



TCA Newsletter

Thomas Comitta Associates, Inc.

Holiday 2010

Town Planners & Landscape Architects

In This Issue

Welcome Ellie!

Save the Date

New Clients

Project Updates

TCA Around Town

[Join Our Mailing List!](#)



New Addition!



Happy Holidays from everyone at TCA!



During this Holiday season, we at TCA would like to take this opportunity to thank all of our clients, colleagues, friends, and neighbors for allowing us to serve and collaborate with you this past year.

We look forward to continuing to bring you our best talents, thoughtful insights, and professional expertise in town planning and landscape architecture in 2011!

Best wishes for a happy and healthy New Year,

Megan (of TCA's Lancaster office) and family welcomed little Ellie Elizabeth Colón on October 18th. Welcome Ellie!

Tom

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

Save the Date

Delaware Valley
Smart Growth
Alliance 7th Annual
Smart Growth
Symposium
Jan. 20, 2011
Philadelphia, PA

Jen Leister Reitz
will participate in a panel session highlighting the Claymont Renaissance.

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".

Follow TCA Online!

Comitta.Com
[Our Blog](#)
[Facebook](#)
[LinkedIn](#)

TCA Welcomes its Newest Clients

St. Paul: Traditional Neighborhood (TN-4) District

TCA assisted the City of Saint Paul with Amendments to their Zoning Code for transit-oriented development in the "Central Corridor". Utilizing funds from the McKnight Foundation, the City retained TCA to critique regulations drafted by the City Planning Staff. The Amendments, now in the public review stage, are an outgrowth of the "Urban Village Zoning Regulations" that the City, URS and TCA drafted in 2000 for six brownfield sites along the Mississippi River. The three Traditional Neighborhoods that have been built to date - Upper Landing, Wacouta Commons, and Emerald Gardens/Metro Lofts, serve as Best Practices Examples of placemaking in the Twin Cities area.

Village of Williamsville, NY

TCA will be preparing a Zoning and Land Use Regulation Update for the Village of Williamsville, New York (east of Buffalo) as part of a subconsulting contract with Bergman Associates, Inc. of Rochester. The work will focus on context-sensitive design standards for the core area of the Village. The services are scheduled for completion in June 2011.

Project Updates:

Penn Township (Lancaster County) Form-based Code/Ordinance Amendments



With the Penn Township Zoning and Subdivision and Land Development Ordinance Amendments nearing completion, TCA is working with the Brandywine Conservancy to incorporate a Transfer of Development Rights (TDR) program into the Township's proposed Transect Zones. This program is aimed at creating another tool to direct development away from prime farmland and into designated growth areas.

Manheim Township (Lancaster County) Zoning Ordinance Amendments

TCA's service in Manheim Township is gearing up. We've completed

more than 32 interviews (with more to come!) with local stakeholders aimed at providing feedback into the difficulties with the Ordinance and how to transform it into a more user friendly, responsive, and progressive, regulatory document. A new transect overlay map is under development that, coupled with design guidelines and form based code provisions, will provide greater sensitivity to local context and predictability in new development, revitalization, and adaptive reuse.

Adopted: West Pikeland Township Comprehensive Plan



The West Pikeland Township (Chester County) Board of Supervisors unanimously voted to adopt the 2010 Comprehensive Plan Update on December 6. The plan includes innovative policies to preserve the character of four historic villages through land use and redevelopment strategies

uniquely tailored to each one. In addition, a Township-wide network of greenways is used to guide decisions pertaining to open space planning, to assure protection of valuable natural resources, and to assure protection of valuable natural resources, and to coordinate an accessible trail and recreation system for all Township residents.



Adopted: French Creek Master Trail Plan

On October 5, 2010, the East Pikeland Township Board of Supervisors voted to adopt a Master Plan, developed in collaboration with TCA, for a two-mile stretch along the scenic French Creek.

TCA Around Town

When Lancaster City's Binns Park opened in August, 2005, it was still too early in the season to plant spring-flowering bulbs specified by TCA's John Hershey (formerly employed by Derck & Edson Associates). As a result, these bulbs remained unplanted,



and Lancaster's "outdoor, downtown living room" remained devoid of early spring color. Thanks to the efforts of Lancaster City and a dozen volunteers led by TCA, 1,800 bulbs were planted at Binns Park on October 23rd, and will begin blooming in March 2011.

A similar effort occurred at Lancaster's newly renovated Sixth Ward Memorial Park on the frosty morning of November 13th with volunteers from the City's northeast neighborhoods. By that afternoon, 1,250 bulbs were planted among other newly installed plantings, a safer play area, and an interactive water 'sprayground'/wading pool designed by TCA with helpful assistance from neighborhood children.



© 2010 **Thomas Comitta Associates, Inc.**

Town Planners & Landscape Architects

18 West Chestnut Street, West Chester PA 19380 | 135 North Duke Street, Lancaster PA, 17602

ph: (610) 696-3896 | fax: (610) 430-3804 | ph: (717) 606-2098 | fax: (717) 394-1362

marketing@comitta.com | www.comitta.com
