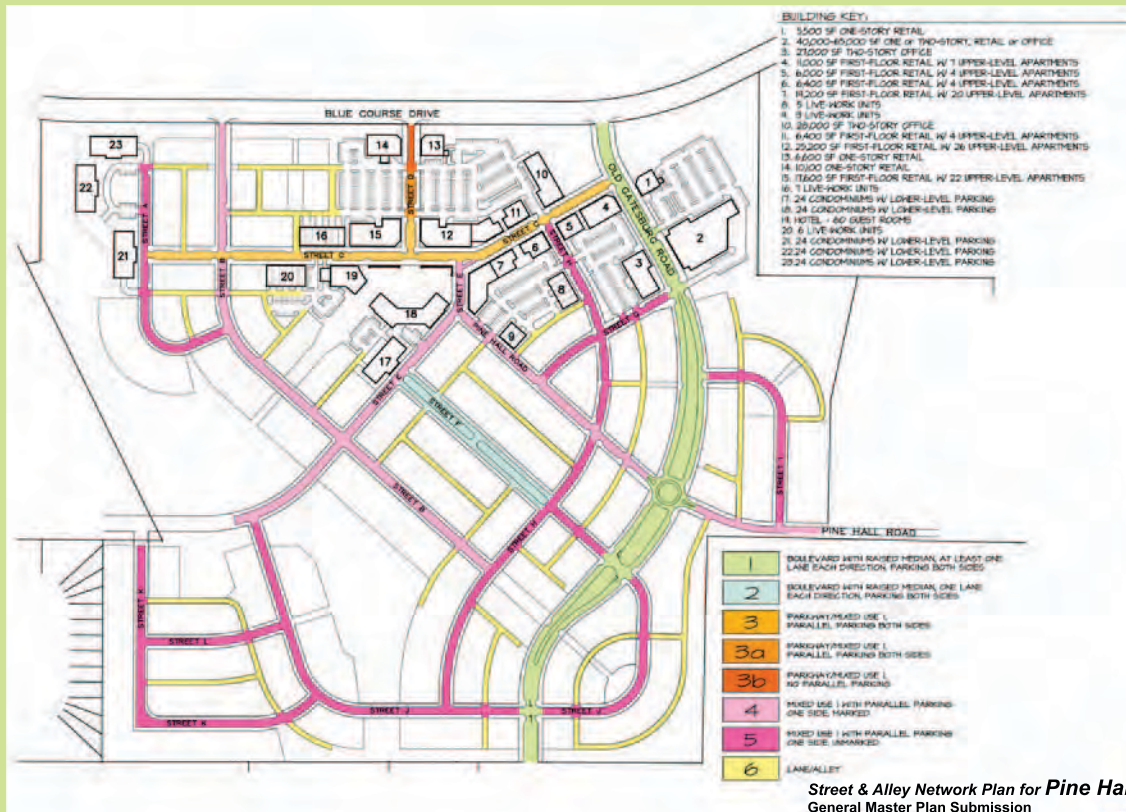
The Pine Hall Development Corporation (PHDC) retained TCA to prepare the General Master Plan and Design Manual for Pine Hall, a TTD - Traditional Town Development in State College, PA. Pine Hall is proposed to be a compact, mixed-use, walkable neighborhood with a diversity of opportunities to live, work, shop, and play. PHDC received General Master Plan approval on February 1, 2010.

**Traditional Neighborhood Development (TND)
in Pennsylvania & Beyond: April 10, 2010**

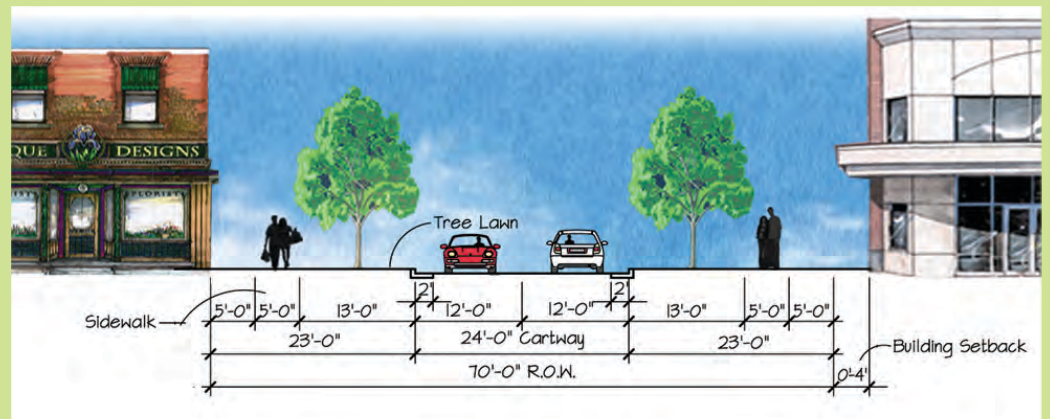
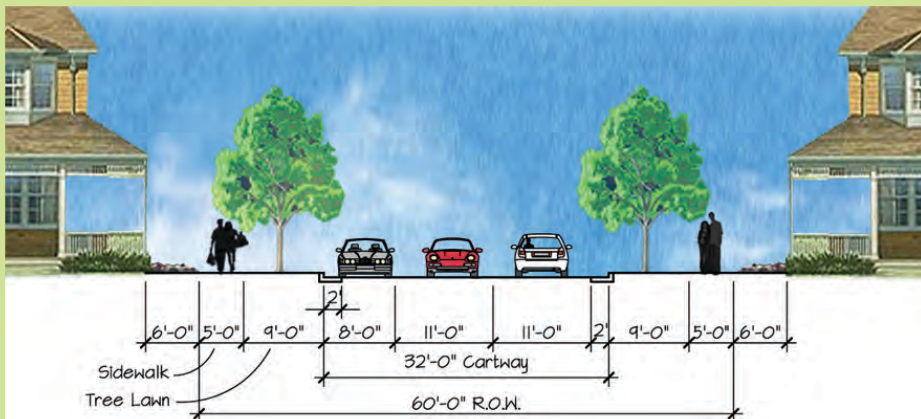


Pine Hall will feature a rich diversity of public space, and a wide variety of building and dwelling units. The General Master Plan will be transformed into Specific Implementation Plans for each of seven (7) phases.

Traditional Neighborhood Development (TND) **in Pennsylvania & Beyond: April 10, 2010**



Pine Hall will have a hierarchy of street types and alleys emanating from Old Gatesburg Road, a Boulevard street.



Traditional Neighborhood Development (TND)
in Pennsylvania & Beyond: April 10, 2010

Urban Villages Zoning Amendment
City of St. Paul, Minnesota



The City of St. Paul retained URS and TCA to prepare Zoning Amendments for six (6) Brownfield Sites along the Mississippi River.

Previously Zoned Industrial, the properties were rezoned to have an Urban Village Overlay. Each Urban Village shall achieve the form of a Traditional Neighborhood emblematic of the many traditional neighborhoods of the City of St. Paul.

The first three (3) urban infill projects have utilized the TN-3 Overlay District Zoning.



As of 2009, 3 of the 6 Urban Villages have been successfully built at:

- + Upper Landing;
- + Wacouta Commons; and
- + Emerald Gardens/ Metro Lofts.

These Urban Villages exhibit the key design elements set forth in the Code including:

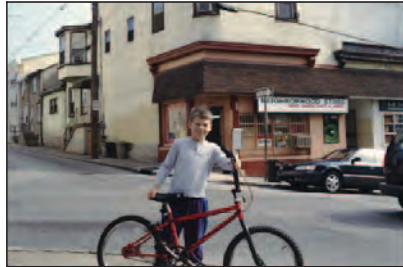
- Traditional Streetscapes;
- Build-To Lines;
- Ground Floor Commercial Use;
- Minimum Building Heights;
- Civic Spaces; and
- Pedestrian Amenities.

The other three (3) sites are “on the drawing board.”

Traditional Neighborhood Development (TND) in Pennsylvania & Beyond: April 10, 2010

CORNER STORE

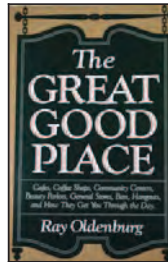
A Key Design Element in Traditional Neighborhood Development



Neighborhood Store
Manayunk

The Corner Store provides opportunities for:

- Anchoring a TND;
- Mixed-use development;
- Offices, or apartments, above commercial;
- Live-Work units; and
- Small-scale shopping within walking distance.



The Corner Store...
Another Great Good Place

The Corner Store has the following attributes:

- Is along a main or frontage street;
- Is typically in the range of 850 to 1,500 square feet on the ground floor;
- Is a building type similar in scale and height to adjoining businesses or residences;
- Is located next to the sidewalk; and
- Has parking on-street, and to the rear.



Southern Village, Chapel Hill, NC:
Corner Store with Offices above.



Belmont Forest – Montgomery County, Maryland:
Corner Store along residential block.

tHink smallmart...

(on the "downsizing" and repositioning of large scale retail)



Mashpee Commons—Smaller footprint buildings (less than 50,000 square feet) forming a new "Main Street" environment.

The next time that Walmart or Target come to town, ask them to "tHink smallmart." Large scale retail units can be sized and positioned to create attractive and desirable "Main Street Environments."

"Main Street Environments" are typically formed by the placement of Street Walls on both sides of a street, approximately 60 to 85 feet apart.



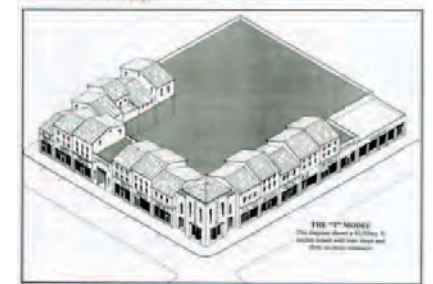
Two-Story Target and Streetscape at Washingtonian Center:
Gaithersburg, Maryland



Mashpee Commons—Streetscape:
"Bookend Buildings" along street, forms "Outdoor Room"

Square footages in the range of 50,000 to 65,000 square feet on the ground floor can be positioned in an urban context, without being offensive or ugly.

We can add value to a Town or Neighborhood and respect local character. The large scale retail building type can be edged with Liner Shops.



Big Box Commercial Buildings as a possible Infill opportunity, if "edged" by Liner Shops.