

# Comprehensive Plan Update

Board of Commissioners

July 11, 2022



Engage | Design | Advance



# Your Team

# Your Team



**Leslie Black**  
*Engagement Specialist*



**Adam Tecza AICP, PP**  
*Project Manager*



**Rory Jacobson AICP**  
*Deputy Project Manager*



**Francisco Gomes AICP, ASLA**  
*Senior Advisor*



**Stephanie Dyer-Carroll AICP**  
*Environ. & Cultural Resources Specialist*



**Michael Ahillen AICP**  
*Mobility Specialist*



**Phil Barlow PLA, AICP**  
*Open Space Specialist*



# Adam Tecza, AICP, PP



Planner &  
Urban Designer

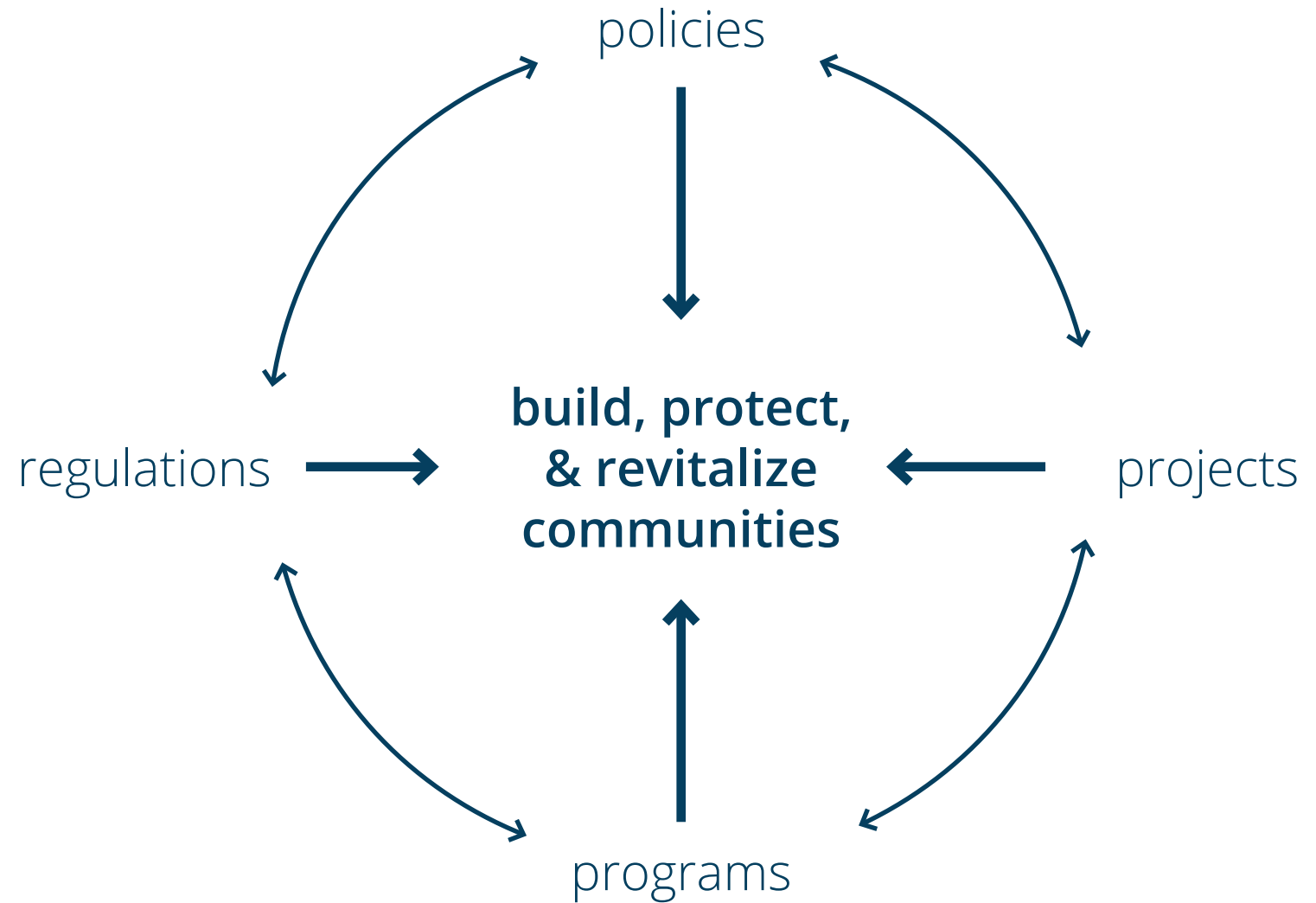




# Adam Tecza, AICP, PP



**Planner &**  
**Urban Designer**

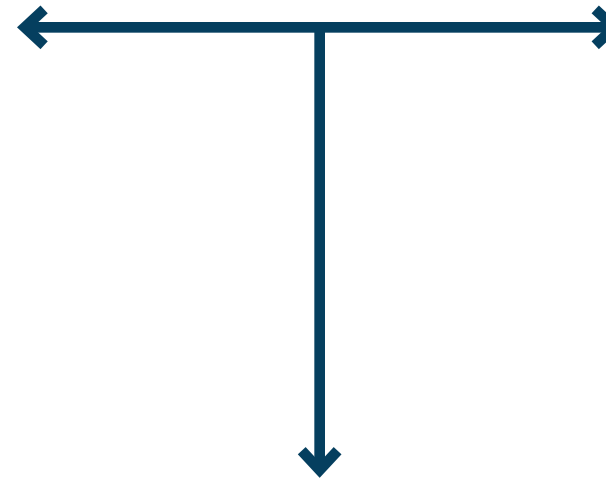


# Adam Tecza, AICP, PP



Planner &  
Urban Designer

**physical space**  
streets, buildings,  
parks, etc.



**social activity**  
e.g. commuting,  
recreating,  
shopping, etc.

**vibrant  
communities**

# Adam Tecza, AICP, PP



Planner &  
Urban Designer

Trenton250  
Master Plan



## PRIORITY INVESTMENT FRAMEWORK

February 08, 2017

### NEIGHBORHOODS

#### STABILIZE WITH THE HIGHEST CONCENTRATION OF VACANCY AND ABANDONMENT



The strategy in these areas is to stabilize very weak neighborhoods so that they are ready when future development opportunities arise. Generally, actions that will support this effort include rehabilitation, demolitions, converting properties to responsible entities, creating vacant lots for non-development uses, and low rehabilitation efforts.

#### STRENGTHEN AT THE RISK OF DECLINE



These neighborhoods tend to be located between the strong inner neighborhoods and the weak neighborhoods surrounding the downtown. The goal is to reinforce the positive qualities in these neighborhoods. Since they are likely to be the first neighborhoods to see the positive benefits of targeted efforts in the "concentric effort" neighborhoods, strategies are focused on preparing for market investment in the medium term.

#### REINFORCE WITH THE HIGHEST VALUES AND CONCENTRATION OF HOME OWNERSHIP



The goal in these areas is to promote the neighborhood from decline and promote growth in the housing market. The City must be able to respond quickly to situations that pose a threat to neighborhood stability and make incremental improvements that will drive increased property values. These neighborhoods are the ones where market-based solutions are most likely to succeed.

#### PRIORITIZE INVESTMENT IN NEIGHBORHOODS WITH CATALYTIC POTENTIAL



The strategy here is to invest significant city resources (both time and money) into areas that are most likely to have catalytic change on the city. Should they improve, investments will stimulate departments and agencies. These areas were chosen because of their history, location, physical assets, and market conditions, among others.

### CORES

#### REDEVELOP SITES WITH SIGNIFICANT POTENTIAL



With the goal of having a strong, diverse, and sustainable economy, Trenton must encourage the large-scale redevelopment of underutilized areas of the city. This strategy is a combined effort to make land available for development in key locations, make it known that the available land exists, assist with acquiring the land, and facilitate the land development process.

#### SUPPORT NEIGHBORHOOD AND REGIONAL COMMERCIAL CENTERS



This strategy is aimed at exploiting the retail opportunities that do exist in Trenton by targeting residents as a primary customer base. This fulfills the goal of creating vibrant commercial areas in neighborhood and regional business districts. Among other actions, the City will provide services where possible to prospective business owners that empower them with the resources necessary to start and sustain their businesses.

#### CONTINUE BUILDING A MIXED-USE DOWNTOWN CORE



Trenton has successfully created "place" along Warren Street and W Lafayette St. In addition, the Mill Hill Neighborhood has been a major success. The strategy in this area is to continue the place-making strategies along Penn Street and to capitalize on development opportunities along Mill Hill Park to continue the success in the neighborhood across the Creek. Proposed improvements to the rail network will contribute to the strength of this area.

#### ATTRACT INDUSTRY TO APPROPRIATE AREAS



With its manufacturing legacy, Trenton's industrial workforce remains relatively strong in several parts of the city. The strategy is to improve opportunities for large-scale industrial development. This strategy is a combined effort to make land available specifically for industrial development and its unique requirements, make it known that the available land exists, assist with acquiring the land, and facilitate the land development process.

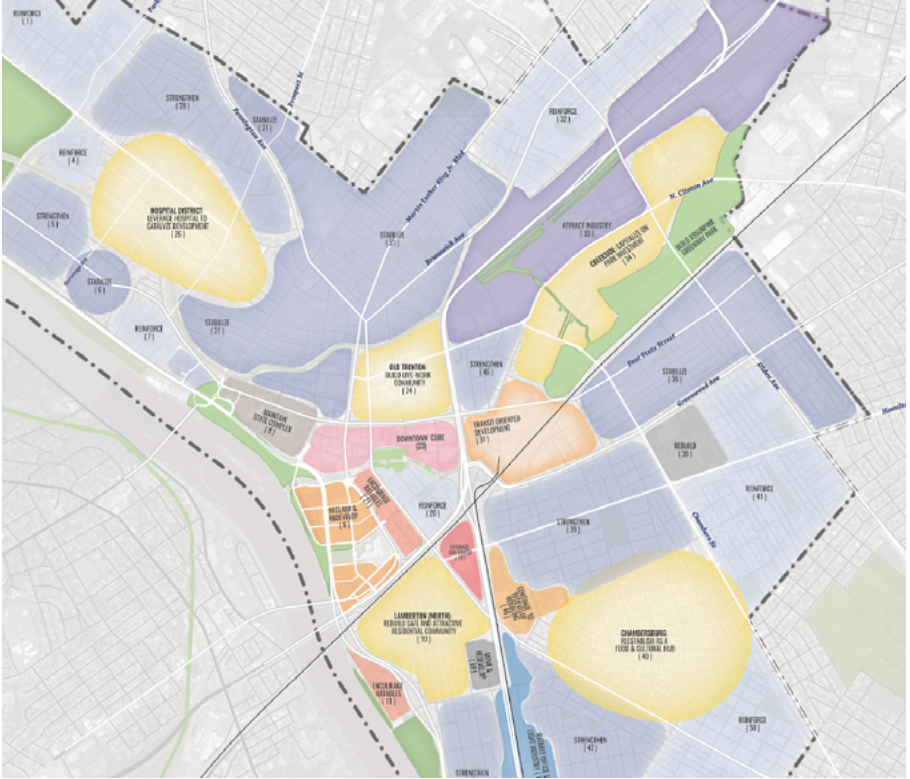
### PRIORITY INVESTMENT NEIGHBORHOODS

LAMBERTON NORTH	HOSPITAL AREA	CHAMBERSBURG	OLD TRENTON	CREEKSIDE
The goal is to return the Lamberton Street area to an attractive and safe residential community. If successful, the area will further reinforce South Trenton as a strong residential community with high quality access to highways, transit, as well as key City amenities such as the Sun Center, Raritan Center Redevelopment, and Trenton Thunder baseball Stadium.	The strategy in this area is to use the redevelopment of the hospital as a catalyst for change in the larger area. The strong neighborhoods surrounding Cathedral Park will serve as a strong base that can be incrementally expanded towards Downtown Trenton. The mainline access to the Delaware Canal will be a key amenity that encourages growth in the area.	Chambersburg's greatest assets are its location and demographics. The growing and diversifying population has added to the area's vibrancy and cultural richness, and offers potential to build a neighborhood that once again is a destination to safely shop, dine and live. Among other actions, the City should focus on supporting small business, leveraging multi-modal transit access, and improving rental properties.	The goal in this area is to celebrate and elevate the local arts and creative scene. Strategies will focus on strengthening connections between Trenton's many arts & culture institutions, embracing arts/creative-based community development, as well as physical and economic development as a catalyst for positive change in the area.	The strategy in this area is to capitalize on the construction of the Asatipak Gateway Park, the potential for Bus Rapid Transit access along Route 1, and the proposed conversion of Market Street. Combined, these projects will make the Parkway area very attractive for residential development and a new center of stability in North Trenton.

## SUPPORT NEIGHBORHOOD AND REGIONAL COMMERCIAL CENTERS



This strategy is aimed at exploiting the retail opportunities that do exist in Trenton by targeting residents as a primary customer base. This fulfills the goal of creating vibrant commercial areas in neighborhood and regional business districts. Among other actions, the City will provide services where possible to prospective business owners that empower them with the resources necessary to start and sustain their businesses.





# Adam Tecza, AICP, PP



Planner &  
Urban Designer



# Adam Tecza, AICP, PP



**Planner & Urban  
Designer**

## **Training**

Masters in Urban & Regional Planning  
Urban Design Concentration

University of Pennsylvania School of  
Design

## **Masters program coursework**

Urban & Regional Planning  
University of Buenos Aires

## **Instructor (7 years)**

Comprehensive Planning Studio  
(Graduate Program)

University of Pennsylvania School of  
Design

## **Areas of Focus**

- Comprehensive Planning
  - Neighborhood
  - Municipal
  - Regional
- Zoning & Form-Based Codes
- Placemaking & Public Space Design
- Transit-Oriented Communities
- Small Downtown Planning & Revitalization
- Complete Streets Planning & Design

# Adam Tecza, AICP, PP



**Planner & Urban  
Designer**

**Trenton250 Master Plan**

APA NJ Presidents Award

**Cherry Hill Master Plan**

APA NJ Outstanding Plan Award

**Media Borough  
Hybrid-Form Based Code**

**City of Philadelphia  
Racial Equity Consulting Services**

**Instructor at UPenn**

- Norristown, PA
- Hunting Park - Philadelphia, PA
- Nicetown-Tioga - Philadelphia, PA
- King of Prussia, PA



# Rory Jacobson, AICP



Senior Planner



# Rory Jacobson, AICP



**Senior Planner**

## **Areas of Focus**

- Comprehensive Planning
- Urban Design
- Multi-Modal Transportation Planning
- Cultural & Historic Resource Planning

## **Adam & Rory**

- Plan of Conservation and Development  
Fairfield, CT
- Plan of Conservation and Development  
Milford, CT
- Plan of Conservation and Development  
Lower Connecticut River Valley
- Sustainable Economic Development Plan  
Raritan, NJ
- Complete Streets Plan  
Keyport, NJ



# Leslie Black



Director of Community  
Engagement Services





# Leslie Black



**Director of Community  
Engagement Services**

## **20+ Years Experience of Public Engagement**

- Stakeholder Engagement Plans
- Traditional & Social Media
- Websites
- Focus Group Interviews
- Surveys
- Charrettes
- Workshops
- Pop-Ups
- Public Hearings

## **Clients**

- Municipalities
- Counties
- State and Federal Agencies
- Transit Agencies
- MPOs

## **Training & Affiliations**

- National Charrette Institute
- Transportation Research Board - Committee and Public Engagement & Communications

# The Studio

# What is a Studio?

- Multi-disciplinary
- Collaborative
- Complex-topic oriented
- Solution based



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- Multi-disciplinary
- Collaborative
- Complex-topic oriented
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What to expect

# A Design Forward Plan

## GUIDING PRINCIPLES

### TO ACHIEVE THE GREENWICH 2030 VISION

In order to meet the established vision, the 2019 POCD is organized around Guiding Principles, which serve as the foundation of the Plan. They establish a unified direction for the POCD by which every objective and action step is linked.

These principles were developed in response to extensive community input and engagement throughout the planning process. A study requested by the Commission from the Greenwich Association of REALTORS® as to the reasons why buyers and sellers choose to move to or move

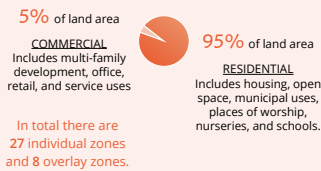
from Greenwich is an example of one such engagement. There were 106 responses from the network of Greenwich real estate professionals. The average tenure of the respondents was 15.8 years, ranging from just one year in the business to 49 years. The responses showed the #1 reason buyers chose to purchase homes in Greenwich is excellent schools (public and private (73 votes)), followed by reasonable taxes (61 votes), proximity to New York City (58 votes), and Greenwich Point/beaches, parks, sport facilities/libraries/amenities (34 votes).

Access to excellent schools is the #1 reason buyers choose to purchase homes in Greenwich.



## Basic Municipal Indicators

### ZONING



### SUSTAINABILITY

Greenwich is one of nine Connecticut municipalities to earn the highest ranking of "Silver" by Sustainable CT, a statewide initiative administered by Institute for Sustainable Energy at Eastern Connecticut State University. The program is designed to encourage Towns and cities in the state to protect the local environment and build resilient local communities and economies.

### GRAND LIST

As of October 1, 2017

21,389	taxable real estate parcels
970	tax-exempt parcels
4,095	personal property accounts
54,397	motor vehicle accounts
11,194	supplemental motor vehicle accounts

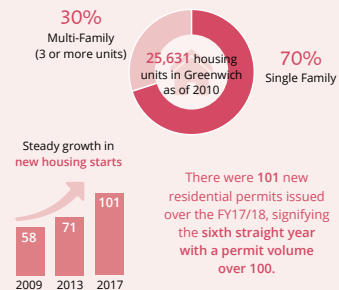
Total taxable assessment after the Board of Assessment Appeals as of October 1, 2017 was \$32,901,340,544. The total assessment of the 970 tax exempt parcels was \$3,483,119,010 but 331 of them, with a total assessment of \$2,771,969,480, paid sewer tax. The assessed value of all real property exceeds \$33 billion, the highest in Connecticut.

### REGIONAL GROWTH

Economic activity continues to centralize within the region. New York City has incorporated a regional approach into their planning efforts. There is significant investment being made in the regional transit network that supports housing development in towns served by the rail system east of the Hudson River.

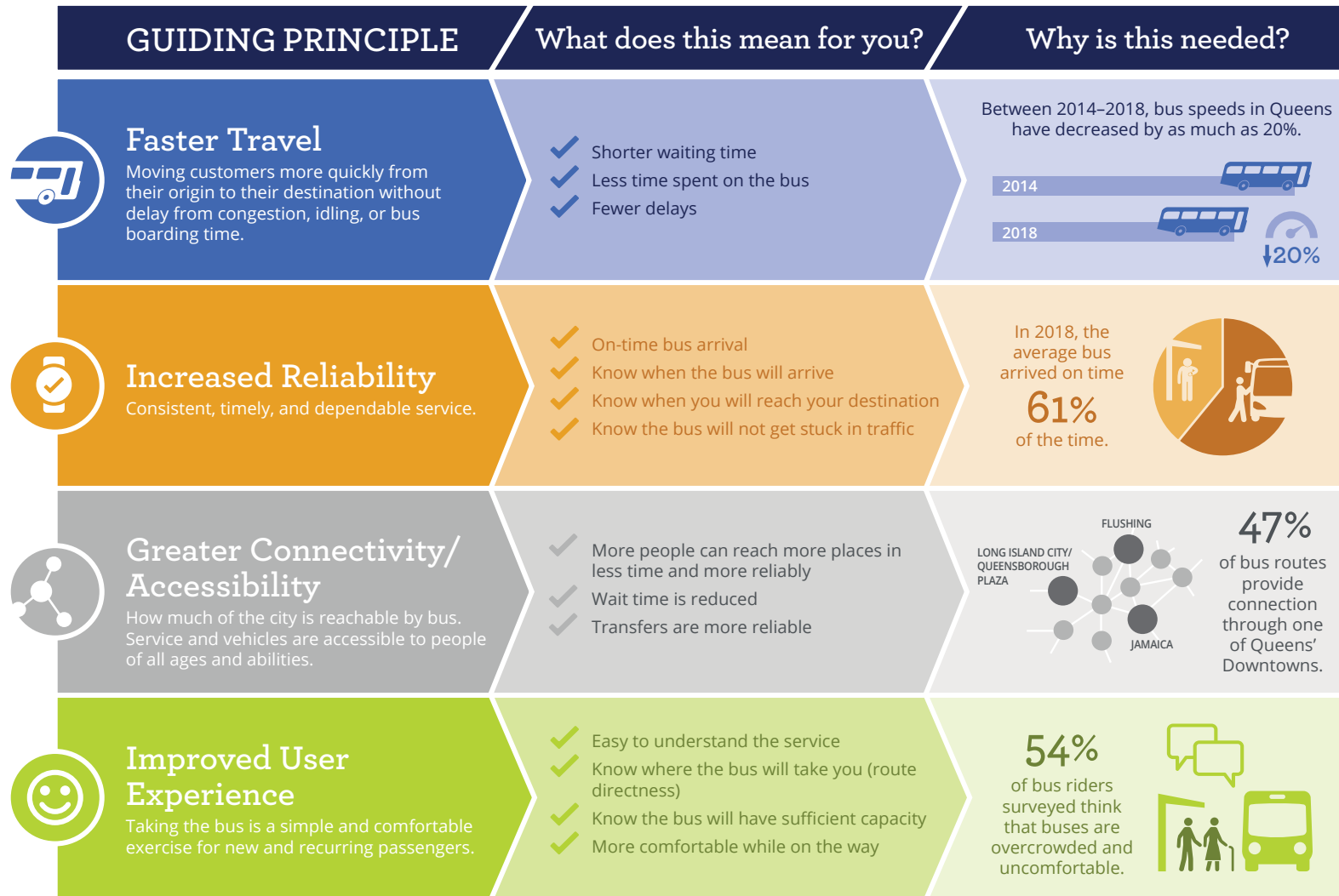
Data from the United States Census indicates that for the first time since 2000, Fairfield County is growing faster than the rest of the country. The neighboring communities abutting Greenwich on the east and west, Stamford, CT and Port Chester, NY respectively, have adopted a very different growth model than Greenwich. As a result, they are rapidly growing and expanding, exemplified by the addition of 9,000 housing units in lower Stamford since 2002.

### HOUSING



- Marketing
- Communication

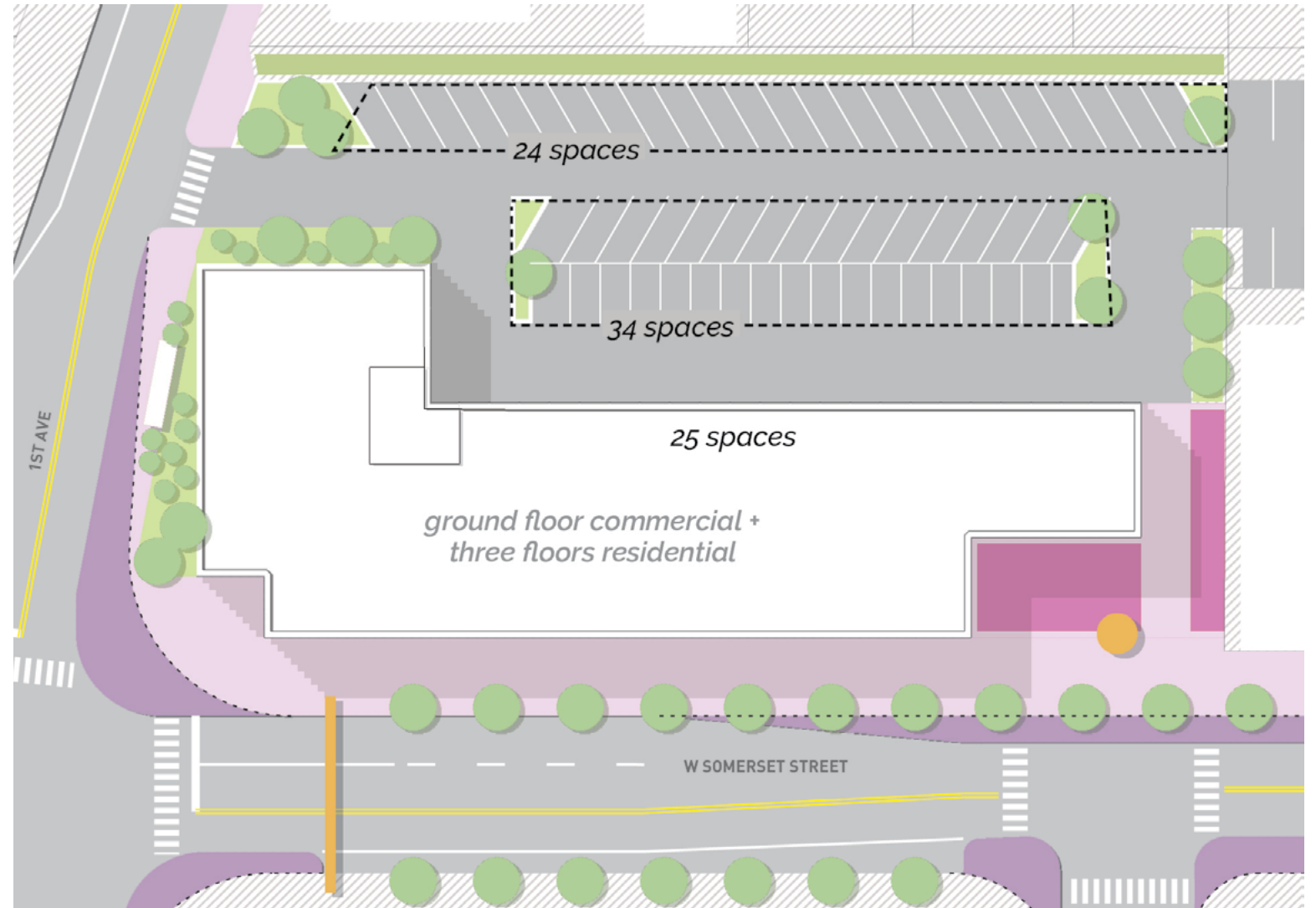
# A Design Forward Plan



- Improves understanding
- Expands audience
- Makes it memorable
- Enhances sharing

*Queens Bus Network Redesign*

# A Plan with Design Recommendations



Branchville, CT TOD Plan



# A Plan *for* People





# A Plan *for* People

## Current Radnor Plan

*“Develop traffic calming strategies...  
to help preserve neighborhoods.”*



# A Plan for People

## Current Radnor Plan

*“Develop traffic calming strategies... to help preserve neighborhoods.”*

## People-Oriented

*“Use traffic calming to create streets that people of all abilities - especially children, the elderly and those with mobility challenges - can continue to enjoy safely.”*





# A Plan for People

## Current Radnor Plan

*“Develop traffic calming strategies... to help **preserve neighborhoods.**”*

## People-Oriented

*“Use traffic calming to create streets that **people of all abilities** - especially children, the elderly and those with mobility challenges - can continue to **enjoy safely.**”*



# A Plan for People

## Current Radnor Plan

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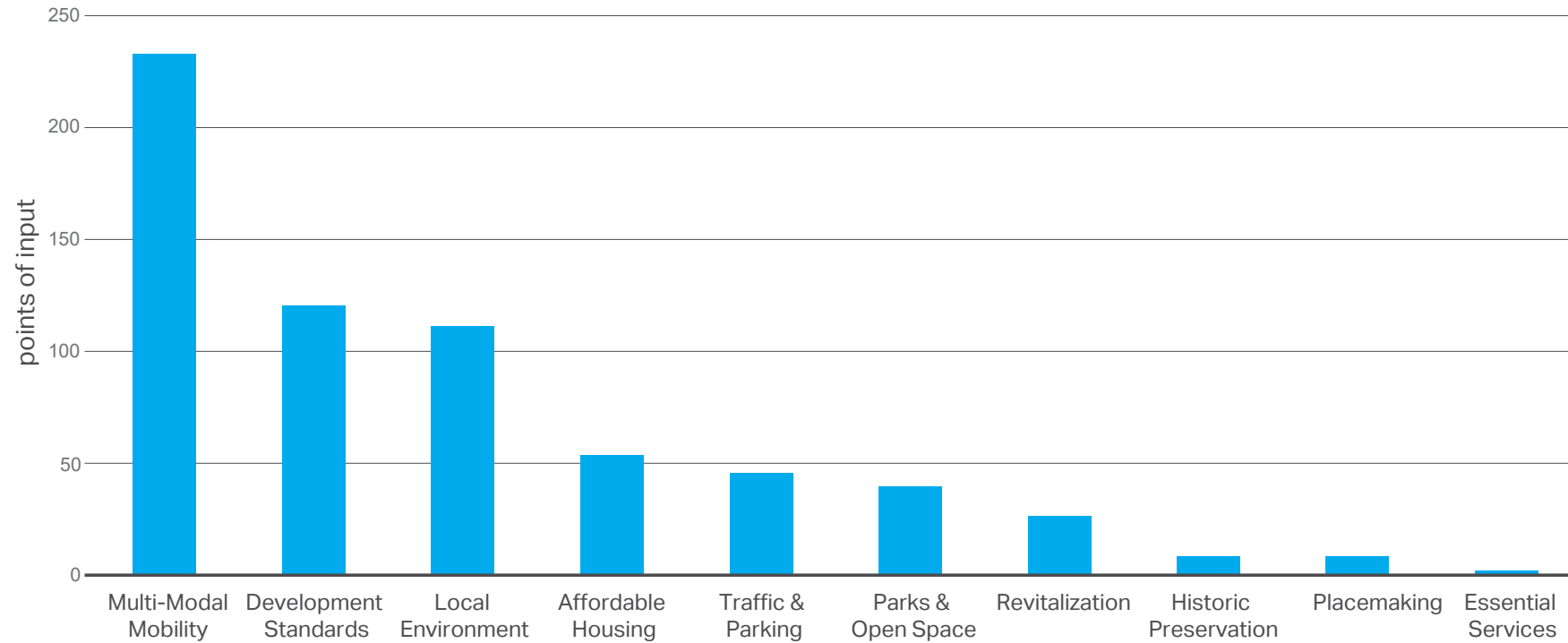
## People-Oriented

*“Use traffic calming to create  
streets that people of all abilities -  
especially **children**, the **elderly** and  
those with mobility challenges - can  
continue to enjoy **safely.**”*

**SafeRoutes**



# A Plan *by* People



**Figure 3: Activity Response: Identification of Priority Issues**

Participants were asked to select their top three issues that they felt the SAVP should focus on. Upon identification, respondents were given an opportunity to provide open ended responses to the questions: How does this issue impact your life? How does it affect your ability to do the things you need and want to do?



# A Plan *by* People

## Multi-Modal Mobility

Participants wanted to see a plan that identified opportunities for improved pedestrian, bicycle, and/or transit service.

**Safe and Friendly:** The Lower Heights is an unsafe place for walking and bicycling. Participants wanted to see the area substantially transform to become a place that encourages and supports walking and biking.

**Improved Connectivity:** The area needs to be better connected to surrounding neighborhoods, the downtown, and adjacent municipalities. Participants identified three areas where improvements were necessary:

- **Route 139:** Crossing Route 139 needs to be made substantially safer for pedestrian and bicyclists. This should include reducing speeds, narrowing turning radii, and shortening crosswalks, among other strategies. The length of the Route 139 corridor should also be improved to make the entire corridor more bicycle and pedestrian friendly.
- **North-South Corridors:** At least one primary north-south bicycle corridor should be established to ensure that there is high-quality access to surrounding communities.

“

*“Walking and bicycling are very dangerous here. Since we don’t have many restaurants or shops in the immediate area, this makes it hard for residents who do not drive to get basic services.”*

“

*“I am frequently fearful for mine and my family’s life as we cross intersections as drivers do not stop, obey basic traffic rules, or care for pedestrians or non car/truck users in general.”*

“

*Better connectivity and movement.  
Bike lanes. Connect to downtown.*

*Jersey City Master Plan - Small Area Plans*

# A Plan *by* People

“

*“I am frequently fearful for mine and my family’s life as we cross intersections as drivers do not stop, obey basic traffic rules, or care for pedestrians or non car/truck users in general.”*

# A Plan *by* People

“

*“I am frequently fearful for mine and my family’s life as we cross intersections as drivers do not stop, obey basic traffic rules, or care for pedestrians or non car/truck users in general.”*

- Crosswalk upgrades
- Eliminating right on reds
- Truck limitations
- Crossing islands
- Narrowing lane widths



**Raised Beds**

- moderate protection
- high greening opportunities
- limited flexibility for future curb cuts



**Planters**

- moderate protection
- moderate greening opportunities
- highly flexible for new curb cuts



# A Plan *by* People

“

*“I am frequently fearful for mine and my family’s life as we cross intersections as drivers do not stop, obey basic traffic rules, or care for pedestrians or non car/truck users in general.”*

**We feel SEEN!** Thank you so much for your work on this. **This truly reflects the feedback from stakeholders and ultimately the whole neighborhood.** I really look forward to seeing the implementation of this plan and supporting however we can.

**Chelsea Carter**

Vice President

Sgt Anthony Park Neighborhood Association

Jersey City Small Area Vision Plans

# A Plan *with* People

## **Plan & Coordinate**

- You & Project Staff
- Commissions & Boards (17)
- Radnor School's Comprehensive Plan (2021-2024)
  - Communications Team
- Stakeholders & Civic Leaders

# A Plan *with* People

## Plan & Coordinate

- You & Project Staff
- Commissions & Boards (17)
- Radnor School's Comprehensive Plan (2021-2024)
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## Community Organizations

Bird Town PA	Radnor Historical Society
Chanticleer Garden	Radnor Ice Hockey
Community Garden Club of Wayne	Radnor Memorial Day Parade
Delaware Valley Amateur Astronomers	Radnor Memorial Library
Garrett Hill Parade	Radnor Soccer Club
The League of Women Voters of Radnor Township	Radnor Youth Basketball
MLTV - Main Line Network	Radnor Youth Lacrosse
Main Line School Night	Radnor Wayne Little League
Radnor Aquatic Club	Rotary Club of Wayne
Radnor Conservancy	The Saturday Club
Radnor Educational Foundation	Wayne Senior Center
	Wayne Activity Center

And another dozen more....

# A Plan *with* People

## Inform & Promote

- Website
- Social Media
- Pop-Up Community Outreach
- Public Hearings

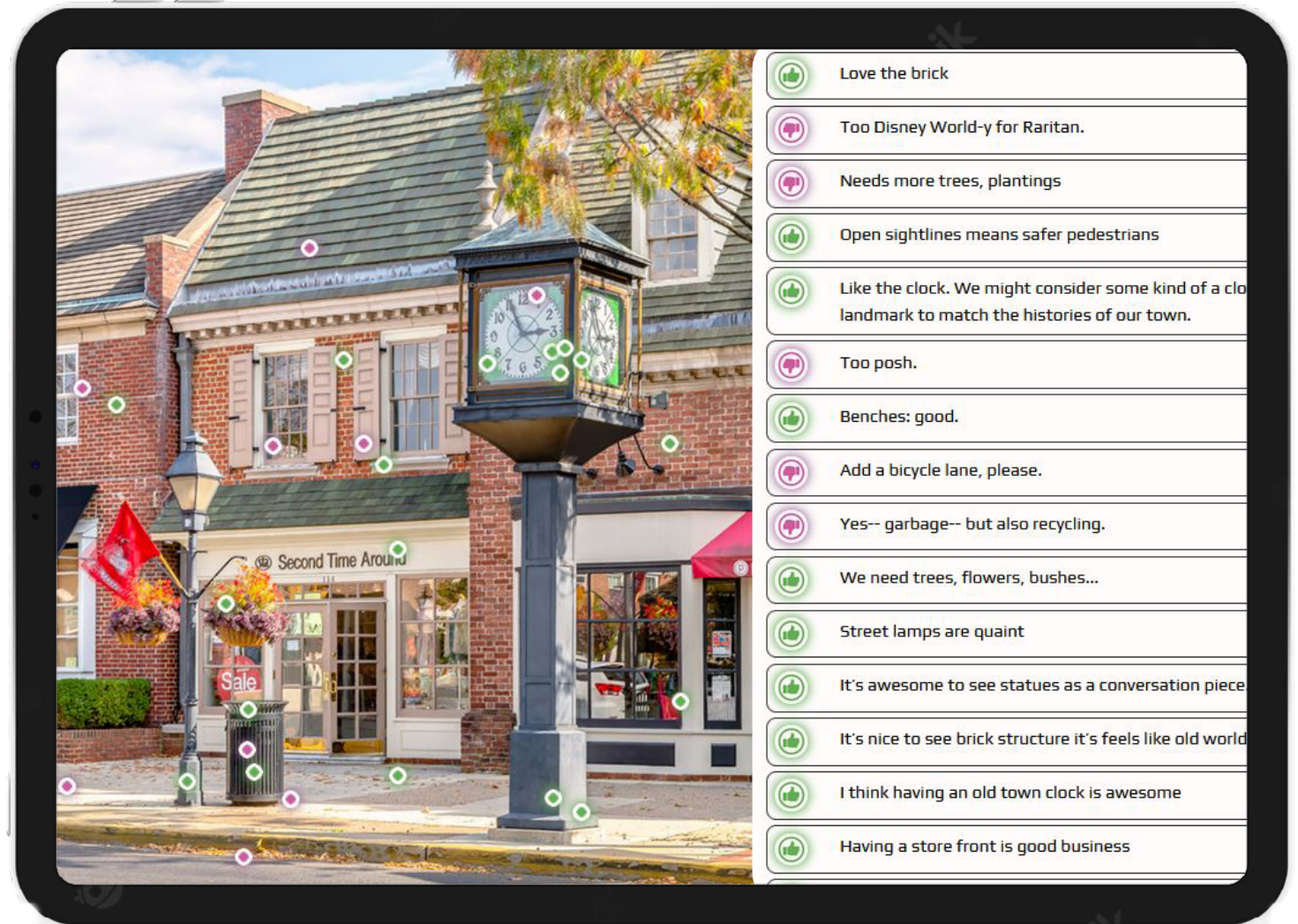




# A Plan *with* People

## Listening & Learning

- Virtual Workshop
- Focus Groups
- Pop-Up Community Outreach
- Public In-Person Workshops





# A Plan *with* People

## Collaborate

- Pop-Up Community Outreach
- Public In-Person Workshops





# A Plan *with* People

## Adapt & Adjust

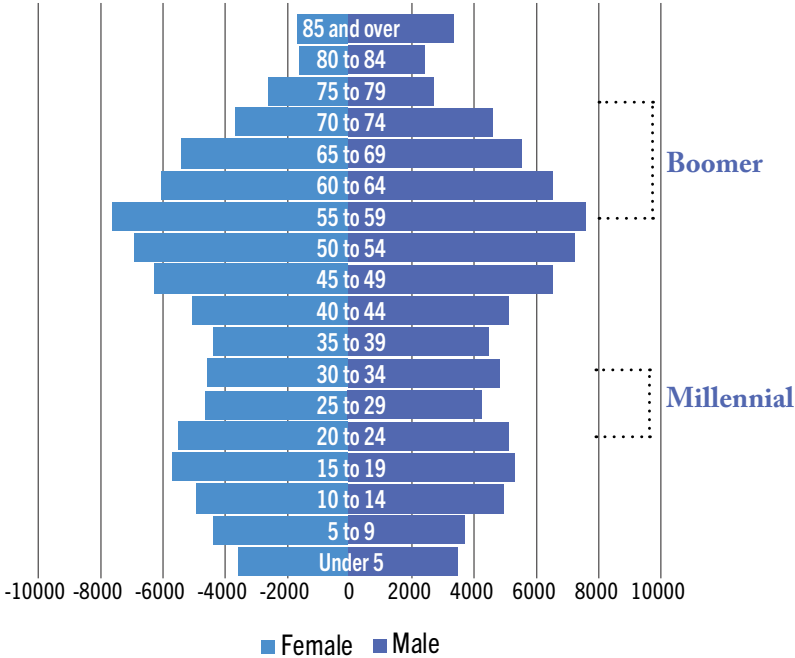
- Collect important data
- Track in real-time
- Listen



*Red Bank - Lunch*

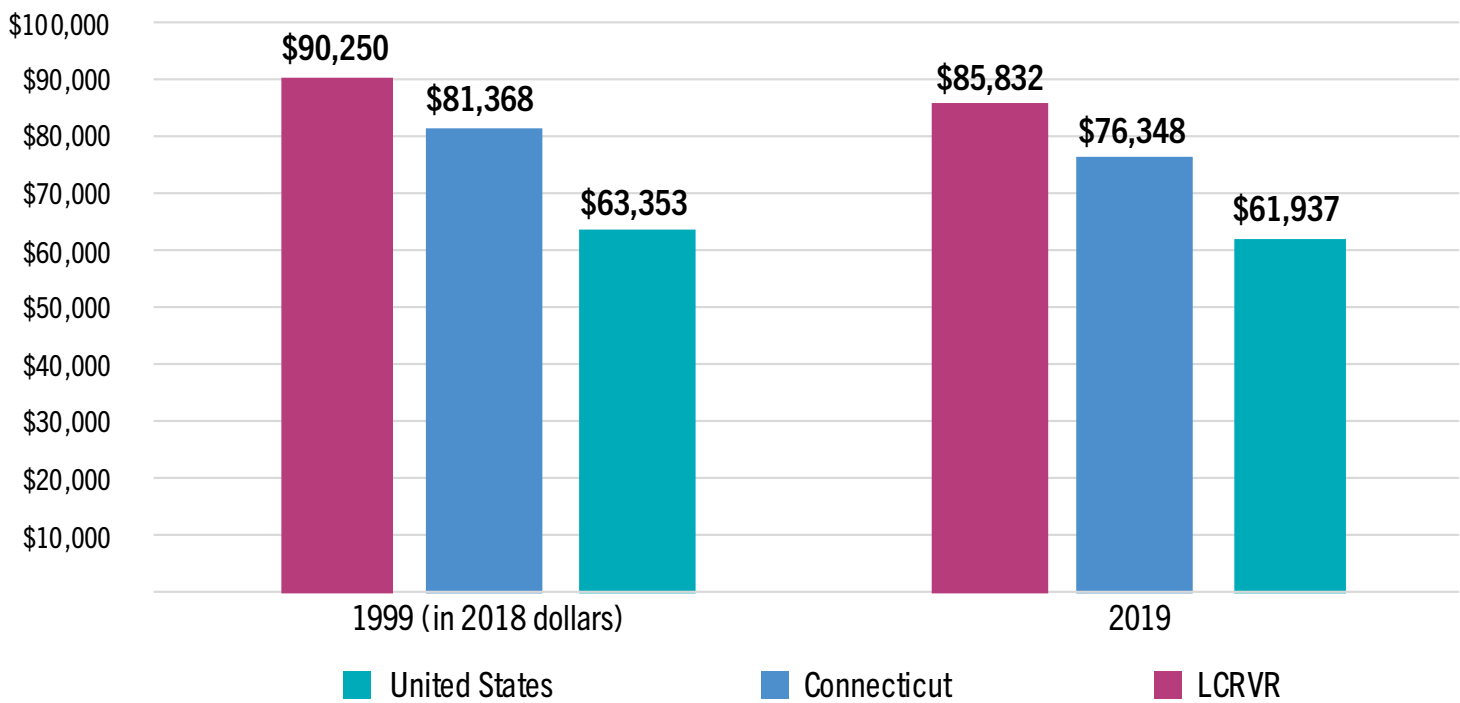
# A Data Informed Plan

Figure 12. Population Pyramid



US Census Bureau, American  
Community Survey 2013-2018

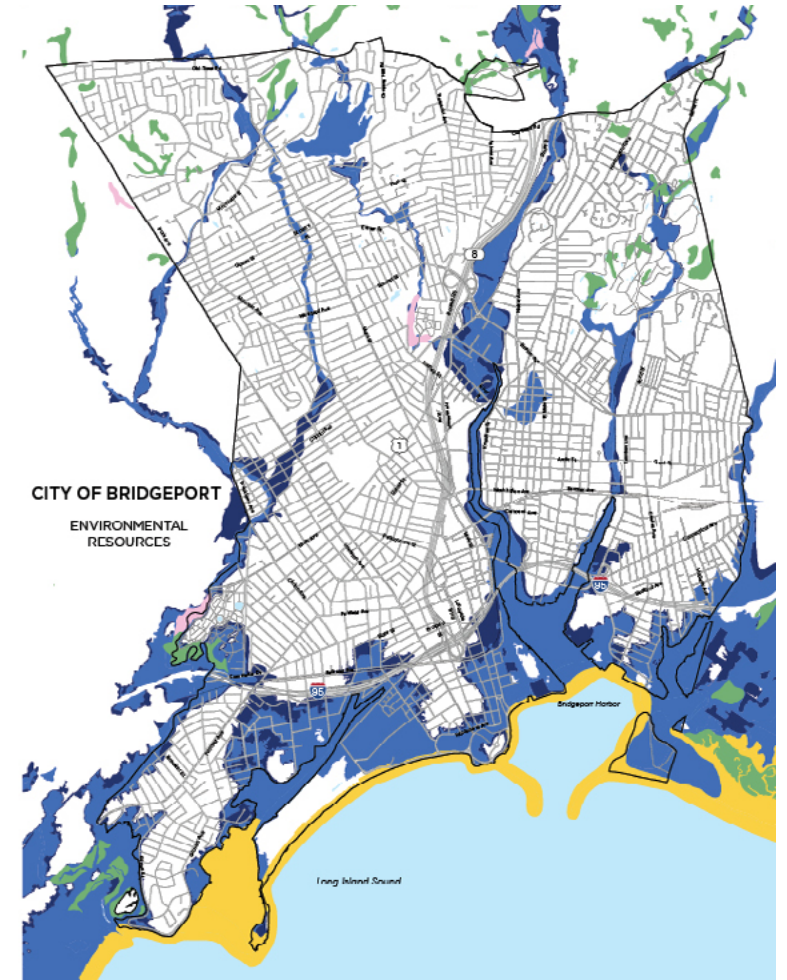
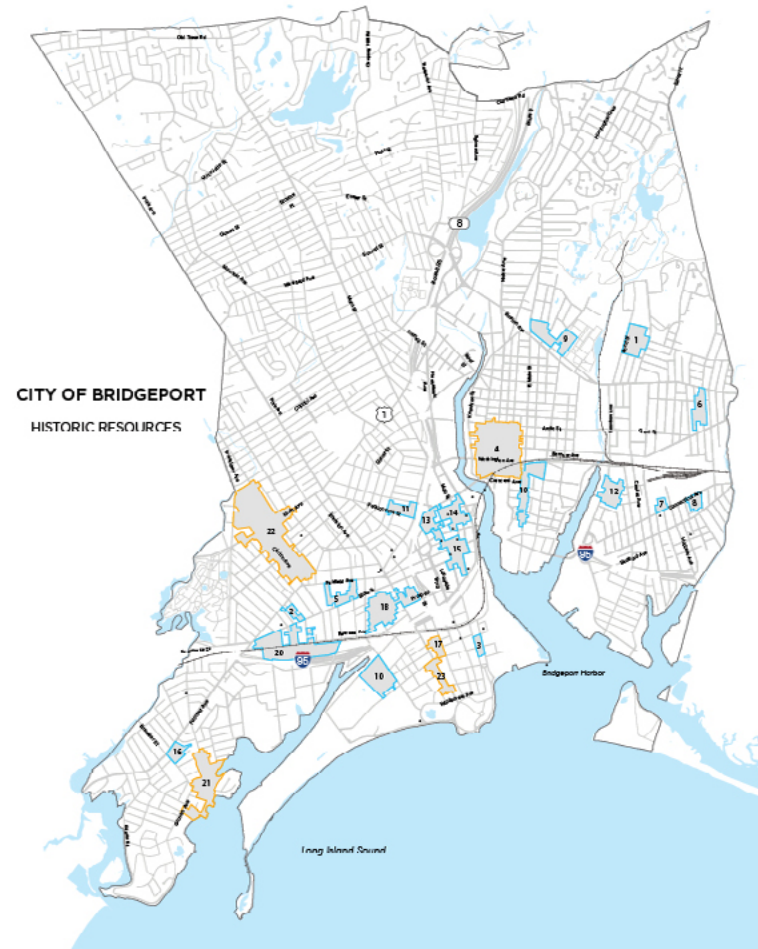
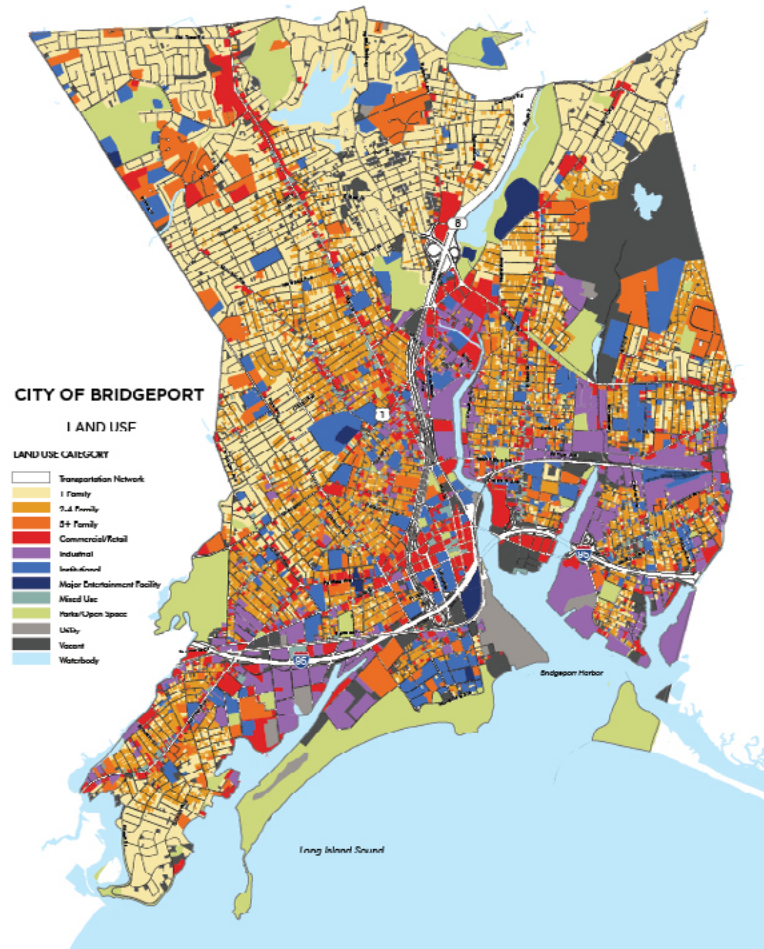
Figure 16. Median household Income 1999 & 2018 (in 2018 dollars)



Lower Connecticut River Valley

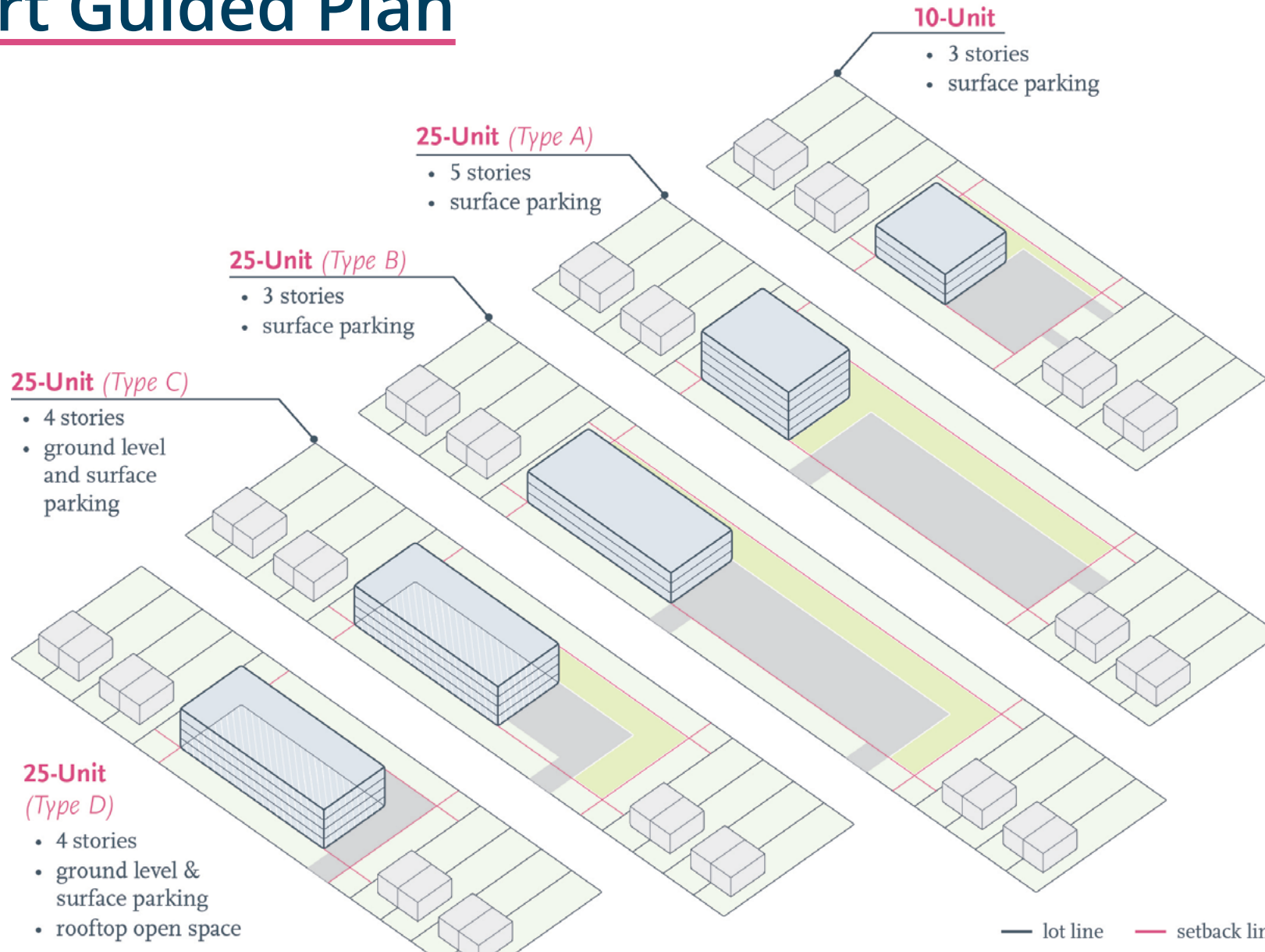


# A Data Informed Plan



*Plan Bridgeport*

# An Expert Guided Plan

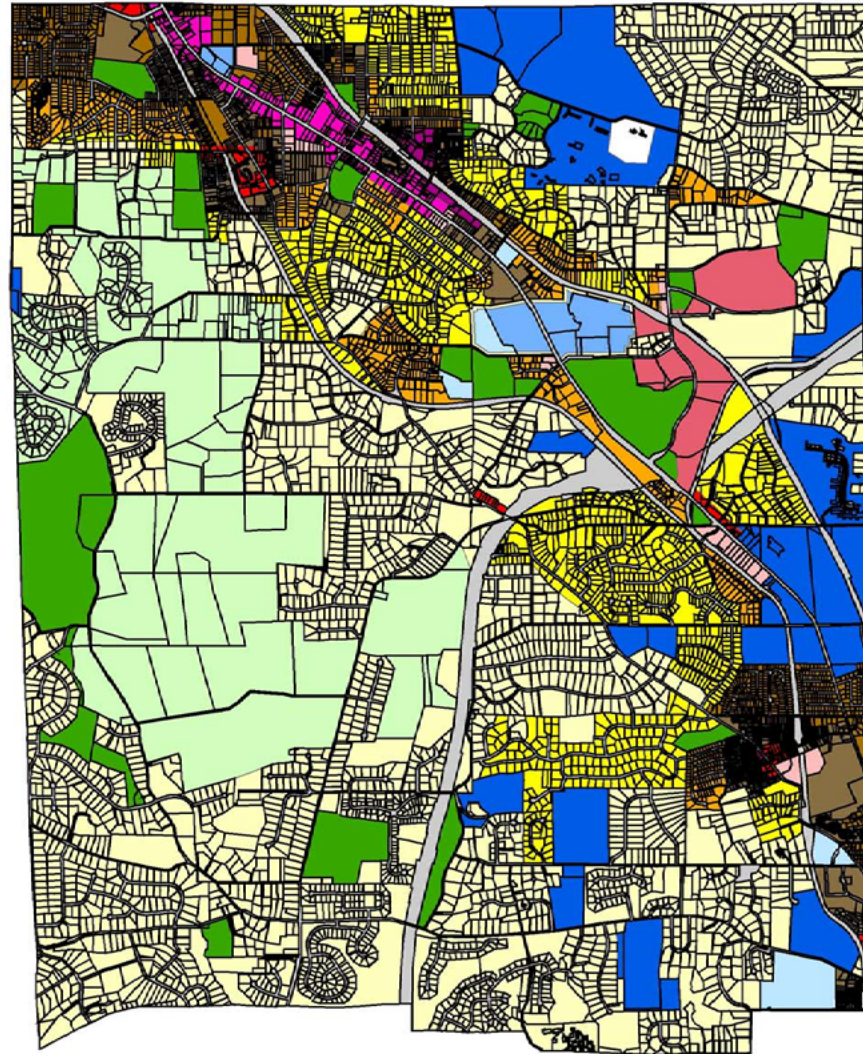


*Media Hybrid  
Form-based Code*



# A Land Use Plan

- appropriate land uses
- design guidance
- appropriate supporting infrastructure (e.g. streets, opens spaces, etc.)
- appropriate building types



## RADNOR TOWNSHIP



### ZONING

#### Legend

Parcels	PI
Zoning Category	PLO
AC	PLU
C-0	R-1
C-1	R-2
C-2	R-3
C-3	R-4
PA	R-5
PB	n/a

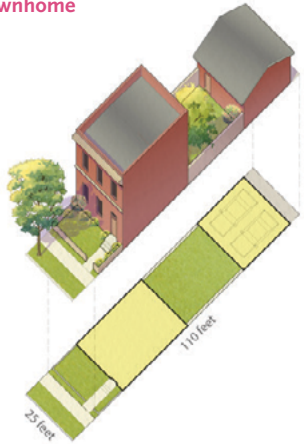


0 2,500 5,000 Feet



# A Land Use Plan

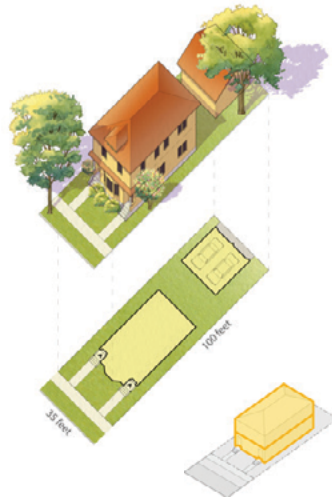
Townhome



## Typical Specifications

Lot	
Width	25 feet
Depth	110 feet
Area	2,750 sq. ft.
	0.063 acres
Units	
Number of Units	1 unit
Typical Unit Size	1,750 sq. ft.
Density	
Net Density	16 du/acre
Gross Density	12 du/acre

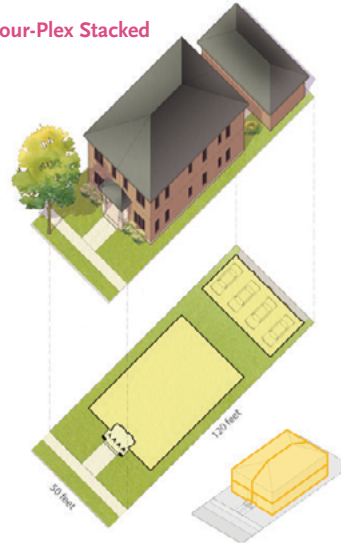
Duplex: Stacked



## Typical Specifications

Lot	
Width	35 feet
Depth	100 feet
Area	3,500 sq. ft.
	0.08 acres
Units	
Number of Units	2 units
Typical Unit Size	1,008 sq. ft.
Density	
Net Density	25 du/acre
Gross Density	18 du/acre

Four-Plex Stacked



## Typical Specifications

Lot	
Width	60 feet
Depth	130 feet
Area	7,800 sq. ft.
	0.179 acres
Units	
Number of Units	4 units
Typical Unit Size	1,200 sq. ft.
Density	
Net Density	22 du/acre
Gross Density	18 du/acre

Courtyard



## Typical Specifications

Lot	
Width	90 feet
Depth	130 feet
Area	11,700 sq. ft.
	0.269 acres

Cottage Courtyard



## Typical Specifications

Lot	
Width	125 feet
Depth	150 feet
Area	18,750 sq. ft.
	0.43 acres

Multi-Plex



## Typical Specifications

Lot	
Width	105 feet
Depth	135 feet
Area	14,175 sq. ft.
	0.325 acres



# An Implementable Plan

## **Vision**

What people value and what the community will strive toward over the next 10 years.

## **Goals**

Goals are commitments towards achieving the vision.

## **Strategies**

The methods for achieving goals. They describe the interim outcomes.

## **Actions**

Steps to accomplish strategies. They are the first steps to implement the Plan.

# An Implementable Plan

*“Mission of the Comprehensive Plan:  
To maintain the excellent quality of  
life in Radnor Township, preserving  
the community and its character and  
accommodating additional development  
with strict adherence to sustainable  
design principles.”*

Land Use Element

*10th Chapter of the Comprehensive Plan  
25th page of Executive Summary*

# An Implementable Plan

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Land Use Element

*10th Chapter of the Comprehensive Plan  
25th of 26th page of Executive Summary*

## **Housing Demographics, and Socioeconomics**

**Goal:** Promote the rehabilitation of deteriorating or substandard residential properties.

|  
8 PDFs & 8 pages  
Later....



## **Implementation Plan**

**Strategy:** Continue the Township’s property maintenance, inspection, and enforcement program.

# An Implementable Plan

## Vision

What people value and what the community will strive toward over the next 10 years.

## Goals

Goals are commitments towards achieving the vision.

## Strategies

The methods for achieving goals. They describe the interim outcomes.

## Actions

Steps to accomplish strategies. They are the first steps to implement the Plan.

### Goal 6

**Improve and expand public facilities and resources in neighborhoods.**

#### Strategy

1. Provide City resources such as parks and recreation facilities, libraries, and community centers in areas of need. ●●
2. Work with Board of Education to open schools and grounds for community use.
3. Utilize vacant lots and school playgrounds to expand the public open space network.
4. Ensure that public facilities and new development are compliant with the Americans with Disabilities Act.
5. Use schools and libraries, in addition to community centers, as community education and gathering centers to stimulate lifelong learning and intergenerational learning.
6. Consider programs which reimagine underutilized spaces and turn them into areas to play, for both temporary and permanent installations. ●●
7. Rethink roofs as public spaces which include playgrounds, parks, farming and horticulture, wireless networking and digital infrastructure, art installations, and even goods delivery via drones.
8. Utilize public art to activate public spaces and encourage community participation from all age groups. ●

### Goal 7

**Continue improvements aimed at revitalizing the Downtown.**

#### Strategy

1. Redefine the boundaries of Downtown to include an "Expanded Downtown". ●
2. Encourage mixed use development. ●
3. Create an Arts District to establish a true geographic center for arts and culture in Bridgeport.
4. Continue to focus on redevelopment efforts to activate vacant buildings and parcels throughout Downtown. ●
5. Work with property owners to improve sidewalks, plazas, and facades. ●
6. Encourage and support small food stores, a green market, and retail and restaurant uses. ●

***Bridgeport POCD***



# FHI Studio and Radnor

# What to expect from your plan

- A Design Forward Plan
- A Plan with Design Recommendations
- A Plan for People
- A Plan by People
- A Plan Made with People
- A Data Informed Plan
- An Expert Guided Plan
- A Land Use Plan

# What to expect from your plan

- A Design Forward Plan
- A Plan for People
- A Plan by People
- A Plan Made with People
- A Data Informed Plan
- An Expert Guided Plan
- A Land Use Plan
- A Implementation-Oriented Plan
- Statement of objectives
- Land Use
- Housing
- Mobility
- Open Space
- Natural & Historic Resources
- Community Facilities & Utilities
- Implementation



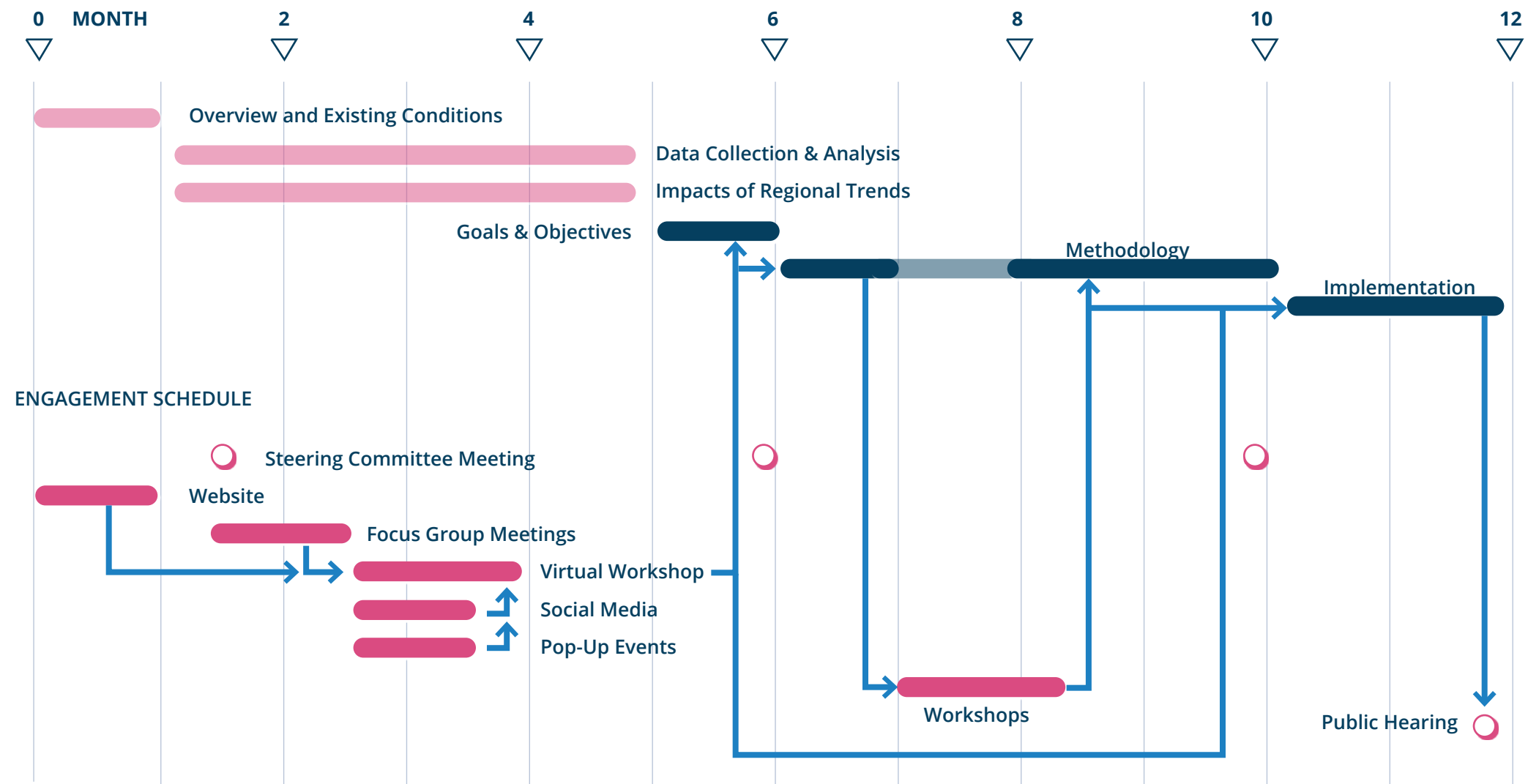
# What to expect from your team

- A collaborative studio organized to meet your needs
- Experienced technical professionals
  - Land Use & Zoning
  - Mobility
  - Environmental Sciences
  - Cultural Resources Protection
  - Business & Economic Development
  - Open Space Design
  - Sustainability
- Public involvement expertise with decades of experience
- Collaborative, hands-on project management



# Questions & Discussion

# Planning *with* People



# RADNOR TOWNSHIP

## PUBLIC WORKS

