

Comprehensive Plan for New Hope Borough Pennsylvania



July 2011





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...and all the citizens of New Hope who contributed their time, creativity, and love of their community in the development of this Plan.

RESOLUTION NO. 2011-09R

**A RESOLUTION OF THE NEW HOPE BOROUGH COUNCIL ADOPTING
AN UPDATED COMPREHENSIVE PLAN FOR NEW HOPE BOROUGH**

B A C K G R O U N D:

A. New Hope Borough, Bucks County, is a Borough existing under the Pennsylvania Borough Code, which has adopted a Comprehensive Plan and Zoning Ordinance as authorized under the Pennsylvania Municipalities Planning Code, 53 P.S. §10101 et seq. (the “MPC”).

B. New Hope Borough’s existing Comprehensive Plan is from between 1997-2000. Since that time, the New Hope Borough has instituted a Comprehensive Plan update process that has included the New Hope Borough Planning Commission, the New Hope Borough Revitalization Committee, and the public.

C. The Comprehensive Plan update process also included input from the Bucks County Planning Commission, Solebury Township (contiguous municipality) and the New Hope-Solebury School District (local school district). As required by Section 301.3 of the MPC, a draft of the updated Comprehensive Plan was sent to the aforementioned bodies for their review and comment on May 4, 2011, which is 45 days prior to the date the New Hope Borough Council held a public hearing to consider adopting the updated Comprehensive Plan and this Resolution.

D. As required by Section 302(a) of the MPC, the New Hope Borough Planning Commission held a public meeting on June 6, 2011 to consider the updated Comprehensive Plan and to forward any comments to New Hope Borough Council.

E. As required by Section 302(a) of the MPC, pursuant to public notice, New Hope Borough Council held a public hearing on July 19, 2011 to consider the comments on the updated Comprehensive Plan from the public, the New Hope Borough Planning Commission, the Bucks County Planning Commission, Solebury Township and the New Hope-Solebury School District.

F. Following the aforementioned public hearing, New Hope Borough Council desires to adopt a new Comprehensive Plan for New Hope Borough, Bucks County, Pennsylvania.

NOW, THEREFORE, BE IT RESOLVED AND ENACTED by the Council of the Borough of New Hope as follows:

Section 01: New Hope Borough Council officially adopts a Comprehensive Plan for New Hope Borough consisting of textual matter, tables, charts and figures contained in a bound volume entitled “Comprehensive Plan For New Hope Borough, Pennsylvania, April 2011.”

Section 02: In addition, the following supporting documents and studies were utilized in producing the Comprehensive Plan, and are incorporated by reference as part of the Comprehensive Plan:

- a. New Hope Borough Open Space Plan (2010)
- b. Transportation and Parking Sign Audit (2010)
- c. Parking Management Study (2010)
- d. Traffic Calming Plan (2008)
- e. Landmark Towns Catalytic Projects Report (2010)
- f. Landmark Towns Strategic Wayfinding Plan (2009)
- g. Landmark Towns Regional Revitalization Study (2007)
- h. Riverfront Strategic Revitalization Plan (2008)
- i. Aquetong Creek Coldwater Heritage Plan (2007)
- j. New Hope Canal Walk Master Plan (2000)
- k. Middle Delaware River Conservation Plan (2004)
- l. Lower Delaware River Management Plan (1997)

Section 03: In addition to the textual matter contained in the Comprehensive Plan and incorporated therein by reference, the following maps are adopted as part of the Comprehensive Plan:

- a. Map 1: Existing Land Use and Zoning Districts
- b. Map 2: Surface Geology and Water Resources
- c. Map 3: Significant Natural Features
- d. Map 4: Historic Resources
- e. Map 5: Park, Recreation and Open Space Resources
- f. Map 6: Future Land Use Plan

Section 04: As required by Section 306(b) of the MPC, a certified copy of the adopted Comprehensive Plan and this Resolution shall be delivered to the Bucks County Planning Commission within thirty (30) days of the adoption of his Resolution.

Section 05: All inconsistent provisions of all other Resolutions of the Borough of New Hope, Bucks County, Pennsylvania are hereby repealed to the extent of the inconsistency. All other provisions of the Resolutions of the Borough of New Hope, Bucks County, Pennsylvania shall remain in full force and effect.

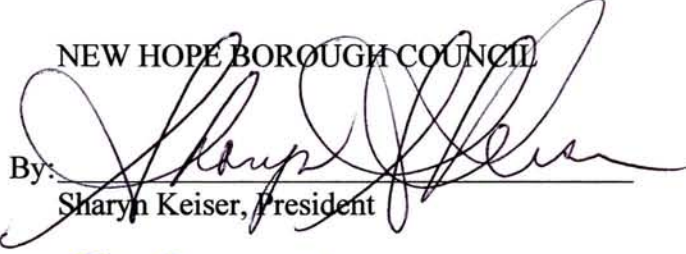
Section 06: The provisions of this Resolution are declared to be severable. If any provision of this Resolution is declared to be invalid or unconstitutional by a court of competent jurisdiction, such determination shall have no effect on the remaining provisions of this Resolution.

Section 07: This resolution shall be effective upon adoption by the New Hope Borough Council.

***** SIGNATURES APPEAR ON FOLLOWING PAGE *****

RESOLVED AND ENACTED by the Council of the Borough of New Hope this 19th day of July, 2011.

NEW HOPE BOROUGH COUNCIL

By: 

Sharyn Keiser, President

Attest: 

John J. Burke, Secretary

APPROVED this 19th day of July, A.D. 2011 by

[seal]

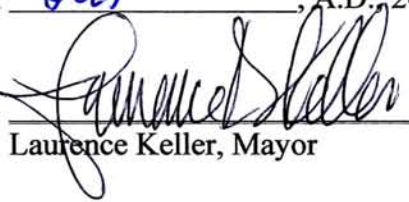

Laurence Keller, Mayor

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Maps

Map 1: Existing Land Use and Zoning Districts

Map 2: Surface Geology and Water Resources

Map 3: Significant Natural Features

Map 4: Historic Resources

Map 5: Park, Recreation and Open Space Resources

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Appendix 1: Population and Housing Tables

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Appendix 3: 2008 Resident Survey

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Introduction

The Commonwealth of Pennsylvania authorizes municipalities to prepare comprehensive plans through its Municipalities Planning Code (MPC). With this authority comes the responsibility of complying with the MPC's provisions for plan content and with other guidelines for community development, which have been established by other laws and court decisions. A comprehensive plan is an official public document that serves as a policy guide to decision making about physical development in a community. It is an explicit statement of a community's future goals and vision, for use by the planning commission, council, private stakeholders and regional, state, and federal entities.

New Hope Borough can influence community development through the comprehensive planning process so that both the individual rights of citizens and the overall good of the community are safeguarded. Recognizing the need to update the *1997 New Hope Borough Comprehensive Plan*, Borough officials started reviewing the plan in 2008. Residents and businesses were asked to offer their views on New Hope's priorities and needs for the future in a survey. The community surveys are included as appendices. Based on defined community goals and principles, various aspects of the Borough have been studied and analyzed to determine their influence on the future of New Hope. From the various studies, recommendations have been made to help the Borough achieve its overall goals. This plan provides a foundation upon which specific programs can be implemented. New Hope also recognizes that land use planning is an on-going process, and that the comprehensive plan is a useful guide that allows for flexibility depending on local circumstances and issues.

New Hope has undertaken various studies on important issues affecting the community. These planning documents are incorporated into the comprehensive plan and should be used as guides when making community decisions on particular topics that have been studied in more detail. These documents include:

- *New Hope Open Space Plan* (2010)
- *Transportation and Parking Sign Audit* (2010)
- *Parking Management Study* (2010)
- *Traffic Calming Plan* (2008)
- *Landmark Towns Catalytic Projects Report* (2010)
- *Landmark Towns Strategic Wayfinding Plan* (2009)

- *Landmark Towns Regional Revitalization Strategy* (2007)
- *Riverfront Strategic Revitalization Plan* (2008)
- *Aquetong Creek Coldwater Heritage Plan* (2007)
- *New Hope Canal Walk Master Plan* (2000)
- *Middle Delaware River Conservation Plan* (2004)
- *Lower Delaware River Management Plan* (1997)

These planning documents recommend both physical improvements and policy and programming strategies designed to encourage redevelopment, expand the tax base, and continue New Hope's tradition as an art and tourist destination. The Borough has also participated in regional planning efforts to help address flooding and water quality issues. Each of these efforts has been a public process, inviting citizen comment and participation.

Plan Concept

The Comprehensive Plan for New Hope, Pennsylvania reflects input from residents and businesses, as well as the input of New Hope officials, staff, and volunteers, including the Planning Commission, Revitalization Committee, Park and Recreation Board, and Borough Council. Part I of the Plan addresses existing conditions, trends, assets, and issues occurring in New Hope Borough. Part II, Planning for the Future, provides the vision, sets priorities, and lists recommended actions for implementation.

The key planning principles that guide the *Comprehensive Plan* are smart growth and sustainability, two concepts that emphasize an integrated approach to community planning. Many county and state governments including Bucks County and the Commonwealth of Pennsylvania endorse smart growth and sustainability land use planning strategies. The goals of smart growth and sustainability are to:

- Decrease land consumption and natural resource degradation.
- Encourage more efficient and fairer growth patterns.
- Increase transportation options, including walking, bicycling, and transit use.
- Provide sensible and cost-effective infrastructure solutions.
- Reduce greenhouse gas emissions and our reliance on fossil fuels.
- Enhance the livability of the community.
- Provide long-term, meaningful economic growth.

The *Comprehensive Plan* considers the regional context of all land use components recognizing infrastructure capabilities and cost limitations, the desire to enhance a

balanced and equitable community for all people, and the need to provide long-term, meaningful economic growth opportunities. The plan promotes a concentration of development and diversity of uses, and it's meant to guide development in a fashion that conserves natural environments, utilizes existing infrastructure, revitalizes the downtown commercial district, and encourages alternative means of transit such as walking, biking and social interaction.

Many smart growth and sustainability concepts are already being used in New Hope Borough. For example, many older vacant buildings have been converted into businesses or housing rather than demolished, including the relocation of the Borough Hall. Also, open space and pedestrian improvements in the Borough have enhanced walkability for residents and visitors. Using a smart growth approach as a base for future land planning and decisions will help the Borough achieve sustainability in the future. Policy development is focused on ensuring vibrant commercial districts, enhancing the arts and cultural amenities, maintaining quality residential neighborhoods, promoting compatible infill development, protecting and restoring natural areas, enhancing river access and open space, and reducing flooding.

This *Comprehensive Plan* divides New Hope Borough into planning areas illustrated on the Future Land Use Plan map, and overlay districts are used for properties containing other special features and resources that are important to recognize and protect. The planning areas and overlay districts recognize existing land uses, attempt to be compatible with adjacent uses, and maximize appropriate land areas to create an overall land use pattern that is both balanced and diverse.

Part I

Existing Conditions, Trends, Assets and Issues

Chapter 1 Regional and Historical Setting

Located about midway between New York City and Center City Philadelphia, New Hope is one of Bucks County's best known towns—famous for its culture and arts, eclectic shops, restaurants, historic inns and homes, and picturesque riverfront setting. Serving as a regional tourist hub, New Hope ranks among the nation's top arts destinations and attracts year round tourism with visitors to the Borough greatly increasing on weekends. A byproduct of this popularity has been an increase in development that has resulted in the Borough being nearly built out today.

New Hope lies on rolling hills that climb from the west bank of the Delaware River. Solebury Township surrounds the Borough in Pennsylvania and the City of



Lambertville, New Jersey lies across the river to the east. Encompassing an area of about 1.25 square miles, New Hope contains many special features and qualities that give the Borough a unique character, charm, and attractiveness such as the Delaware River and Delaware Canal State

Park. These features define the community's character and offer spectacular views and recreational opportunities. Wooded, sloping stream corridors also provide an attractive natural amenity within the Borough's local landscape. Aquetong Creek/Ingram Creek provides a natural and scenic corridor within the heart of the otherwise urbanized downtown area.

New Hope contains a mix of uses but maintains a distinct small town quality. This is due in part to its rural geographic context. Although development pressures have increased, adjacent Solebury Township remains generally rural by nature. The highest concentration of development is clustered along U.S. Route 202 approaching New Hope. The Borough and Township complement each other and existing land uses and zoning classifications are compatible. The two municipalities cooperate on various planning issues such as wastewater disposal and school district operations.

The City of Lambertville is a densely developed town with a well-defined mixed use downtown area. Connected by the free bridge, New Hope and Lambertville have a symbiotic relationship, with residents relying on each other for retail and service establishments. Basic Life Support (BLS) ambulance service and the public sewer treatment plant serving New Hope are based in Lambertville. Other areas common to

both communities include employment, tourist trade, entertainment, arts, antiques, recreational opportunities, and canal history. Like New Hope, Lambertville has only limited areas remaining for future development. Its predominately urban character is compatible with New Hope's downtown area. Lambertville's existing zoning reinforces and complements New Hope's current land use pattern. Furthermore, the common policy of stewardship and public access to the Delaware River ensures land use compatibility into the future.

Historical Perspective

Nearly ten thousand years ago the Lenni-Lenape Native Americans carved their way from the Delaware River in what is now Philadelphia through richly wooded forests seeking land for planting, forests for hunting and water for fishing. Many of them settled on about 1,000 acres in what became present day New Hope. The thousand acres



were given to William Penn by King Charles II of England as payment of a debt owed to Penn's father. Robert Heath obtained the land from Penn's brother-in-law and settled here around 1700. He established the first of many mills to come.

This large tract of land was divided into two 500-acre parcels. One became known as the "Mill Tract," and the other as the "Ferry Tract," anticipating the economic future of this locality for the next two centuries. Over the years, ferryboat operators have influenced the town's name. The first official ferryboat operator was John Wells, thus New Hope was originally named Wells Ferry. Wells was instrumental in moving the Delaware River ferry crossing from its location at the present day Stockton to Center Bridge site in favor of the Lambertville to New Hope site. Recognizing that travelers needed a place to eat and sleep, he built the first section of the Ferry Inn, the site of the present day Logan Inn.

A generation later Wells sold the ferryboat operation to Benjamin Canby and the community became Canby's Ferry. Some years later and until the close of the eighteenth century the town was called Coryell's Ferry, after the next operator of the ferry, John Coryell.

An enterprising young businessman named Benjamin Parry came to the area around 1781. He owned mills on both sides of the river. One of them was called Prime Hope Mills near Lambertville and the other was the Hope Mill in New Hope. The latter was destroyed by a fire in 1790 and rebuilt the following year as “New Hope Mills.” The town became known as New Hope and was incorporated in 1837.

New Hope’s location on the Delaware River has made it an important transportation hub over the past three centuries. Stage coaches, canal boats, trains, trolleys and automobiles all made their way to New Hope—the half-way point from Philadelphia to New York City and the midpoint of the Delaware Canal between Easton and Bristol. The Delaware Canal opened in 1832 providing an economic outlet for Bucks County. It brought growth and prosperity to the area. By the time of the American Civil War nearly 3,000 boats traveled the canal each year. Although the railroads hastened the demise of the canal operations, it was still used commercially until 1931. Today, one may still enjoy a leisurely ride down the canal powered, as in the old days, by a brace of mules that walk the old tree-covered towpath running parallel to the canal.

Inevitably, the canals succumbed to the railroads. As traffic on the canal dwindled, it became a picturesque but outmoded curiosity and today serves as a major recreational and historic attraction. A railroad line to New Hope opened in 1893—the Northeast Pennsylvania Railroad. Although it was not a major route, it did provide local farmers with easier access to Philadelphia markets. The Northeast Pennsylvania Railroad was later absorbed by the Reading Company. The railroad is now owned by the Bucks County Railroad Preservation & Restoration Corporation, a private, for profit corporation that provides year-round specialty steam engine rides for passengers from New Hope to Lahaska (Buckingham Township) with daily service during the summer months.

The natural beauty of the area that was first seen and appreciated by the Lenni-Lenape people so many thousands of years ago attracted the great Pennsylvania Impressionist school of artists like Daniel Garber and Edward Redfield in the early part of the twentieth century. Broadway summer stock theater followed shortly, featuring such great actors as Helen Hayes, George C. Scott and Robert Redford at the Bucks County Playhouse.

The drive for liberty and independence that brought George Washington's army in the eighteenth century and the Underground Railroad in the nineteenth century continued in 2002 when New Hope became the first borough in the Commonwealth of Pennsylvania to pass a comprehensive ordinance banning discrimination in employment, public housing and public accommodations on the basis of sexual orientation and gender identity.

Today, many thousands of visitors make New Hope the number one tourist attraction in Bucks County, Pennsylvania. New Hope is home to dozens of art galleries, fine antique shops, museums, more than one hundred historic buildings, and nationally acclaimed craft shops and restaurants. The historic Delaware Canal runs through the center of town and is crisscrossed by several streams that flow into the Delaware River. Pathways and overlooks of these waterways provide a serene and natural beauty to the Borough for all to enjoy.

Chapter 2 Demographic Characteristics and Trends

New Hope prides itself on having a creative and diverse population. New Hope and its sister town, Lambertville, located across the Delaware River in New Jersey, have been population centers and tourist destination for years. Both towns are now nearly fully developed and are interdependent, with residents and tourists patronizing establishments in both communities. New Hope is also surrounded by Solebury Township, and while growing, Solebury is still generally rural in character except for several “suburban-type” developments in the vicinity of the Route 202 corridor.

Population Characteristics

According to 2010 U.S. Census data, there were 2,528 people residing in the 1.25-square-mile Borough. This is an increase of 12.3 percent in population between 2000 and 2010, with the addition of 276 more people to the Borough. New Hope has more than doubled its population since 1930, and similar to many Bucks County boroughs, New Hope’s population fluctuated during this period due to changing economic trends. Between 1990 and 2000, New Hope’s population increased significantly, by 60.9 percent, which can be attributed to the amount of land that was available for new housing construction, its scenic location, proximity to employment centers both in and around the Borough, and its reputation as a center for the arts.

Since only limited population and housing data was available from the 2010 U.S. Census at the time this Comprehensive Plan was being prepared, demographic data from 2000 has been used to determine trends. Tables 1 through 7 in Appendix 1 provide population and housing data for New Hope Borough. In addition to figures for New Hope, the city of Lambertville, Solebury Township, and other selected Bucks County boroughs with similar characteristics to that of New Hope (Bristol, Doylestown, Newtown, and Yardley) are also presented in the tables for statistical comparison purposes.

Population Make-up

There are more males than females living in the Borough in 2000. Of the population over 18, males outnumber females 46.4 percent to 38.1 percent. Fifteen (15) percent of the Borough’s population is under the age of 18 and 11.3 percent is 65 years of age or older. The Borough’s share of school-age children lagged behind both Solebury Township and the County as a whole, as does its share of people age 65 and older. A regional concern is the flight of young, well-educated people to other parts of the

country, where economic and social opportunities may seem brighter. However, this does not appear as much of a trend in New Hope as in other Bucks County communities.

In 2000, those 55 and older constituted more than 23 percent of the Borough's total population. New Hope's share of senior citizens (55 and older) is poised to grow because 19 percent of the total population in 2000 was between the ages of 45 and 54. As the baby boom generation ages, the number of older residents in the Borough and the region will continue to increase. An aging population spurs demand for services that include health care, specialized activities, transportation, and supportive housing and social services.

New Hope is well known for its gay and lesbian community, but, for the most part, the Borough is relatively homogeneous. The 2000 U.S. Census showed about 95 percent of residents were white, more than 91 percent native-born, and 87 percent spoke only English. Nearly 6 percent of the population was Hispanic or Latino (of any race). The remaining minority groups comprised 1.11 percent African American, 0.22 percent Native American, 0.84 percent Asian, 1.87 percent from other races, and 1.02 percent from two or more races.

Household Size

According to the 2000 Census the average household size in the Borough was 1.94 and the average family size was 2.74. These were the smallest in the County. Of the 1,160 households, 16.7 percent had children under the age of 18 living with them, 35.5 percent were married couples living together, 4.7 percent had a female head of household, and 56.3 percent were nonfamily households. More than 40 percent of all households were made up of individuals living alone, and 7.8 percent had someone living alone who was 65 years of age or older. Household size has been declining regionally and locally because of factors that include later marriage and childbearing, higher divorce rates, and greater life spans; however, the number of gay and lesbian households, the variety of housing types, and the availability of rental housing likely has contributed to the smaller household size in the Borough.

Employment and Income Data

Borough residents are likely to be well educated and employed in white-collar occupations. Nearly 96 percent of residents in 2000 were high school graduates and 59 percent had bachelor's degrees or higher. This is significantly higher than the County averages, and higher than most other municipalities in the County.

The majority of the Borough's labor force is employed in management, professional and related occupations. More than 25 percent of residents work in sales and office occupations. The industries that employ Borough residents are primarily related to professional, scientific, management, administrative and waste management services (15.7 percent) or educational, health and social services (15.5 percent). Manufacturing employs 14.7 percent and retail trade employs 13 percent. Related information is discussed in the Economic Development chapter.

The median income for a Borough household in 2000 was \$60,833, and the median income for a family was \$87,868. The per capita income in New Hope was \$45,309 in 2000. About 6 percent of families and 6 percent of the total population were below the poverty line, including 3.6 percent of those under age 18 and 11 percent of those ages 65 or over. However, these economic characteristics indicate that New Hope residents are better off financially than residents in many of the boroughs in the County, as well as Bucks County as a whole.

Population Growth and Projections

New Hope's population was 2,528 people in 2010, well over the 2010 and 2020 population estimates prepared by the Delaware Valley Regional Planning Commission (DVRPC). It appears that the DVRPC projections did not account for population resulting from residential developments that were still under construction but not yet occupied, in 2000, as well as land area that was available for new housing. As additional population data becomes available from the 2010 U.S. Census, the impact of the Borough's average household size on overall population characteristics will become known.

It is likely that New Hope's population will continue to increase somewhat into the future before the Borough approaches build out. Although there is not much vacant land remaining in the Borough, opportunities still exist for both new and infill development. For example, Rabbit Run Preserve, an approved plan for 37 townhouse

units, located off Route 202, has not yet broken ground. The owner of the former Zadar's nightclub property, located adjacent to the Bucks County Playhouse, proposed redevelopment with seven residential condominium units in late 2006, and a sketch plan proposing a total of 29 units on the historic Cintra property was reviewed by the Borough in late 2010. Neither project had received preliminary plan approval by April 2011. In addition, the number of residential units could also increase through redevelopment and conversion of existing developed land in both the residential and mixed use zoning districts, including the Rhodes property on West Bridge Street. Only a limited number of residential units will be able to be constructed on the remaining vacant parcels in the Borough that contain significant natural resources.

Overall, the number of housing units can be expected to increase by approximately 75 units in the next decade for a total of nearly 1,475 units by the year 2020. Based on the rate of 1.81 persons per dwelling unit in 2010, an increase of approximately 142 people can be expected by the year 2020.

Chapter 3 Land Use Characteristics and Development Trends



New Hope's land use patterns have evolved from its role as a national tourist destination and regional hub. It is one of Bucks County's best-known towns: famous for its quaint shops, historic inns and homes, and picturesque riverfront setting. *American Style* magazine ranked New Hope among the top arts destinations in America in 2008. The Borough placed 16th among small cities and towns (population 100,000 and under) in the Top 25 Arts Destinations readers' poll, which is conducted annually. A byproduct of this popularity has been a significant increase in development during both the 1970s and 1990s. Today, New Hope is nearly built-out, but development opportunities still exist especially for redevelopment, adaptive reuse, and infill development.

The Borough comprises about 900 acres with 790 acres of land area and 110 acres covered by water. The Delaware River makes up the majority of the Borough's water area, and residential uses comprise the greatest amount of land area (37 percent). Much of the Borough is developed or contains open space land that is associated with development. Approximately 4 percent of the land area is considered vacant; however, the majority of vacant land contains significant natural resource areas such as floodplain, steep slopes, and mature woodland vegetation. Therefore, the future development potential of New Hope is somewhat limited to lower intensity development as well as infill and redevelopment opportunities.

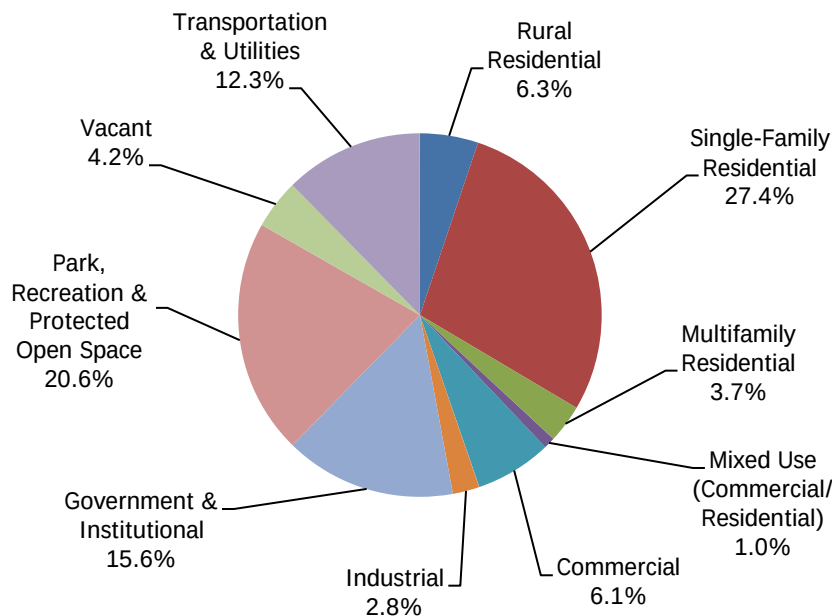


Map 1, Existing Land Use and Zoning Districts, provides a snapshot of the various land uses in the Borough. Table 1 and Figure 1 on the following page also shows the breakdown of land uses (see Appendix 2 for land use definitions).

Table 1: Land Use Characteristics, 2009

Land Use Category	Acreage	Percentage
Rural Residential	50	6.3 %
Single-Family Residential	217	27.4 %
Multifamily Residential	29	3.7 %
Mixed Use—Commercial/Residential	8	1.0 %
Commercial	48	6.1 %
Industrial	22	2.8 %
Government & Institutional	123	15.6 %
Park, Recreation & Protected Open Space	163	20.6 %
Vacant	33	4.2 %
Transportation & Utilities	97	12.3 %
Total	790	100 %

Figure 1: 2009 Land Use Composition (Percentage)



Residential Land Use

The majority of residential land use is made up of Single-Family Residential uses on lots that are less than 5 acres in size. This category comprises more than 25 percent of the Borough's land area. Significant single-family housing includes the Kingswood, Riverwoods, and Riverstone developments. In addition, many older detached dwellings are located throughout the Borough.

There are several parcels classified as Rural Residential, which are single-family residential uses located on lots that are 5 acres or greater in size. Rural Residential land use constitutes 50 acres of the Borough's land area. Identification of these parcels is important because like vacant land, they may allow for future growth if the potential exists for subdivision. Similar to remaining vacant land, most of these rural residential parcels contain significant natural resources (floodplain, steep slopes, and woodlands) that will limit the extent of potential subdivision and future development. However, it may be possible to develop the Cintra and Rhoads properties (located on W. Bridge Street) at a higher intensity under the respective RB Urban Residential and RC Multifamily zoning delineation. For example, a sketch plan has been submitted for the Cintra property which proposed a total of 29 attached residential units.

Multifamily uses are attached housing units such as townhouses and apartments. About 3.5 percent of the Borough's land area is devoted to Multifamily housing (not including open space owned by homeowners associations). The highest concentrations of attached housing are the Waterworks and Waterview (apartment-style) condominium developments, New Hope Manor senior apartment complex, and the townhouse developments of Village II, Canal Street and Rabbit Run Preserve (approved but not built).

Mixed Land Use (Commercial/Residential)

This Mixed Use category includes both residential and commercial components on one parcel. In general, this use contains a commercial use (retail/office) on the first floor and residential unit(s) above. Having apartment units located above a business to provide affordable rental units is not uncommon in a borough setting. It is estimated that in New Hope this category comprises approximately 1 percent of the Borough's land area. Mixed used structures are important for providing affordable leasing options for lower wage earners and local service industry employees. The residential component also generates additional income for the landowner and adds to vibrancy of the downtown.



Nonresidential Land Use

Nonresidential land uses comprised of Commercial, Industrial, and Government & Institutional uses, make up nearly 25 percent of the Borough's land area. Commercial land uses comprise nearly 50 acres including Bed & Breakfast establishments. A shopping center and commercial area is located along W. Bridge Street (Route 179) and Sagan Road that includes various retail and service uses. Commercial uses concentrated in the downtown (along N. and S. Main or Route 32, Ferry, and Bridge streets) consist primarily of restaurants, galleries, and retail shops geared toward tourism, and include the Bucks County Playhouse and Parry Mansion. Industrial uses include a concrete manufacturing plant and other businesses located within the Light Industrial zoning district situated in the northern areas of the Borough. These Industrial uses comprise about 22 acres or nearly 3 percent of the Borough's land area.

Government & Institutional uses consist of about 123 acres or 15.5 percent of the Borough. The New Hope-Solebury School District owns the majority of land in this category, which contains the high school, middle school, and elementary school facilities, and associated playfields. Places of worship, cemeteries, the Eagle Fire Company, American Legion, the U.S. Post Office, and municipal uses all add to this land use category's acreage.



The Transportation and Utilities category includes road rights-of-way, private parking lots and utility installations. This category totals about 97 acres of the Borough's land area. In addition to roadways, the land of the New Hope & Ivyland Railroad as well as land owned by PECO contributes much of the acreage to this land use category.

Parks, Recreation & Protected Open Space Land Use

The Park, Recreation & Protected Open Space land use category consists of approximately 163 acres. Most of this land area is deed restricted as open space and associated with various developments (i.e., Riverwoods, Village II, Waterworks, Waterview, and the approved Rabbit Run Preserve townhouse development). In many cases the protected open space land contains natural resource areas such as water bodies, floodplain, wetlands, steep slopes, and mature wooded areas. The Delaware Canal State Park and the New Hope Cemetery are also significant

contributors to this category's acreage. The school district property is included in the Government & Institutional land use category, but the district provides various active recreational play courts and fields that supplement the Borough's park system (Lenape Park, Ferry Landing Park, and the East Randolph Street Park) and the canal's towpath. These parks and open spaces offer important green spaces, recreational opportunities, and secondary linkage in the otherwise densely settled Borough.

Zoning Classifications

Typically, the identification of individual land use policies and the distribution of associated future land use categories are initially conceived in a municipality's comprehensive plan and are enacted and enforced through the zoning ordinance. The zoning designation and regulations developed for a specific area are important to help achieve the future land use pattern envisioned for the Borough. New Hope has eleven zoning districts as illustrated on Map 1, Existing Land Use and Zoning Districts Map. In addition, the Borough also contains two overlay zoning districts that require additional regulations to be met for any property--the Historic District¹ and Floodplain District. The following provides a description of each zoning district and assesses how the zoning districts impact the underlying existing land uses.

Residential Zoning Districts

Residential dwelling units are permitted in both residential and nonresidential zoning districts in a variety of forms and arrangements. There are five residential zoning districts: R1 Low-Density Residential; R2 Rural Residential; RB Urban Residential; RC Multifamily Residential; and PRD Planned Residential Development. Detached dwelling and two-family dwelling uses are permitted in the MU Mixed Use, HC Highway Commercial, and LC Light Commercial districts.

The R1 and R2 districts are intended to accommodate low-density residential development (detached dwellings) with minimum lot areas of 40,000 square feet and 2 acres, respectively. There are only a few vacant parcels remaining in the R1 and R2 districts, but several vacant or rural residential lots (greater than 5 acres in size) may be large enough to further subdivide. The approved Rabbit Run Preserve

¹ The New Hope Historic District and the Historic Architectural Review Board (HARB) were created to protect the historic and architectural heritage of the community and to determine and monitor compliance with historic architectural guidelines. The Historic District is an overlay zoning district which may take precedence over the underlying zoning district(s).

development, situated on the northwestern side of Route 202, is located in the R1 district. The applicant received zoning approval to permit two-family dwellings (attached twin clusters) with a maximum density of 2 units per acre on this 18-acre site, which is not consistent with the R1 district's intended purpose. Therefore, a different zoning classification recognizing the multifamily nature of the development should be considered, if the development is constructed.

The remaining residential districts (RB, RC, and PRD) permit various dwelling unit types on smaller lot sizes. The RB district permits detached dwellings, two-family dwellings, and limited institutional and commercial uses. The district generally corresponds to the older residential areas in the Borough but contains a few scattered multifamily and commercial uses. The RB district tends to have larger lots sizes than recent residential developments constructed in other zoning districts. There are only a few vacant parcels in the RB district, but the potential for subdivision and redevelopment opportunities still exist.

The PRD district (Planned Residential Development) permits detached dwellings and townhouse/attached dwellings. This district encompasses the Village II development and a portion of Riverwoods. New Hope was one of the first communities in the County to permit a PRD. The now completely built out PRD district contains an extensive network of preserved open space that protects many environmental features as well as provides for both passive and active recreational opportunities. The PRD development transitions into the adjacent R1 district where additional single-family detached units were built as part of Riverwoods on larger lots.

The majority of the land within the RC district is owned and operated by the New Hope-Solebury School District and contains the elementary, middle, and high school facilities. The Riverstone single-family development, St. Martin's Roman Catholic Church, Eagle Fire Company and the New Hope Manor senior apartment complex are also contained within the RC district. The RC district permits up to 6 dwelling units per acre; however, due to the nature of these current uses, conversion of the properties to multifamily uses is unlikely. The historic Rhoads' property that abuts the school district property to the east has the potential to be further developed under the RC density regulations, although there may be some difficulty because the property is maintained under a condominium arrangement.

Mixed Commercial and Residential Use Zoning District

Several of the Borough zoning districts permit both residential and commercial uses including the CC Central Commercial, LC Light Commercial, and MU Mixed Used districts. The CC and LC district are discussed in the Nonresidential Zoning District subsection below. The MU district is located along South Main Street extending south from Odette's to the border with Solebury Township. This area of the Borough provides a first impression or "gateway" into New Hope for motorists traveling north on River Road. The MU district contains the Waterview and Waterworks multifamily residential developments as well as a few office/commercial uses. The district does not contain any vacant parcels but there may be limited redevelopment opportunities.

Nonresidential Zoning Districts

The nonresidential districts consist of the CC Central Commercial, LC Light Commercial, SC Shopping Center, HC Highway Commercial, and LI Light Industrial districts. The Borough's downtown (extending along Main Street in the vicinity of Bridge, Ferry and Mechanic streets) is zoned Central Commercial. The purpose of the Central Commercial district is "...to allow for a mix of residential and nonresidential uses which preserve historic buildings...and to control bulk and height to maintain the small Delaware River town scale." This zoning district permits a wide-range of commercial (office/retail), government and institutional uses. Permitted residential uses include residential conversions, dwelling in combination with a business, and accessory residential apartments. This zoning recognizes the unique tourist attractions and businesses located in the historic center of the Borough.

Several parcels located just south of Waterloo Street are zoned LC Light Commercial and a small pocket of LC zoning exists on the northern side of W. Bridge Street by Union Square. This zoning district permits detached dwellings and two-family dwellings as well as selected commercial and institutional uses intended to serve as a transitional area between the more intense commercial uses and the nearby residential areas in the downtown. This less intense commercial zoning recognizes the need to allow some nonresidential use of properties while protecting the integrity of the nearby residential neighborhoods.

The Shopping Center and Highway Commercial districts permit a full-range of commercial office/retail uses located in the vicinity of the Route 202 corridor along Sugan Road and W. Bridge Street. A small shopping center comprises the SC district

and the HC district contains individual retail shops and businesses with two vacant parcels. Expansion of existing uses and redevelopment opportunities are possible in both of these commercial districts.

The LI Light Industrial district parallels the Delaware Canal State Park extending from W. Bridge Street and continuing north to the municipal border with Solebury Township. The Light Industrial district permits industrial uses and includes several existing businesses such as the New Hope & Ivyland Railroad, JDM Materials Co. Inc., Union Square Shopping Center, and the Borough's public works building. Although no individual vacant parcels exist in the Industrial district, there is the opportunity to expand the existing uses and/or to potentially subdivide a few of the tracts to accommodate additional development. However, the lack of public access and the presence of natural features in this area limit the amount of future industrial development. The Union Square Shopping Center property is still zoned LI because it formally contained a manufacturing plant. A commercial zoning designation may be more applicable for the shopping center property to recognize the retail/business uses that now exist on the site.

Historic Overlay District

The Historic Overlay District provides special use requirements and design criteria, in addition to those of the underlying zoning districts for properties located within the officially designated Historic District of New Hope. The historic overlay boundaries generally correspond to the New Hope Village and Springdale Historic Districts (see Map 4 Historic Resources). A Certificate of Appropriateness from Borough Council and a demolition permit must be granted before demolition of a structure may occur in the district. The Historic Architectural Review Board (HARB) also advises Borough Council in use, rehabilitation and/or construction matters involving all structures within the Historic Districts. More detailed information on the Historic District can be found in Chapter 9, Historic and Cultural Resources. No changes to the historic district boundaries appear to be needed at this time; however, the Borough should conduct periodic surveys to update the boundaries of the Historic District.

Floodplain Overlay District

A Floodplain Overlay District has been incorporated into the Borough zoning ordinance to address development and regulate uses within floodplains. The ordinance delineates areas within the floodplain to include the floodway and the

flood fringe. Specific requirements are outlined in the ordinance relative to elevation and floodproofing of structures. Encroachments, including fill, new construction, substantial improvements, and other development within the floodway, which would result in an increase in flood levels during the one-hundred year flood, are prohibited.

Redevelopment projects that have occurred along the river in recent years have been floodproofed or elevated. Elevating and floodproofing structures have prevented buildings from being damaged by flooding, but often impede visual access to the river for residents and tourists. Maximizing public (visual and physical) access can greatly enhance the interface between the community and the river for the benefit of residents, businesses, and tourists.

The Federal Emergency Management Agency (FEMA) issued new floodplain maps for Bucks County in early 2011. Following a six to nine month public review and comment period that is expected to end in November 2012, local municipalities will be required to adopt the new maps. The new floodplain maps could affect redevelopment in New Hope.

Development Trends

Since the adoption of its *1997 Comprehensive Plan*, New Hope Borough has experienced significant residential and nonresidential development. Several large residential developments were constructed during this time period including Riverwoods (208 single-family detached and 21 townhouse units),



Waterview (30 townhouse and attached apartment-style condominium units), Canal Street (20 townhouse units), and New Hope Manor, a senior apartment complex (100 multifamily units). Rabbit Run Preserve, proposed for 37 townhouse units, was approved in 2008 on one of the last large remaining vacant parcels in the Borough. Since 1997, and including the approval of the Rabbit Run Preserve, about 380 dwelling units have been constructed, or will soon be constructed, in the Borough.²

There were two significant institutional land development projects completed in the past decade. The New Hope-Solebury School District expanded existing school

² Number of dwelling units constructed since 1997 does not include units constructed as part of two-lot minor subdivisions.

facilities by adding 55,700 square feet to address the influx of families with school-aged children to the area. This expansion should accommodate the residential growth projected in the Borough through 2020.

After the St. Martin's of Tour's Roman Catholic Church was relocated to W. Bridge Street, the Borough purchased the former church building and property (3 acres) from the Archdiocese of Philadelphia in 2007 and converted the facilities to a new municipal services center containing administrative offices, police department, and a large meeting room. The New Street Town Center, which was completed in 2010, provides a valuable asset to the Borough to help meet weekend and evening parking needs and to provide public space for community needs. Prior to this facility, Borough Hall was located on North Main Street, and most public meetings were held at the high school cafeteria.



Now the Borough has a large, yet intimate meeting space available for public meetings and a variety of auxiliary functions such as community activities and events. Approximately 50 parking spaces are available at this site for metered public parking. The Borough intends to sell the old Borough Hall building on North Main Street to pay down a portion of the debt service associated with the new facilities.

Commercial growth and redevelopment has occurred within the Borough over the past decade as well. As part of its 1997 *Comprehensive Plan*, the Borough established an overall vision and developed guidelines for the former industrial site (Union Camp) located off W. Bridge Street next to the canal. In 2000, this planning effort came to fruition with the construction of Union Square, a large-scale commercial development. Containing approximately 74,000 square feet of office space, 33,000 square feet of retail/consumer service space, and 7,000 square feet of institutional space, Union Square has become a popular destination. It is likely that a children's museum will be the new tenant for the space vacated in 2009 by the Michener Art Museum. The proposed children's museum should fit nicely with other tourist attractions in the area including the adjacent New Hope & Ivyland Railroad. Union Square contains metered parking facilities and a large Borough-owned public parking lot (for a fee) that serves to supplement the parking supply during peak tourist demands, especially on weekends.

A sketch plan for development of 29 residential units was submitted in 2010 for the historic Cintra property on W. Bridge Street, located across from the school district facilities. As part of the redevelopment proposal, a new library on a separate 1.5-acre parcel is planned. Relocation of the Free Library of New Hope and Solebury to this property would address existing deficiencies related to safe access, parking, shelf space for reading materials, and area for technology and research hardware.

Odette's, a popular restaurant/cabaret, located at the southern end of the Borough on S. Main Street has received plan approval to redevelop the property with a restaurant/pub, 12-room inn, 78-seat theater, and 4,480-square-foot banquet facility. The property owner has established a lease agreement with the Commonwealth of Pennsylvania to accommodate a portion of the parking needs for the project. As shown in the adjacent picture, the architectural details and site improvements proposed will provide a positive image and southern gateway to the downtown.



Another significant proposal along the Delaware Riverfront is the planned redevelopment of the former Zadar's nightclub located adjacent to the Bucks County Playhouse. The applicant submitted a land development plan for this site in late 2006 and proposed seven residential condominium units. Since plan approval was pending at the time this document was prepared, the site has been identified as "Proposed for Development" on the Zoning and Existing Land Use Map. The redevelopment of this site is noteworthy due to its prime location on the waterfront. Acknowledging the importance of this riverfront area, Borough officials continue to work toward ensuring that future redevelopment provides a judicious mix of land uses that will complement the existing downtown area, while providing much needed physical and visual access to the Delaware River.

The *New Hope Strategic Riverfront Revitalization Plan* (2008) was developed to study this portion of the riverfront and sets forth nine essential Planning Principles that should be carried forward throughout the planning and implementation of the site's revitalization. The Strategic Plan also offers, in sketch form, a series of concepts that embody different ways the site could be developed based on the Planning Principles.

While the Strategic Plan is conceptual in nature, it does offer guidance for future redevelopment of New Hope's riverfront in the Playhouse area.



At this time, the status of the Bucks County Playhouse is unclear. The owner has filed for bankruptcy, a bank has taken back the property at a sheriff's sale and the Playhouse is in need of major repairs. Several people and groups have expressed interest in the property and pledged to preserve the building and continue its rich history and tradition.

Land Development Issues

New Hope has seen significant population and housing growth over the past decades. Commercial and institutional development has also occurred to the point where the Borough is approaching build-out. Due in part to limited vacant land, modest population growth is anticipated through 2020. However, development opportunities still exist for both residential and commercial uses, especially as it relates to infill, adaptive reuse and redevelopment.

New development and redevelopment will continue to provide challenges with respect to flood prevention, energy and environmental sustainability, maintenance of the local economic structure (i.e., encouraging a balance among land uses including residential, commercial, tourist attractions, and arts and cultural amenities) to ensure adequate revenues, and preservation of historic and architectural resources. It is also important that Borough officials continue to satisfy current and future demands for community services and facilities (e.g., infrastructure improvements, public parking, police and fire protection, community parks and historic/cultural amenities). Some of these development issues are discussed below as well as in more detail in subsequent chapters.

Riverfront Development and Flood Prevention

The Bucks County Commissioners established the Bucks County Delaware River Flood Task Force in 2007 after three severe storm events occurred within a two-year time frame causing unprecedented flooding along the Delaware River. The Task Force is charged with investigating



flooding along the Delaware River and recommending actions to minimize flood damage to the 17 riverfront communities. Supported by County staff and representatives from Pennsylvania's 8th Congressional District office, municipalities from Riegelsville to Bristol appointed members to serve on the Task Force. The Task Force is expected to issue a final report with its recommendations in 2011. Preliminary recommendations are listed below.

- Pennsylvania should support, and the DRBC should adopt, a policy of maintaining adequate safety voids in the New York City reservoirs.
- Support and expedite impartial studies that will quantify the impact of reservoir operations and assess flood control options, including, but not limited to, the expansion and updating of existing reservoirs.
- Support and expedite new federal floodplain mapping.
- Support stronger municipal land use tools to control development in the floodplain.
- Support significant federal and state funding for buyouts, elevations, and floodproofing, where appropriate.
- Improve emergency management operations and assist first responders, where necessary.

To address recurring flooding along the Delaware River in New Hope, some buildings have been elevated above the level of the 100-year base flood. While the trend of building higher and elevating structures in the floodplain does help mitigate property damage, it also creates a visual and physical barrier along New Hope's riverfront and infringes upon the scale of the existing neighborhood. Although the Borough has made strides in providing public access to the river with the development of pocket parks at the terminus of Ferry and Randolph streets, the riverfront is almost exclusively private property containing residences or businesses. This diminishes the value of the Borough's most significant natural attraction—the Delaware River. Maximizing public (visual and physical) access can greatly enhance the interface between the community and the river for the benefit of residents, businesses, and tourists.

Creating a Balance of Diverse Land Uses

Although not unique to New Hope, converting commercial uses to residential uses appears to be a trend in the downtown. The net effect is to reduce nonresidential land

use. This trend may result in high-end residential development that translates into a socioeconomic shift in the population base based on higher incomes. The Borough should determine if this is a desirable land use trend to encourage from both a housing affordability and tax revenue generation standpoint. Although the Borough cannot control the market price of housing, it can encourage affordable housing through zoning regulations governing density and incentives. Since residential uses generally cost more in government services than local real estate taxes provide, nonresidential uses or a mixture of uses may be more beneficial in the commercial districts. However, any analysis of land use trends should include the revenues generated by the local earned income tax. The addition of such revenues may offset, either in whole or in part, revenue losses attributable to conversion of commercial to residential land uses. The 2006 Zoning Ordinance prohibits residential development in the CC Central Commercial district, with the exception of dwellings in combination and residential conversions.

The severe economic recession of 2007 and 2008 has impacted the business and tourist sectors of the downtown economy with vacant storefronts appearing in greater than usual numbers. In general, however, New Hope did not appear to be impacted as severely by the recession as similar towns in the region. This was due, in part, to a series of unique and special events hosted by the Chamber of Commerce including weekly fireworks over the 2010 summer season that resulted in a resurgence of local visitors. Allowing some flexibility of available spaces at a time of recession has been recognized as a way to help keep the downtown viable and encourage new investment. Encouraging temporary non-traditional uses such as auction houses, art centers or galleries, flea markets, campaign offices, and seasonal uses may provide additional revenue that property owners wouldn't otherwise realize even if it's just for a day or a week. Allowing these temporary uses can help spruce up the streetscape in a down economy.

Redevelopment Issues

The Borough continues to experience redevelopment and conversions. 'Teardowns' where buildings are razed and replaced with larger, more intensive uses or structures, have occurred to enlarge living space or to avoid flooding along the Delaware River. However, the scale of



redevelopment should be compatible with the existing and surrounding architectural styles and character of the Borough. Without proper design controls open views of the river could be greatly diminished over time and the sense of neighborhood could be lessened with structures towering over adjacent houses.

Transitional Land Use Issues

New Hope's growth and development pattern has emerged over time with the older sections consisting of residential uses abutting and located in proximity to commercial uses, particularly in the downtown area. There are often complaints to the Police Department regarding noise (after hours), litter, and odors from dumpsters that attract pests, and garbage trucks servicing these businesses. Unintended nuisances arise as development and changes in land use occur. For example, an open view may be obscured, stormwater run-off may increase, and parking patterns may change. New development or conversion of buildings to a new use may generate more noise, odors, lights, litter, etc. that impact existing nearby properties and neighborhoods. If additional buildings are converted to residential in the downtown, the negative conflicts between commercial and residential uses may increase and enhancements to protect properties may be needed to minimize these conflicts.



Zoning was first initiated to separate intrusive uses such as dumps, industries with smoke stacks, and sewage treatment plants from where people lived. Over time, zoning has evolved to separate residential neighborhoods from most types of commercial uses in order to protect the tranquil character of such neighborhoods. Although New Hope contains a healthy mix of residential and commercial uses in the downtown, shielding residences from exposed nuisances such as light glare, litter, noise and odors would improve the quality of life. The addition of zoning regulations or design guidelines may be beneficial in situations where residential units abut a commercial use. For example, the residential uses on Waterloo Street share the street that provides rear access to some of the businesses located on South Main Street. A well maintained planted buffer or attractive fencing/wall could reduce many of the negative commercial aspects including the view. Simple measures, such as ensuring dumpster lids are closed at all times can also minimize associated nuisances.

New Hope's tourist attractions also impact the livability of the Borough. Although the historic and cultural attractions enhance a lively downtown atmosphere, they can contribute to parking, noise, and littering issues as well. For example, the New Hope & Ivyland Railroad contributes to New Hope's appeal as a popular tourist destination. Nevertheless, conflicts with the residential community arise from the noise (bells and whistles) and soot created by the diesel and/or steam locomotive engines that power these trains. These byproducts of the diesel/steam engines negatively impact adjacent residences and businesses as well as users of the canal's towpath. Although it is important for the trains to continue to function as a tourist asset to the community, it is also important to minimize these impacts. Planted buffers along the canal would help to capture soot and improve air quality to mitigate some of the negative impacts.

Chapter 4 Housing and Residential Neighborhoods



Perceptions of the quality of life in a community are often directly related to the everyday experiences in neighborhoods. Quality neighborhoods are safe, adequately served by public facilities and linked to the rest of the community by sidewalks or pathways. A community that meets the needs of a diverse population throughout all stages of life with housing choices is ideal. Similarly, housing in New Hope should be appropriate to meet the needs of residents of all ages and affordable to the people who work in the Borough.

Many of the early homes constructed in the Borough still remain, with the dwellings located close to one another in a village pattern along the canal and river. Over time, however, New Hope became a home for artists and later a diverse gay and lesbian community. As the arts and tourist industry grew so did the pressure for housing. Much of the land within the Borough boundaries was left undeveloped until the 1970s and 1980s with more recent residential development constructed on formerly open and vacant land. At the same time vacant industrial buildings along the riverfront were converted to residential use.

Housing Characteristics

According to the 2010 U.S. Census data, New Hope contained 1,398 dwelling units in 2010, an 11.2 percent increase over the 2000 housing total of 1,251 dwelling units. Only limited housing data was available from the 2010 U.S. Census Bureau at the time this comprehensive plan was being prepared, so much of the data presented is from the 2000 U. S. Census. In 2000, housing was made up of 486 single-family detached dwellings, 205 twins, 320 townhouses, and 240 apartments with three or more units. The mix of housing types contributes to the diversity of the Borough's population and is typical of what is found in many borough settings throughout the County.



Housing figures for New Hope, neighboring Solebury Township, Lambertville, NJ and several other selected Bucks County boroughs (Bristol, Doylestown, Newtown, and Yardley) are presented in Appendix 1 for statistical comparison purposes.

Over the past two decades an increasing trend in the development of single-family detached units has occurred in New Hope, with nearly 39 percent of the housing stock now containing such units. In 1990, single family-detached dwellings made up just over a quarter of the Borough's housing units, and multifamily and attached housing comprised 43 percent and 25 percent of the total units respectively. Although multifamily development has continued to be built in the Borough, it has decreased to 19 percent of the overall housing stock. Attached housing has remained constant over the past few decades and still comprises 25 percent of the housing stock. The highest concentrations of attached housing are the Waterworks and Waterview (apartment-style) condominium developments, New Hope Manor senior apartment complex, and the townhouse developments of Village II, Canal Street and Rabbit Run Preserve (approved but not built).

The trend toward the construction of more single-family detached dwellings appears to be the result of available buildable land in the Borough, market pressure for larger suburban-type homes, and New Hope's proximity to jobs in New Jersey, New York and Philadelphia. Pennsylvania tax rates are lower than in New Jersey, which has contributed to residential growth in the Borough as well. Many residents find peacefulness in a small town atmosphere with the convenience of services in the Borough and nearby Solebury and Lambertville. Much of the housing development proposed and approved between 2000 and 2010 consisted of attached units. Therefore, as more data becomes available from the 2010 U.S. Census regarding dwelling unit characteristics, a slight decline in the amount of single-family detached dwelling units may emerge. Also, as the Borough approaches build-out, there will be fewer opportunities to build large single-family detached dwelling developments.

Housing Occupation and Value

About 60 percent of housing was owner-occupied in 2000, while the remaining 40 percent was rented. This was similar to the 1990 data that showed rental units at 37 percent. New Hope's profile is similar to other boroughs in Bucks County, but the countywide housing stock encompassed a much higher share of owner-occupied units.

The median value of owner-occupied housing in New Hope Borough, at \$285,700, was one the highest of the boroughs in the County in 2000. The median monthly rent of \$840 in 2000 was also at the higher end of the scale for Bucks County boroughs, but

was much lower than the \$1,027 median in Solebury Township. The 1.9 percent rental vacancy rate in the Borough in 2000 was low; a vacancy rate of about 4 percent is considered “normal” to allow for market turnover.

Age of Housing Stock

Approximately 30 percent of all housing in the Borough was built before 1940. Since then, the Borough has witnessed two active decades of construction—the 1970s and the 1990s. During the 1970s, 22.8 percent of the housing stock was built and, more significantly, nearly 25 percent of the housing stock (306 units) was constructed in the 1990s. Residential developments constructed since 1990 include Riverwoods (208 single-family detached and 21 townhouse units), Waterview (30 townhouse and attached apartment-style condominium units), and New Hope Manor, a senior apartment complex (100 multifamily units).



Housing Market and Affordability

Housing prices are primarily driven by the market, but also are affected by other factors such as type of home, size of lot or density, and location. No single type of housing can serve the varied needs of today’s diverse households. Smart growth represents an opportunity for local communities to increase housing choice not only by modifying their land use patterns on newly-developed land, but also by increasing housing supply in existing neighborhoods and on land served by existing infrastructure. Integrating single- and multi-family structures to accommodate housing growth can support a more diverse population and allow more equitable distribution of households of all income levels in a community. The addition of dwelling units as infill development, such as accessory units, attached housing, or conversion of existing structures to multi-family dwellings (rental or condominium), creates opportunities for all types of diverse households and income levels. It also allows communities such as New Hope to slowly increase density without radically changing the community landscape. Providing opportunities for additional housing units can also be an economic stimulus for existing commercial areas that are currently vibrant on the weekend, but suffer from a lack of foot traffic and consumers on weekdays. Most importantly, providing a range of housing choices



allows all households to find their niche in a smart growth community – whether it is a converted apartment unit, a townhouse, or a traditional single-family home – and accommodate growth at the same time.

Affordable housing is a term that applies to the cost of living in a community compared to household income. If a household is paying no more than 30 percent of its gross household income for housing expenses (including mortgage or rent, utilities, insurance and taxes) regardless of income level, then the house is considered affordable. When a household pays more than 30 percent, the household is considered cost burdened. Many people who cannot afford housing in a community are members of the workforce who work in retail and services industries as well as working artists, teachers and police officers. In general, lower income households experience a greater financial burden in securing safe and decent housing that is affordable.

Although single-family detached dwellings now dominate the Borough, the demand for custom-built, single-family detached housing is not expected to be a large component of the future housing composition; instead, units that infill and provide flexibility in living arrangements will dominate. Housing arrangements that have lower maintenance responsibilities in the form of townhouses and other forms of multifamily housing are opportunities for specialized housing needs addressing the senior population, such as those provided by the New Hope Manor senior apartment complex. Other specialized housing in the Borough included the conversion of industrial buildings to living units, one of the first planned residential developments in the County, and the first home in the County for people living with AIDS. The AIDS home offers an affordable living alternative in a neighborhood setting. Continuing to allow flexible housing arrangements to meet the needs of the Borough population is encouraged. Expanding potential housing arrangements and designs attractive to various household sizes and family types will also encourage affordable housing (e.g., first-time homeowners, young professionals, empty-nesters, retail and restaurant workforce, singles). Flexible living arrangements for various lifestyle choices should be encouraged in the Borough through the inclusion of workforce housing, accessory apartment units, and co-housing communities (i.e., condominium deed arrangement that contains both shared common space and individual unit private rooms).

Developers may be able to improve the supply of affordable housing choices by building less expensive homes on smaller lots, and employers can create employer assisted housing programs to encourage workers to live close to workplaces. Moreover, municipalities and developers can work together to encourage more affordable housing by:

- Permitting various housing arrangements in nonresidential and mixed use districts accessory to the primary commercial uses.
- Permitting smaller single-family detached lot sizes.
- Building smaller homes using more flexible design standards.
- Incorporating affordable housing requirements, such as density bonuses or inclusionary zoning, into zoning ordinances.
- Allowing accessory apartments and elder cottages in applicable residential districts.
- Encouraging and building traditional mixed use neighborhood developments.

Other alternatives that can provide affordable housing opportunities are co-housing and co-sharing living arrangements. Co-housing is a synthesis of several of the best features of multifamily housing, usually limited in size to a range of 12 to 35 units. It is designed and often developed by the residents who will live there and centered on the concept of balancing community and privacy in an old fashioned village. As a matter of legal and financial convenience, most co-housing communities have chosen the condominium legal ownership structure due, primarily, to the expectations of lenders. Co-sharing involves condominium ownership of space in an individual housing unit or building that provides both private and shared space for owner-occupants. These emerging housing options could help meet the needs of New Hope's diverse population including working artists and service employees.

Housing Growth and Projections

The County anticipates more elderly, more nonfamily, and more single person households in the future. Not surprisingly, New Hope has been proactive and provides a variety of housing options to meet the needs of these groups. Continued support by the Borough of both public and private assisted housing initiatives will also help meet future housing needs. It is expected that New Hope's residential neighborhoods will remain vibrant and appealing places to live. As indicated in the population growth projection section of Chapter 2, the number of housing units in

New Hope is expected to increase by approximately 75 units for a total of 1,475 units by the year 2020.

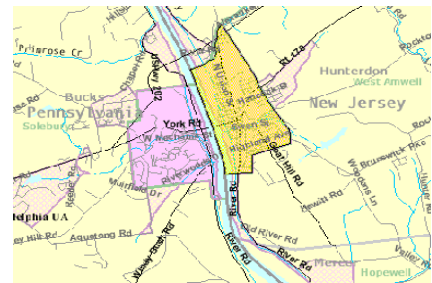
Providing quality housing for people of all income levels is an integral component in any smart growth strategy. Housing is a critical part of the way communities grow, as it constitutes a significant share of new construction and development. Housing is also a key factor in determining a community's sustainability related to household access to transportation, commuting patterns, access to services and education, and consumption of energy and other natural resources. By using smart growth approaches to create a wider range of housing choices, communities can mitigate the environmental costs of auto-dependent development, use their infrastructure resources more efficiently, help to ensure a jobs-housing balance, and generate a strong foundation of support for neighborhood transit stops, commercial centers, and other services. Making sure that residents have safe and secure homes and the freedom to choose among a diverse range of housing types are important to the health and strength of New Hope.

Chapter 5 Economic Development



In the broadest sense, positive economic development is the result of the critical use of a community's fiscal, social, and physical resources in a long-term planning process aimed at preserving and improving life and livelihood in a community. Economic development focuses on important aspects of a community that are provided by the private sector—employment opportunities, businesses serving residents, a stable and growing tax base, and business involvement as corporate citizens in a community's activities and decision-making. A healthy local economy requires a balance between residential and nonresidential uses to support commercial activities and to provide a service industry workforce

New Hope is an authentic and historic community, not a creation of modern marketing such as people find in a suburban-strip or new city mall. There is little traditional industry left in New Hope, but many of the original buildings still exist having been converted to retail uses. Connected by a bridge across the Delaware River, New Hope and Lambertville are interdependent, with residents and tourists patronizing business establishments in both communities. The arts and tourist industries continue to thrive, comprised mainly of specialty retail shops, restaurants, bars, galleries, and historic/cultural attractions. Tourists visit New Hope not only to be part of a vibrant town and art scene, but for special events and to dine, attend plays at the Bucks County Playhouse, ride the Delaware Canal mule barge and the New Hope & Ivyland steam engine, listen to bands and music, and visit historic landmarks. As a popular tourist destination, New Hope's population swells on weekends, holidays, and during vacation season. The community and the Greater New Hope Chamber of Commerce host many different activities and events that draw a diverse clientele to its art galleries, restaurants, eclectic shops, inns, and historic attractions and features.



New Hope's artists, art organizations and variety of activities also contribute to the Borough's quality of life. Historic attractions such as the Parry Museum, Delaware

Canal State Park (canal, towpath, mule barge, Locktender's house, etc.), ferryboat ride and New Hope & Ivyland Railroad offer education and insight into the events that shaped New Hope. The New Hope Visitors' Center which is operated by the Bucks County Conference and Visitors' Bureau, offers information to tourists about these and other community attractions.

Nonresidential land uses make up about 25 percent of the Borough's land area, although commercial land uses comprise just 54 acres or 7 percent of land area. New Hope's commercial core (known as the downtown or the central business district) radiates out from Main Street and is the focal point of the Borough's tourism economy and community gatherings. The downtown offers a mix of retail shops, art galleries, restaurants, and historic attractions in proximity to one another along the river and canal.



The western end of the Borough, in the vicinity of Sugan Road and W. Bridge Street (Route 179) contains stores and businesses that are geared towards residents' everyday needs including a small shopping center containing a supermarket and various service establishments. A post office, convenience store, fast food restaurant, gas station, church, other commercial uses and the fire station are other uses in the area that cater mainly to motorists. Farther west off Route 202 in Solebury Township is a large shopping center and strip commercial development that also serves New Hope residents.



The largest industrial use is JDM Materials Co. Inc., a concrete manufacturing plant located off of Lower York Road in the northern portion of the Borough. The site is about 19 acres. Government and institutional uses consist of about 123 acres or 15.5 percent of the Borough. The New Hope-Solebury School District owns the majority of land in this category, which contains high school, middle school, and elementary school facilities.

The characteristics of the local workforce and general business makeup of a community are key economic variables. A skilled workforce and diverse local

economy can adapt better to changes or shifts in trends than an economy based on one or a few similar industries. Data from the 2000 U.S. Census shows the population of the New Hope is financially better off than the County as a whole in terms of median household, family, and per capita incomes. The median household income for New Hope residents grew by 60 percent between 1989 and 1999. This is higher than many other boroughs in the County. Although New Hope had the lowest income of the selected communities in 1989, it had the third highest income in 1999 just behind Newtown Borough, as shown by Table 2 below. Solebury Township, which surrounds New Hope on three sides, had the highest income of any municipality in the County, which points to the New Hope-Solebury region as an affluent area.

Table 2: Median Household Income (1989 and 1999)

Municipality	1999*	1989	% Growth
New Hope	\$60,833	\$38,024	60.0
Doylestown	\$46,148	\$39,948	15.5
Lambertville	\$52,647	\$39,890	32.5
Newtown	\$63,571	\$36,553	73.9
Solebury Township	\$89,005	\$65,582	35.7
Yardley	\$58,221	\$38,958	49.4
Bucks County	\$59,727	\$43,347	37.8

Source: U.S. Census, 2000

Table 3: Median Family and Per Capita Income, 2000

	New Hope Borough	Bucks County
Median family income	\$87,868	\$68,727
Per capita income	\$45,309	\$27,430

Source: U.S. Census, 2000

New Hope also had a low unemployment rate of just 2.6 percent according to the 2000 U.S. Census with 1,467 of the 1,506-person labor force employed. According to the Census, there were 446 people over the age of 16 who were not considered part of the labor force. Employment information may change depending on the results of the 2010 U.S. Census and the 2008-2009 recession.

Table 4: New Hope Borough Employment Data, 2000

Employment Status	Number of people
Labor force-civilian	1,506
Employed	1,467
Unemployed	39
Not in labor force	446

Source: U.S. Census, 2000

Occupation and Industry

The U.S. Census also provides data on occupation and industry. Occupation is the type of work a person performs, and industry is the employment sector in which people work. Residents of New Hope are primarily employed in management, professional, sales and office occupations, followed by service occupations. The largest employers of New Hope residents include the professional, scientific, management, administrative and waste management services category and the educational, health and social services industry. These groups were followed by the manufacturing and retail trade categories. The arts, entertainment, recreation, accommodation and food services industries employed 128 people or 8.7 percent of Borough residents.

Table 5: New Hope Borough—Occupation and Industry, 2000

	Number	Percent
Employed civilian population 16 years and over	1,467	100.0
OCCUPATION		
Management, professional, and related occupations	766	52.2
Service occupations	143	9.7
Sales and office occupations	394	26.9
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	69	4.7
Production, transportation, and material moving occupations	95	6.5
INDUSTRY		
Agriculture, forestry, fishing and hunting, and mining	10	0.7
Construction	47	3.2
Manufacturing	215	14.7
Wholesale trade	65	4.4
Retail trade	196	13.4
Transportation and warehousing, and utilities	50	3.4
Information	72	4.9
Finance, insurance, real estate, and rental and leasing	144	9.8
Professional, scientific, management, administrative, and waste management services	231	15.7
Educational, health and social services	227	15.5
Arts, entertainment, recreation, accommodation and food services	128	8.7
Other services (except public administration)	58	4.0
Public administration	24	1.6
CLASS OF WORKER		
Private wage and salary workers	1,188	81.0
Government workers	106	7.2
Self-employed workers in own not incorporated business	165	11.2
Unpaid family workers	8	0.5

Source: U.S. Census, 2000

Wages and income, tax rates, employment opportunities, access to capital, labor force, retail vacancies, diversity (retail and service opportunities) all play a role in maintaining a stable community. The 2008-2009 economic recession has impacted the business and tourist sectors of New Hope, evidenced by some vacant storefronts; however, it does not appear that the Borough was impacted as severely by the recession as similar communities in the region. During the recession New Hope may have appealed to many as a nearby, inexpensive destination for arts and entertainment. In addition, the marketing of special events hosted by the Chamber of Commerce and others, including the weekly fireworks over the summer season in 2010, probably helped to attract to New Hope's unique commercial area.

New Hope has a good labor force that serves a relatively diverse economy anchored by the schools and the retail sector. Most of the labor force in the Borough is engaged in management or professional occupations. The disparity between industry, occupation, and local businesses suggests that many residents work outside of the Borough. Workers in lower paying service jobs may find themselves unable to afford housing in the Borough.

Commercial Growth Trends and Issues

Significant commercial redevelopment occurred in the 1990s with the construction of Union Square near the heart of downtown New Hope. Union Square is located adjacent to the canal and contains more than 65,000 square feet of office space, about 29,000 square feet of retail space, and more than 20,000 square feet of institutional space that had, until 2009, been occupied by the Michener Art Museum. The vacant space is expected to be occupied by the Bucks County Children's Museum in late 2011, which will complement nearby attractions such as the New Hope & Ivyland Railroad.

A local businessman has prepared plans to reconstruct Odette's restaurant/cabaret at the south end of town. The plans include a restaurant/pub, 12-room inn, 78-seat theater, and 4,480-square-foot banquet facility. The property owner has established a lease agreement with the Commonwealth of Pennsylvania to accommodate a portion of his parking needs and to replace two bridges over the canal that provide access to the property. The proposed architectural details and site improvements will provide a positive image and a vital southern gateway to New Hope and boost local employment opportunities in the hospitality industry.

Another significant proposal that will affect the downtown area is the potential redevelopment of the vacant Zadar's building at 50 South Main Street, adjacent to the Bucks County Playhouse and along the Delaware River. Residential units have been proposed at this key site. The Borough's *Riverfront Strategic Revitalization Plan* (2008) provides alternative concept plan recommendations for the future redevelopment of the site featuring increased access along the Delaware River. Coordination of facilities in this area would benefit the community by creating a more inviting and lively waterfront, adjacent to the Bucks County Playhouse.

Although not unique to New Hope, the town has witnessed a trend in recent years of commercial uses converting to residential uses. The net effect is to reduce the community's nonresidential land use percentage. This type of land use conversion often results in high-end residential developments that translate into a socioeconomic shift in the resident population base. In November 2006, the Borough adopted a new Zoning Ordinance, which prohibits such conversions in the CC zoning district, thereby preserving the downtown area for commercial uses.

Downtown Revitalization and Business Promotion

New Hope Borough has many economic assets such as a diverse, educated and engaged citizenry, active community groups, a thriving arts community, opportunities for future development, the Greater New Hope Chamber of Commerce and an active business community, an excellent public school system, scenic river views, and, uncommon natural resources, as well as participation in regional intergovernmental programs (Landmark Towns of Bucks County, Classic Towns of Greater Philadelphia, and the Bucks County Conference and Visitors' Bureau) designed to promote New Hope as a tourist destination.

Many active committees, groups and individuals work cooperatively to promote the Borough's status as a viable commercial and tourist destination. The Greater New Hope Chamber of Commerce and other community organizations sponsor special town events and engage partners that play an important role in promoting local businesses and tourism. The Chamber of Commerce also promotes local businesses, shopping, entertainment, and local history. It sponsors events such as Restaurant Week and Friday Night Fireworks. The Chamber maintains a website and emails weekly event updates to subscribers. The New Hope Historic Society, New Hope

Arts, and the Recreation Board are also active in sponsoring and promoting special events in the Borough.

To compete with other nearby destinations such as Doylestown, Peddlers Village, and Flemington, the Borough has joined with the boroughs of Bristol, Morrisville and Yardley, and the Delaware and Lehigh National Heritage Corridor, Inc., to establish a Regional Main Street Program, called the Landmark Towns of Bucks County, and has been selected to participate in the Classic Towns of Greater Philadelphia Program administered by the Delaware Valley Regional Planning Commission. These programs are designed to revitalize and promote central business districts in member towns.

The Landmark Towns of Bucks County is a designated Regional Main Street Program and a regional revitalization initiative of four Bucks County communities located along the Delaware Canal that have traditional downtown business districts. Landmark Towns combines the marketing, design, organization and economic development tools of the successful “Main Street” downtown renewal program, with the state’s Heritage Park approach to promoting heritage tourism.

The Landmark Towns Project has a twofold approach, targeting both economic development and cultural resources. It is coordinated through the Delaware and Lehigh National Heritage Corridor (D&L) and funded by the D&L and the Pennsylvania Department of Community and Economic Development (PA DCED). The program seeks to define the region, assess the economy, identify unifying regional themes, and promote the member municipalities as tourist destinations.

In 2007 through April 2011, the program’s revitalization efforts received significant financial support from PA DCED, as well as the four participating municipal governments, the Delaware and Lehigh National Heritage Corridor, Bucks County, and the Delaware Valley Regional Planning Commission. During this period, the Landmark Towns prepared a Regional Revitalization Plan, hired an experienced Main Street Coordinator, developed a scenic byway program for River Road, started a downtown façade improvement program with grants for local business owners, engaged in community marketing efforts, assisted local communities in planning special events, developed business recruitment and retention activities, and established a Shop Local campaign.

In New Hope, the initial strategy of the Landmark Towns Programs is to pursue initiatives designed to draw people using the Canal Walk into the commercial district, provide safe pedestrian access to the canal, create a walking route that loops back to the river, establish greater public access to the river, and develop a plan for regional directional signs and local informational signs.

New Hope Borough was selected by the Delaware Valley Regional Planning Commission in 2009 to participate in the Commission's Classic Towns of Greater Philadelphia Program. The Classic Towns of Greater Philadelphia initiative is committed to the growth, revitalization, and support of the region's older communities. At its core, Classic Towns is a marketing program that aims to promote the region's developed municipalities and neighborhoods as great places to live, work, and play. The cornerstone of the Classic Towns program is a regional marketing strategy to benefit the Greater Philadelphia region's older communities and neighborhoods. The program provides individual municipalities with the tools they need to launch their own campaigns. By identifying needs, developing effective messages, and creating strategies for targeted distribution, the Classic Towns initiative helps communities to brand themselves as attractive places to live, work, shop and play. It also pinpoints sources of public and private support that may be leveraged to sustain regional and municipal marketing efforts into the future.

The Visitors' Center is another unique and valuable means to promote New Hope Borough. The Center is located at the corner of Main and Mechanic Streets and receives nearly 30,000 inquiries per year from people desiring more information about the town, what to do, and where to go for more information. In addition to welcoming tourists to New Hope, the handicapped accessible center includes restrooms and an outdoor garden. The Visitors' Center is staffed throughout the year by the Bucks County Conference and Visitors' Bureau, and features expanded hours in the summer months.

Through the efforts of the New Hope Chamber, Landmark Towns, Classic Towns, and the New Hope Visitors' Center, the artistic, cultural and historic features of New Hope are promoted throughout the region. The Borough should continue its memberships in the Landmark Towns and Classic Towns programs and work with the Bucks County Conference and Visitors' Bureau to improve the Visitors' Center

web site in order to provide more information on directions, parking facilities, fees, and other useful tips to help direct tourists to the town and its attractions.

New Hope is a special place in Bucks County that has changed and evolved over time while maintaining its status as a diverse and unique community and major tourist destination. The preservation of historic features and local culture helps maintain a sense of place and attracts people and businesses to the area. Although it is difficult to predict its future direction, New Hope's appeal will remain and evolve. Borough government should continue to support economic vitality through municipal ordinances designed to preserve the unique charm of New Hope and encourage adaptive reuse of older buildings and infill development. Streetscape enhancements in commercial areas (i.e., entrys, walkways, clear and attractive signage, lighting, furniture and hardscaping, etc.) should also be considered, depending on the availability of grants and local tax funds. New Hope should continue to complement its historic attractions by enhancing its streetscape with green spaces and providing greater access to the river and canal.

The employment of local artists to fill unused storefronts in the downtown with art is an idea that has been used in other cities. The goal is twofold: to spruce up storefronts that are vacant and to help support artists in a poor economy. Other non-traditional uses that are temporary in nature may be considered for available spaces at times when buildings sit idle. Among the uses that might be considered are campaign offices, auction houses, art galleries and art related uses, flea markets, farmers markets and other seasonal businesses. Temporary uses can provide revenue that property owners wouldn't otherwise receive, even if it were for a day or a week, or on a short-term reoccurring basis.

Chapter 6 Transportation System and Parking Facilities

The function of a transportation system is to provide a safe and efficient network for the movement of people and goods between places. The adequacy of this network is directly influenced by land use and the type and size of the population that occur along the transportation system.



Historically, the transportation system in New Hope included the Delaware River and canal as a means of transporting goods, while the narrow roadways carried horse, carriage, and foot traffic. Today, the river and canal are used for recreational activities, the old dirt roadways have been paved and sidewalks provided to accommodate motor vehicles and pedestrians.

The roads in the older parts of New Hope are quite narrow due to the historic pattern of development with many buildings located close to the roadways. This development pattern leaves little or no area for street improvements to accommodate the high volume of tourist traffic and through traffic the Borough now experiences. These narrow streets, however, add to the charm of New Hope and actually help to slow traffic in many cases. Maintaining and enhancing the quality and efficiency of the road network will only benefit the Borough's economic development efforts.

Proper land use planning is important to help prevent adverse effects to the transportation network. When designing transportation improvements it is important that the needs of the general public, individual property owners and neighborhoods are addressed. In addition, it is important to consider multiple-use facilities that provide for pedestrians, bicycles, public transit, as well as motor vehicles needs.

There are several basic components to the transportation system within New Hope: the vehicular system; the pedestrian/biking system; the public transit system; and parking facilities. For the transportation system to function safely and efficiently, each component must operate properly.

Vehicular System

Major roadways in the Borough include Route 202, Route 179/Bridge Street, Route 32/Main Street, and Windy Bush Road/Route 232. These roadways carry the highest volumes of traffic through the Borough and provide access to many collector and local roads including the downtown, which is important for the tourist trade.

Roadways serve many purposes. While the main purpose of roads is to carry vehicles to their destinations, they also accommodate on-street parking and pedestrian movement. As the Borough maintains its roadways, a balance among local vehicle movements, parking needs, pedestrian flow, and emergency vehicular movements should all be considered. The livability of neighborhoods and the historic character of the Borough are also important considerations as improvements are made to the road network.

Complete Streets

Complete streets are roadways designed and operated to enable safe, attractive, and comfortable access and travel for all users, including pedestrians, bicyclists, motorists and public transport users of all ages and abilities. Complete Streets make it easy to cross the street, walk to shops, and bicycle to work. Adopting a Complete Streets policy guides the design and operation of the entire right-of-way to enable safe access for all users, regardless of age, ability, or mode of transportation. This means that every transportation project will make the street network better and safer for drivers, transit users, pedestrians, and bicyclists – making your community a better place to live.

The National Complete Streets Coalition identifies the elements of an ideal Complete Streets policy that can be used for a community to develop their own. Complete Streets policies should result in the creation of a complete transportation network for all modes of travel. A network approach helps to balance the needs of all users. Instead of trying to make each street perfect for every traveler, communities can create an interwoven array of streets that emphasize different modes and provide quality accessibility for everyone. This can mean creating bicycle boulevards to speed along bicycle travel on certain low-traffic routes or pedestrianizing segments of routes that are already overflowing with people on foot. It is important to provide basic safe access for all users regardless of design strategy, and networks should not require some users to take long detours.

Street Classification

Functional classification is the process by which streets are grouped into classes, or systems, according to the character of service they are intended to provide. Functional classification recognizes that individual roads and streets do not serve travel separately. Borough ordinances do not provide a listing on the classification of each existing street, but rather classify Borough streets on a hierarchy related to average daily trips (ADT) including arterial, collector, primary, secondary, and local access streets. A street classification listing could be undertaken and included in the Subdivision and Land Development Ordinance for easy reference to required standards for each Borough street.

It is important that access onto arterial and collector streets be strictly controlled because the proliferation of turning movements at individual driveways to properties will degrade the function of an arterial or collector street. Any new access points should be well-spaced so that speeds on the arterial and collector streets can be maintained.

Local streets should be designed to encourage a slower operating speed (25 miles per hour or less). Through traffic should be discouraged on local roads. Traffic calming techniques and the design of local access to discourage through traffic should be explored when appropriate.

Commercial Truck and Motorcycle Traffic

The Borough experiences a great deal of commercial truck and motorcycle traffic on Main Street. The resident survey conducted by the Borough in connection with this Comprehensive Plan identified excessive commercial truck traffic on Main Street as a problem that takes away from the ambiance



of the community. The trucks create noise and vibrations, and reduce the travel lanes, creating a potential safety hazard.

Some of these commercial vehicles include dump trucks associated with the quarry located near Stockton, New Jersey. The vehicles are bound for Interstate 95 in the lower part of Bucks County. These heavy vehicles use the Stockton/Center Bridge

Road Bridge since it is not currently tolled, thereby saving money for the truck owners. Since Route 32/Main Street does not currently have any vehicle restrictions, these vehicles are using Route 32 because it is the most direct route to Interstate 95 that does not involve tolls.

One possible method to reduce the truck volume would be to request that the Pennsylvania Department of Transportation (PennDOT) restrict heavy trucks on this portion of Route 32. However, implementing vehicle restrictions on Main Street may be difficult since PennDOT does not typically allow for these types of restrictions unless a structurally deficient bridge is involved. PennDOT has, in fact, repeatedly rejected the Borough's requests since 2001 to prohibit or limit truck traffic on Route 32 (Main Street) in the Borough. PennDOT's rationale is that there are no convenient alternate routes for these vehicles to travel. Traffic calming measures as discussed in the following section may also aid in reducing the negative impacts of truck traffic.

Motorcyclists tour scenic back roads of Bucks County and New Jersey. New Hope provides a unique destination for bikers, and while the Borough welcomes them, excessive noise from motorcycles with modified pipes and mufflers also has been identified by the resident survey as an issue that affects the community. The Borough Police Department has been outfitted with three-decibel meters to better deal with the excessive noise that results from illegally modified motorcycles. Continuing monitoring and enforcement of excessive of noise from motorcyclist is needed to protect the ambience of the community.

Traffic Calming

Traffic calming measures are typically used to address high speeds and cut-through volumes. Some potential traffic calming measures include: speed humps, speed



Center planted medians encourage drivers to slow down. Breaks in roadway provide safer crossings for pedestrians.

tables, chicanes, planted medians, roundabouts, and curb extensions. These measures can increase both the real and perceived safety of pedestrians and bicyclists and improve the quality of life within the neighborhood.

The Borough Engineer prepared a *Traffic Calming Plan* in 2008. This plan is included as part of the comprehensive plan. The *Traffic Calming Plan* recommends various traffic calming treatments in the downtown, and gateway treatments along Main Street at its intersections with Solebury Township. These treatments include planted medians and signage. The plan also recommends decorative crosswalks at several intersections to improve pedestrian safety. The crosswalks along Main Street proposed for improvement include: Bridge Street, Ferry Street and Mechanic Street. Other proposed locations include Stockton Avenue at Bridge Street, Stockton Avenue at Ferry Street, Ferry Street and the New Hope-Ivyland Railroad Crossing, Stockton Avenue at West Mechanic Street and West Mechanic Street at New Street. The Borough plans to implement the traffic calming improvements in stages, with the cooperation of PennDOT where necessary, as funding becomes available.

Traffic calming techniques affect driver behavior and improve the safety of the streets for all roadway users, including pedestrians and bicyclists. The techniques must be designed so they do not impede emergency access by police, fire, ambulance, or rescue personnel. Encouraging public participation during the design of traffic calming facilities helps ensure their acceptance. PennDOT regulates and limits traffic calming options on state roads, such as Route 32 (Main Street) and Route 179 (Bridge Street).

Living Streets Concept



Streets are generally designed and built with vehicular movement in mind. As a result, pedestrians and bicyclists have been relegated to secondary users of streets. One way to accommodate all users of streets is to redevelop some streets as woonerfs³ or “living streets.” A living street erases the boundary between sidewalk and street to consider pedestrians equal to vehicles.

³ The word woonerf was pioneered in the Netherlands and roughly translates as “living street.” Although the term technically refers to residential streets, woonerfs have become synonymous with a larger European planning trend called “shared space.”

Elements such as traffic lights, stop signs, lane markings, and crossing signals are removed, while the level of the street is raised to the same height as the sidewalk and surfaced with paving blocks to signal a pedestrian priority zone. Cars are still allowed, but they must travel at walking speed and navigate around trees, planters, bollards and other obstacles. Living streets are pleasant places to gather, and they encourage sustainable commuting choices, such as bicycling and walking.

Transforming an existing street into a woonerf can be expensive. Therefore, an analysis of potential areas suitable for this type of street in New Hope would need to be performed. PennDOT would likely limit the use of this concept to local roads only, which would exclude Main and Bridge streets.

Pedestrian and Bicycle System

The 2001 National Household Travel Survey undertaken by the Federal Highway Administration indicates that approximately 40 percent of all trips taken by car are less than 2 miles in length. Making some of these short trips on foot or by bicycle rather than by car can have a substantial impact on local traffic and congestion, as well as a person's physical health. In addition to those who bicycle by choice, there are residents, including children and some low-income workers, who rely on bikes as a transportation necessity.

When people choose to leave their cars at home and make their trips on bicycles or by foot, they also make a positive environmental impact. They reduce their use of gasoline, which reduces pollutants released into the air from emissions. Other positive environmental impacts can be reductions in neighborhood noise levels and water pollution from vehicular-related discharges that may get washed into local creeks and waterways.

A walkable and bike-friendly town is typically associated with a high quality of life and a sense of community. Walking and bicycling also have been seen to increase the social connections that take place when residents are active and spend time outdoors in their community. Through provisions of the Subdivision and Land Development Ordinance, the Borough is able to ensure that new developments, both residential and nonresidential, have sidewalks. Sidewalks provide a healthy commuting alternative for residents.

New Hope is a walkable community; sidewalks are located along most streets, traffic speeds are relatively slow, cars are permitted to park on-street, providing pedestrians with a protective barrier against traffic, and the canal's towpath provides secondary linkage to local attractions. Installation of pocket parks by the river has also provided resting and gathering spots for local walkers and cyclists. The Borough also has several activity centers for residents and tourists. Sidewalks link the commercial downtown area, the school district property, and the New Street Town Center. Lenape Park extends the length of Stockton Avenue, between West Ferry and West Bridge streets, and is a beautiful alternative to walking along Stockton Avenue. Recently, the Delaware River Joint Toll Bridge Commission awarded New Hope an \$84,000 grant through its Compact Authorized Investment Grant Program to install new lighting on the South Main Street Bridge over the Aquetong Creek. The lighting, which was completed in early 2011, improves visibility and safety for pedestrians in the area of the bridge.

While there is a sidewalk along Riverwoods Drive to New Street, a defined connection is needed between the Riverwoods and Village II residential neighborhoods to the downtown. There are no sidewalks connecting these areas and the steep grade may discourage walking.

The *New Hope Canal Walk Master Plan* was developed to provide a safe and convenient walking trail in the Borough's downtown. The plan includes a proposed loop trail from the towpath to Main Street from the Locktender's house to Randolph Street. One section of the Canal Walk path, which was completed at the end of 2010, extends from the Borough's parking lot behind Union Square along the canal to the downtown, enhancing aesthetics and pedestrian accessibility to businesses. The Borough received federal and state funds to develop this segment of the Canal Walk.

The Delaware Canal towpath and the trail under PECO Energy Company's utility wires on Route 202 (Lower York Road) serve as regional connections into Solebury Township. These trails accommodate different users such as pedestrians, bicyclists, hikers, and joggers. There is the potential to extend the bikeway along Route 202 to eventually connect into the new Route 202 Parkway currently under construction in Doylestown Township. The two-lane parkway will contain an off-road bikeway that

continues into Montgomery County providing connections to other bikeways along the Schuylkill River and to Valley Forge.

Additional implementation of linkage concepts identified in the Borough's Open Space Plan could be undertaken as funding becomes available. For example, the Delaware River provides for linear recreational uses on the water, but since most properties in New Hope that abut the river are in private ownership, only limited access and recreational opportunities currently exist along the waterfront. The development of a riverfront promenade is recommended in the Open Space Plan to link this key resource in the downtown area. Developing a comprehensive pedestrian trail and bicycle plan would further enhance existing facilities and also determine routes to connect existing and anticipated developments with the downtown, outlying commercial uses, employment centers, schools, parks and recreational areas, and other key community facilities.

Public Transportation System

Public transportation in New Hope includes bus service only. The New Hope & Ivyland Railroad is operated solely as a tourist attraction in New Hope. The rail corridor extends to the SEPTA station in Warminster and provides freight service to several commercial customers along the line. This rail corridor is a valuable asset to the Borough and could provide a link someday between the Borough and existing regional rail service in Warminster Township. Providing rail service along this corridor could mitigate some of the traffic congestion and parking issues that currently exist in the Borough.

However, to institute commuter rail service on the line, several obstacles would have to be overcome. The first obstacle is ownership of the line. The rail line is currently owned by the Bucks County Railroad Preservation & Restoration Corporation and, any institution of commuter rail service would require its cooperation. Secondly, most of this line does not have the facilities necessary to operate as an electric service. Therefore, the service would have to operate as a diesel shuttle with a transfer to existing electric service at Warminster Station. This is problematic because whenever a transfer is required, ridership decreases due to time loss and inconvenience to the passengers. To avoid the need for a transfer and the subsequent loss of ridership, an expensive upgrade to electric service would be required.

The Borough, in association with Bucks TMA, received a grant in 2007 to conduct a preliminary study of the feasibility of establishing commuter rail service between New Hope and Warminster. Unfortunately, the New Hope and Ivyland Railroad declined to participate in this study, and the grant funds were allocated to another planning project.

Bus Service

Bus service is provided in the Borough by Trans-Bridge Lines. Trans-Bridge Lines is a line-run operator providing service between New York City and the Lehigh Valley. This service provides connections to Allentown, Doylestown, Quakertown, the state of New Jersey and New York City. The closest Southeastern Pennsylvania Transportation Authority (SEPTA) bus services terminate at Bucks County Community College in Newtown Township and in Doylestown Borough. In addition, the nearest commuter rail stations are located in Doylestown Borough, the R5 Doylestown Station, and in Yardley Borough, the R3 Yardley Station. The population density in the surrounding townships does not justify a fixed route bus service from SEPTA at this time.

Transportation Management Association of Bucks County

The Transportation Management Association of Bucks County (TMA Bucks) provides public transit connections throughout the County. The TMA provides “last mile” connections between existing public transportation facilities to existing employers and/or residents. The major source of funding for these connections is the Job Access Reverse Commute (JARC) program funded through the federal government. The Borough is a member of TMA Bucks and should work with the TMA to determine the feasibility of starting a new shuttle bus to transport residents and employees to and from existing SEPTA facilities.

Parking Facilities

Convenient parking in New Hope has always been at a premium due to its attraction as a tourist destination. Parking facilities in the downtown comprise both on-street spaces and off-street parking lots. The Borough provides public spaces in municipal parking lots, as well as by lease arrangement with private owners. More than 300 on-street metered parking spaces are available. Parking permits are available for a low annual fee to encourage Borough residents to support local businesses by allowing for

on-street parking at a metered space during specified hours (Monday through Friday—10 A.M. to 3 P.M. and Saturday and Sunday—10 A.M. to 12 Noon). Remote parking lots also exist to serve visitors. These lots are located north of Main Street behind Union Square, at the high school, and at the site of the new municipal building (at New and West Mechanic streets, which is the former St. Martins of Tours Church property). Union Square parking has convenient access to Route 202 via Hardy Bush Way and provides a “backdoor” connection for vehicles to access the downtown without driving through the center of town via Bridge Street or Main Street. Users of this lot only have to walk a short distance to shops and the downtown area. Additionally, Canal Walk provides users of this parking lot with an improved and scenic pedestrian connection to the downtown.



Parking is an important issue for businesses and residents, as well as for tourists who visit New Hope. Based upon both the resident and business survey results, there is a perception that parking capacity in the Borough does not meet the demand, and that existing parking is not convenient for patrons or residents. This parking dilemma is not unusual for a thriving downtown and tourist destination. Maintaining an adequate balance of parking is an issue in most successful downtown areas. Recognizing this, the Borough, working with JMT, Inc., completed a Parking Management Study in 2010. The results of the parking study should serve as a guide for Borough officials when making policy decisions and undertaking implementation initiatives.

Remote Parking Lots

The Borough contains several remote parking lots that require a short walk to the heart of the downtown area. In the northern end of the Borough there is a municipal-owned lot located along Hardy Bush Way that contains 142 spaces and is

conveniently located near Union Square. This parking lot was designed with a bioswale for improved stormwater management. Canal Walk provides a comfortable pedestrian trail from this lot to W. Bridge Street and the downtown. Two other parking lots are located in the southern end of the Borough; both are owned by the American Legion. The southern lot, which contains 56 spaces, is leased to the Eagle Fire Company on weekends. The northern lot is also leased to the Eagle Fire Company and contains 52 spaces. These lots are open Friday through Sunday.

Another remote parking lot is located at the site of the Borough buildings at the intersection of New and West Mechanic streets. The acquisition of this site has provided another much needed municipal parking area. This lot will contain about 50 spaces or more when fully redeveloped and is monitored by a “smart meter.”

Shuttle Services

One way to encourage drivers to use a remote parking facility would be through the use of a shuttle service. The New Hope Chamber of Commerce recently experimented with providing this type of service. The Borough should continue to evaluate its feasibility to reduce traffic congestion as well as to serve residents and visitors. To make this service appealing to potential users, it must be convenient and the fee must be minimal or free. It is important that a consistent funding source be secured to pay for this service. The Borough should work with TMA Bucks to determine the potential routes and schedules, as well as the estimated cost and potential funding sources to provide the service.

Wayfinding Signage

Clear directional signs or wayfinding signage identifying streets, parking lot locations, and tourist attractions without creating sign clutter is an important aspect to a successful downtown. The Borough has provided signage to help direct travelers to attractions and the remote public parking lots, but there is minimal directional signage beyond the central business district and the outskirts of town. While frequent visitors to New Hope may be aware of the various public parking lot locations, new visitors are not familiar with them. The lack of directional signage to parking may lead to confusion on the part of newer motorists, which can increase traffic congestion as these drivers search for convenient parking.



In some locations, sign clutter is a problem. For example, the intersection of State Routes 179 and 32 in New Hope has a proliferation of signage, including route markers, bridge weight limits, turn restrictions, parking regulations, warning signs, regulatory signs, and destination signs among others. It is highly unlikely that motorists are able to read and understand so many signs while driving, and the views of signs are often blocked by other signs. The signs have the effect of cluttering the streetscape of the historic town. JMT, Inc. completed a sign audit of the downtown area in May 2010. The Borough is currently working with PennDOT to reduce sign clutter. This effort should continue to improve the streetscape for both motorists and pedestrians.



To assist travelers to navigate to, from, and in the four Landmark Towns of Bucks County (New Hope, Yardley, Morrisville and Bristol) a Strategic Wayfinding Plan was developed. The purpose of this plan is to make it easier to navigate to, from, and through each Landmark Town and thereby improve the vitality, local economy, and quality of life in the towns. A survey of existing signs was undertaken in the towns and along major connecting routes. The Strategic Wayfinding Plan identified various signs used to guide travelers and recommended sign alternatives and concepts for areas within and outside each of the four boroughs. For example, the plan recommends a sign audit be conducted to reduce visual sign clutter. Along PA Route 32 (the proposed scenic byway), the plan recommends that directional signs be installed at each intersection pointing in the direction of the nearest Landmark Town. The overall recommendation for PennDOT signage is to ensure that key intersections on the way to the towns are marked with destination arrows and information.

Mixed-Use Based Parking Standards

The Borough Zoning Ordinance specifies required parking based on individual land use and proposed building area and seating accommodations. An alternative to this typical zoning approach is to base parking standards on a combination of different land uses and general parking demand. Addressing a community's comprehensive parking needs through land use mix based parking standards requires an understanding of surrounding land uses and development intensities. This concept considers parking demand at various times throughout the day to determine the collective parking needs of land uses. For example, when new development is located in the downtown, the availability of on-street parking or nearby public parking lots may reduce the need and demand for additional on-site parking. Adjusting parking requirements to reflect actual demand may help reduce the total cost of development in the town center, as well as enhance aesthetics by reducing on-site paved surfaces.

Shared Parking

Businesses attract various numbers of customers, workers, and visitors during different times of the day. Shared parking is an alternative that can be used in downtown areas. For example, an office that has high parking demand during the daytime hours can share the same pool of parking spaces with a restaurant whose demand peaks are in the evening. This option reduces impervious surface and overall development costs while still meeting parking needs. Developers can also benefit from the "captive markets" stemming from mixed-use development. For example, office employees are a captive market for business lunches at restaurants in mixed-use developments.

Parking Demand Reduction

Influencing the demand for parking may be achieved by increasing the price of parking or by instituting non-auto transport incentives. Charging users a higher fee for parking privileges based on their location may cause some users to seek out cheaper, remote parking options. Users may be more willing to try alternative transport modes such as a shuttle service or walking to reach their destination. These programs are typically established by local governments to change driving patterns and hence reduce traffic and congestion in pedestrian-oriented downtown areas. Their success often depends on the commitment of the business community.

Establishing parking pricing measures for the Borough would include examining the following policies:

- Setting the price of parking higher where demand exceeds supply;
- Setting the price of parking to recover costs and mitigate parking demand;
- Using revenue from parking meters to pay for costs associated with parking, while ensuring high levels of street and sidewalk maintenance in metered districts;
- Making payment easy at meters or paid daily/hourly spaces with advanced payment technology;
- Setting limits on parking hours or duration to encourage shoppers rather than employees or vice versa;
- Improving information for motorists on where parking is available to maximize efficiency of existing parking;
- Encouraging shared parking between uses with parking demands peaking at different times of the day, week, or year;
- Developing an employee permit parking program to encourage downtown employees to park at remote parking lots and leave the prime spaces for customers;
- Strictly enforcing parking regulations to manage demand more effectively.

Chapter 7 Energy and Sustainability

Sustainability is a concept which recognizes that natural resources and systems are essential to providing both economic benefits and improving the quality of life in a community. The goal of sustainability is to ensure that the use, development, and protection of resources are done in a manner that does not deplete them. In doing so, sustainability meets current needs without compromising or foregoing the ability of, and opportunity for future residents to do the same. Sustainability is broad in nature and encompasses not only natural resource protection, as discussed in the following chapter, but also energy production and use, building techniques and landscaping, and transportation.

In addition to natural resources that are readily visible within the Borough (Delaware River, creeks, woodlands, steep slopes), there are also other less visible resources that need to be taken into consideration in guiding future development, as well as reducing the consumption of resources in already developed areas. More specifically, the use of fossil fuels to heat homes and businesses, power cars, and manufacture goods has polluted the air and warmed the atmosphere. The reliance on non-renewable sources of energy and the rapid rate of consumption of resources cannot be sustained if we are to benefit future generations.

Carbon emissions and energy independence are arguably among the most important issues facing society. Modern-day lifestyles require a constant supply of energy. As a country, the United States is moving toward a lean carbon economy that will require tapping into previously underutilized energy resources such as wind, solar, and biomass; alter the approach to the ways buildings are designed and constructed; develop land in more sustainable methods; reduce the solid waste stream and increase recycling; and explore alternative approaches to the current transportation system.



In most cases, power production, transportation, and building practices affect the natural balance of the ecosystem. Given the complexities of these issues, and the urgency with which they need to be addressed, planning for a more sustainable local community is essential. Energy conservation can be achieved at the local level by municipalities, businesses and residents. New Hope has led by example by implementing sustainable practices on several municipal projects including trail development, street lighting, the use of BMPs in conjunction with new parking lots, and the planned green roof to be installed at 125 New Street, adjacent to the Borough's main meeting room. The Borough should encourage new methods and technologies to be explored and implemented to create a more sustainable community.



Electric cars recharging



Solar panels over parking lot

Some pioneering communities in the United Kingdom (UK), Ireland, and now in the United States are taking an integrated and inclusive approach to reduce their carbon footprint. This initiative is known as “Towns in Transition” because they are transitioning to a lower energy future and to greater levels of community resilience. Totnes was the UK's first Transition Town, that is, a community in a process of imagining and creating a future that addresses the twin challenges of diminishing oil and gas supplies and climate change.

The challenges presented today by climate change provide a great opportunity for rethinking the way we live and making conscious choices about what kind of community and world we would like to live in. Change is coming, whether we like it or not, and a planned response to change will leave us in a much stronger position than if we wait until change is upon us.

Conventionally, the principal way of measuring carbon footprint is by the level of CO2 emissions. In addition, other indicators could include:

- percentage of food grown locally;

- number of businesses locally owned;
- average commuting distances for workers in the town;
- average commuting distance for people living in town but working outside it;
- percentage of energy produced locally;
- quantity of renewable building materials;
- proportion of essential goods being manufactured within the community at a given distance; and
- proportion of compostable "waste" that is actually composted.

Other options to explore are alternative energy sources (e.g., solar, wind, and geothermal) and local ordinances that permit alternative energy devices. A comprehensive energy audit of Borough facilities can result in significant cost savings to the community. A green building incentive program that rewards applicants with a reduction in permit fees and/or an expedited approval process for the use of sustainable building methods (such as LEED—Leaders in Energy and Environmental Design) can be explored for consistency with the Pennsylvania Uniform Construction Code and the Pennsylvania Municipalities Planning Code. Public and private entities can institute a host of energy conservation practices (e.g., turning off lights and computers, installation of adjustable/programmable thermostats, and the use of energy efficient LED signs, traffic signals, street lights, and compact fluorescent light bulbs).

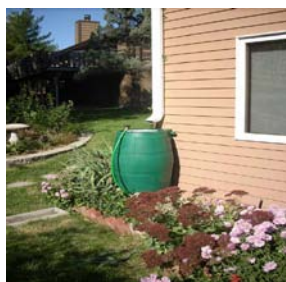
To address green building technologies for historic resources or in the historic district, design guidelines could be updated. Wind energy devices and/or solar panels are effective in reducing a building's energy consumption; however, on historic structures or in the historic district, wind devices or a roof covered with solar panels that are visible from the street may overshadow the historic amenity. Design guidelines for green technology could provide recommendations for locations and size or area thresholds for green building construction as well as the required kind of green devices permitted (i.e., building integrated devices, solar roof shingles, one small wind device that looks like a weathervane, etc.) These guidelines could encourage the careful placement of energy efficient systems as new applications emerge while ensuring that the historic integrity of the structure remains intact.



Landscaping acts to moderate climate, improve air quality, and conserve water. Planting trees will provide shade that can reduce summer cooling costs. Establishing low- or no-mow practices reduces the amount of energy (typically gasoline) needed to maintain open areas and educates local residents on how these practices can be implemented on individual properties. The use of an integrated pest management (IPM) program can provide environmentally friendly alternatives to pesticides and fertilizers. Collectively, the implementation of water conservation techniques including rain barrels, rain gardens, and water-saving faucets and low-flow toilets can have a significant impact on water infiltration and usage.



Rain Garden

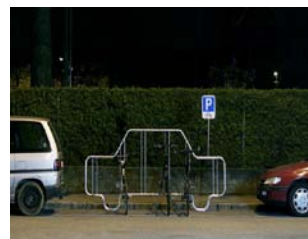


Rain Barrel



Green Roof

Transportation conservation alternatives may include the use of hybrid and/or alternative fuel municipal vehicles (e.g., compressed natural gas, hybrid engines) and the use of bicycles or Segway Personal Transporters for patrolling the community. Encouraging visitors to New Hope to drive alternative vehicles by providing facilities such as recharging stations and bicycle racks will also help to reduce emissions. Planting vegetation along roadways to help collect and purify rainwater will reduce pollution while providing for safe pedestrian traffic. The planning and implementation of a regional trail network, and promoting rail and bus service to New Hope can help reduce reliance on the automobile and vehicle miles traveled. In Chapter 6, Transportation System and Parking Facilities, it is recommended that trolley service from remote parking to various tourist stops around town be re-evaluated to help minimize vehicular trips that circle the Borough looking for convenient downtown parking.



Chapter 8 Natural Resources Protection



Environmental and natural resources contribute to the character of a place and can enhance a community's quality of life. Understanding the importance of natural resources is crucial for helping to guide land use planning and future development and redevelopment. Although New Hope is largely developed, with only a few vacant parcels of land, the limitations imposed by the natural environment need to be respected. Flooding, water pollution, soil erosion, and the loss of trees are a few of the consequences of permitting development without regard to the natural environment.

Natural resources and systems are essential to providing both economic benefits and improving the quality of life in a community. In addition to sustainability as discussed in Chapter 7, the protection of natural resources is an important goal of the Comprehensive Plan. As shown on Maps 2 and 3 (Surface Geology and Water Resources and Significant Natural Features), the Borough contains an abundance of natural resources including wooded slopes, streams, and the Delaware River. As the Borough approaches build-out, the preservation of the existing natural environment is even more important.

The basis for protecting natural and environmental resources is found in the Commonwealth's Constitution, in judicial decisions, and in the Pennsylvania Municipalities Planning Code (MPC). The Constitution states in Article 1, Section 27:

"The people have a right to clean air, pure water, and to the preservation of the natural, scenic, historic and aesthetic values of the environment. Pennsylvania's public natural resources are common property of all people, including generations yet to come."

An inventory of important existing natural resources in the Borough and a summary of regulations requiring their protection follow.

Geologic Formations and Groundwater Resources

The geology of an area, although seldom seen except for surface outcrops, is the foundation of the natural features of a community and influences development choices. The underlying bedrock of an area has an influence on the type of soil

formed, and in conjunction with the hydrologic cycle, is responsible for the changes in elevation, steep slopes, locations of streams, and orientation. New Hope is within the Piedmont Province, a land formation characterized by rolling land and ridges formed from tectonic movement and erosion. The piedmont area contains alternating bands of shale and sandstone, which produce good agricultural soils and abundant building stone.

Underlying bedrock has an influence on the type of soil formed, and in conjunction with the hydrologic cycle, is responsible for the changes in elevation, steep slopes, locations of streams, and groundwater supply. The geologic formations underlying New Hope lie in bands that continue across Solebury Township. The Brunswick formation, which extends across much of the Borough and the rock types associated with the formation are generally reddish brown shales, mudstone and siltstone. These shales are moderately resistant to erosion and weathering. Groundwater within the Brunswick formation flows primarily through fractures and closely spaced joints in siltstone and shale, generally making it a reliable water supply source.

Sand and gravel formations along the Delaware River shore are the result of fluvial (relating to or part of a river or stream) outwashes and deposits along terraces and floodplains of the Delaware River. They contain high yielding aquifers but are highly permeable making the underlying formation vulnerable to groundwater contamination. A small band of diabase underlies the steeply sloping stream valleys in the southern portion of the Borough and is considered a poor source of groundwater. The igneous (formed by molten rock) nature of diabase rock is characterized as a dense, crystalline, erosion-resistant outcrop that weathers to form large boulders.

Water Resources

Water resources in the Borough include the Delaware River, Delaware Canal, the pond in Village II, and various streams and their tributaries including Aquetong/Ingham Creek, Dark Hollow Run, and Rabbit Run. These water bodies contain associated water resources in the form of surface and groundwater, floodplains, wetlands, and riparian corridors. All of these water resources are important because they provide significant environmental, recreational, and economical benefits to the Borough and the Central Bucks region. Water resources

within New Hope Borough are inextricably connected to daily life, wildlife, and vegetation, and can be significantly altered by development. These resources accommodate stormwater runoff, provide groundwater recharge and wildlife habitats, and contribute to the array of scenic resources found in both the Borough and the central Bucks region.



Chapter 93 of *The Pennsylvania Code* establishes surface water quality standards. These standards require that all named surface water bodies be classified based upon use and water quality. The Delaware River is classified as a Warm Water Fishery, a watercourse that supports fish, plants and animals that thrive and prefer warmer temperatures, and a Migratory Fishery, a watercourse that supports fish that use the waterway to travel to and from the ocean to reproduce. Aquetong Creek is classified as a High Quality, Cold Water Fishery, which exceeds the levels necessary to support fish, plants and animals that thrive and prefer cold temperatures. Dark Hollow Run and Rabbit Run are classified as Trout Stock Fishery that have a quality and temperature to support stocked trout from February 15 to July 31 and support fish, plants and animals that thrive and prefer warmer temperatures.

The state water quality standards are important indicators of the biological health of a waterway as well as its recreational potential and aquatic life diversity. The anti-degradation aspect of Chapter 93 specifies that, once classified, existing water uses and the level of water quality necessary to protect the existing uses should be maintained and protected. These criteria are used to establish sewage waste discharge permit limits.

Delaware River

The Delaware River, forming the eastern boundary of New Hope, is the Borough's most valuable natural resource for many reasons including ecological sustainability (provides drinking water, flood mitigation, and wildlife habitat), recreational opportunities (fishing, boating, and trail), and scenic qualities. Because of this, it is important to protect this resource to preserve its environmental stability and beauty.

As cited in the *Water Resources Plan for the Delaware River Basin (2004)*, the protection of the Delaware River encompasses waterway and corridor management designed to help minimize flooding, as well as the linking of land and water resources to help

preserve and restore natural hydrologic cycles and the integrity of the basin's resources. In recognition of the vital role of the Delaware River and the need to manage and protect its resources, in November 2000 Congress designated portions of the lower Delaware River and associated tributaries as a component of the National Wild and Scenic Rivers System, as recommended in the *Lower Delaware National Wild and Scenic Study Report* (1999).



In addition to its importance as a natural resource, the river also serves as a recreational resource that can provide many waterfront activities, including a trail system to link facilities, as well as activities on the water such as boating, tubing, and kayaking. Providing for active and passive recreation opportunities along the river is a goal of the *Middle Delaware River Conservation Plan* (2004) and an objective of the *Delaware River Heritage Trail Study* (2003).

Delaware Canal

The Delaware Canal, while manmade, usually contains surface water. The canal stretches between the City of Easton and Bristol Borough and serves as a scenic, recreational, and historic resource. The canal is currently undergoing restoration from storm-related damages that occurred in 2006 and should contain water in the near future. One of the primary goals of the *Delaware Canal Master Plan* (1986) and *Middle Delaware River Conservation Plan* (2004) is to protect the canal and promote the special recreational opportunities offered by the canal.

Streams

Aquetong Creek, Dark Hollow Run, and Rabbit Run are significant for their scenic and recreational value as well as their contributions to wildlife and the environment. The Aquetong Creek is the largest stream in the Borough. It traverses the center of the Borough and passes under the Delaware Canal just before its confluence with the

Delaware River near the Bucks County Playhouse. The creek is dammed just above the confluence with the river. Dark Hollow Run is situated along the steep slopes between Windy Bush Road and Riverwoods Drive. Rabbit Run is located along the northwestern corner of the Borough. This stream generally parallels Route 202 in New Hope and continues into Solebury Township before draining into the river. These three streams and the small waterway draining the Village II pond are significant for their scenic and potential recreational value as well as their contributions to wildlife habitat and stormwater quality/quantity improvements.



The table below provides a summary of the characteristics of the three streams traversing the Borough. Additional information on each stream is also provided in the watershed subsection of this Chapter.

Table 6: Characteristics of Named Streams in New Hope Borough

Stream Name	Chapter 93 Designation	Drainage Area (Sq. Miles)	Stream Length in Miles
Rabbit Run	Trout Stocked Fishery	0.42	0.98
Aquetong Creek	High Quality, Cold Fishery Water	8.01	2.58
Dark Hollow Run	Trout Stocked Fishery	0.71	1.50

To address potential threats to streams and the Delaware River, the Borough zoning ordinance specifies that watercourses should be left undisturbed and should not be occupied by structures, driveways, parking areas, or other improvements. The ordinance further regulates the uses permitted within 200 feet of the Delaware Canal. The zoning ordinance also prohibits open waterways, including canals and streams, from being developed, filled, piped, or diverted without the approval of both state and federal regulatory agencies.

Watersheds

A watershed consists of all the land and waterways that drain into the same main body of water. The drainage of water resources through a watershed includes both groundwater and surface water. Smaller watersheds make up larger watersheds that combine with even larger watersheds. Hundreds of small watersheds ultimately

drain into a river. Since watersheds encompass more than one municipality, their boundaries, rather than municipal boundaries, are the most logical basis for managing and protecting water resources. Planning for and providing regulations on a watershed basis helps ensure that downstream and downhill areas are protected from adverse impacts such as flooding, excessive groundwater withdrawals and pollutant releases.

Delaware River Watershed

New Hope Borough is located in the Middle Delaware-Musconetcong watershed. The Delaware River watershed encompasses the entire Borough and much of the stormwater drains directly into the river. There are also three subwatersheds that collect water into named streams before draining directly into the Delaware River. These subwatersheds are identified on Map 2 and include Aquetong, Dark Hollow, and Rabbit Run.

Guidelines for the protection of the Delaware River are provided for in the *Middle Delaware River Conservation Plan* (2004), the *Lower Delaware River Management Plan* (1997), the *Water Resources Plan for the Delaware River Basin* (2004) as well as the activities of the Delaware Riverkeeper Network. These various plans were developed to aid in the protection of the watershed and mitigate impacts from development.

Aquetong Subwatershed

Aquetong Creek drains a 7.5 square mile area within Solebury Township and New Hope Borough. The watershed is characterized by a mix of woodlands, agricultural areas, and residential and commercial developments. Ingham Springs, a significant spring in Southeastern Pennsylvania, gives rise to Aquetong Creek's main tributary.

As noted previously, the entire Aquetong watershed drainage network is designated as a High Quality, Coldwater Fishery. This Chapter 93 water quality designation offers special protection during proposed development and infrastructure projects, requiring plans that meet anti-degradation criteria. Special protection status is also helpful in leveraging state and federal funding for open space protection, watershed management, and stream protection projects.

The Aquetong Creek Coldwater Heritage Plan (2007) addresses the feasibility of reestablishing a sustainable coldwater fishery within the Aquetong Creek watershed.

The plan provides a description of the watershed; reviews existing and historical studies and water resources-related initiatives; discusses the outstanding values of the watershed and some of the challenges and constraints associated with protecting and enhancing the Aquetong Creek; and provides recommendations for enhancing cold water resources within the watershed.

Other potential current and future impacts to Aquetong Creek include the effects of additional development. Solebury Township is currently implementing several watershed management initiatives including the adoption of progressive water-resources protection ordinances, an aggressive and highly successful land preservation program, and groundwater management planning that will significantly reduce the impacts of development on in-stream conditions.

The Aquetong Creek Coldwater Heritage Plan also outlines the following five broad recommendations in support of restoring a highly-functioning cold water fishery within the Aquetong Creek watershed.

- Mitigate thermal impacts from impoundments.
- Provide a sustainable approach to managing development and associated infrastructure that protects stream habitats, in-stream flows, and prevents increases to stream temperatures.
- Protect and enhance the existing stream corridor.
- Establish a long-term watershed monitoring program.
- Establish/enhance sense of place.

The plan also strongly recommends petitioning and obtaining Chapter 93 Exceptional Value (EV) status for the entire watershed following the installation of the coldwater bypass channel around Aquetong Lake. EV status provides additional statutory protection and funding opportunities.

Another positive step for planning on a watershed basis occurred with the establishment of the Aquetong Watershed Association (AWA) in 2007. The purpose of the AWA, a 501(c)3 nonprofit organization, is to promote and preserve the natural environment and diverse community that is within the Aquetong watershed. The Bucks County Conservation District and the AWA were recently awarded a PA Grower Greener grant to undertake a comprehensive assessment of the watershed,

identify improvement opportunities, and train volunteers to assist in a monitoring program. The Borough allocated \$4,200 in 2011, at the request of AWA, to support a monitoring program along the Aquetong Creek, with stations in Solebury Township and New Hope Borough. Working together on a watershed basis will help improve water quality in New Hope as well as the Delaware River.

Dark Hollow Subwatershed

Dark Hollow Run is also a second order stream and drains approximately 0.7 square miles located in Solebury and the southern portion of the Borough. Primary land use in the watershed is forested, residential, and agricultural. The extensive amount of wooded areas within the watershed is partially due to the steep slopes within the stream valley making it undesirable for development. In New Hope, much of the land in this subwatershed is already preserved in open space.

Rabbit Run Subwatershed

Rabbit Run is a second order stream with a watershed area of 0.4 square miles that encompasses the Borough's northwest corner and extends into Solebury Township. Land use within the Rabbit Run subwatershed consists of residential (including dense residential and townhouses proposed for development in the Borough), agricultural, commercial, light industrial, and recreational. Pat Livezey Park in Solebury Township is the only property in this watershed that has been preserved. There are very few wooded areas in this watershed and the primary vegetative community is lawn. Because of current land use and zoning practices, particular attention should be paid to stormwater management within this watershed.

Floodplains

Floodplains are relatively flat or low-lying areas adjacent to surface waters where flooding has occurred in the past and will likely occur in the future. During periods of heavy rains and high stream flow, floodplains provide temporary storage for floodwaters, reducing flooding threats to adjacent areas and providing a slower, more consistent flow of water. The *Bucks County Natural Resources Plan* (1999) notes that floodplains that support natural vegetation help trap sediment from upland surface runoff, stabilize stream banks for erosion control, and provide shelter for wildlife and proper stream conditions for aquatic life. Development has historically occurred within the floodplain close to the Delaware River as industries and businesses in

older communities such as New Hope utilized the waterway in the 18th and early 19th centuries for transporting goods.

Federal Emergency Management Agency (FEMA) flood maps for New Hope Borough identify specific floodplains in the Borough including the areas adjacent to and extending along Aquetong Creek and the areas fronting along the Delaware River. The Borough participates in the National Flood Insurance Program, which is designed to reduce flood hazards through floodplain regulation. Additionally, the Borough has also been an active participant on the *Delaware River Flood Task Force* that was formed by the Bucks County Commissioners in May 2007 for the purpose of evaluating and identifying methods to help alleviate flooding along the river.



New Hope has incorporated a Floodplain Overlay District into its zoning ordinance to address development and regulate uses within floodplains. The ordinance delineates areas within the floodplain to include the floodway, defined as the area of a floodplain designed to carry and discharge flood waters of a flood of the one-hundred year magnitude, and the flood fringe, defined as the portion of the floodplain which can be regarded as suitable to accommodate limited building construction without significant effect upon one-hundred year flood elevations. Specific requirements are outlined in the ordinance relative to elevation and floodproofing of structures. Encroachments, including fill, new construction, substantial improvements, and other development within the floodway, which would result in an increase in flood levels during the one-hundred year flood, are prohibited.

Redevelopment projects that have occurred along the river in recent years have been flood proofed or elevated. Elevating and floodproofing structures have prevented buildings from being damaged by flooding, but often impede visual access to the river for residents and tourists. The *Delaware River Heritage Trail Study* (2003) and the Borough's *Riverfront Strategic Revitalization Plan* (2008) and *Open Space Plan* (2010) recommend a public riverwalk be created along the Delaware River, along with increased riverfront gateways and corridors and additional open space and active recreation opportunities at the river's edge. The Bucks County Open Space Task Force designated a portion of the County's municipal open space funding for riverfront municipalities for the purpose of acquiring land or conservation easements for recreation and natural resource purposes. Maximizing public (visual and physical) access can greatly enhance the interface between the community and the river for the benefit of residents, businesses, and tourists.

Wetlands

Typically, wetlands occur as marshes, swamps, bogs, or seasonally wet areas. Often they are undrained, saturated soils that support wetland vegetation where the water table is at or near the surface or where shallow water covers the area due to permanent or seasonal inundation of surface or groundwater. Some wetlands are easily identified because the presence of water is obvious. However, other wetlands are subject to seasonal flooding resulting in surface water not being present year-round. The *National Wetlands Inventory* indicates wetland areas in the vicinity of Aquetong Creek and Stoney Hill Road/Mechanic Street and between Hardy Bush Way and the canal in the northern portion of the Borough. The inventory maps, however, identify only large wetland areas (e.g., 1 acre or more in size), and there are certainly other areas of the Borough that are wetlands but do not appear on the large-scale inventory maps.

Wetlands store water during storms and floods, thereby reducing hazards to life and property; provide groundwater recharge; and are important habitats for many plants and animals. Wetlands play a key role in maintaining and improving water quality by filtering out chemical and organic wastes.

Threats to wetlands come primarily from regrading and development in or around the wetland. Impervious surfaces increase the amount of stormwater runoff and decrease the natural capacity of the wetland to handle water volumes, runoff speed,

and pollutants. Changes to topography of the area surrounding the wetland, described also as the wetland margin or transition area, affect the direction of stormwater runoff and can lead to either increased or decreased amounts of water reaching the wetland. An increase in stormwater runoff may overburden the ability of the wetland to deal with floodwater and pollutants by continually inundating it. Conversely, reduced stormwater runoff may affect the hydrologic functions of a wetland and threaten its continued existence. Even if the topography of surrounding areas remains unaltered, a wetland may still have its hydrologic functions affected by increased impervious surfaces and stormwater channeling.

The zoning ordinance requires that marshes and wetlands be left intact and that no development, grading, diverting, filling, or piping be permitted. In addition to local protection standards, wetlands are regulated by the U.S. Army Corps of Engineers and the Pennsylvania Department of Environmental Protection under the aegis of the Federal Clean Water Act and various state laws. The Corps requires a permit to disturb wetlands greater than one acre in size. State and/or federal agencies that permit wetlands disturbance may require that the loss of wetlands be mitigated by the creation of wetland areas elsewhere. The Pennsylvania Department of Environmental Protection also regulates wetlands under Chapter 105 Rules and Regulations administered by the Bureau of Dams and Waterways Management. Although the zoning ordinance prohibits the development, filling, piping or diverting of wetlands and marshes, there are currently no provisions limiting the extent to which wetlands margins can be disturbed.

Riparian Corridors

Riparian corridors run along streams and wetlands. They provide shade and organic matter to support aquatic organisms that serve as the base of the food chain within a stream. They also provide benefits by their ability to stabilize streambanks, reduce erosion and sedimentation, moderate flooding, and filter out stormwater pollutants stemming from runoff. They also play a vital role in providing habitat for plants and animals living within and alongside streams and the river in the Borough.

Development and activities that remove vegetation from riverbanks and stream sides create a variety of negative consequences on watercourses. Without the vegetative buffer, runoff from adjacent areas more quickly enters the watercourse, exacerbating erosion, increasing floodwaters during the flood cycle, and destroying nature

habitats. In addition, pesticides and herbicides used in lawn care, sediment from construction activities, and oils, salts and other contaminants from streets are able to flow directly into the watercourse when it rains.

The Borough regulates riparian corridors, to some extent, by prohibiting forestry, logging, and timber harvest operations within 50 feet of a stream and by establishing a 20-foot riparian buffer along the Aquetong Creek and Dark Hollow Run. The zoning ordinance does not require a riparian buffer along the Rabbit Run or other unnamed streams. Riparian buffer protection requirements have the intended purpose of protecting water quality, preventing erosion and sedimentation, and assisting in flood prevention. Such requirements generally prohibit grading, removal of vegetation, building, disturbance, or placement of structures within the riparian buffer zone that usually extends 20 to 75 feet in width measured from the top bank of the watercourse and extending on both sides of the watercourse. The Borough should consider amending its zoning ordinance to require a riparian buffer zone along all streams and to enlarge the existing 20-foot buffer along Aquetong Creek and Dark Hollow Run.

Slope Resources

New Hope's topography ranges from nearly level along floodplain areas adjacent to the towpath and river in the north, to moderately and steeply sloping in the south, particularly along much of the stream valley for Dark Hollow Run. Topography has an influence on development capacity, stormwater runoff, and site erodibility. The grade and soils present on moderate and steep slopes are a result of the vegetation, underlying geology, and precipitation levels. Providing a balance between maintaining proper vegetative cover and minimizing development reduces the danger to public health and safety posed by unstable hillsides. Development on steep slopes accelerates erosion by removing or disturbing the established groundcover and topsoil. Removal of the vegetation destroys the groundcover that absorbs rainwater, anchors soil, and buffers or dissipates the impact of rainfall on topsoil. Erosion produces sediment that pollutes surface water. Over time, accumulated sediments narrow stream channels and fill ponds. This process restricts the capacity of waterways to handle flood flows and increases the incidence and severity of flooding. Slopes of 0 to 8 percent are suitable for most types of development. Residential development is also possible, though less desirable, on 8 to 15 percent slopes. If development is permitted to occur on 16 to 25 percent slopes, it should allow for

dwellings and other structures to be placed away from steep slope areas. Any slope above 25 percent should be restricted to parks, forests, or open space.

The Borough zoning ordinance currently restricts the development of areas with slopes of 8 percent or greater as indicated on the table below:

Table 7: Steep Slope Regulations

Slope	Allowable Disturbance
8 to 15 percent	Not more than 50 percent
15 to 25 percent	Not more than 30 percent
25 percent or steeper	Not more than 15 percent

Woodland Resources



The trees and woodlands that exist in New Hope add to its visual attractiveness. In addition to the visual benefits that trees and woodland areas provide, they play an important role in the ecological balance and well-being of the environment by reducing erosion from runoff, stabilizing stream banks, providing wildlife habitats, creating buffers between built environments and natural features, providing recreational opportunities, reducing pollution by absorbing carbon dioxide, and aesthetically enhancing the environment. Vegetative cover also enhances groundwater recharge by reducing the volume and rate of runoff. When woodlands are located in environmentally sensitive areas, such as steep slope areas and, along tributaries and wetlands, even minor disturbances can lead to serious environmental degradation.

Several wooded areas that serve functional and aesthetic purposes exist within the Borough. The location of these woodlands tends to mirror the location of steep slopes. Several wooded areas are located in the southeast portion of the Borough along the Delaware River; along the Delaware Canal; and in the Dark Hollow Run stream valley between Riverwoods Drive and Windy Bush Road. The areas adjacent to Aquetong Creek along Mechanic Street and Stony Hill Road are also heavily wooded. In addition to these wooded areas, the Borough also benefits from the presence of a variety of street trees. All of these wooded areas contribute to the scenic quality of the Borough, and provide natural enclaves in the midst of an otherwise developed area.

The Borough zoning ordinance specifies that no more than forty (40) percent of any woodland may be cleared or developed. The ordinance also requires permits for cutting down trees more than 15 inches in caliper and their replacement, and specifies that the planting, pruning or removal of any shade tree located in a road right-of-way may not be undertaken without issuance of a permit by the Shade Tree Commission and replacement of the shade tree, if applicable.

The Borough subdivision and land development ordinance requires that the location of forest areas, woodlands, and isolated trees of four (4) inches caliper or more be delineated on site plans. Woodlands and large specimens of trees must also be protected from mechanical injury during construction. The subdivision ordinance also specifies the types, locations, and dimensions of trees to be planted for any land development, including street trees and trees in parking areas.

The land use ordinances also permit non-native plants as part of buffers and street tree regulations. Native plants are localized, well adapted to the local soils and climate, tend to be more insect and disease resistant, and require less watering and fertilizing than non-native plants. Encouraging the use of native plants helps restore the ecological balance and provides food for birds and other wildlife. In much the same way as saving an historic structure, the use of native plants helps to preserve local heritage.

There are also some issues associated with native plants permitted in the Borough. Tree experts are concerned about the fate of the *Fraxinus* (ash) species due to the spread of the emerald ash borer across Pennsylvania and the region. The beetle is very destructive and once infested, ash trees typically die within one to three years. Although the infestation has not reached Bucks County, it is expected to be only a matter of time before it reaches our area. Property owners with ash trees would have the burden and expense of treating and/or removing and replacing these trees once they become infested, or these trees may not be replaced at all. Therefore, consideration should be given to removing the *Fraxinus* species from Borough tree lists.

Other trees of concern are *Quercus rubra* (red oak), *Quercus palustris* (pin oak) and *Ulmus* (elm) species. Although these trees should not be prohibited from municipal tree lists at this time, tree experts have warned that bacterial leaf scorch, which is an

infectious chronic disease, has infested an estimated 25 to 35 percent of red oaks and pin oaks in southeastern Pennsylvania. While various elm cultivars resistant to Dutch elm disease are available in nurseries, they are not immune to elm yellows, another lethal disease. A significant number of elm yellows cases have been reported in this region. Planting plans should be monitored to ensure that the red oak, pin oak, and the elm species are not overplanted, to avoid the risk of infection and eventual loss of these trees.

To aid in the preservation and ongoing maintenance of the Borough's shade trees, an inventory should be conducted to assess the current conditions of shade trees. An inventory can provide valuable insights and recommendations by identifying trees that are dead and diseased and/or in other poor condition and which should be replaced. A tree inventory can also identify trees that may be susceptible to potential disease or insect damage. After a tree inventory is completed, the Shade Tree Commission should provide property owners with a routine maintenance schedule for pruning, removal, and/or replacement of shade trees, especially the declining trees on Main Street.

Chapter 9 Historic and Cultural Resources



New Hope was a forested land populated by Lenni Lanape natives when the Quakers established the first grain mill on the Great Spring Creek in the early eighteenth century. Over the past three hundred years, New Hope's rich modern history developed—from its early ferryboats, mills, and canal boats to today's world-class artists, actors and

writers and a variety of galleries, shops, and restaurants. New Hope's historic features and unique architecture add to the special ambience of the community. New Hope is located within the Delaware and Lehigh National Heritage Corridor, which has played an integral role in the history of both the region and the United States.

Legislation for Historic Preservation

The protection of historic and cultural resources is a primary goal of this *Comprehensive Plan*. In Pennsylvania, the enabling legislation for the protection of historic resources is the Historic District Act (Act 167 of 1961) and the Pennsylvania Municipalities Planning Code (MPC). The Historic District Act provides authorization for municipalities to designate local historic districts and regulate the alteration of buildings based upon historic context. The MPC authorizes local designation and regulation of historic properties through zoning.

Inventory of Resources

National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. Such landmarks form a common bond for all Americans. While there are many historic places across the nation, only a small number have meaning to all Americans, and fewer than 2,500 historic places bear this national distinction. In New Hope, the Delaware Canal State Park was designated as a National Historic Landmark in December 1976.

The Delaware Canal State Park contains the only remaining continuously intact canal of the great towpath canal building era of the early and mid-19th century. The Delaware Canal (historically known as the Delaware Division of the Pennsylvania Canal) was built in 1831 to transport coal from mines in northeastern Pennsylvania to Philadelphia and points within New York and New Jersey.

The central feature of Delaware Canal State Park is the 60-mile long towpath trail, a multi-use hike and bike path that winds through the heart of the pastoral lower Delaware River valley. A walk along the towpath is a stroll into American History. The Delaware Canal towpath is a National Recreation Trail and is part of the Delaware and Lehigh Trail that follows the 165-mile route that anthracite coal took from mine to market. Although floods in 2005, 2006, and 2007 have resulted in damage to several sections of the canal and towpath, including the New Hope area, the Pennsylvania Department of Conservation and Natural Resources (DCNR) is actively rehabilitating segments of the canal using federal and state disaster relief funds. Mule drawn canal boat rides in New Hope were suspended during the canal's rehabilitation and for construction of the new bridge over the canal on Bridge Street, but there is strong support in New Hope to resume this historic attraction when repairs and construction are completed.

The National Historic Register is the official list of the nation's cultural resources, providing recognition that buildings or districts have historic, architectural, or archeological significance. The National Register does not place restrictions on the actions of private property owners, but has the effect of alerting landowners to its historic significance. Collectively, New Hope's National Register Historic Districts and properties constitute a significant collection of structures that relate to the industrial development of this portion of Bucks County. There are two Historic Districts (New Hope Village and Springdale Historic Districts) and four individual properties (Rhoads Homestead, Cintra, Joshua Ely House, and William Kitchen House) listed on the National Register of Historic Places for New Hope Borough.

A historic survey is the first step in protecting historic resources; it is the means of identifying and documenting the history of buildings, sites, and districts eligible to be classified and protected as historic resources. In 1982, the Bucks County Conservancy (now Heritage Conservancy) completed a historic survey for the Borough. According to the survey (at the time the survey was conducted), there were a total of 362 standing sites (buildings that were over 50 years old) and 47 archaeological sites.⁴

⁴ Within the Springdale Historic District, there were a total of 54 buildings over 50 years old and 12 archaeological sites. Within the New Hope Historic District, there were a total of 278 buildings over 50 years old and 30 archaeological sites.

The survey also identified 122 County Register Sites (or locally significant properties) that include the New Hope & Ivyland Railroad Station, Parry Mansion, Logan Inn, Bucks County Playhouse, and Free Library of New Hope and Solebury. For a property to be listed on the County Register, owners voluntarily submit an application and the Heritage Conservancy reviews the applications to determine their historic eligibility. Inclusion on the County Register may aid in securing funding approval for historic rehabilitation, preservation, or restoration grants (e.g., federal Community Development Block Grants) and can be used as a parcel reference for planning and zoning purposes. Historic districts and selected historic properties are shown on Map 4.

Borough Regulations and Programs

New Hope has successfully employed various regulations and programs to protect its historic and cultural resources as described below.

Act 167 Historic District

Historic districts designated under the provisions of Act 167 must be surveyed and documented, with all supporting materials submitted to the Pennsylvania Historical and Museum Commission (PMHC) for certification of the district. Act 167 allows the establishment of a Historic Architectural Review Board (HARB), which reviews and advises the municipal governing body about the appropriateness of proposed alterations within the district that can be seen from a public street or way. The governing body then decides whether to approve or deny the proposal.

New Hope's Historic District and Historic Architectural Review Board (HARB) were established in 1987 by Ordinance 183-A1. This ordinance demonstrated the commitment of the citizens of New Hope to preserve and protect buildings of architectural and historic significance and the cultural heritage of the community. The New Hope Borough HARB consists of nine (9) members appointed by Borough Council to serve three-year overlapping terms. HARB provides counsel and recommendations to Borough Council on the advisability of issuing Certificates of Appropriateness, which are required in order to erect, reconstruct, alter, restore, demolish or raze any building or structure within a Historic District.

A property owner may submit an application to HARB for review of a Concept Plan, or may submit detailed construction plans and drawings along with separate zoning

and building permit applications for review by the Zoning Officer and Code Official. If these officials determine that a Certificate of Appropriateness is required, they will direct the property owner to submit an application to HARB.

APPLYING FOR A CERTIFICATE OF APPROPRIATENESS

Before a zoning or building permit can be issued for exterior work within the New Hope Borough Historic District, a "Certificate of Appropriateness" is required. The following activities within the Historic District require a Certificate of Appropriateness:

- Demolition of a building or structure.
- Relocation of a building or structure.
- Construction or re-construction that would involve additions, replacement, rehabilitation, restoration, or any other change, including painting, to the exterior facade of a building or structure.
- Changes or additions to existing signage or exterior lighting.
- Changes or additions to existing fencing or other architectural landscaping features.
- Changes or additions to buildings or structures within the Historic District, but not of historic significance, must be reviewed by HARB. Work on these buildings, including modifications, improvements, or additions, must be consistent with the building's existing architectural style and compatible with other structures within the Historic District.

In considering whether or not to issue a Certificate of Appropriateness, the HARB and Council consider the general design, arrangement, texture, material, and color of the buildings or structures and the relation of such factors to similar features of buildings and structures in the Historic District. The issuance of a Certificate of Appropriateness demonstrates that the property owner, HARB and Council have agreed that a proposed change to the exterior of a building will be consistent with, and preserve the general historic and architectural features of the Historic District.

The jurisdiction of the HARB and Council is limited to exterior architectural features of buildings and structures (including fences, signs, retaining walls, etc.) that can be seen from a public street or way. Modifications to the interior of a structure are exempt from HARB requirements, although construction permits may be required before such work can proceed.

In determining the recommendations to be made to Council concerning the issuance of a Certificate of Appropriateness, HARB considers a set of design guidelines that have been established in the Act 167 Ordinance. These design guidelines address

matters that are pertinent to the preservation of historical and/or architectural aspects of the structure, building, site, area, or district certified to have historic significance.

Act 247—Historic Preservation Zoning

In accordance with the MPC, the Borough's Zoning Ordinance also regulates the protection of historic resources through the adoption of a Historic Overlay District. New Hope's Historic District is coterminous with the officially designated Historic District of New Hope as determined and approved by the Pennsylvania Historic and Museum Commission (PMHC) under Act 167. The ordinance established boundaries that generally correspond to the New Hope Village and Springdale Historic Districts (See Map 4.) To protect the architectural and historic resources of these areas, the zoning ordinance requires the protection of any building or structure within the Historic District that has been identified as having national, state, or local architectural or historic significance, unless the applicant can demonstrate to the satisfaction of Borough Council that it is in irreparable condition and cannot be adapted and re-used.

The zoning ordinance also regulates other use and design regulations in the Historic District, such as the prohibition of drive-through facilities or drive-through windows and retail sales of gasoline or fuel products; restrictions on parking location (i.e., parking must be located to the side or rear of the principle structures and may not be located within the front yard); the provision of architectural drawings, for approval by Borough Council, for any new structure or addition to an existing structure; restrictions on gross floor area (i.e., maximum of 5,000 square feet of floor area for any individual use); and the regulation of signs in the Historic District.

Historic Marker Program

Historic resources can be commemorated with a marker through the Historical Marker Program of the Pennsylvania Historical and Museum Commission (PMHC). Any individual or group may nominate a structure or site for such a marker. If the independent panel designated by the PHMC approves the marker, the nominator must submit a grant application for half of the cost of the marker, and designate a nonprofit organization to serve as a sponsor to cover the balance of the cost. Currently, there are two historical markers through the



Historical Marker Program of the PHMC for the Delaware Canal. Both markers are located adjacent to South Main Street—one just north of its intersection with Route 232 (near Lock 11) and the other just south of its intersection with Route 232 (near the towpath).

The PHMC staff assists nominators and sponsors in composing the text to be inscribed on the marker, finding a suitable location for the marker, and planning the dedication ceremony. The sponsor, however, is ultimately responsible for obtaining all necessary permissions to install and dedicate the marker. The PHMC owns and maintains the marker once it is installed.

A local municipality can also institute its own historic marker program independent of the PHMC as a way to promote community pride and heritage awareness. The New Hope Historical Society (NHHS) and New Hope Borough have instituted such a program. The process of applying for a marker starts when an application is sent to the New Hope Historical Society with documentation that supports the site's historical relevancy. Marker applications are then periodically reviewed by an NHHS Historic Marker Committee. If a marker is approved, the text is then finalized by the NHHS. Once funds to cover the cost to manufacture the marker are secured, the marker is proposed to the New Hope Borough Council, which obtains the necessary Borough and property owner approvals. Once these approvals have been received, the markers are ordered by the NHHS. The manufacturing time for markers is generally three months. Once a marker is received, the property owner is notified and a work order for its installation is submitted to the Borough's Department of Public Works. Upon installation, the Borough assumes ownership of the marker and responsibility for maintaining it.

To date, the New Hope Historical Society has donated a total of nine site markers to the Borough commemorating the following: *Indian Logan* (on the lawn of Parry Mansion at 45 South Main Street); *Parry Mansion* (on the lawn of the Parry Mansion at 45 South Main Street); *Cannon* (on West Ferry Street at South Main Street between Logan Inn and Parry Mansion); *Ferry Landing* (at the end of East Ferry Street at the Delaware River); *Old Revolutionary Fort* (in front of the Free Library of New Hope and Solebury, 93 West Ferry Street); *New Hope Mills* (on the lawn of the Parry Barn at 52 South Main Street); *Vansant House* (on the lawn at 4 West Mechanic Street); *Mills* (on

the west side of South Sугan Road at its intersection with Stoney Hill Road); and *Old Town Hall* (located at the Visitors' Center). In addition, the New Hope Historical Society created and installed, with support from the property owner, a site marker titled *John Wells* (in Solebury Township on Route 179 near the Route 202 intersection).

As part of The Delaware & Lehigh National Heritage Corridor National Trails Day on June 7, 2008, three separate D&L Trail signs were erected in three Bucks County Landmark Towns—in Bristol, Morrisville, and New Hope boroughs. The D&L sign in New Hope is located just south of the Locktender's House near Lock 11. The Delaware & Lehigh National Heritage Corridor fosters stewardship of historical, cultural, and natural resources along the early canal and railroad systems that carried anthracite coal from mine to market in Eastern Pennsylvania.

Scenic Byway Program

The Pennsylvania Byways Program, sponsored by the Pennsylvania Department of Transportation (PennDOT), encourages communities to collaborate in obtaining a state scenic byway designation from the PA Secretary of Transportation and in subsequently pursuing a national scenic byway designation from the U.S. Secretary of Transportation, if so desired. The Pennsylvania Byways Program parallels the federal Highway Administration's National Scenic Byways Program. The purpose of the Pennsylvania Byways Program is to:

- support local planning efforts to achieve byway designations;
- protect and enhance the visual quality of designated routes;
- maintain byway resource qualities along designated routes;
- educate residents and visitors about the history and culture of the Commonwealth; and,
- promote tourism and enhance economic development potential on designated byways.

The Delaware and Lehigh National Heritage Corridor is working with the Heritage Conservancy to provide technical assistance to the municipalities along the Delaware River to establish a scenic byway from the City of Easton to Bristol Borough. New Hope is one of many communities along the corridor that have given support for this designation. A scenic byway is a public road, including the corridor through which it passes, that significantly possesses at least one of the following six intrinsic

characteristics: scenic, natural, historic, cultural, archeological, or recreational significance. While the River Road corridor possesses most of these characteristics, only one can be selected for the application. In the case of River Road, its historic value was selected.

Future Planning Considerations

The Borough is utilizing various regulatory means for the preservation and of historic resources. However, changes in land use and infill development can alter or obscure the context of a historical resource. Therefore, consideration should be given to strengthening and enhancing the preservation tools used by the Borough to ensure that historic resources are protected.

Historic Survey Update

The Borough's historic survey is nearly 30 years old and an update should be considered to reflect changes due to building modifications, deterioration, additions, demolitions, or other changes. An updated historic survey will provide a current and succinct inventory of historic properties that can be used as a reference for planning and zoning purposes as described below.

Historic Resources/Landmark Designation

Often, a municipality's historic structures are not located within an easily defined district. A historic preservation overlay zoning ordinance can contain provisions to encourage property owners of historically significant properties to use and maintain significant historic structures in order to protect individual historic resources/landmarks throughout the municipality.

The MPC allows municipalities to enact ordinances for the "regulation, restriction, or prohibition of uses and structures at, along or near places having unique historical, architectural, or patriotic interest or value." Borough officials may wish to pursue this avenue for the protection of historic resources. For instance, in the Protection of Historic Resources section of the zoning ordinance, the protection of historic resources and structures located outside of the Historic District Boundary (approved by the PMHC under Act 167) is not addressed. If there are significant historic resources located outside the Historic District that would be accentuated by a historic resource designation, the zoning ordinance could be amended to include these properties. If a decision is made to update the Borough's historic survey, historic

properties listed in this survey could be referenced in the Protection of Historic Resources section of the zoning ordinance.

Preservation Incentives

The use of preservation incentives may encourage adaptive reuse of historic structures. For instance, bonuses could be awarded for preserving structures and incorporating them into new development. One example would be allowing a density bonus of one unit in a residential project if a preserved historic structure serves as the additional unit. Incentives for preserving historic structures within nonresidential development might include bonus provisions for building coverage or impervious surface. Incentives to encourage adaptive reuse and rehabilitation of underutilized historic buildings through incentive bonuses could be explored. The Borough's historic survey can be used to reference properties that are suitable for preservation incentives.

Use Modifications and Other Regulations

Use modifications, sometimes described as adaptive reuse, can be an effective approach to protecting and encouraging continued use of historic structures. The underlying zoning districts within the Historic District include portions of the CC–Central Commercial, RB–Borough Residential, R2–Rural Residential, LC–Limited Commercial, MU–Mixed Use and RC–Multifamily Residential zoning districts. Uses that may be desirable in the context of the Historic District could be permitted throughout the overlay district. For example, potentially desirable uses such as bed and breakfast, art gallery, residential conversion, library or museum, office, and guest house could be permitted in certain underlying zoning districts within the Historic District to encourage adaptive reuse of historic buildings. The Protection of Historic Resources section of the zoning ordinance could be revised to allow uses that are desirable throughout the Historic District regardless of the underlying zoning. This may promote adaptive reuse of structures that may otherwise be lost, by providing flexibility to property owners for the continued use of their properties.

Additionally, establishing appropriate setbacks and buffer yards adjacent to historic resources may enhance their value and protection within the context of the Borough's Historic District while minimizing potential land use conflicts from adjacent properties.

Energy Efficiency and Historic Preservation

An important aspect of this *Comprehensive Plan* is to promote sustainability and energy efficient ‘green buildings.’ There is a need to balance energy efficient construction and historic preservation policies while providing flexibility to respective property owners. To address current planning issues and building technologies, the HARB design guidelines should be updated and expanded. For instance, solar panels can be a very effective way to reduce a building’s energy dependence. However, if a majority of the surface area of a roof is covered with solar panels that are visible from the street, the goal of sustainability may overshadow that of historic preservation. The updated HARB design guidelines could provide recommendations for preferred locations and size or area thresholds for green building construction. These guidelines could encourage the careful placement of energy efficient systems (such as solar panels) while ensuring that the historic integrity of the structure remains intact.

Certified Local Government

A local government that fulfills program standards administered by PMHC can eventually receive designation as a Certified Local Government (CLG) under the provision of the National Historic Preservation Act. Membership in this program allows municipalities to apply for grants under the Certified Local Government Grant Program. Such grants can be used for cultural resource surveys, technical planning and assistance, educational and interpretive programs, and other preservation activities. To participate in this program, municipalities need to meet certain other criteria, including effective enforcement of the historic district ordinance and compliance with appointment, training, and reporting requirements. Consideration should be given to applying for Certified Local Government status.

Additional Funding Sources

The Borough continues to seek alternative sources of funding for historic and cultural resources in need of preservation and rehabilitation. In March 2009, the Omnibus Land Management Act was signed into law. This Act authorized facets of both the Preserve American and Save America’s Treasures programs. Preserve America is a federal initiative that encourages and supports community efforts to preserve and enjoy our priceless cultural and natural heritage. The goals of the program include a greater shared knowledge about the nation’s past, strengthened regional identities

and local pride, increased local participation in preserving the country's cultural and natural heritage assets, and support for the economic vitality of our communities. Landmark Towns has submitted Preserve America applications for—Bristol, Morrisville, Yardley and New Hope boroughs. If approved, grants may be available to support planning, development, and implementation of innovative activities and programs in heritage tourism such as surveying and documenting historic resources, interpreting historic sites, planning, marketing, and training.

Save America's Treasures is a national effort to protect "America's threatened cultural treasures, including historic structures, collections, works of art, maps and journals that document and illuminate the history and culture of the United States." Established by Executive Order in February 1998, Save America's Treasures was originally founded as the centerpiece of the White House National Millennium Commemoration and as a public-private partnership that included the White House, the National Park Service and the National Trust for Historic Preservation. Dedicated to the preservation and celebration of America's priceless historic legacy, Save America's Treasures works to recognize and rescue the enduring symbols of American tradition that define us as a nation. Funding for the rehabilitation of the Delaware Canal and its towpath may be eligible under this program.

Chapter 10 Parks, Recreation, and Open Space Resources

Park, recreation, and open space resources are an important part of a community's



identity and overall quality of life. Parks are also places set aside for both active recreation (i.e., soccer, baseball, tennis, etc.) and passive recreation (i.e., sitting, picnicking, fishing, etc.) that relieve stress and enhance mental and physical fitness. Open space contributes to the Borough's small town character, preserves the natural ecosystems upon which we depend, and provides an attractive setting in which to live and work.

Park and recreation facilities provide an avenue for residents to interact and recreate and help create a sense of community. The most significant natural and cultural resources of New Hope are the Delaware River and the Delaware Canal. These resources are an underlying strength of New Hope and are a key component of the Borough's park and recreational facilities.

For the purpose of this chapter of the *Comprehensive Plan*, existing park, recreation, and open space resources contained in the Borough are publicly owned lands (e.g., parks or vacant open space tracts), deed restricted lands owned by homeowner associations or nonprofit conservation organizations, and other similar institutionally-owned lands (e.g., schools and cemeteries). These resources are shown on Map 5. The Borough contains approximately 60 acres of public park and recreation land and about 120 acres of private recreation and open space land. The *New Hope Open Space Plan* (2010) incorporated as part of this *Comprehensive Plan* provides a detailed inventory of existing park, recreation, and open space facilities. Therefore, this chapter provides a summary discussion only of the Borough's park and recreation resources.

Public Open Space Land

Public open spaces in the Borough include the Delaware Canal State Park, Delaware River Joint Toll Bridge Commission pocket park located just south of the free bridge, New Hope Cemetery, Lenape Park, East Randolph Park, East Ferry Street Landing Park, Canal Walk, and the portion of Cannon Square that is located within the Ferry Street right-of-way.

The canal towpath provides excellent opportunities for walking, hiking, and bicycling, as well as providing a scenic link for visitors to walk from parking areas to



the downtown shops. The Locktender's House, canal locks, and mule barge ride tour provide historic attractions for people of all ages, linking them to Pennsylvania's history. The Borough has initiated discussions with the Delaware River Joint Toll Bridge Commission about obtaining use and/or ownership of the 5,300 square foot parcel on the south side of the free bridge on East Bridge Street. This parcel contains lawn area

with a sculpture and would be used as another pocket park with access to, and a scenic view of, the river.

New Hope Cemetery is owned by the Borough and contains 5.86 acres of steeply sloping woodlands located on the northern side of Windy Bush Road. This small, historic cemetery is located on the top of the hill and Dark Hollow Run traverses the bottom of the property. In addition to the old headstones, this passive natural area contains a short pathway, picnic tables, and limited off-street parking.

Borough properties located in the downtown include Lenape Park, E. Randolph Street Park and East Ferry Street Landing Park. These small parks provide serene areas for residents to enjoy the scenery and/or the river, just yards away from the town's busy Main Street. Many local volunteers participate in maintaining these pocket parks as well as the public planters located throughout the downtown. The Parry Street parking lot was designed with assistance from Delaware Valley College students to enhance water quality and buffer the paved parking area with attractive plants. The site contains a memorial bench and a dedication marker and is a good example of incorporating sustainable practices into the development of public facilities. These park and plant amenities enhance the downtown and provide a special ambiance for all people to enjoy.



Cannon Square, also in the downtown, in the center of West Ferry Street is used for



the community holiday tree lighting celebration. Many tourists stop at this island to read about its history and to take pictures. Although this planted island is located in the center of West Ferry Street, the Logan Inn's property lines extend across the adjacent roadway and encompass part of the planted island.

Private Land

Approximately 120 acres of deed restricted open space associated with residential developments exist in the Borough. The Riverwoods development contains sidewalks and has approximately 96 acres of open space including a large pond and the area around Dark Hollow Creek. Village II does not have sidewalks but has approximately 18 acres of private open space and contains a swimming pool complex and tennis and basketball courts. These facilities are open to residents of the neighborhood and outside paid members. The Waterworks and Waterview condominiums along the Delaware River also contain open space land. The planned Rabbit Run multifamily housing development on Route 202 will have 11.65 acres of open space and a walking path that connects to Hardy Bush Way for accessing the downtown. A scenic overlook is planned along the towpath, as part of the Canal Street development. Land associated with religious institutions including two private cemeteries also contributes to the Borough's open space resources.

Institutional Land and Other Community Resources

The Visitors' Center welcomes tourists to New Hope and provides information about nearby historic, recreational, and tourist attractions and public facilities. The handicapped accessible center includes a restroom as does the Borough Hall on weekdays during office hours. Additional restrooms for a small fee are available to the public at the Four Season's Mall located on South Main Street. Fred's Breakfast also provides public restrooms at its location on North Main Street.

New Hope-Solebury School District facilities include the high school, middle school and elementary school located on West Bridge Street. The property contains about 97 acres with play courts and approximately 40 acres used for athletic fields. The fields are open for public use when not in school use, and the buildings are available to the community by special arrangement. Public and private halls that can be used for events also include the Eagle Fire Company, American Legion, the New Hope

Borough Community Room at New Street and local religious institutions (church and synagogue). In addition, there are many tourist attractions, and various festivals and events held in the Borough that contribute to recreation and cultural amenities. Such features include New Hope Arts Inc., the New Hope Historical Society (Parry Mansion), the Bucks County Playhouse, New Hope & Ivyland Railroad, and Coryell's Ferry Historic Boat Ride. The Bucks County Children's Museum is scheduled to open at Union Square in late 2011.

Open Space Linkages

An important aspect to planning for future park and recreation opportunities is the provision of pedestrian linkages. Walkable communities promote the preservation of resources (both natural and economic); encourage social interaction; support increased physical fitness; and assist in diminishing crime and other social problems. New Hope is a walkable community with sidewalks located along most streets. Traffic speeds are relatively slow, and cars are generally permitted to park on-street, which provides pedestrians with a protective barrier against moving traffic and an effective means of traffic calming. The canal's towpath also provides secondary linkage to community facilities, parking areas, and tourist attractions. In recent years the Borough has made improvements to public walkways and implemented traffic calming techniques to encourage safer pedestrian circulation. Traffic calming methods have included special paving along W. Bridge Street at Union Square pedestrian areas, adding handicapped accessible features such as curb cuts, speed humps to reduce speeding, and pedestrian crossing signage.

The Borough received federal funding in 2010 to construct a section of the Canal Walk trail along a portion of the west bank of the canal in the vicinity of the New Hope & Ivyland Railroad. This project, which was completed in late 2010, enhances pedestrian accessibility and safety to W. Bridge Street from the Borough's parking facilities located off Hardy Bush Way. New Hope plans to continue to improve the walkability of the community. The traffic calming plan for Main Street, prepared by Gilmore and Associates, includes recommended improvements for pedestrian crossings in the downtown area. The *Landmark Towns Strategic Wayfinding Plan (2009)* recommends various signage improvements to assist motorists in locating convenient parking and to guide pedestrians to attractions and notable features in New Hope. These documents are incorporated into this *Comprehensive Plan*.

Crosswalk improvements, traffic signalization, and construction of a new pathway, at the developer's expense, are included as part of the plan approval for the Rabbit Run townhouse development, located across Route 202 (Lower York Road) adjacent to the spur road. These improvements will help achieve a safe and convenient way for residents of the new development to access community facilities and businesses and should lessen motor vehicle traffic and enhance recreational opportunities for the new residents.

Another plan to enhance linkage in the Borough is proposed as part of the approved redevelopment plan for Odette's. Located between the river and canal in the southeastern portion of the Borough, the approved plan for Odette's includes improvements to the existing towpath to provide better public access through the property. The property owner is working with the state to restore the public parkland around Odette's. Restoration would include replacement of both the northern and southern bridges, cleaning out the canal in front of Odette's, reconstructing the factory lock gate, installing a new pedestrian bridge, and extending the towpath from the southern tip of New Hope to the state land surrounding Odette's.

As shown on Map 5, the Delaware Canal towpath and the trail under PECO Energy Company's utility wires on Route 202 (Lower York Road) serve as regional connections into Solebury Township. These trails accommodate different users such as pedestrians, bicyclists, hikers, and joggers. There is the potential to extend the bikeway along Route 202 to eventually connect into the new Route 202 Parkway currently under construction in Doylestown Township. The two-lane parkway will contain an off-road bikeway that continues into Montgomery County providing connections to other bikeways along the Schuylkill River and to Valley Forge. The Delaware River also provides for linear recreational uses on the water, but since most properties in New Hope that abut the river are in private ownership, only limited access and recreational opportunities currently exist along the waterfront.

Linkage Needs

Although New Hope is a walkable community, more can be done to link residential neighborhoods to key resources located in and adjacent to New Hope, and to improve pedestrian accommodations in the downtown area. The Borough's *Open Space Plan* provides details regarding the suggested improvements, which include widening

walkways to accommodate the influx of tourists, removing obstructions in the right-of-way such as sign posts, utility poles, and parking meters, and providing foot bridges along Hardy Bush Way over the culverts and, possibly, over the canal at West Randolph or Parry Street.

The Borough may also consider creating a more formal public nature trail through a wooded site acquired from the school district. This property is located at the northern end of the Borough and connects Hardy Bush Way with the railroad tracks. If a nature trail were constructed through this parcel, Canal Walk could be extended northward and a secondary scenic pathway to Hardy Bush Way could be provided that might also be used as an outdoor nature educational area in conjunction with the school district.

The Borough's *Riverfront Strategic Revitalization Plan* (2008), developed for the riverfront area bordering the Bucks County Playhouse and the vacant Zadar's building, proposes several concepts for the redevelopment of the area including a riverfront promenade. The Borough also envisions a promenade extending north of the free bridge to the East Randolph Street Park. The ultimate revitalization of this riverfront area in accordance with the concepts presented in the *Riverfront Strategic Revitalization Plan* will require the cooperation and partnership of many public and private organizations and individuals.



Chapter 11 Community Services and Facilities

Community facilities serve the public and are necessary for public health, safety, and welfare. These facilities include police, fire protection, emergency services, medical and healthcare facilities, schools, libraries, municipal administration and public works; public utilities; and telecommunications facilities. Community facilities and services determine, to some extent, the quality of life experienced in New Hope Borough. Issues concerning community facilities and services generally include staffing, funding, and on-going maintenance to ensure that adequate services are provided well into the future. Therefore, planning for these facilities and services should be interrelated and consistent with land use planning in the comprehensive plan. In general, the existing facilities and services in the Borough are adequate.

Police Services

The New Hope Police Department is located at 125 New Street. The first floor of the existing church building at the New Street site was renovated and expanded for the Police Department in 2009 and 2010. The Police Department's staff consists of a chief, sergeant, two corporals, five officers, four part-time officers, one full-time and three part-time parking enforcement officers, one part-time clerk, and one secretary. The number of part-time police officers and parking enforcement officers varies depending upon the availability of recruits.

In addition to the normal functions of a small town police force, the department is also responsible for the protection of the many tourists who visit the Borough, especially on weekends and holidays. The influx of tourists requires additional traffic and parking enforcement as well as enforcement of the noise ordinance. Many of these policing duties are met with foot and bicycle patrols. The noise ordinance is enforced by uniformed officers using calibrated decibel meters. New Hope's Police Department also cooperates with other nearby police departments in the Central Bucks Emergency Response Team and Major Incident Response Team.

Police protection and related services are the largest single annual budget expense to Borough taxpayers, who expect such services to keep pace with the policing demands associated with tourism as well as local residents and businesses. In addition, federal and state mandates, such as future emergency radio upgrades, will add to the cost of operating the Police Department.

Fire Protection

The Office of the Fire Marshal is charged with administering and enforcing the Borough's fire safety program, permitting and related inspections, and investigations mandated by the Pennsylvania Uniform Construction Code, Act 45 of 1999 (PaUCC) and other laws. This office also serves as the Emergency Management Organization for the Borough.

The Eagle Fire Company district encompasses 12 square miles and serves more than 10,000 residents in New Hope Borough and Solebury Township. The fire company retains more than 20 volunteer firefighters and operates out of two stations, one located in the Borough on North Sугan Road and the other in Solebury Township on Laurel Road. The company provides fire protection, vehicle rescue, water/land search/rescue, primary hazardous materials response, and emergency services during natural and man-made disasters. The company's equipment includes a tower truck, two engines, tanker and various other vehicles. The fire company recently acquired a custom airboat for water rescues. There has not been any reported problem with water supply for firefighting purposes. However, to ensure adequate and accessible water supply is maintained for firefighting purposes, the Borough should work with the fire company and the Bucks County Water & Sewer Authority (BCW&SA) on a periodic basis to evaluate the capacity of the public water supply system.

Funding for the fire company is provided by a 1.5 mill real estate tax collected by the Borough and is augmented by contributions from Solebury Township, rental of the fire hall for outside events and other fundraising activities. The current level of municipal tax funding is well below the maximum of 6 mills that was approved by Borough referendum in 2003.

The Eagle Fire Company plans to expand its facilities at the Sугan Road site by constructing a 4,000 sq. ft. addition in 2011 to better serve the New Hope community. This project will involve the addition of a paramedic unit to serve New Hope and the surrounding area, safety improvements for volunteer firefighters, improvements in energy efficiency, and the provision of individual bays for each fire truck.

Emergency Services

New Hope is served by the Lambertville-New Hope Ambulance and Rescue Squad, based in Lambertville, New Jersey (NJ), which provides Basic Life Support (BLS)

emergency services 24 hours a day to the Borough. BLS involves first aid and transport of patients to Doylestown Hospital or the Hunterdon Medical Center. Response time from Lambertville is approximately 5 minutes. The squad is staffed by a paid daytime-crew, along with volunteers covering nighttime shifts. New Hope provides the squad with the proceeds from an annual 0.25 mill tax, with additional funding provided by donations and fundraising events. A maximum of 2 mills in real estate taxes for the support of ambulance and rescue squads may be approved by referendum. The maximum without a referendum is 0.5 mills.

Until late 2010 Advanced Life Support (ALS) calls, involving cardiac arrest and trauma, were dispatched to the Central Bucks Ambulance and Rescue Unit (at the Lingohocken fire station), Yardley-Makefield EMU, and Newtown American Legion Ambulance squads. These squads worked cooperatively with the Lambertville-New Hope squad to take patients to Doylestown Hospital, if necessary. The New Jersey squad also has a large service area that extends along the Delaware River from Interstate 95 to Frenchtown.

The County's annual health services report for 2009 shows that average ALS response times in New Hope and Solebury lagged considerably behind the county-wide average. However, both communities were relatively close to the county-wide average for BLS response times. The average response time to New Hope for the Lambertville squad was about 6 minutes. The average ALS response time was about 13 minutes. New Jersey based squads cannot provide ALS services in Pennsylvania because of differing state licensing standards, requirements, and protocols.

The issue of providing prompt and effective ALS services in New Hope is a priority. In late 2010, a new partnership involving the Lambertville-New Hope and Central Bucks squads and the Eagle Fire Company provided for an advanced life support responder unit to be located at New Hope's Eagle Fire Company during the week. Weekend coverage will depend on funding. The establishment of an ALS squad substation in New Hope has greatly improved ALS response times.

It is anticipated that the Central Bucks Ambulance and Rescue Unit will seek a 0.25 mill dedicated tax in 2012 to fund that ALS service that it provides in New Hope.

Medical and Healthcare Facilities

The Borough lies within 10 miles of both Doylestown Hospital in Bucks County and Hunterdon Medical Center in Flemington, NJ. There are no medical facilities within the Borough other than individual health care practitioner's offices. According to the 2000 US Census Data, persons 55 and older constituted more than 23 percent of New Hope's total population and 11.3 percent were 65 years of age or older. New Hope's share of senior citizens (55 and older) is poised to grow because 19 percent of the total population was between 45 and 54 in 2000. In addition, 15 percent of the Borough's population in 2000 was under the age of 18. Children and the aged generally require more specialized health care than the general population.

Educational Facilities

New Hope-Solebury School District provides public education in New Hope. The district has three schools in the Borough, all of which are new or recently renovated. The table below indicates that the schools have sufficient capacity for increased enrollment.

Table 8: New Hope-Solebury Schools

School	Enrollment	Capacity
High School	467	608
Middle School	355	534
Upper Elementary (New Hope)	344	625
Lower Elementary (Solebury)	329	475
Total	1,495	2,242

The capacity enrollment figures are the number of students that the schools could accommodate according to the Pennsylvania Department of Education. The department also projects an additional enrollment of about 200 students by 2014, increasing the total enrollment to nearly 1,700 students.

School facilities are also used for other beneficial community uses. For example, up until 2010 the Borough used school building space for public meetings and a weekly farmers' market. The schools' parking facilities are used to accommodate tourist parking on the weekends, and the associated parking fees benefit the school. The school grounds include play courts and playfields that provide supplemental recreation facilities for the residents of the Borough. Chapter 10, Parks, Recreation and Open Space, provides more information on the district's recreational facilities.

The Community School of New Hope-Solebury also offers continuing education through creative, physical and intellectual opportunities in partnership with Bucks County Community College and the New Hope-Solebury School District.

Library Services

The Free Library of New Hope and Solebury serves primarily the Borough and Solebury Township. The library collection contains 28,691 items and serves a population of 10,000. This exceeds the American Library and the State Library of Pennsylvania standard of 1.5 volumes per person. Circulation rates have been increasing in recent years with 23 percent of the circulation attributable to New Hope Borough residents, 54 percent to Solebury Township residents, and 23 percent to people who reside outside the library's assigned service area.

The library receives less than half its operating budget from government sources, raising more than half through its own fundraising efforts. New Hope levies 0.25 mills in real estate taxes each year to help support the library (there is no millage rate limit for libraries in the Borough Code). The Pennsylvania Commonwealth Libraries, Solebury Township and the Bucks County Free Library system also provide support of the library with various levels of funding, interlibrary loans, cataloging, purchasing services, program support, reference resources, and professional training.

The 2,707-square-foot building housing the library is considered small for the population it serves, and the building is not easily accessible for the disabled. A larger building (6,000 square feet to 10,000 square feet) would be desirable to meet space and administration needs. Additional parking facilities would also benefit patrons of the library. In a 2006 library survey respondents considered better parking to be the most important issue in improving the library facility. Rebecca Roads, LLC, a developer that plans to build 29 residential units at the historic Cintra site on west Bridge Street across from the high school has offered to subdivide a 1.5 acre parcel from the Cintra Manor property to donate to the library for a new library building. Relocation of the library to this property would address library space and parking needs, although a safe street crossing should be provided to link to the nearby school district property.

Borough Administration

The Borough administration supervises the daily operations of the municipal government. The department employs a manager, zoning officer, treasurer, building

inspector, and an administrative assistant. The zoning officer and building inspector are independent contractors who work part-time. Staffing appears to be adequate.

The Borough established a Building Renovation Committee in 2005 to assess the adequacy of existing municipal facilities. In 2006 the Committee concluded that the existing Borough Hall, located at 41 North Main Street, was inadequate to meet the current and future space requirements of the police and administrative staffs, as well



as the space requirements for public meeting rooms. In 2007 the Borough purchased and preserved a 3-acre property on New Street from the Archdiocese of Philadelphia. The Borough later renovated and adaptively reused this property for municipal services and a spacious meeting room. A tile mural project, created by artists Preston and Sharon Harrison, is underway in the meeting room. The mural depicts an artistic history of New Hope and will offer a unique education opportunity to students, residents, and visitors to the Borough. The old rectory at New Street was converted into administrative offices for the Borough, while the church building became an expanded headquarters for the Police Department and a meeting room. This project alleviated storage and space issues, and removed Borough offices from the floodplain. The New Street site is also better suited to accommodate parking for patrons requiring municipal services and provides about 55-metered parking spaces for visitors to the downtown.

The Borough issued 20-year bonds for the purchase and construction of the town center. The debt service related to the New Street site will impact the level of funding available for future capital improvements in the Borough.

Public Works Department

The New Hope Public Works Department employs four people: a director, equipment operator, and two laborers. A part-time laborer position was added in 2009. The office and facilities (buildings and storage yard) are located off Hardy Bush Road near the railroad tracks. The Public Works Department is responsible for:

- Maintenance of Borough-owned streets;
- Street lighting and traffic signal maintenance;
- Directional, traffic control, and street identification signs on Borough streets;

- Traffic striping on Borough and state roadways;
- Snow plowing and ice control;
- Downtown business district litter control;
- Sweeping of Borough-owned streets;
- Preventive maintenance and repair of vehicles and equipment;
- Annual painting and repair of Borough street furniture; and
- Maintenance and repair of all Borough-owned buildings, open space, and parks.

The Borough has attempted in recent years to upgrade the aging vehicles and equipment in the Public Works Department. The department acquired a new street sweeper in 2007, replacing a 20-year-old unit, and a 4-wheel drive cab tractor, with heavy-duty bucket, in 2008. The tractor replaced an antique 1964 backhoe. Work is needed to upgrade the public works building for office work including its heating/air conditioning system, computer system, access and parking facilities, and building painting.

Public Utilities

PECO supplies electrical power to the Borough via a 230-kilovolt transmission line that crosses the northwestern corner of New Hope. The company is obligated by the Pennsylvania Public Utility Commission (PUC) to provide adequate and reliable service to all customers.

Gas service also is provided to the Borough by PECO. More recently, PECO imposed a moratorium on new gas connections in the Borough due to capacity issues. PECO monitors development activity to determine the demand for electric and gas, but relies on municipal assistance to obtain specifics about land use planning.

PECO recently announced plans for a project to improve circuit reliability and reduce minor service interruptions in some areas of downtown New Hope in April 2011. PECO also plans to re-conductor approximately 8.4 miles of existing overhead electric transmission lines from Buckingham Township to the Delaware River, crossing the northwestern corner of New Hope.

Telecommunications

Telecommunications is the transmission of voice, video, or data between two points and has become a significant part of our information-based economy and culture.

Growth of the telecommunications industry has been driven by increasing advancement of technology and has resulted in greater business and consumer demand. Along with public water, sewer, and electric service, telecommunications are an integral part of the municipal infrastructure. Planning for telecommunications allows for control of rights-of-way and public property, universal service, and enhanced economic development. In 2004, the Federal Communication Commission (FCC) reported that there were more subscribers for cellular phone service than conventional landline service.

Comcast and Verizon provide cable television, internet, and telephone service in New Hope. Verizon, AT&T, and others offer personal wireless service to the New Hope area. Wireless providers assert that coverage is available throughout the Borough, and a telecommunication tower shared by a number of providers exists on Borough property (TMP# 27-6-69), adjacent to the Public Works Department.

Chapter 12 Solid Waste Management

Residents and business owners contract directly with private haulers for solid waste collection and recycling services. Haulers deliver the collected waste for disposal at a landfill or waste-to-energy facility, while the recyclable materials are delivered to recycling facilities in the region. New Hope regulates the transportation, collection, storage, and recycling of municipal waste and the various private haulers operating in the Borough through Chapter 223 of the Borough Code.



Article I of Chapter 223 addresses recycling and was originally adopted in 1988 in response to the PA Municipal Waste Planning, Recycling, and Waste Reduction Act (Act 101⁵). While not a mandated municipality, New Hope Borough took the initiative to work with ten other central Bucks County communities to incorporate recycling into their municipal waste management programs. Resolution No. 2009-04R, adopted March 16, 2009, supplements Article 1 by providing specific information regarding separation and collection of recyclable materials.

The Borough residential recycling program consists of a two-stream system that includes: aluminum, bimetallic and steel containers; clear, green or brown glass; #1 and #2 plastics bottles; corrugated paper; and newsprint, magazines, phone books, catalogues, office paper and junk mail. Commercial, institutional, and municipal customers are required to recycle high-grade office paper, in addition to the items required for residential customers.

As indicated by the table below, in 2005 more than 512 tons of recyclable materials were diverted from the waste stream by residents with an additional 37.5 tons of material by businesses.

⁵ In Pennsylvania, Act 101, the Municipal Waste Planning, Recycling, and Waste Reduction Act of 1988, requires that mandated municipalities (municipalities with populations of more than 10,000 and smaller municipalities with a population of 5,000 to 10,000 residents and a population density of more than 300 residents per square mile) establish a curbside program to source-separate and collect a minimum of three types of recyclables, plus yard waste, and adopt resolutions, ordinances, regulations, and standards to carry out the responsibilities of solid waste management.

Table 9: New Hope Borough Recycling Program Rates (2005)

Residential Waste Generation (tons)	Residential Recycling (tons)	Residential Recycling Rate (%)	Commercial Recycling (tons)	Total Reported Recycled (tons)	Recycling Rate (Total) (%)
1,802	475.22	26.4	37.5	512.72	28.4

Source: 2005 Annual municipal recycling report

Residents and businesses are also provided weekly curbside collection of leaf waste in the fall by the Department of Public Works. Leaves are placed at the curb in bags for pickup and delivered to the Borough's public works facility for processing.

A Recycling Committee was established by the Borough in 2008 to educate and inform the community on the economic and environmental benefits of recycling as well as to publicize the legal requirements of the Borough with respect to recycling. The responsibilities of the Committee included an evaluation of, and recommendations to improve the Borough's current mandatory recycling program. The Committee established an annual Christmas tree recycling program in cooperation with local businesses and the Village 2 HOA and expanded the list of recyclables collected by haulers. The Committee also increased public awareness of recycling by publishing articles on the Borough's web site and newsletter. Recycling efforts on the part of residents and businesses will continue to conserve landfill space and contribute to the long-term sustainability of the environment.



Articles II and III of Chapter 223 of the *Code of the Borough of New Hope* regulate the collection, transportation, and overall management of municipal waste. These articles were updated by Solid Waste Ordinance No. 2007-11, which was adopted by Borough Council to implement the *Bucks County Municipal Waste Management Plan Revision*. The plan revision was prepared by the County as a State mandated update to the 1991 plan and provides continued guidance for solid waste management responsibilities throughout the County to the year 2014.

In addition to the management of municipal waste, New Hope participates in the Southeast Pennsylvania Regional Household Hazardous Waste Collection Program. This program provides an opportunity for residents to properly dispose of the

hazardous component of the residential waste stream that should not be disposed in local landfills or waste-to-energy facilities.

Although the State and the County have reached the goal set by the State to recycle 35 percent of the municipal waste stream, individual municipalities should strive to continue this success and possibly increase this rate. Efforts to educate and maintain the involvement of residents should continue. Furthermore, efforts to communicate with businesses should be increased to assure that they have recycling programs in place, and to provide assistance where necessary in the review of their waste management programs.

New Hope's business district has undergone significant changes with the redevelopment of Union Square. It is notable that the tourist areas, while equipped with public trash receptacles, lack recycling containers for bottles and cans that patrons (both local residents and tourists) could use for the proper recycling of their beverage containers. The Borough should establish a program to install recycling containers in the downtown area.

Continued efforts to educate residents and businesses through newsletters and the presence of recycling containers in public areas would further increase the diversion of materials from the waste stream, resulting in increased tonnages reported on State Recycling Performance Grant applications. This could help achieve additional grant funding for Borough programs.

Until recently the State performance grant funds received by a community could be used to fund any program at the discretion of the municipality. The recent enactment of Act 140 by the Pennsylvania legislature, however, places additional responsibilities on non-mandated municipalities, like New Hope, if they apply for performance grants exceeding \$10,000. Under Act 140 municipalities must have a waste and recycling ordinance, a residential and commercial recycling program, a residential and business recycling education program, provisions or programs for recycling of special materials and for addressing dumping and/or littering problems, and a person or entity designated as recycling coordinator.

In addition, any municipality that plans to apply for grant funds provided through Section 902 of Act 101 must also meet more stringent guidelines for the collection and handling of yard waste including Christmas trees.

Chapter 13 Water-related Infrastructure and Facilities

Water-related infrastructure and facilities for purposes of this *Comprehensive Plan* are divided into three main categories: water supply, wastewater collection/treatment/disposal, and stormwater management. The coordination of water supply resources, wastewater facilities and stormwater facilities with land use planning is an important component to the comprehensive plan and each is a part of the Borough's interrelated water system. Water and wastewater facilities are key factors in determining the location, nature, and density of future development and redevelopment. Periodic assessment of water resources, wastewater disposal methods, and service areas is necessary to ensure that adequate facilities can be provided to satisfy future needs. Effective stormwater management practices can ensure that water quality is protected, peak stormwater flows are controlled, and groundwater recharge is enhanced.



Water Supply

Water supply planning addresses two primary factors: maintaining the supply of water and protecting its quality. Section 301(b) of the Pennsylvania Municipalities Planning Code (MPC) states that a comprehensive plan must include a plan for the reliable supply of water, considering current and future water resource availability, uses and limitations, including provisions adequate to protect water supply sources. Any such plan should be generally consistent with the State Water Plan and any applicable water resources plan adopted by Delaware River Basin Commission.

The State Water Plan, enabled by Pennsylvania Act 220 of 2002, requires registration and reporting of water withdrawals from public water suppliers, utility companies, agriculture, industry, commercial enterprises, and users of over 10,000 gallons of water per day (on average in any 30-day period). The reporting requirement is an important component in assessing and projecting existing and future water needs and in identifying where demands exceed available resources. Users are also required to periodically report their water use to the Pennsylvania Department of Environmental Protection (PADEP). Effective May 29, 2009 the PADEP assumed responsibility for

the compliance, enforcement, and inspection activities required by the Pennsylvania Safe Drinking Water Act including monitoring of water quality of public supplies.

The public water supplier for New Hope Borough is the Bucks County Water & Sewer Authority (BCWSA). Water is provided to the Borough from a water treatment plant on the Delaware River and from wells. BCWSA provides water service connections for 1,106 users in New Hope (713 domestic, 392 commercial and 1 institutional). According to Annual Water Supply Reports (AWSR), in 2009 BCWSA provided 151,345 gallons per day to the Borough.

Water supply for portions of the Borough, including some residences, businesses, and the New Hope-Solebury School facilities, is provided by private wells. Private water supplies are owned and operated by individual property owners, and the quality of the private water supply is the responsibility of the respective property owner. State laws do not require testing of private domestic water supplies, and regulatory agencies do not regularly monitor the quality of private supplies. However, effective in 2005, the Bucks County Department of Health (BCDH) began certifying new private wells to prevent residents from drinking contaminated water. The BCDH also requires food establishments to connect to public water. The restaurants located in the Borough have connected to the public water supply to meet this mandate, or have been specifically exempted by the County Department of Health.

Protection of Water Supply

Section 603d of the PA MPC grants municipalities the authority to revise their planning documents to address the protection of community water supplies. The protection of water supply systems involves a wellhead protection program that delineates protection areas for wells and springs, the identification of potential sources of groundwater contaminants, and the development of management measures as a means to reduce the potential for contamination of the groundwater supply. Development of a wellhead protection program is voluntary, but PADEP regulations do include some basic wellhead protection measures for new public water supply wells and for springs or areas of infiltration. New Hope should work in conjunction with the BCWSA and Solebury Township to develop a wellhead protection program for all new public and community water systems. This will allow for coordination of water resources, wastewater facilities, and land use planning to achieve an integrated resource plan.

In addition, the State Water Plan, when adopted, will identify areas where the demand for water exceeds, or is projected to exceed available supplies. These areas will be designated as Critical Water Planning Areas and will be identified on a multi-municipal watershed basis. The plans will include a water availability evaluation, an assessment of water quality and water quantity issues, and identification of existing and potential adverse impacts on water resources uses. Solebury Township has already begun examining local water issues and has prepared a *Municipality-Based Water Resources Management Report* (updated February, 2009). The report studies the many factors that influence drinking water quality and supply, run-off and flooding, and what steps the Township can take to manage a holistic and sustainable water budget for the future. New Hope should consider working with Solebury, as appropriate, to implement actions that are recommended as the water studies and plan progress.

Planning for Protection of Water Supply

Following recent and successive floods along the Delaware River, the BCWSA began a program to redesign and relocate controls and equipment subject to damage during floods events. Some equipment was replaced with new submersible equipment that can withstand inundation. Other equipment was relocated to higher elevations to prevent damage from future flood events. The final phase of the New Hope Borough Water System Project will provide measures to safeguard the Authority's equipment during future extreme weather events.

Borough Ordinances

The subdivision and land development ordinance (SALDO) contains Standards for the Construction and Operation of Public Water Systems (Section 5.24). This section encourages the utilization of appropriate construction practices in order to provide water for fire protection and domestic consumption. The Standards also specify minimum system sizes, flow rates, water storage capacity, and construction materials that are to be used in the design and construction of a public water system. The SALDO also contains construction requirements for community-water systems.

Fire Safety

Another important aspect of water supply involves firefighting. New Hope Borough should work with the BCW&SA to conduct periodic studies to evaluate the quantity

of the Borough's water supply to ensure adequate and accessible water supply is maintained for firefighting purposes.

Water Conservation

A water conservation program would include the following activities: installing water-efficient appliances and devices that help to alleviate water demand. Also, the implementation of on-site best management practices to reduce run-off, such as installing rain barrels, planting rain gardens, educating residents about water conservation and encouraging them to be mindful of water use, particularly during droughts or dry periods.

Sewage and Wastewater Facilities

Planning for sewage and wastewater facilities is an important consideration when formulating a future land use plan for a community. Adequate conveyance, treatment, and disposal of wastewater should be provided to satisfy current and future growth and development needs. Proper sewage facilities planning can also ensure the quality and health of the natural environment.

State Planning Statutes

Pennsylvania laws, which authorize land use and sewage facility planning functions, direct municipalities to coordinate these planning efforts. The Pennsylvania Sewage Facilities Act (Act 537 of 1966) requires every municipality in the state to develop and maintain an up-to-date sewage facilities plan. Municipal officials must consider their comprehensive plan, zoning ordinance, and subdivision regulations in the preparation, review, and amendment of their official sewage facilities plan.

The Act 537 Plan for the Borough was last revised in May 1998. The purpose of the revision was to update the projected growth within the public sewer service area and to provide planning for future and immediate improvements. The service area is comprised of the entire Borough of New Hope and a portion of neighboring Solebury Township.

Current Conditions

The majority of homes and businesses in New Hope are served by public sewer; however, there are isolated areas that are served by on-lot septic systems including some older homes on the north end of Main Street. There are no reported on-lot disposal system (OLDS) problems in the Borough at this time. It is important that

Borough officials ensure that property owners follow a routine maintenance program to ensure proper operation of their on-site systems. This will help reduce the potential for contamination of surface and groundwater resources.

The remainder of the Borough is served by the New Hope-Solebury public sanitary sewage system, which is comprised of collection sewer lines and conveyance facilities (i.e., pump station, force main) owned by the Bucks County Water & Sewer Authority (BCWSA). Wastewater from this system is transported to the Lambertville Sewer Treatment Plant located across the river in New Jersey via a pipe under the Delaware River Joint Toll Bridge Commission's Bridge Street bridge. Currently, no collection upgrades are reported to be needed to these facilities in New Hope. However, there is a limited inflow and infiltration (I&I) problem at the Sугan Road pump station during times of heavy rains. Flows from Solebury Township are being monitored in hopes of identifying and removing any I&I problems.

The Lambertville Sewage Treatment Plant uses a secondary treatment process with rotating biological contactors. No upgrades are proposed for the plant at this time, and due to the location and age of the treatment plant, changes to the facility are unlikely. BCWSA has a contract with Lambertville that allows a capacity of about 625,000 gallons per day (gpd) to serve the New Hope area.

Estimated average daily flows vary between 370,000 and 470,000 gpd depending on rainfall amounts. BCWSA currently uses approximately 75 to 80 percent of its allocated capacity at the treatment plant so there is additional capacity available.⁶ The Lambertville plant also has additional capacity, but BCW&SA would have to renegotiate its contract to raise the current allocated capacity.

Borough Regulations

New Hope has various regulations that ensure the proper and effective planning, construction, and maintenance of wastewater facilities. For any subdivision or land development, Section 6.13 of the Subdivision and Land Development Ordinance

⁶ BCW&SA recently approved a sanitary sewage service agreement with the Lambertville Sewerage Authority to continue working together to provide sewer service to customers. Conditions of the new 25-year agreement include: 1) Lambertville will reserve sanitary sewage treatment capacity at its plant to treat 625,100 gpd emanating from BCW&SA's service area; 2) BCW&SA will remain responsible for the proper operation and maintenance of the force main; and 3) Lambertville will permit the metering of the total sewage flow into the Lambertville Treatment Plant and the sewage flows from BCW&SA into the Lambertville Treatment Plant.

(SALDO) requires that sanitary sewers be installed and connected to the public sanitary sewer system. The public sanitary sewers must be designed and constructed in accordance with the “Sewerage Manual” issued by the PaDEP and the specifications of the BCWSA. No public sanitary sewer or treatment plant is allowed to be constructed until plans and specifications have been submitted to, and approved by the PaDEP and Borough Council.

The SALDO (Section 6.14) also indicates that if public sewer facilities are not available, an applicant may provide for sewage disposal on an individual lot basis according to the rules, regulations, terms, definitions, and conditions of the Individual Sewage Disposal System application and certification procedure for Bucks County.

The floodplain regulations of the *Code of the Borough of New Hope* (Chapter 275-43) require that new or replacement water and sanitary sewer facilities and systems be located, designed, and constructed to minimize or eliminate flood damage and the infiltration of floodwaters and also to prevent the discharge of untreated sewage into floodwaters. In addition, no part of any on-site sewage system is permitted to be located within any identified floodplain area except in strict compliance with all state and local regulations for such systems. If a system is permitted, it must be located in an area that avoids impairment or contamination during a flood.

The use regulations of the zoning ordinance (Section 275-11) require that various uses be connected to public water and public sewer including multifamily housing (townhouse/attached dwelling, two-family dwelling, and apartment-style dwelling), residential conversion, bed and breakfast, age-qualified housing, traditional neighborhood development, and mobile home park. Nonresidential uses requiring public water and sewer include schools (pre-kindergarten to 12th grade), libraries and museums, day-care centers, event centers, restaurants, shopping centers, and Historic River Hospitality uses.

The provisions of the Commonwealth’s “Rules and Regulations for Operating Food Facilities, Local Health Administration Law” (Act 315) state that if an approved municipal water and sewer facility is available, food facilities must use and connect into the public water and/or sewer facility.

Future Planning Considerations

At present, there are no known collection or conveyance upgrades needed to facilities in New Hope. As part of a comprehensive evaluation, potential problems associated with collection and conveyance systems (such as inflow and infiltration) should be evaluated by the BCWSA to determine if improvements are necessary.

Since the Borough's Act 537 Sewage Facilities Plan is more than a decade old, consideration should be given to update the plan to reflect completed improvements and potential upgrades to the system. The Act 537 Plan could also evaluate the need for additional capacity based upon potential development, infill development, and redevelopment in the Borough and the public sewer service area of Solebury Township.

For example, development projects are currently proposed and/or could potentially occur in the public sewer service area of Solebury Township. When updating the Act 537 plan, New Hope and Solebury officials should identify projected wastewater flows from potential developments. The increased capacity flows based upon future development potential should be considered by the BCWSA. This coordinated effort will ensure that future sewage capacity needs of both communities will be satisfied.

Stormwater Management

Most of the stormwater facilities in New Hope are laid out in a network of storm sewers that discharge to the Delaware River or one of its tributaries. Common practice at the time of most development in the Borough included collection of stormwater runoff in inlets and conveyance to the nearest body of water. During the 1980s and 90s, developments began to incorporate detention and retention basins into stormwater system designs. These basins hold stormwater and release it over an extended period of time to control peak flows of runoff. Both forms of stormwater management, direct discharge of stormwater via storm sewers and detention/retention basins, provide little or no water quality protection or infiltration of runoff into the groundwater.



Current Accepted Practices

Stormwater is now recognized as a resource that should be protected. National, state, regional and local requirements emphasize the importance of groundwater recharge,

water quality and water volume as well as peak-rate control. The most cost effective and environmentally advantageous way to manage stormwater runoff is through nonstructural project design, minimizing impervious surfaces and sprawl, avoiding sensitive areas (i.e., stream buffers, floodplains, steep slopes), and designing to topography and soils to maintain the natural hydrologic regime. Low impact design and conservation development techniques should be considered for development sites, and design sequencing should be followed to avoid sensitive areas on a site (e.g., areas suitable for infiltration), minimize site disturbance, and minimize increases in runoff and impacts to water quality. Proper long-term operation and maintenance should be ensured for all stormwater management facilities. Newer developments in the Borough integrate a comprehensive approach to handling runoff consistent with current stormwater management planning that regulates water quality and volume control through infiltration.

The Borough is located in the Delaware River South watershed as designated by the PA Department of the Environmental Protection. The *Delaware River South Stormwater Management Plan* was prepared in 2004 by Bucks County to address stormwater management in this watershed. The plan requires adequate storage and treatment facilities to capture and treat stormwater runoff specifically for water quality purposes. In addition, a portion of the runoff volume must be infiltrated for groundwater recharge where feasible. The design criteria also specify runoff release rates to help prevent downstream flooding and streambank erosion.

State Regulations and Borough Ordinances

New Hope enacted Ordinance 2005-06, known as the *New Hope Borough Stormwater Management Ordinance* to provide state-required compliance with the *Delaware River South Stormwater Management Plan*. This ordinance contains the stormwater management performance standards and design criteria that are necessary or desirable from a watershed-wide perspective.

More recently, the PA Department of the Environmental Protection (PADEP) has developed a model stormwater management ordinance that contains water quality and volume control criteria (including infiltration) that are different than those found in the *Delaware River South Stormwater Management Plan* and the *New Hope Borough Stormwater Management Ordinance*. In addition, DEP has prepared a *Stormwater Best Management Practices (BMP) Manual* that provides design standards and planning

concepts to guide municipal officials, planners, engineers, and land developers in managing all aspects of stormwater: rate, volume, quality, and groundwater recharge.

The National Pollution Discharge Elimination System (NPDES II) regulations require municipalities to develop a stormwater management program that meets the state's small municipal separate storm sewer system (MS4s) permit requirements and includes six minimum control measures: public education and outreach, public participation, illicit discharge detection and elimination, and construction site and post-construction runoff control and pollution prevention. Annual reports must be submitted to PADEP to signify how the municipality is meeting the requirements of the program. New hope is exempt from the requirements of this program.

The local stormwater management design criteria (e.g., inlet spacing, inlet type, collection system design and details, outlet structure design, etc.) are regulated by other applicable municipal ordinances and the discretion of the municipal engineer. The Borough zoning ordinance compliments the stand-alone stormwater management ordinance by requiring a plan for the control of erosion and sediment and grading wherever the topography and vegetation are to be disturbed by development. These zoning regulations indicate that it is unlawful to pave, strip, or change the existing grade of any land or to disturb, modify, divert, block, or affect the natural overland or subsurface flow of stormwater within the Borough without first securing all required state permits and a zoning permit. The stormwater management ordinance is enforced by the zoning officer and the municipal engineer as part of the zoning application process.

The Borough is currently updating its subdivision and land development ordinance (SALDO). Included in this update are provisions to compliment the watershed-wide criteria in the stand-alone stormwater management ordinance, the PADEP's model ordinance and the PADEP's BMP Manual.

Challenges and Opportunities

Problem Areas

There are waterway obstructions in the Borough (e.g., culverts, drainage pipes) that could lead to street and property flooding during large rain events. The problem areas consist of stream erosion along portions of the Aquetong Creek (including The Playhouse dam pool) and the Delaware River, and soil erosion into the canal. Many of

the drainage problems are chronic in frequency and caused by local runoff conditions, or, in some cases, by runoff from upstream municipalities.

Water seepage from the canal has affected properties on West Mechanic Street and a property on North Main Street. There are signs that groundwater and/or water from the Delaware Canal may be seeping directly into the storm sewer system. Also, water from the canal is seeping out to the sidewalk at the Lockett's House. This water eventually makes its way to the storm sewer in Main Street. If these drainage problems are caused by water seepage from the canal, there may be a need for the Commonwealth to further stabilize the canal bed and banks. Contact with the Commonwealth to address these issues has been on-going throughout the process to repair the canal.

Because of the built-out nature of the Borough, New Hope is challenged with retrofitting existing facilities to accommodate water quality. With an existing high level of impervious coverage and buildings located, in many cases, directly adjacent to the river, there is very little room for regrading or the addition of water quality and volume control facilities. In addition, many of the problem areas in the Borough are caused by the lack of peak-rate and volume controls upstream. The Borough has found it beneficial to discharge to the river prior to receiving peak flows from upstream. Although this may seem contrary to accepted practices, detention, or even shallower infiltration, could contribute to flooding in the Borough and downstream.

New Approaches

While the urbanized nature of the Borough may present some challenges to address stormwater management in a comprehensive manner, there are opportunities and methods to implement a more comprehensive approach. For example, there are approximately 125 acres of soils in the Borough that may potentially be capable of infiltrating stormwater. Much of these soils are located in the northern portion of the Borough, containing and in proximity to the athletic fields of the New Hope-Solebury Middle/High Schools. In fact, a significant portion of the runoff from the school site discharges to a large wetland/marsh basin (located on an adjacent Borough-owned parcel) that provides infiltration.

Other areas in the Borough containing soils potentially suitable for infiltration include the area between the canal and the river and the areas of steep slopes south of Dark

Hollow Run. A significant portion of these soils may be limited by the presence of steep slopes and the floodplain of the Delaware River. Nevertheless, there have been development proposals (e.g., Logan Inn, Fox Hound Bed and Breakfast, Hausner Tract, Tuscano development) in these areas that have integrated infiltration and/or water quality improvement into the design of associated stormwater management facilities.

Even where redevelopment or reuse proposals in the Borough would create no net change in a site's runoff characteristics, there may be opportunities to integrate stormwater BMPs that could provide some improvements to runoff rate, volume, or quality and/or provide potential groundwater infiltration. A significant number of structural and nonstructural BMPs could also be used to retrofit existing stormwater facilities in the Borough that were originally intended to direct runoff downstream or to control flooding only. BMPs related to basin retrofits include installing sediment forebays, regrading side slopes, adding orifice plates, installing sand filters, and adding wetland vegetation. BMPs that could be used to disconnect, redistribute, and decentralize existing development runoff (particularly roof top runoff) before reaching storm sewers and basins include rain gardens and bioretention areas, vegetated swales and filter strips, dry wells and infiltration trenches, porous paving, rain barrels, cisterns and vertical storage units, and water quality inlets and inserts (oil and grit separators). Many BMPs or combinations of BMPs may be suitable for development or redevelopment in the Borough.

Street sweeping and the use of road de-icing alternatives (e.g., sand and inert antiskid materials) also reduce the amount of pollutants contained in runoff that discharge to storm sewers. In addition, large development proposals or redevelopment projects (e.g., Riverfront Revitalization Project) may provide opportunities to manage runoff generated off-site in a manner that provides water quality improvement.

Expanding the overall knowledge of residents and business owners on stormwater management may provide great dividends to the Borough in its efforts to address stormwater impacts. Residents and business owners should be made aware of how they can assist in reducing stormwater runoff and reducing their contributions of nonpoint source pollutants that ultimately enter watercourses via stormwater runoff. They should also be made aware of the range of appropriate BMPs available to handle stormwater runoff, how these BMPs could be integrated into the

developments on their properties, and how they should be maintained. Education and outreach could include many forms such as the distribution of fact sheets or newsletter articles, the posting of information or links to appropriate web-sites, or the hosting of public workshops or seminars.

Chapter 14 Finance and Management

New Hope's finances and budgeting are an important component of the comprehensive planning process. To carry out the goals and objectives of the comprehensive plan, the Borough must have the necessary funds to implement programs or projects. Decisions about how funds are spent reflect the Borough's priorities, making it essential to link what the Borough wishes to do with the available funds.

New Hope has experienced growth during the past decade and the demand for services has increased accordingly. A short analysis of the Borough's current budgetary and financial situation is provided below to show how revenue is generated and spent. The analysis examines how changes to the rate of growth and development may affect future revenues and expenditures.

The 2009 budget was \$3,202,299 of which 41 percent represents the general fund. The remaining 59 percent of the budget was attributable to the fire protection, ambulance and rescue, street lighting, library, state highway aid and capital project funds. In 2009 the Capital Project Fund, totaling \$4,356,500, involved the use of long-term financing, grants, and parking meter revenue to fund the relocation of all municipal services to the Borough's New Street site (the former St. Martin of Tours Church). The total real estate tax in 2009 was 11.725 mills of which 6.930 mills were allocated to the general fund. The balance of the millage was devoted to the specific funds indicated above.

Revenues

New Hope's general fund budgeted revenues in 2009 are shown in Table 9 below. The general fund was and continues to be the principal fund of the Borough. It accounts for most financial transactions in New Hope except for those involving services funded by specifically funded revenue sources for parks and recreation, fire protection, ambulance, library, street lighting, and street maintenance and improvements.

New Hope Borough takes its general fund income from a variety of sources, including property taxes, real estate transfer taxes, earned income taxes, licenses and permits, and fines and fees.

**Table 10: General Fund -- Budgeted Sources of Revenue
New Hope Borough, 2009**

Revenue Source	Amount	Percentage
Earned Income Tax	\$610,000	19.0%
Other Local Enabling Taxes	\$233,500	7.2%
Grants	\$583,355	18.2%
Real Estate Property Tax	\$417,523	13.0%
Fines	\$371,200	11.6%
Highways and Streets (parking meters)	\$330,000	10.3%
Miscellaneous	\$168,100	5.2%
Rents	\$125,392	3.9%
All Other Revenue	\$370,220	11.6%
Total Revenue	\$3,209,290	100.0 %

The Borough's general fund revenue in 2009 was mainly dependent on the earned income tax, which generates the greatest portion of total revenue. The next largest source of income was from grants. The real estate tax contributed 13 percent of total budgeted revenues. Fines from parking and vehicle code violations constituted 11.6 percent of the revenue, and parking meter income made up 10.3 percent of the 2009 budget.

Other taxes such as real estate transfer, business privilege, and emergency municipal services (Local Services Tax) generated 7.2 percent of the Borough's total revenue in the general fund in 2009. Property in New Hope is taxed at a rate of 11.725 mills, for all tax funds, a rate lower than many other municipalities in Bucks County. State law sets a limit on general fund real estate taxes of 30 mills for boroughs, with 5 additional mills available by court approval.

A comparison to the 2011 budget shows that the percentage of grants has dropped drastically since 2009, from 18.2 percent of the general fund budget to only 4 percent in 2011. This significant decrease is the direct result of the 2008-2009 recession and its severe impact on state and federal revenues. The burden of funding local capital projects in the foreseeable future will fall on local governments, almost exclusively.

Expenditures

General fund expenditures generally fall into six categories: general administration, building maintenance, public safety, zoning and subdivision administration, public works, and miscellaneous expenditures. Budgeted expenditures in 2009 are shown in Table 10 below.

**Table 11: General Fund -- Budgeted Expenditures
New Hope Borough, 2009**

Expenditure	Amount	Percentage
Police Department	\$1,439,009	44.9%
Capital Projects	\$430,820	13.5%
Public Works	\$337,460	10.5%
Financial Administration	\$129,232	4.0%
Administration	\$110,176	3.4%
All other expenditures	\$755,592	23.7%
Total	\$3,202,289	100.0%

The majority of the Borough's 2009 budget was spent on public safety (45%), capital projects (13.5%), and public works (12%). This is typical of most suburban communities.

Local capital project expenditures are expected to decrease substantially in future years as the state and federal governments reduce budgets and terminate many longstanding grant program.

Fiscal Impacts and Future Trends

New Hope maintains a balanced budget. The Borough benefits from stable revenues and plans for short-terms capital expenses. Due to its reliance on visitor parking fees and parking violation fines, a decline in tourism could alter the Borough's financial situation. In order to plan for anticipated, as well as unanticipated expenses, the Borough should carefully examine future municipal finance trends, examine the underlying land use patterns that influence revenues and expenditures, and consider the development of financial planning instruments, such as a formal multi-year capital improvements program.

Fiscal Impacts of Future Growth

A 2006 Penn State College of Agricultural Sciences study⁷ examined the fiscal impacts of commercial, industrial, residential, and open space land uses and found that tax revenues from residential land uses do not cover the costs of providing municipal services to such uses, while commercial, industrial, and open lands help local governments by generally paying more in taxes than they cost in services.

Although residential land use provides a majority of overall revenues, it does not pay its own way, due to the costs to educate school children. Commercial and industrial land uses generally provide more revenue to the school district and municipality than they require in expenditures. An exception to this generalization might involve commercial and related uses that generate tourism, which may cause an increase in expenses related to emergency services, public works, and public safety. Farmland and open space land uses also provide more revenue to the school district and municipality than they require in expenditures, although the amount of revenue and cost of services is much less for these land use categories. Commercial, industrial, and open space land uses also provide a subsidy to both school districts and residential taxpayers in that none of these uses generate school age children. Consequently, nonresidential land uses generally help keep residents' taxes low. Communities undergoing rapid residential growth without accompanying nonresidential growth will generally begin to see higher tax bills, as the revenue generated by new residential development fails to catch up to the additional costs to the school district.

From time to time landowners petition the Borough to change zoning. Zoning changes present a shift in land use policy and also a possible shift in long-term fiscal condition. The Borough should require that any applicant for a zoning change conduct a fiscal impact study to determine the possible impact of the proposed zoning change upon the Borough's land use patterns and financial condition.

Future Trends in Municipal Revenues and Expenses

As the Borough becomes built out and redeveloped, changes can be expected in both revenues and expenditures. Below is a summary of what changes might be expected.

⁷ Kelsey, Timothy W: *The Fiscal Impacts of Different Land Uses*. The Pennsylvania Experience in 2006 (College of Agricultural Sciences, Penn State University, 2006.)

Revenues

The Borough's revenues will grow in the short-term due to the Canal Street, Rabbit Run, and various other smaller developments. Real estate transfer taxes and permit fees will also increase due to new dwelling units. These developments, however, will need services, and real estate taxes and earned income taxes may not increase sufficiently to cover the additional costs. Specific taxes are described below:

Earned Income Tax—Revenues from the earned income tax will stabilize as residential growth slows; however, earned income tax revenues are generally elastic in the sense that revenues will continue to grow as the economy expands.

Real Property Tax—Revenues from the real property tax will increase as the total assessed value of property increases through new construction, rehabilitation, and renovation of older structures. New improvements will be assessed at current rates. However, the real estate tax is generally considered an inelastic revenue source as assessments are not regularly updated by the County and do not vary significantly over time.

Real Estate Transfer Tax—Revenue from transfer taxes depends on the pace of development in the Borough and the state of the regional and national economies. The greater the number of transfers, the higher the revenue from this source.

Licenses and Permits fees—Construction permits rise and fall with the level of construction and development. A flat fee is charged for some Borough licenses so those revenues will generally remain constant over time. Other license fees, such as cable television franchise fees, will increase as new development comes to the Borough and as cable companies continue to expand their markets and services.

Fines and Fees—The amount of fines from parking violations and vehicle code citations rises or falls depending on the level of tourism. Fees used to pay for the processing of land use applications rise and fall with the level of development.

Miscellaneous Revenues—These revenue sources should generally increase as the population increases.

Expenditures

The Borough must spend money to meet mandates from citizens and other governmental bodies. These expenditures are related to the basic functions of local government.

Public Safety—Expenses for public safety may increase as the Borough's nonresidential development continues to grow, as there are more opportunities for interpersonal conflicts, crime, and traffic violations as tourism grows.

Public Works—Public works expenses will increase as the Borough maintains and replaces aging infrastructure. Road surfaces will continue to deteriorate, and improvements will be needed to reduce intersection conflicts and manage congestion as the regional and local tourism industries grow.

General Administration—General administration costs may increase if there is a need to hire new staff to administer the basic and expanded functions of the local government.

Licenses and Inspections—Permit and inspection costs will increase according to the pace of growth and development in the Borough, the aging of dwellings and other structures, and the number of absentee landlords. For example, as structures age, there may be a need to establish a Property Maintenance Code enforcement program.

Capital Improvement Program (CIP)

A capital improvement program (CIP) is the multi-year scheduling of public physical improvements and equipment. These public improvements include expenditures for physical facilities, which are permanent and have relatively long-term usefulness such as roads, sidewalks, parks, equipment, and other public improvements and facilities. The scheduling is predicated on the availability of fiscal resources and the selection of specific improvements or equipment to be constructed or purchased over a span of a certain number of years into the future. The governing body must decide whether particular projects should be funded by the annual operating or the capital

budget, and only projects of sufficient cost that require special attention from municipal officials would be included in the capital improvement program.

Public expenditures called for in the CIP play an important role in the implementation of the comprehensive plan. Borough expenditures for capital improvements can encourage or discourage growth in various parts of the Borough at different times. Coordination and funding of improvements for stormwater facilities, roads and sidewalks, and other Borough facilities is essential to ensure the viability of this *Comprehensive Plan*. Additionally, community improvements, such as renovating parks, repairing sidewalks, repaving streets and improving infrastructure, can improve property values and encourage economic development.

Capital project funds come from several different sources including general obligation bonds or other types of long-term indebtedness, grants from the state and federal governments, and appropriations from the Borough's general or special revenue funds. The indebtedness attributable to the New Street town center project will impact the level of funding available for future capital improvements.

Although New Hope has limited financial resources, a method for coordinating and planning capital expenditures would be beneficial to facilitate implementation of projects recommended by the *Comprehensive Plan*.

Development and Implementation of CIP

Before establishing a CIP, it is important to inventory existing capital assets to determine age, condition, and original acquisition cost. This activity provides a baseline for evaluation of needs and future projects and helps prevent unexpected expenditures for replacement or repair of existing facilities or equipment.

Borough Council could assign an existing committee, such as the Revitalization Committee, to develop procedures for an annual CIP process. Such a CIP committee would be responsible for evaluating all projects submitted, ranking the individual projects, coordinating potential funding for projects, and providing recommendations to the Planning Commission and Council for implementation.

The first step in creating a CIP process is to develop a position statement and policies that provide direction for making funding decisions. Ideally, the position statement

would contain policies that provide a link between community development objectives and capital investment decisions.

Once a financial program is developed, project requests can be developed and submitted to the CIP committee. Projects would be evaluated in terms of need and cost and judged on criteria such as cost and tax rate impact and the project's effectiveness in achieving the Borough's CIP criteria.

After the CIP is compiled, it would be submitted to the Planning Commission and Council for approval and adoption of a multi-year capital budget, which would identify possible funding sources. It would be beneficial for Council to meet with department heads and administrators to discuss details of proposed projects so that elected officials might develop a greater understanding of capital project needs. A special public hearing is recommended to gauge public opinion regarding the need for proposed projects. This could also be done in conjunction with the annual budget hearing or, preferably, in connection with the annual update of the multi-year capital budget.

Once approved, the CIP can be implemented by Council and the Borough staff. Regular reviews of progress in implementing the capital projects will head off problems that may occur during implementation and aid in management of the process. The CIP should be reviewed every year but need not be redone every year. Once the process is started, the process should run smoothly with less time needed for capital budgeting.

The following paragraphs provide a general outline that the Borough could consider in the establishment of a CIP, including a position statement, policies, and criteria that could be used to evaluate projects.

Position Statement:

To develop a strategy for capital improvement programming, based on a set of policies, that enables the Borough to plan for and finance capital improvements in order to implement the goals and objectives of the Comprehensive Plan.

Policies:

1. Protect public health and safety.

(Projects to eliminate health and safety hazards will be given funding priority.)

2. Meet federal and/or state mandates.
3. Promote government efficiency.
(Projects which result in cost avoidance or operating savings.)
4. Protect and enhance unique natural and/or cultural resources.
(Funding should be provided for exceptional cultural or natural resources when the threat of permanent loss is imminent.)
5. Enhance the local economy.
(Projects that generate increased tax revenue or leverage private investment for infrastructure development.)
6. Utilize outside funding from grants and bonds.
(Projects that are funded by other entities and/or require a small local match.)
7. Support the goals and principles of the *Comprehensive Plan*.

Evaluation criteria:

1. Eliminates a hazard to public health and safety.
2. Reduces or stabilizes operating costs.
3. Required by federal or state mandate.
4. Enhances environmental quality.
5. Benefits economic base and enhances property values.
6. Utilizes outside funding such as grants or bonds.
7. No alternative means available.
8. Supports the goals and principles of the *Comprehensive Plan*.

Projects may also be ranked by need:

- Urgent, implement within 2 years.
- Necessary, 2 - 4 years.
- Desirable, 4 - 8 years.
- Deferred, 8+ years.

Capital Improvement Projects

Through this comprehensive plan process, a number of public improvements have been identified as projects the Borough may wish to consider implementing if funding becomes available. These priority projects include:

General

- Continued implementation of the *New Hope Canal Walk Master Plan*

- Establishment of a river promenade
- Improvements to the towpath at Odette's
- Development and implementation of a bicycle plan
- Replacements and repairs of sidewalk
- Improvements to crosswalks (handicapped accessibility improvements)
- Extension of the sidewalk along West Bridge Street to the post office
- Conversion of street lights to LEDs to save energy costs
- Addition of street furniture (i.e., ashtrays, trash and recycling containers, planters, etc.)
- Increase public restroom facilities
- Bury utility lines in the downtown area
- Improve gateways to Borough
- Improve business façades
- Prune and replace street trees on Main Street

Police Department

- Implement mandated upgrade for County emergency services radio system
- Replace and/or upgrade vehicles and equipment on a periodic basis

Public Works Department

- Install air conditioning for DPW building
- Upgrade heating system efficiency
- Install new roof for salt bin
- Improve and pave the service road to the public works property
- Replace and/or upgrade vehicles and equipment on a periodic basis

These projects and others could be evaluated and prioritized based on the criteria established by the Borough through an established CIP process so that they can be funded in an appropriate and timely manner.

Part II

Planning for the Future

Chapter 15 Vision for the Future

A comprehensive plan outlines a vision of a community's future and recommends strategies for making that vision a reality. The result of a public process, a comprehensive plan focuses on specific, achievable activities aimed at improving the physical, social, and economic environment.

At the core of a comprehensive plan are common goals and principles. The goals and principles of this comprehensive plan have been selected and refined through a continuing public process that has taken place over several years. Elements of the process include a resident survey and a business survey conducted as a part of this plan, and continuing public consideration of issues at meetings of the Planning Commission, Revitalization Committee, and the Borough Council, along with guidance from the general public and from advisory groups such as the Park and Recreation Board.

Specialized planning studies completed within the past few years have also contributed to the visioning and goal-setting process. These include the *New Hope Borough Open Space Plan* (2010), *Transportation and Parking Sign Audit* (2010), *Parking Management Study* (2010), *Traffic Calming Plan* (2008), *Aquetong Creek Coldwater Heritage Plan* (2007), *Middle Delaware River Conservation Plan* (2004), *Lower Delaware River Management Plan* (1997), *Riverfront Revitalization Strategic Plan* (2008), *New Hope Canal Walk Master Plan* (2000), *Landmark Towns Catalytic Projects Report* (2010), *Landmark Towns Strategic Wayfinding Plan* (2009) and the *Landmark Towns Regional Revitalization Strategy* (2007).

In preparation for the new comprehensive plan, residents were asked to offer their views on New Hope's priorities and hopes for the Borough's future in a community survey. A survey was also sent to local businesses. While responses varied greatly, some common themes emerged: 1) control flooding; 2) enhance the appearance of the downtown (litter reduction, and façade, street light, sidewalk and street furniture improvements); 3) provide more convenient parking for residents and for those visiting the downtown; 4) reduce traffic congestion and noise; and 5) provide a balanced mix of businesses serving the local population.

Those surveyed indicated overwhelmingly that they like living in New Hope and appreciate the diversity of the community and its artistic, scenic, natural, and historic attributes.

COMMUNITY VISION

New Hope is one of Bucks County's best known towns—famous for its quaint shops, historic inns and homes, and picturesque riverfront setting. Serving as a regional hub, New Hope ranks among the nation's top arts destinations and attracts year-round tourism. Widely known for its attractions, such as the Bucks County Playhouse, the New Hope & Ivyland Railroad, Delaware Canal and mule barge ride, and art galleries as well as festivals and community events, the Borough offers an abundance of recreational and cultural opportunities. Its historical resources convey the story of New Hope and establish it as an authentic community with a real sense of place and history. No less important are New Hope's other assets which include creativity, diversity, and active community involvement on the part of its citizens. Many physical improvements to the community have been initiated over the past decade with the establishment of pocket parks, outdoor sculptures, and pedestrian and parking improvements. The recently completed New Street municipal center, which includes a spacious community room, also benefits local residents.

Despite New Hope's wealth of natural, cultural, and human resources, there is a concern that the future of the community could be endangered by regional and national economic trends and conditions that are beyond the Borough's control, such as the severe 2008-2009 recession. In addition, the mix of vendors and visitors within the downtown has caused some concern about New Hope's attractiveness and its ability to compete in the heritage marketplace. Increased truck traffic and noise from motorcycles have also raised questions about safety and ambiance; and the lack of visible, easily accessible parking in the downtown is viewed as an important concern.

A community vision statement is an expression of the future ideal community of New Hope as seen through the eyes of the present. A vision describes an ideal picture. The vision guides goal-setting, policies and actions by providing context for understanding community concerns, prioritizing issues, determining action steps and identifying indicators to measure progress. Communities that deal successfully with the challenges they face have developed a clear picture of where they want to go and also have a clear

sense of their past. Having a vision can motivate community residents and business owners; it gives them a goal. It must be remembered, however, that a vision is an ideal; it may not be attained in its entirety and it probably won't be. But it can and should guide community actions. Moreover, a community vision is not set in stone. A community should revisit its vision often, to account for changes in the community's environment.

The comprehensive planning process undertaken for this plan has presented the community with the opportunity to address its concerns by formulating a common vision for the future of the Borough. After a conscientious effort by the Borough Planning Commission to evaluate existing conditions, community attitudes and future trends, the Borough is now in a position to present a future "vision" for New Hope. Although the planning process identified a large variety of opinions and attitudes, many recurrent themes are also apparent. These areas of consensus have shaped the direction of the *Comprehensive Plan* and its policies. A community vision statement that describes the collective vision of the future of New Hope Borough is presented below. This statement is similar to the Vision Statement adopted in the 1997 Comprehensive Plan.

New Hope Borough's 2025 Vision Statement

New Hope is a community fortunate in having many special features and qualities, all of which give the Borough a unique character, charm, and attractiveness. The Delaware River is the dominant physical feature, defining the town's eastern border and offering spectacular views and recreational possibilities. Related stream valleys provide lovely corridors of wooded, sloping land that add variety and beauty to the local landscape. By contrast, the village portion of the Borough offers an urban setting with a dense mix of land uses, but with a distinct "small town" atmosphere. Historical and architectural resources abound throughout the Borough, including districts and individual properties listed on the National Register of Historic Places, and a stretch of the Delaware Division of the Pennsylvania Canal, which is a National Historic Landmark. The arts, both creative and performing, are a significant part of New Hope's cultural tradition, as evidenced by such attractions as the New Hope Arts Center and the Bucks County Playhouse and various galleries and craft shops. No less important are New Hope's other assets, which include intelligence, creativity, diversity, and active citizen involvement.

The people of New Hope perceive their community as a vibrant place to live, work, and play while enjoying the natural, historic, cultural and artistic resources offered by New Hope. Residents desire to encourage and enhance the tradition of the arts, both creative and performing, and to preserve existing historic and architectural resources to promote the history of the area and for the enjoyment of future generations. The recognition and appreciation of such resources are fundamental to a sense of community pride, which, in turn, is essential to the achievement of this community vision.

The consensus vision for New Hope is that of a friendly, sustainable community, with a safe and clean environment that provides a balance between the manmade environment and the natural environment. Air and water quality will be maintained and improved to the benefit of both people and wildlife. Green technology will be incorporated into local policy decisions and new construction. River flooding will be controlled and minimized through a cooperative effort with federal, state and regional agencies, and greater access and open views will be provided along the Delaware River, including a promenade.

While acknowledging that the town's economic vitality is dependent, in part, on tourism, it is essential to retain the Borough's small town character by protecting the quality of life in residential neighborhoods. The Borough will feature interconnected, walkable neighborhoods, a balance of land uses, the protection of transitional neighborhoods, and a wide variety of housing types to encourage diversity among residents. Traffic congestion, truck traffic, and excessive motorcycle noise will be reduced so that a pleasant ambiance is created along the unique and eclectic streetscape. A key component of this community vision is upgrading and/or expanding community facilities for the enjoyment of citizens of all ages (e.g., library, parks, recreational facilities, community center, etc.), while maintaining an efficient and effective local government.

New Hope will have a well defined market niche that focuses on the themes of arts, culture, and entertainment -- but always in the context of the town's unique setting and atmosphere. Related special events will be held regularly, with the support of the Chamber of Commerce, Borough and community. General improvements to the downtown area will continue to be made as public or private funds become available. These include aesthetic upgrades, pedestrian and bicyclist amenities, additional gathering/resting places, wayfinding signage, and traffic calming. The downtown will consist of thriving and attractive businesses and cultural attractions that serve both local residents and visitors, with convenient and adequate parking, and an effective means to transport visitors and residents throughout the downtown commercial area. As a result, New Hope in the future would be a more attractive destination for both local and distant visitors.

New Hope will continue to compete in the regional marketplace by promoting its unique features and attractions through cooperative partnerships with the New Hope Chamber of Commerce, the Classic Towns of Greater Philadelphia Program, the Landmark Towns of Bucks County, the Delaware and Lehigh National Heritage Corridor, Inc., and the Bucks County Conference and Visitors Bureau.

To achieve this vision for New Hope, we will continue to draw on the wealth of intelligence, creativity, spirit, and willing participation within this community. These elements provide the energy needed to implement the goals and objectives of this Comprehensive Plan. Equally important, however, is strong governmental leadership. Borough management and action are the keys to realizing New Hope's vision. Support from the Borough will come in the form of legislative action, enforcement, and consistent endorsement of Comprehensive Plan policies.

GOALS

To achieve this vision the *Comprehensive Plan* recommends the establishment of six broad goals as a general guideline when making decisions. It is important that the Borough continue to draw on the wealth of intelligence, creativity, spirit, and willing participation of individuals and volunteer boards in the community to realize its vision. Borough management and actions are also needed in the form of legislation, ordinance enforcement, and consistent implementation of the *Comprehensive Plan* guidelines. Within the regional context, New Hope should continue to recognize and seek the mutual benefits derived from cooperative efforts with its neighboring communities, Bucks County, and the Commonwealth.

LAND USE AND GROWTH MANAGEMENT GOAL

Support the Borough's dual role as a unique small town and tourist destination, recognizing the importance of each in creating New Hope's distinctive and appealing atmosphere.

CIRCULATION AND PARKING GOAL

Accommodate vehicular and pedestrian traffic in a safe and efficient manner that is consistent with the needs of businesses in the Borough, while maximizing convenience and accessibility for residents, visitors, and emergency services.

RESOURCE PROTECTION AND SUSTAINIBILITY GOAL

Protect and enhance natural, historical, architectural, and cultural resources within New Hope Borough and deepen public awareness and appreciation of those resources.

VISUAL, CREATIVE, AND PERFORMING ARTS GOAL

Enhance New Hope's image as a center for the visual, creative, and performing arts.

COMMUNITY FACILITIES AND SERVICES GOAL

Provide appropriate community facilities and services to maintain a high quality of life for residents.

LEGISLATION AND ENFORCEMENT GOAL

Enact legislation consistent with New Hope's *Comprehensive Plan*, and consistently enforce local ordinances.

PRINCIPLES OF DEVELOPMENT

The key planning principles that guide this plan are “Smart Growth” and “Sustainability.” The principles of a smart growth planning strategy are discussed throughout this *Comprehensive Plan* and endorsed by many county and state governments, including Bucks County and the Commonwealth of Pennsylvania.

Smart growth promotes the concentration of development and a diversity of uses, while sustainability includes protection of all resources in a manner that does not deplete them for future generations. These approaches are meant to guide development to reduce sprawl, preserve open space, conserve natural environments, utilize existing infrastructure, revitalize growth centers and older communities, and encourage alternative means of transit such as walking and biking.

Smart growth does not mean no growth; rather, it seeks to revitalize the already-built environment and, to the extent necessary, foster efficient development and create more livable communities. Growth is smart when it gives us great communities, with more choices and personal freedom, good return on public investment, greater opportunities across the community, a thriving natural environment, and a legacy we can be proud to leave for future generations. Focusing new development and redevelopment within already developed areas requires less public investment in new roads, utilities and amenities. Continued investment in the commercial core can help reduce crime, promote affordable housing, and create vibrant towns. By coordinating job growth with housing growth, and ensuring a balance between income levels and housing prices, smart growth aims to reverse the trend toward longer commutes, particularly from bedroom communities. People who live within easy walking distance of shops, schools, parks and public transit have the option to reduce their driving, using less gasoline and polluting less than those living in car-dependent neighborhoods.

Indicators or measures can be used to determine how effective a plan is at promoting sustainability. Examining whether various community characteristics improve over time is one method that can be used to gauge success. For example, if the Borough’s percentage of overall green space increases, or water quality improves over a specified time period, then sustainability as a goal may prove successful and justify the continued implementation of smart growth practices.

Principles of Smart Growth¹ include:

- Create a Range of Housing Opportunities and Choices
An integral component of any smart growth strategy is to provide quality housing for people of all income levels.
- Create Walkable Neighborhoods
Walkable communities are desirable places to live, work, learn, worship and play, and a key component of smart growth.
- Encourage Community and Stakeholder Collaboration
Growth can create great places to live, work and play -- if responsive to a community's own sense of how and where it wants to grow.
- Foster Distinctive, Attractive Communities with a Strong Sense of Place
Smart growth encourages communities to craft a vision and set standards for development and construction that correspond to community values of architectural beauty and distinctiveness, as well as expanded choices in housing and transportation.
- Make Development Decisions Predictable, Fair and Cost Effective
The private sector must accept and partner with a community to be successful in implementing smart growth.
- Mix Land Uses
Smart growth supports the integration of mixed land uses (i.e., different compatible land uses such as residential and commercial development) for communities as a critical component of achieving better places to live.
- Preserve Open Space, Natural Beauty and Critical Environmental Areas
Open space preservation supports smart growth goals by bolstering local economies, preserving critical environmental areas, improving quality of life, and guiding new growth into existing communities.
- Provide a Variety of Transportation Choices
Providing people with more choices in housing, shopping, communities, and transportation is a key aim of smart growth.
- Strengthen and Direct Development Towards Existing Communities
Smart growth directs development towards existing communities already served by infrastructure, seeking to utilize the resources that existing neighborhoods

¹ Smart Growth Network; www.smartgrowth.org

offer, and conserving open space and irreplaceable natural resources on the urban fringe.

- Take Advantage of Compact Building Design

Smart growth provides a means for communities to incorporate more compact building design and more efficient use of land as an alternative to conventional, land consumptive development.

Many of the principles and strategies of smart growth are already evident in New Hope Borough. For example, New Hope is walkable and contains a mix of residential and business uses. The Borough's park and recreation development efforts help protect critical natural resources and provide additional amenities to both residents and visitors. However, the Borough could take additional actions to improve New Hope as a livable and sustainable community. Strategies and recommendations to help achieve this vision are provided in Chapters 16, Land Use Plan, and Chapter 18, Implementation Priorities and Recommendation Actions.

Chapter 16 Land Use Plan

The future land use plan is the desired land use pattern to manage growth for New Hope Borough through 2025. The plan should be implemented through zoning, subdivision and other ordinances, based upon this plan's Community Vision and Goals, as well as Smart Growth and Sustainability Principles.

Planning Areas

After analysis of New Hope's characteristics, resources, and resident and business surveys, it is recommended that the Borough be divided into the various planning areas illustrated on Map 6, Land Use Plan. Additionally, there are other special features and resources throughout New Hope that are important to recognize and to protect and/or enhance such as historic, cultural and natural resources. Overlay districts have been proposed for properties containing these features with the recommendation to provide additional preservation and/or enhancement standards for each unique resource.

For the most part, the planning areas and overlay districts recognize existing land uses, attempt to be compatible with adjacent uses, and maximize appropriate land areas to create an overall land use pattern that is both balanced and diverse. Descriptions of the planning areas and its recommended policies are presented below.

Rural Conservation Area

This planning area consists of environmentally sensitive features such as stream valleys, woodlands, and steeply sloped areas within the vicinity of Aquetong and Dark Hollow creeks. The area encompasses preserved land, deed restricted open space and large vacant parcels and/or lots that contain a single residential dwelling. The existing zoning in this area is R1 Low Density Residential and R2 Rural Residential.

Policy: Protect natural resources (waterways, floodplains, riparian corridors, steep slopes, woodlands and areas where such features overlap) and permit low impact development standards for permitted uses such as single-family dwellings.

Recommendation: Review natural resource protection standards and existing zoning designations to ensure adequate protection of existing significant features.

Low Density Residential Area

This area is representative of traditional, single-family detached dwelling units and consists of newer single-family developments on relatively large lot sizes including the R1 Low Density Residential zoning district (Kingswood and part of Riverwoods). The low density residential land uses are generally not adjacent to major thoroughfares or incompatible land uses, and are in proximity to other existing residential lands extending into Solebury Township.

Policy: Maintain the low density residential character of existing single-family neighborhoods and protect remaining sensitive natural resources.

Recommendation: Retain the existing R1 Low Density Residential zoning district designation.

Moderate Density Residential Area

This area recognizes the older, and mostly single-family detached dwellings on smaller lots located in proximity to the downtown including the RB Urban Residential district (to the north between the river and canal, along Waterloo Street on the river, and on West Bridge Street), the Rhoads property, which is presently zoned RC Multifamily Residential and the single-family detached units in the Riverwoods PRD. Medium density residential land uses often provide affordable housing alternatives for families or for empty nesters, who may not want the maintenance of a large lot. This planning area is intended to accommodate smaller lots at a somewhat higher density than the Low Density Residential Area in order to transition into the urbanized areas. Attached housing at an appropriate density may also be allowed to preserve natural, cultural or historic resources such as the natural resources protected in the proposed Rabbit Run Preserve development.

Policy: Maintain existing high quality residential neighborhoods while allowing appropriate infill development that protects natural and historic features. Pedestrian connections to nearby public facilities and commercial uses should be encouraged whereas negative influences from nearby commercial uses (i.e., traffic congestion, noise, litter, glare, etc.), flooding, and incompatible infill development should be minimized.

Recommendation: Consider rezoning the Rhodes property and the residential neighborhood adjacent to St. Martin's Church from the RC Multifamily Residential zoning district to RB Urban Residential or R1 Low Density Residential.

High Density Residential Area

This area is designed to meet the housing needs of various ages, income levels, and housing and lifestyle preferences, and consists of newer outlying multifamily developments including the attached housing portion of the Planned Residential Development (PRD), senior apartments, Waterworks and Waterview. This planning area should accommodate affordable housing opportunities, or individuals who choose to live in a home that requires little maintenance. Permitting higher densities allows more people to live in close proximity, which can also contribute to a sense of community and add to the nightlife in the downtown, as well as provide a larger local market of customers to support nearby commercial and service uses.

Policy: Provide a residential housing base that serves a variety of housing needs. Reasonable standards should be provided to prevent overcrowding of land, to regulate the density of population, to avoid undue congestion in the streets and to allow for the harmonious development of apartments, townhouses and other uses that are compatible with higher density residential development.

Recommendation: Maintain a high density residential zoning district designation that recognizes the existing multifamily developments.

Limited Business/Residential Area

This area includes a portion of the MU Mixed Use and RB Urban Residential zoning districts lying to the south of the Borough, excluding the Waterview and Waterworks multifamily residential developments, and contains open space areas, residential uses and a few office/commercial uses including Odette's Riverhouse. Development and redevelopment opportunities are limited due to natural resource constraints.

Policy: Permit limited office and nonresidential uses compatible with residential uses that generate low traffic volumes to mitigate the impacts of unsuitable ingress/egress conditions along River Road, shallow lot depths, and physical constraints from the river and canal.

Recommendation: Retain the existing zoning designations.

Limited Commercial Area

This area includes the LC Light Commercial zoning districts located in the downtown in proximity to residential neighborhoods and uses and the American Legion property, and contains various nonresidential uses with accessory residential use in some cases on generally narrow lots. The Limited Commercial Area also provides a transitional buffer from the more intensive commercial uses located in the downtown.

Policy: Encourage lower intensity commercial and accessory residential uses to minimize negative impacts on abutting and nearby residential neighborhoods.

Recommendation: Continue to permit low intensity nonresidential uses and accessory residential uses. Consider the use of design amenities or provisions to help buffer and protect abutting residential uses.

Town Commercial Area

This area includes the concentrated businesses and attractions in the downtown that tourists frequent, which are located in the vicinity of Main, Bridge, Ferry, and Mechanic streets that comprise the existing CC Central Commercial zoning district and the Union Square development currently zoned Limited Industrial.

Policy: Encourage redevelopment or infill development compatible with the scale and historic nature of the downtown. Allow primarily commercial and business uses with a mixed residential component rather than “only residential” developments. Residential uses to be encouraged are live/work units and accessory apartments to provide affordable housing opportunities for working artists, service industry employees and others. New development and redevelopment should be pedestrian friendly, energy efficient, and contain public open spaces or features. Design amenities or provisions to buffer and protect abutting residential uses should be provided.

Recommendation: Permit live/work residential units as accessory uses. Consider rezoning the commercial portion of Union Square from LI Light Industrial to CC Central Commercial.

Neighborhood Commercial Area

This area encompasses both the SC Shopping Center and HC Highway Commercial zoning districts surrounding the intersection of Sungan Road on West Bridge Street. The planning area is intended to encourage a more traditional and coordinated design of commercial and office development that serves the daily needs of residents.

Policy: Encourage traditional commercial neighborhood design for new development and redevelopment that includes sustainable building approaches by locating buildings close to the street to make the developments more pedestrian-oriented, providing parking and loading to the rear of the buildings, and enhancing green spaces and features.

Recommendation: Consider the establishment of one commercial district to encompass the existing two commercial zoning districts and create standards that encourage a greener and more unified commercial development area.

Community Services Area

This area is intended to provide appropriate locations for institutional uses to continue and/or expand. Such uses include governmental offices and facilities, emergency facilities, school facilities, and religious institutions. The planning area includes the New Hope-Solebury School District property (currently zoned RC-Multifamily Residential) and other existing land in institutional use such as Borough facilities, synagogues/churches and the fire station.

Policy: Maintain existing community services and ensure land is available to meet existing and future community needs, such as municipal services, schools, emergency services, parks and recreation, and religious facilities.

Recommendation: Consider the establishment of a Community Services zoning district to accommodate existing large institutional uses.

Limited Industrial Area

This planning area recognizes the existing industrial and heavy commercial uses that exist in the northeast portion of the Borough. The Limited Industrial Area is intended for a range of heavy commercial and industrial uses that provide jobs, but have limited

impacts on the environment and community in terms of traffic volume and pollution (i.e., offices, warehousing, wholesaling, and research facilities, etc.).

Policy: Continue to allow a variety of industrial uses in this portion of the Borough while protecting the canal and nearby residences from the negative impacts sometimes associated with industrial uses (noise, pollution, etc.).

Recommendation: Adjust the existing LI Light Industrial zoning district to accommodate the remaining industrial and heavy commercial uses.

Overlay Districts

The overlay districts are intended to recognize special features or unique land use circumstances that should be specifically addressed beyond the general planning area designation. These overlay districts include localized areas of special resources, such as the Delaware riverfront, canal enhancement and historic districts, as well as transitional areas that need attention to reduce conflicts created by their proximity to one another, and other general areas throughout the Borough that require enhancements, such as local watersheds, transportation areas, and arts and open spaces.

Riverfront Enhancement Overlay District

This district overlays property extending along Main Street to the Delaware River in the Borough's downtown. Although methods to reduce flood impacts are recommended in all flood prone areas, the riverfront enhancement area is intended to encourage open space uses that provide public views and access to the river. The *New Hope Borough Open Space Plan* (2010) and *Riverfront Revitalization Strategic Plan* (2008) provide recommendations to utilize the river as a community resource by providing scenic overlook areas, a riverfront promenade and other park and recreational amenities for all to use and enjoy. Design criteria or land use regulations should be considered to implement plan recommendations and to further enhance the riverfront's scenic feature.

Delaware Canal Enhancement Overlay District

This district encompasses 30 feet measured from both sides of the canal banks. The overlay district is intended to accommodate area for needed trail access, trail heads, and signage as well as native plant materials needed to buffer and enhance the canal's

towpath and corridor. Specific land use regulations should be considered to implement recommended improvements to enhance this historic corridor.

Historic Overlay District

This district recognizes the existing zoning boundaries established for the Historic District. Updating HARB inventories and standards to protect and enhance important historic or cultural resources, as recommended by this plan, should be considered to implement the intent of this overlay district.

Transitional Commercial Overlay District

This area consists of the Town Commercial area located along S. Main Street between Mechanics and Waterloo streets and the Delaware Canal which directly abut or are in proximity to residential uses. Residents of both New and Waterloo streets are impacted by nuisances created by some of the adjacent commercial uses due to a lack of physical separation and/or visual buffers. Reducing nuisances such as noise, traffic, odors, lighting glare, and litter should be targeted in this district through code enforcement. Special buffer regulations and design criteria should be considered as new or redevelopment occurs. Such provisions should include fencing or wall features and/or suitable landscaping to buffer nuisances and improve aesthetics so that adjacent residential and commercial uses can better coexist as neighbors.

Watershed Protection Overlay District

This district encompasses each subwatershed in the Borough. The provisions outlined in the *Aquetong Creek Coldwater Heritage Plan* and the *Middle Delaware River Conservation Plan* (2004) should be implemented through appropriate land use provisions to improve water quality and downstream flooding. It is further recommended that water resource protection standards be implemented through land use regulations for each specific subwatershed, as such standards become available.

Transportation System Improvement Overlay District

These areas are identified in the *Transportation and Parking Sign Audit* (2010), *Parking Management Study* (2010), and *Traffic Calming Plan* (2008). Each plan recommends implementation of physical improvements for traffic calming, regulatory and directional signage, parking enhancement and identification, and/or pedestrian and vehicular access.

Arts and Open Space Enhancement District

These areas are identified by the *New Hope Borough Open Space Plan* (2010), *Landmark Towns Catalytic Projects Report* (2010) and *Landmark Towns Strategic Wayfinding Plan* (2009). Arts and Open Space Enhancement Districts should encourage arts programs and events, trail and trail head improvements, sidewalk improvements, and landscaping and lighting features to improve safety, local walkability, pedestrian comfort, and the economic viability of the downtown.

Plan Elements and Recommendations

In addition to the land use planning area and overlay district policies and recommendations to help guide future development, there are certain key planning topics that warrant discussion. These plan topics are presented in Part I of the *Comprehensive Plan*. Various issues and opportunities have been examined for each land use topic so that a plan can be developed to improve conditions related to the specific plan topic. Implementation strategies are provided below for each of the plan elements. Recommendations may include development strategies including layout, design, landscaping, parking, etc., depending on particular site features or conditions, and other considerations that should be addressed in conjunction with the underlying land use planning area. In some cases, the recommendations are broad in nature and may encompass several planning topics. The Borough should update or adopt a new Subdivision and Land Development Ordinance to incorporate land use design standards for each plan element.

Housing and Residential Neighborhoods Plan Element

An integral component of any smart growth strategy is to provide quality housing for people of all income levels and lifestyles. Housing stock should accommodate the local workforce, singles, couples, older residents, disabled persons, and nontraditional and traditional families with children. Housing is a critical part of the way communities grow because it constitutes a significant share of new construction and development.

New Hope's housing stock in 2010 according to the U.S. Census, totaled 1,398 units, an eightfold increase since 1940. Housing growth over the past 20 plus years has occurred on vacant land, through adaptive reuse of industrial buildings, and by infill development in the downtown. More recently, however, little new housing has been constructed in the Borough, primarily due to the 2008-2009 national recession.

However, as the economy recovers, it is expected that additional housing growth will be seen in the Borough, mainly on the parcels that have already been approved for residential development but where construction has been delayed due to economic considerations.

Access to transportation, commuting patterns, access to services and education, and consumption of energy and other natural resources are all important factors in determining sustainability. By using smart growth approaches to create a wide range of housing choices, communities can mitigate the environmental costs of auto-dependent development, use infrastructure resources more efficiently, ensure an adequate jobs-housing balance, and generate a strong foundation of support for transit, commercial centers, and other services.

The Borough contains a mixture of housing types with apartments and attached housing accounting for shares of about 15 percent each. More than three-quarters of residents are homeowners. Age-restricted housing emerged in the Borough in the late 1990s with the development of New Hope Manor in response to an aging population.

To help provide a tranquil quality of life in residential neighborhoods, nuisances associated with tourism (i.e., excessive noise, litter, traffic, lack of parking, etc.) should be minimized through the implementation of recommendations presented in the various plan elements and through code enforcement. New residential construction should be protected from flooding and be energy efficient to the extent that energy efficiency can be accomplished while retaining the charm and historic character of existing homes in the Borough.

Housing and Residential Neighborhoods

Implementation Strategies and Recommendations

1. Encourage a variety of housing types at appropriate densities through land use and adaptive reuse provisions.
2. Continue to allow housing as a mixed use or accessory use in the town commercial area.
3. Permit shared housing arrangements and ownership opportunities to meet the diverse needs of Borough residents.

4. Provide incentives in land use ordinances that encourage affordable and safe housing opportunities for the Borough's workforce and working artists.
5. Ensure accessible green space on-lot and/or in proximity to residential neighborhoods.
6. Enhance walkability of neighborhoods through sidewalk and trail connections.
7. Coordinate housing for special needs groups and related support services, and neighborhood improvement projects initiated by private and public agencies as needed.
8. Support nonprofit agencies and other developers and managers of special-needs, supportive, and general-purpose affordable housing opportunities.
9. Support public and private efforts to rehabilitate and maintain housing stock, including, but not limited to, disability-adaptive improvements, rehabilitation of owner-occupied and rental properties, code enforcement, and historic preservation.
10. Periodically review land use ordinances to ensure housing choices are provided for all types of living units and arrangements.

Economic Development Plan Element

New Hope is located in an affluent region of Bucks County and is a tourist hub well known for its arts and history, restaurants, nightlife, and eclectic shops. Various planning studies have been completed to determine ways to enhance the downtown of the Borough including riverfront access, parking, signage, pedestrian connectivity, park and open space features, and other improvements.

The elements necessary to support economic development in order to maintain a high quality of life include sufficient and suitable land, appropriate and adequate infrastructure, and an available and trained workforce. These elements enhance the economic viability of the commercial districts as well as community livability and connectivity.

The volatility of economic development opportunities must be understood and anticipated by businesses and municipal officials. Continuous review of the impacts of major economic trends and changes should be undertaken to assure that desirable change can be accommodated and undesirable change avoided.

The business community and the artistic, cultural and historic features of New Hope are promoted throughout the region through the efforts of the New Hope Chamber of Commerce, Landmark Towns, Classic Towns, and the Bucks County Conference and Visitors Bureau. The Borough should continue its memberships in the Landmark Towns and Classic Towns programs to promote New Hope on a regional basis and also continue work with the Bucks County Conference and Visitors Bureau to improve the New Hope Visitors' Center. The Borough should also continue to develop and pursue a broad range of actions, including public/private partnerships, designed to enhance its long-term competitive position in the region.

The Borough can support economic vitality through municipal ordinances to encourage development and adaptive reuse of older buildings. As funds permit, the Borough should undertake streetscape enhancements to commercial areas (i.e., entries, pedestrianways, clear and attractive signage, etc.) to encourage private investment in, and improvements to surrounding commercial properties. The Borough should also strive to preserve historic features and local culture to maintain a sense of place and attract people and businesses to the area. A healthy economy requires a balance between residential and nonresidential uses to support commercial areas and provide a local workforce.

The Borough should also seek to maintain and expand its prosperous economic climate and varied employment opportunities by focusing on the recruitment of innovative businesses as well as traditional service businesses.

Economic Development Implementation Strategies and Recommendations

Town Center Area

1. Encourage a high quality of design, architecture and landscaping that will further enhance economic development and promote a vibrant town identity.
2. Encourage public and private initiatives that promote and support the Visitors' Center, The Playhouse, Chamber of Commerce, arts center, state park, Landmark Towns of Bucks County, and heritage tourism.
3. Continue to work with Landmark Towns of Bucks County to secure state grant funds to revitalize properties and areas in need of façade, signage, access or landscaping improvements.

4. Attract and/or actively recruit new businesses to fill vacant storefronts and encourage businesses that serve the needs of residents as well as the tourism industry.
5. Maintain clean and litter free public streets, sidewalks and parks.
6. Reduce sign clutter and improve directional signage to parking lots and area attractions.
7. Pursue opportunities for visual access to the river and open space enhancements.
8. Permit flexible use of building space for accessory uses, such as affordable living units (apartment above retail use) and work/live units.
9. Consider establishing wireless internet hot spots at Borough-owned and public places.

Limited Commercial Area

1. Permit low intensity commercial uses as a transitional area in proximity to residential neighborhoods and establish design standards to mitigate negative impacts and nuisances.

Limited Business/Residential Area

1. Permit residential uses and low intensity nonresidential uses that generate low traffic volumes to mitigate the impacts of unsuitable ingress/egress conditions along River Road.

Neighborhood Commercial Area (Sugan Road and West Bridge Street)

1. Continue to encourage businesses that serve the daily needs of residents.
2. Encourage traditional commercial neighborhood design for new development and redevelopment that caters to pedestrians and motorists.
3. Encourage connectivity among businesses with regard to parking and pedestrian access as well as to the Borough's overall trail system to promote foot-traffic.
4. Encourage sustainable building practices in terms of green space and water and energy conservation.

Limited Industrial Area

1. Permit a variety of light industrial and heavy commercial uses to accommodate industries.
2. Encourage the retention and expansion of existing employers.

3. Ensure natural resources, the canal and nearby residences are adequately protected from potentially negative impacts associated with industrial uses (i.e., noise, pollution, etc.).

Transportation System and Parking Facilities Plan Element

New Hope's transportation network is composed of a hierarchy of arterial, collector, and local streets, bicycle and pedestrian ways, and parking facilities. Public transportation in New Hope includes bus service, and commuter rail services options are located within a 10-mile radius.

As a tourist destination, New Hope has an influx of tourist traffic on the weekends and holidays, and is a popular destination for motorcyclist and bicyclists. Noise from motorcycles is an issue that the Borough continues to monitor and address. In addition, Main Street has witnessed an increase in commercial truck traffic in recent years. The trucks create noise and vibrations, and reduce the travel lanes, creating a potential safety hazard. Because there is a direct correlation between land use and the transportation network, the roadway system should be designed to accommodate both the existing and anticipated growth in New Hope including tourist traffic.

Decisions about new roads or roadway, sidewalk, and bikeway improvements should be based, in part, on the intensity of development expected in the area to be served by the roadway. Standards for each type of street are regulated in the subdivision and land development ordinance. For new streets or street improvements, it is important that construction be based on function and service characteristics, as well as the Borough's commitment to a Complete Streets policy that promotes the creation of a complete transportation network for all modes of travel. Traffic volume on the road, the demand for on-street parking, the sizes and widths of adjacent lots, surrounding natural features, and the need for safe pedestrian and bicycle traffic should all be taken into consideration when determining an appropriate roadway width or roadway improvement.

Traffic calming techniques should also be considered to address existing problems. By addressing high speeds and cut-through volumes, traffic calming can increase both the real and perceived safety of pedestrians and bicyclists, and improve the quality of life within a neighborhood.

In addition, adequate on- and off-street parking and clear directional or wayfinding signs to parking lots and other tourist attractions should be addressed to ensure a successful transportation system.

Transportation System and Parking Facilities Implementation Strategies and Recommendations

1. Maintain and improve streets to ensure the safety of residents, pedestrians, and motorists and the livability of neighborhoods, while maintaining the high level of connectivity of the Borough's existing street pattern.
2. Adopt a Complete Streets policy to guide the design and operation of the entire right-of-way to enable safe access for all users, regardless of age, ability, or mode of transportation.
3. Provide a street classification listing and required standards for each street in the Subdivision and Land Development Ordinance.
4. Work with PennDOT to restrict heavy trucks on a portion of Route 32 to reduce the truck volume on Main Street. If that is not possible, attempt to implement PennDOT approved traffic calming measures to aid in reducing the negative impacts of truck traffic.
5. Continue enforcement of state and local regulations and work with neighboring Solebury Township and the State Police to reduce excessive noise from illegally modified motorcycles.
6. Investigate the possibility of converting appropriate streets into "living streets."
7. Work with SEPTA and the Transportation Management Association (TMA) of Bucks County to ensure that the public transportation needs of residents and businesses are being met.
8. Continue to implement traffic calming techniques recommended by the Borough Engineer, and include participation in the decision process by residents in neighborhoods that could be affected by the addition of traffic calming measures.
9. Continue to improve the pedestrian circulation system through improvements to the sidewalk system and pedestrian crossings at street intersections, which were identified in the *Traffic Calming Plan* (2008).
10. Implement the signage recommendations of the *Landmark Town's Strategic Wayfinding Plan* (2009).

11. Implement the appropriate recommendations of the *Parking Management Study* (2010) to manage demand more effectively.
12. Prepare a bicycle plan to determine the best and safest routes to connect with key community facilities. Ensure adequate bike racks and related facilities are strategically placed throughout town to encourage cyclists to stay and walk in town.
13. Work with the Bucks County TMA to investigate the possibility of providing shuttle services from satellite parking facilities to attractions throughout the Borough.

Energy and Sustainability Plan Element

The goal of sustainability is to ensure that the use, development, and protection of resources are done in a manner that does not deplete them. In doing so, sustainability meets current needs without compromising or foregoing the ability of, and opportunity for future residents to do the same. Sustainability is broad in nature and encompasses not only natural resource protection, but also energy production and use, building techniques and landscaping, and transportation. The Borough should develop a plan, and adopt ordinances, to help regulate and encourage the use of emerging methods and technologies to become a more sustainable community.

Energy and Sustainability Implementation Strategies and Recommendations

Energy Production

1. Explore opportunities to encourage solar, geothermal, wind, hydropower, or other on-site regenerative energy production for both public and private development projects.
2. Consider ordinance regulations allowing wind energy conservation systems and solar panels that minimize nuisances such as glare, noise, vibration, shadow flicker, etc., and that are consistent with HARB guidelines.

Energy Consumption

1. Issue guidelines for turning off lights, computers, and other office equipment in municipal facilities.
2. Install energy-efficient LED exit signs and compact fluorescent light fixtures.

3. Install adjustable/programmable thermostats and occupancy sensors in public buildings.
4. Conduct an energy audit of all Borough facilities.
5. Commit to purchasing a percentage of energy from clean and renewable sources consistent with budget resources.

Landscaping/Water Conservation

1. Adopt no or low mowing policies relative to grass cutting and launch a public education campaign outlining the benefits.
2. Plant street trees to help provide shade and reduce the need for summer cooling.
3. Encourage new developments to minimize the amount of mown landscape areas in favor of meadows, fields, and woods.
4. Establish criteria for the use of more environmentally friendly alternatives to pesticides and fertilizers.
5. Encourage the use of water-saving techniques in new building construction such as rain barrels, rain gardens, cisterns, and water-saving faucets.
6. Explore the feasibility of adopting sustainable design ordinance provisions, similar to those adopted by Solebury Township, which provide development bonuses for projects achieving a higher degree of natural resource protection.

Transportation

1. Encourage the purchase of hybrid and/or compressed natural gas fueled municipal vehicles.
2. Expand the use of bicycles (and Segways) by the Police Department within the downtown.
3. Work with surrounding municipalities in evaluating the potential for a regional trail network.

Green Building

1. Encourage reuse and rehabilitation of existing buildings.
2. Consider adopting a green building incentive program incorporating reduced permit fees and/or an expedited project approval process for development and building proposals that encourage sustainable building methods such as LEED (Leadership in Energy and Environmental Design) standards) and other “green” technologies.

3. Develop guidelines to encourage the careful placement of energy efficient systems while ensuring that the historic integrity of structures remain intact.

Natural Resources Protection Plan Element

Natural resources are aesthetically pleasing and play an important role in the ecology of a community and region. These resources include waterways, floodplains, wetlands, riparian vegetation, steep slopes, and woodlands. The natural areas present in New Hope support a rich diversity of native vegetation and wildlife, indicating a healthy living environment for people, plants, and animals. The importance of protecting natural resources has been recognized and given credence by an amendment to the Pennsylvania Constitution, which guarantees the rights of all citizens to clean air and pure water.

The Borough has experienced major river flooding in recent years, stormwater run-off problems, stream erosion, and the loss of mature trees and vegetation along stream corridors. Minimizing flood damage and protecting sensitive natural features are high priority goals for the community.

Natural Resources Protection Implementation Strategies and Recommendations

1. Continue to support the efforts of, and follow the recommendations of, the Bucks County Delaware River Flood Task Force including attempts to secure federal and state funds for buyouts, elevations, and floodproofing, where appropriate.
2. Upon completion by FEMA of the updating of the Bucks County Flood Maps, the Borough should review its floodplain overlay district boundaries and revise its floodplain ordinances as needed.
3. Preserve and enhance stream valleys that contain a concentration of natural resources (steep slopes, floodplains, woodlands, etc.) through ordinances and restoration efforts.
4. Implement appropriate recommendations from the Aquetong Creek Watershed Plan in cooperation with the Aquetong Watershed Association (AWA).
5. Consider the development of a resource conservation district to protect large areas containing environmentally important lands and resources.
6. Enhance riparian corridors to improve water quality by increasing riparian buffer zone ordinance provisions for the Aquetong and Dark Hollow Run creeks and apply buffer zones along Rabbit Run.

7. Minimize encroachment into steep slopes and preserve slopes 25 percent or greater.
8. Establish a buffer zone around wetlands that allows only a minimum disturbance within the wetlands margin.
9. Consider Low Impact Development (LID) tools and techniques that can enhance resource protection on an individual development site.
10. Continue to encourage applicants to meet with staff prior to development of full-scale engineering plans for proposed developments to help ensure that development occurs in a manner that respects the natural and environmental resources that are important to the site and the Borough.
11. Undertake a street tree inventory to assess the current condition of trees in the Borough; and establish a long-range street tree replacement plan incorporating prudent risk management techniques.
12. Encourage responsible property owners to establish a routine maintenance schedule for pruning, removal, and replacement of trees in the Borough, especially the declining street trees on Main Street.
13. Update the approved plant and street tree list to encourage viable native species.
14. Consider the establishment of an Environmental Advisory Council (EAC) to advise Borough Council and educate the community on the protection, conservation and management of natural resources.

Historic and Cultural Resources Plan Element

New Hope's historic and cultural resources are an intrinsic part of the community's fabric and character. Residents expressed interest in preserving the community's historic resources by their responses to the survey conducted as part of the comprehensive plan process. There are many historic properties in New Hope. If these unique resources were to be demolished, inappropriately modified, or neglected, the Borough's heritage would be undermined and negatively impacted. Fortunately, state, local, and private entities are committed to preserving these community resources. This commitment is evidenced by previous, current, and future planning and restoration projects, such as the renovation of the Parry Mansion and springhouse, the New Hope Visitors' Center, the Delaware Canal and Locktender's house, the adaptive re-use of the former St. Martin's Church and rectory, and the planned redevelopment and expansion of Odette's to name a few.

The Borough's Act 167 Historic District and Historic Overlay District provisions have provided a sound foundation for preservation, but additional measures may be warranted to enhance historic preservation efforts because, over the years, a few historic buildings have been lost to development or fallen into disrepair.

Preparing an updated inventory of the community's historic resources is a good starting point. The list of historic properties should be monitored on a periodic basis to determine changes over time. For example, the condition, alteration, or demolition of a historic property should be noted. The initial inventory work done by the Heritage Conservancy and the New Hope Historic Society in the 1980s provides a good basis for future updates.

Historic and Cultural Resources Implementation Strategies and Recommendations

1. Update the historic survey to identify potential additions, deletions, or modifications to the Borough's historic resources.
2. Continue to support efforts of individuals and groups to identify sites worthy of eligibility for the National Register and to place resources deemed eligible onto the Register.
3. Enhance historic preservation through zoning provisions that allow additional use opportunities (e.g., use modifications and buffer requirements, preservation incentives, etc.).
4. Ensure the use of 'green' building techniques will not obscure or undermine the integrity and character of historic areas or buildings.
5. Consider updating Historic Architectural Review Board (HARB) design guidelines (under Act 167) to balance energy efficiency and historic preservation goals, encouraging the careful placement of energy efficient systems while preserving the historic integrity of structures.
6. Consider applying to the Pennsylvania Historic and Museum Commission for Certified Local Government (CLG) status.
7. Continue seeking funding sources for historic and cultural resources in need of preservation and rehabilitation.

Parks, Recreation, and Open Space Plan Element

Parks and open space areas are places set aside for both active recreation and passive recreation. They contribute to the Borough's character, preserve the natural ecosystems

upon which we depend, and provide an attractive setting in which to live and work. Park and recreation facilities provide an avenue for residents to interact and recreate and help create a sense of community. The *New Hope Borough Open Space Plan* (2010) provides recommendations to improve and enhance the Borough's parks, recreation and open space resources. The following provides a summary of park and recreation opportunities within the Borough.

Park, Recreation and Open Space Implementation Strategies and Recommendations

Riverfront Area

1. Create more public access to the river by developing unopened stub streets into small riverfront parks or scenic overlooks. A title search should be conducted to determine ownership and/or easements to determine which stub streets are feasible for potential park development.
2. Acquire additional land along the riverfront that is suitable for a park or scenic overlook if it becomes available for sale and funds are available.
3. Continue discussion with the Delaware River Joint Toll Bridge Commission to obtain use and/or ownership of the small park located south of the free bridge.
4. Take steps to implement the *Riverfront Revitalization Strategic Plan* (2008) to create public access to the river, and examine the feasibility of establishing river promenades both north and south of the free bridge.
5. Designate public areas along the riverfront to encourage plein-air artists to draw and paint in the Borough.
6. Continue to work with the Delaware Canal State Park, the Friends of the Delaware Canal and the Delaware & Lehigh National Heritage Corridor, Inc. to promote public access to the river and canal.
7. Develop guidelines and/or land use regulations to insure that public access and improvements are provided when redevelopment is proposed along the riverfront.
8. Sustain and enhance community partnerships to implement plan recommendations.

Open Space in the Town Center Commercial Areas

1. Evaluate the feasibility of expanding Cannon Square into a larger community green space across Ferry Street to better accommodate pedestrians and community events.
2. If feasible, develop a larger town-gathering place by extending Ferry Street Landing Park to Main Street and Cannon Square.
3. Develop guidelines and/or land use regulations to insure that open space is provided when redevelopment is proposed in the downtown.
4. Utilize community room at the Borough's New Street site for activities and events.
5. Continue to utilize school district facilities and private open space facilities to help meet the recreational needs of residents.

Connectivity of Community Resources and Non-motorized Accessibility

1. Continue to implement the *New Hope Canal Walk Master Plan* (2000), as funds become available.
2. Implement the recommendations of the *Landmark Towns Strategic Wayfinding Plan* (2009) to clearly direct visitors to parking lots and community resources.
3. Provide linkage to the approved Rabbit Run Preserve development and Solebury Township along Hardy Bush Way and Route 202.
4. Continue to enhance trailheads and establish new trailheads at appropriate locations such as Randolph Street and/or Parry Street with amenities such as benches, bike racks, improved signage and trail connections, and landscaping.
5. Designate bikeways and provide bike racks in strategic locations (i.e., trailheads) to reduce vehicular trips and encourage cyclists to patronize local businesses.
6. Improve walkways to better accommodate foot-traffic where feasible, including areas such as the S. Main Street bridge over Aquetong Creek and along portions of Bridge Street.
7. Continue to implement the *Traffic Calming Plan* (2008) that includes recommended improvements for pedestrian crossings and gateways.

Existing Park, Recreation, and Open Space Facilities Improvements

1. Provide a scenic overlook and rest stop along the canal towpath where it crosses over Aquetong Creek.

2. Construct two (2) foot bridges over the existing culverts on the Borough open space property along Hardy Bush Way to avoid having pedestrians walk in the roadway.
3. In conjunction with the school district, consider the establishment of a wetlands education facility and nature trail at the nearby Borough properties located between Hardy Bush Way and the canal.
4. Evaluate the feasibility of constructing an elevated foot bridge across the canal to connect the Canal Walk with the towpath on the eastern side near W. Randolph Street or Parry Street.
5. Evaluate the feasibility of providing a mule barge stop at the terminus of W. Randolph Street in conjunction with the development of a trailhead.

Arts in Public Places

1. Encourage plein-air artists to draw and paint in suitable public locations throughout the Borough.
2. Coordinate with the New Hope Arts Center to discuss the feasibility of creating a mural program as well as artistic concepts for street furniture in the downtown.
3. Supplement the work of the Community School of New Hope-Solebury and the New Hope Arts by encouraging all types of art education classes and schools.
4. Work with business owners that have vacant storefronts to provide temporary uses for art shows or other art or history-related displays at an affordable rent.
5. Continue to promote heritage tourism through various regional programs such as Landmark Towns of Bucks County and Classic Towns of Greater Philadelphia.

Community Services and Facilities Plan Element

Community facilities serve the public and are necessary for public health, safety, and welfare. These facilities include police, fire protection, emergency services, medical and healthcare facilities, schools, libraries, other municipal services such as those provided by the Borough departments, and utilities. Community facilities and services help determine the quality of life experienced in New Hope Borough and involve such matters as staffing, funding, on-going maintenance, and capital project needs to ensure that adequate services are provided well into the future.

Community Services and Facilities Implementation Strategies and Recommendations

Funds are required for the following improvements

General

1. Continued implementation of the *New Hope Canal Walk Master Plan*
2. Establishment of a river promenade
3. Improvements to the towpath at Odette's
4. Development and implementation of a bicycle plan
5. Replacement and repair of sidewalks
6. Improvements to crosswalks (handicapped accessibility improvements)
7. Extension of the sidewalk along West Bridge Street to the post office
8. Establish uniform and energy efficient street light system (e.g., LED)
9. Addition of street furniture (i.e., ashtrays, trash and recycling containers, planters)
10. Bury utility lines in the downtown area
11. Improve gateways
12. Improve façades
13. Prune and replace street trees on Main Street
14. Increase public restroom facilities

Police Department

1. Upgrade the department's radio system in accordance with federal mandates.
2. Establish a periodic replacement schedule for vehicles and equipment.

Public Works Department

1. Install air conditioning in the department building.
2. Upgrade the heating system for energy efficiency.
3. Purchase and install new roof for salt bin.
4. Improve and pave the service road to the public works property.
5. Establish a periodic replacement schedule for vehicles and equipment.

Fire Protection and Emergency Health Services

1. Evaluate the water supply capacity on a periodic basis to ensure adequate water is available for fire protection.
2. Continue to work with the Central Bucks Ambulance and Rescue Unit and the Eagle Fire Company to expand ALS service in New Hope.

3. Expand existing fire company facilities to adequately accommodate the Bucks County ALS squad substation and to improve the safety and efficiency of the fire company operations.
4. Continue to actively recruit fire company volunteers and maintain the volunteer force.

Library Services

1. Continue to explore opportunities to expand library space to better accommodate patrons' needs and parking.
2. Continue to seek funds to retain and expand existing library resources.

Solid Waste Management Plan Element

New Hope Borough residents and businesses contract directly with haulers for solid waste collection and disposal services and for the collection of recyclables. In addition, the Borough has established mandatory recycling programs for residents and businesses as well as a fall leaf collection program and a Christmas tree recycling program. However, various options are available to the Borough to expand upon these efforts.

Solid Waste Management Implementation Strategies and Recommendations

1. Offer businesses and institutions assistance in the review of their waste management programs to help divert a larger amount of material from the waste stream. Citizen volunteers could possibly aid in this effort.
2. Evaluate the need for, and/or placement of, public recycling containers for the collection of recyclable beverage containers in the downtown area.
3. Facilitate a program, or support an organization, to address illegal dumping and/or littering problems.
4. Continue efforts to educate and maintain the involvement of residents and businesses in recycling by publishing information on the Borough's website and in the newsletter.
5. Investigate the use of a Technical Assistance Grant from the PA Department of Environmental Protection to evaluate the Borough's waste management practices.
6. Establish a program to address the collection and disposal of yard waste.

Water-related Infrastructure and Facilities Plan Element

Water Supply

A plan for the reliable supply of water, including provisions to protect water supply sources, is important to the health and welfare of New Hope. This plan should be generally consistent with the State Water Plan and any applicable water resources plan adopted by the Delaware River Basin Commission.

The public water supplier for New Hope Borough is the Bucks County Sewer & Water Authority (BCWSA). Water supply for portions of the Borough is also produced by private wells. The Borough has adopted and implemented a variety of ordinances designed to address the protection of both water quality and quantity, including water resource impact study requirements, floodplain standards, and stormwater management regulations. The Borough should take the following actions to contribute to a comprehensive approach to ensure a safe and adequate water supply system.

Water Supply Implementation Strategies and Recommendations

1. Work with the BCWSA to conduct a study to evaluate the quality and quantity of the Borough's water supply.
2. Maintain an adequate and accessible water supply for firefighting purposes.
3. Coordinate with Solebury Township, as appropriate, to implement actions that are recommended in local water studies including a wellhead protection program for all new public and community water systems.
4. Reduce water consumption through the use of conservation devices and practices for domestic, industrial, and institutional user.
5. Support regional and state planning objectives that treat inter- and intra-basin transfers as options of last resort once water supply resources are developed to their fullest potential.
6. Assure compliance with the Pennsylvania Drought Contingency Plan to limit withdrawals for consumptive water uses and give priority to essential non-consumptive water uses during periods of drought.
7. Encourage people who rely on private wells to test them on a periodic basis to ensure safety.

Sewage and Wastewater Facilities

Planning for sewage and wastewater facilities is an important consideration when formulating a future land use plan. Adequate conveyance, treatment, and disposal of wastewater need to be provided to satisfy current and future growth and ensure the quality and health of the natural environment. New Hope's Act 537 Sewage Facilities Plan (May 1998) provides planning for immediate and future improvements for the service area of the entire Borough and a portion of neighboring Solebury Township.

The majority of homes and businesses in New Hope are served by the New Hope-Solebury public sanitary sewage system comprised of collection sewer lines and conveyance facilities owned by the Bucks County Water & Sewer Authority (BCWSA). There is a limited inflow and infiltration (I&I) problem at the Sугan Road pump station during times of heavy rains. Flows from Solebury Township are being monitored in hopes of identifying and removing any I&I problems. There are isolated areas in the Borough that are served by on-lot septic systems, but there are no reported on-lot disposal system (OLDS) problems in the Borough at this time.

Sewage and Wastewater Facilities Implementation Strategies and Recommendations

1. Work with the BCWSA to conduct a comprehensive evaluation of the collection and conveyance systems and pump stations to determine if improvements are needed.
2. Prepare an update to the Borough's Act 537 Sewage Facilities Plan to reflect completed improvements and upgrades to the system.
3. Coordinate with Solebury Township on sewerage conveyance facilities improvements and identify any future capacity issues at the Lambertville Sewer Treatment Plant.

Stormwater Management

As development or redevelopment within New Hope occurs, there is a need to manage stormwater in a way that recognizes potential solutions within a watershed-wide scope. Borough regulations should continue to effectuate a comprehensive approach to stormwater management--one which controls peak flows of runoff, protects water quality, and maximizes infiltration of runoff to provide groundwater recharge. In addition, efforts should be made to retrofit existing stormwater management facilities and address existing drainage and localized flooding problems and stormwater

“hotspots” in a cost effective manner. Public education should be an important component of the Borough’s efforts to manage stormwater in a comprehensive manner.

Stormwater Management Implementation Strategies and Recommendations

1. Continue to update stormwater ordinances, including the Subdivision and Land Development Ordinance, as necessary to regulate and encourage innovative design of structural and nonstructural BMPs for all development.
2. Evaluate opportunities for the Borough to implement BMPs in public areas.
3. Evaluate whether large redevelopment projects (e.g., riverfront revitalization projects) should provide opportunities to manage runoff generated off-site in a manner that provides water quality improvement and/or infiltration.
4. Ensure that reuse and redevelopment proposals incorporate stormwater management BMPs, when feasible, even where there would be no net change in runoff characteristics from the development.
5. Continue to enforce the recommendations of the *Delaware River South Stormwater Management Plan* as incorporated in Chapter 228 of the Borough’s Code of Ordinances.
6. Review, monitor and enforce, in cooperation with the Bucks County Conservation District, appropriate erosion and sediment controls during construction.
7. Review, monitor and enforce the performance of stormwater management facilities following completion of construction.
8. Continue to monitor and address existing obstructions, storm drainage trouble spots, localized flooding areas, and stormwater “hotspots.”
9. Work with businesses and property owners to identify and address “hotspots” that generate significant concentrations of urban pollutants, particularly in the Borough’s HC, SC, CC and LI zoning districts.
10. Conduct detailed engineering evaluations of obstructions and storm drainage problem areas, and determine if remediation measures are feasible.
11. Evaluate alternative BMPs for maintaining and retrofitting substandard stormwater management facilities. Evaluate whether a retrofit program for substandard facilities is needed and feasible.
12. Coordinate with Solebury Township to identify potential solutions to problems stemming from upstream runoff conditions.

13. Establish regular maintenance programs for stormwater management facilities.
14. Prioritize recommended solutions to stormwater runoff problems and incorporate priority solutions in the annual municipal capital and/or maintenance budget.
15. Educate residents and business owners on stormwater impacts and BMPs via fact sheets, newsletters, Borough webpage, seminars, and/or other outreach mechanisms.

Finance and Management Plan Element

New Hope's finances and budgeting are an important component of the comprehensive planning process. To carry out the goals and objectives of the *Comprehensive Plan*, the Borough must have the necessary funds to implement programs and projects. Decisions about how funds are spent reflect the Borough's priorities, making it essential to link what the Borough wishes to do with available funds. New Hope has been generally successful in recent years in maintaining a balanced annual budget. The Borough has benefited from stable revenues and has started to plan short-term financing for capital expenses. As the Borough becomes built out, changes can be expected in both revenues and expenditures that will affect finances and budgeting.

Finance and Management Implementation Strategies and Recommendations

1. Examine future trends for municipal finances, and examine the underlying land use patterns that influence revenues and expenditures.
2. Develop and ultimately adopt a multi-year Capital Improvement Program, which would facilitate implementation of *Comprehensive Plan* strategies.
3. Coordinate capital improvements with the public utilities serving the Borough to minimize cost and disruption.
4. Prioritize and link capital project funding to objectives and recommended actions in the *Comprehensive Plan*.

Chapter 17 Plan Compatibility

In accordance with Section 301(a) of the PA Municipalities Planning Code (MPC), a comprehensive plan is to provide a statement of the interrelationships among the various plan components. The MPC also requires a statement indicating consistency between existing and proposed development and plans in contiguous portions of neighboring municipalities as well as with objectives and plans of the county comprehensive plan. This chapter provides a discussion regarding the interrelationships among various plan components as well as an analysis of the relationship between existing land uses, zoning, and planning for future development in the neighboring municipalities and region

Relationship Among Plan Components

Throughout the preparation of this comprehensive plan update, continual efforts were made to ensure coordination among the various plan components and to achieve a general consistency among the findings and recommendations provided in each chapter. Individual plan elements were produced with the recognition that they are interdependent and interlocking. The components are intended to fit together harmoniously to promote the general welfare of New Hope Borough. Specific land use decisions made in the future should involve careful consideration of how such decisions will impact the various planning goals and objectives for the components that make up this plan.

“Smart Growth” and “Sustainability” are the planning principles that should guide future land use decisions to revitalize the already-built environment, to foster efficient development, and, in the process, to create a more livable community. Focusing new development and redevelopment within already developed areas requires less public investment in new roads, utilities and amenities. Smart growth aims to reverse the trend toward longer commutes, particularly to bedroom communities beyond the region’s boundaries. People who live within easy walking distance of shops, schools, parks and public transit have the option of reducing their driving, using less gasoline and polluting less than those living in car-dependent neighborhoods.

The Borough desires to guide development in order to revitalize the downtown and shopping center areas, conserve natural resources and environments, utilize and enhance existing infrastructure, promote a stable and viable arts and tourism

community, and protect and enhance neighborhoods. In addition, the Borough desires to maintain its historic character and scenic landscape, provide safe and convenient travel and parking for motor vehicles, promote pedestrian/bicycle accessibility, encourage energy conservation, and provide essential services to taxpayers at minimal cost. The *Comprehensive Plan* is designed to meet these goals and provides specific recommendations for their implementation.

Functional Plans

New Hope has undertaken and/or participated in various planning studies that were used to help set policies for this *Comprehensive Plan*. These functional plans are incorporated into the *Comprehensive Plan* and should be used as guides when making community decisions on particular topics that have been analyzed in greater detail. These documents include:

- *New Hope Open Space Plan* (2010)
- *Transportation and Parking Sign Audit* (2010)
- *Parking Management Study* (2010)
- *Traffic Calming Plan* (2008)
- *Landmark Towns Catalytic Projects Report* (2010)
- *Landmark Towns Strategic Wayfinding Plan* (2009)
- *Landmark Towns Regional Revitalization Strategy* (2007)
- *Riverfront Strategic Revitalization Plan* (2008)
- *New Hope Canal Walk Master Plan* (2000)
- *Aquetong Creek Coldwater Heritage Plan* (2007)
- *Middle Delaware River Conservation Plan* (2004)
- *Lower Delaware River Management Plan* (1997)

Compatibility with Surrounding Area and Region

Although this *Comprehensive Plan* only applies to land in New Hope, the Borough recognizes that development impacts do not stop at municipal boundary lines, but rather transcend the region. The *Comprehensive Plan* encourages a cooperative approach to address regional issues such as flooding and water quality. Therefore, to determine whether the policies developed for New Hope are consistent with adjoining lands in Solebury Township and the goals and objectives of the county comprehensive plan, the following evaluation has been undertaken.

The Borough of New Hope is situated along the Delaware River in central Bucks County. Solebury Township surrounds the Borough in Bucks County, and the City of Lambertville lies to the east across the river in New Jersey. The New Hope-Solebury middle and high school facilities for the district are located in New Hope Borough as is one elementary school.

Solebury Township

The existing land uses located along New Hope's border are generally consistent with Solebury's planning and zoning policies. The Township's *Comprehensive Plan* (2002) designates the area along the Route 202 corridor to the north and west as Mixed Use Rural-Suburban. Historic Village is designated for the area along River Road directly north of the Borough. The area to the south of New Hope is planned as Rural Conservation. The Kingswood development traverses both the Borough and Township to the west.

Solebury's RA-Residential/Agriculture, Light Industrial and RB-Residential/Agriculture zoning districts along New Hope's northern boundary are compatible with existing zoning and uses on adjoining properties in New Hope. Much of this area in Solebury is already developed with single-family homes or is preserved land. New Hope's planning areas along this border include Neighborhood Commercial, High Density Residential, Limited Industrial, and Moderate Density Residential.

To the west of New Hope, Solebury's zoning includes VR Village Residential, RD Residential Development, TNC Traditional Neighborhood Commercial, RA-Residential/Agriculture (mobile home overlay). Much of this area is already developed and is compatible with New Hope's planning area designations of Neighborhood Commercial, Rural Conservation, and Low Density Residential.

Along the southern boundary in Solebury is the Township's RA-Residential/Agriculture district (which allows a mobile home overlay). The densities are compatible with New Hope's and conservation easements exist on several large properties in this area of Solebury.

City of Lambertville, New Jersey

Connected by the free bridge across the scenic Delaware River, New Hope and Lambertville share the waterfront and enjoy a symbiotic relationship, with residents

relying on each town for retail and service establishments. Other areas common to both communities include tourism, employment, entertainment, arts, recreational opportunities, and history. Like New Hope, Lambertville has only limited areas remaining for future development. Its small town urban character is compatible with New Hope. Lambertville's existing zoning reinforces and complements New Hope's current land use pattern. Furthermore, the common policies of stewardship and public access to the Delaware River ensure land use compatibility into the future.

Local, County, and State Planning

Coordinated efforts with Solebury and Lambertville are essential to address issues that extend beyond the municipal boundary lines. These issues include, but are not limited to, traffic-related problems, watershed-based resource protection, creation of regional trails and open space networks, and facilities such as schools, library, emergency services, and utilities. New Hope is making a concerted effort to work with surrounding communities and other applicable agencies (i.e., Bucks County Delaware River Flood Task Force, Aquetong Watershed Association, Primrose Creek Watershed Association, Delaware Canal State Park, Delaware River Basin Commission, Delaware River Joint Toll Bridge Commission, Bucks County Water and Sewer Authority, etc.) on land use issues that transcend the Borough's boundaries.

Bucks County Comprehensive Plan

The *Bucks County Comprehensive Plan* (1993) is currently being updated. The 1993 *Comprehensive Plan* sets forth the County's land use and planning policy for Bucks County. The plan recommends certain development strategies for urban areas such as New Hope Borough. These include infill development (development of vacant parcels); redevelopment (site clearance and development); downtown revitalization; and adaptive reuse (adapting old uses to new purposes). New Hope's *Comprehensive Plan* seeks to implement each of these strategies, where appropriate, and is consistent with the County's plan.

DVRPC: Destination 2030

In 2005, the Delaware Valley Regional Planning Commission (DVRPC) developed *Destination 2030* (revised May 2007) following a three-year planning process. The purpose of the plan is to carry out DVRPC's defined mission, which is "to plan for the orderly growth and development of the region."

The 2030 Land Use Plan identifies New Hope Borough as a Revitalizing Development Center along the lower Delaware River waterfront. This designation is consistent with the Borough's existing conditions and strategy of revitalization.

Commonwealth of Pennsylvania Keystone Principles & Criteria

The Commonwealth's Economic Development Cabinet adopted the *Keystone Principles & Criteria for Growth, Investment & Resource Conservation* on May 31, 2005. The Keystone Principles and Criteria represent a coordinated interagency approach to foster sustainable economic development and conservation of resources through the state's investments in Pennsylvania's diverse communities.

The Keystone Principles and Criteria lay out general goals and objectives for economic development and resource conservation, and are designed to encourage multifaceted project development that will integrate programs and funding sources from a variety of state agencies into a comprehensive strategy to address issues affecting whole communities. The ten principles outlined by the state's Keystone Principles and Criteria listed below were considered in the development of New Hope's *Comprehensive Plan* and are concepts that the land use plan strives to implement.

1. REDEVELOP FIRST. Support revitalization of Pennsylvania's many cities and towns. Give funding preference to reuse and redevelopment of "brownfield" and previously developed sites in urban, suburban, and rural communities for economic activity that creates jobs, housing, mixed use development, and recreational assets. Conserve Pennsylvania's exceptional heritage resources. Support rehabilitation of historic buildings and neighborhoods for compatible contemporary uses.

2. PROVIDE EFFICIENT INFRASTRUCTURE. Fix it first: Use and improve existing infrastructure. Make highway and public transportation investments that use context sensitive design to improve existing developed areas and attract residents and visitors to these places. Provide transportation choice and intermodal connections for air travel, driving, public transit, bicycling and walking. Increase rail freight. Provide public water and sewer service for dense development in designated growth areas. Use on-lot and community systems in rural areas. Require private and public expansions of service to be consistent with approved comprehensive plans and consistent implementing ordinances.

3. CONCENTRATE DEVELOPMENT. Support infill and “greenfield” development that is compact, conserves land, and is integrated with existing or planned transportation, water and sewer services, and schools. Foster creation of well-designed developments and walkable, bikeable neighborhoods that offer healthy lifestyle opportunities for Pennsylvania residents. Recognize the importance of projects that can document measurable impacts and are deemed “most ready” to move to successful completion.

4. INCREASE JOB OPPORTUNITIES. Retain and attract a diverse, educated workforce through the quality of economic opportunity and quality of life offered in Pennsylvania’s varied communities. Integrate educational and job training opportunities for workers of all ages with the workforce needs of businesses. Invest in businesses that offer good paying, high quality jobs, and that are located near existing or planned water and sewer infrastructure, housing, existing workforce, and transportation access (highway or transit).

5. FOSTER SUSTAINABLE BUSINESSES. Strengthen natural resource-based businesses that use sustainable practices in energy production and use, agriculture, forestry, fisheries, recreation and tourism. Increase our supply of renewable energy. Reduce consumption of water, energy and materials to reduce foreign energy dependence and address climate change. Lead by example: support conservation strategies, clean power and innovative industries. Construct and promote green buildings and infrastructure that use land, energy, water and materials efficiently. Support economic development that increases or replenishes knowledge-based employment, or builds on existing industry clusters.

6. RESTORE AND ENHANCE THE ENVIRONMENT. Maintain and expand our land, air and water protection and conservation programs. Conserve and restore environmentally sensitive lands and natural areas for ecological health, biodiversity and wildlife habitat. Promote development that respects and enhances the state’s natural lands and resources.

7. ENHANCE RECREATIONAL AND HERITAGE RESOURCES. Maintain and improve recreational and heritage assets and infrastructure throughout the Commonwealth, including parks and forests, greenways and trails, heritage parks,

historic sites and resources, fishing and boating areas and game lands offering recreational and cultural opportunities to Pennsylvanians and visitors.

8. EXPAND HOUSING OPPORTUNITIES. Support the construction and rehabilitation of housing of all types to meet the needs of people of all incomes and abilities. Support local projects that are based on a comprehensive vision or plan, have significant potential impact (e.g., increased tax base, private investment), and demonstrate local capacity, technical ability and leadership to implement the project. Coordinate the provision of housing with the location of jobs, public transit, services, schools and other existing infrastructure. Foster the development of housing, home partnerships, and rental housing opportunities that are compatible with county and local plans and community character.

9. PLAN REGIONALLY; IMPLEMENT LOCALLY. Support multi-municipal, county and local government planning and implementation that has broad public input and support and is consistent with these principles. Provide education, training, technical assistance, and funding for such planning and for transportation, infrastructure, economic development, housing, mixed use and conservation projects that implement such plans.

10. BE FAIR. Support equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning to ensure social, economic, and environmental goals are met. Ensure that in applying the principles and criteria, fair consideration is given to rural projects that may have less existing infrastructure, workforce, and jobs than urban and suburban areas, but that offer sustainable development benefits to a defined rural community.

Chapter 18 Implementation Priorities and Recommended Actions

Successful implementation of this Plan, and thus, successful growth management, requires that specific measures and actions be taken in a timely, efficient, and cost-effective manner. The future land use plan presented in Chapter 16 presents the desired land use pattern to manage growth for New Hope Borough through 2025. The plan should be implemented through zoning, subdivision and other ordinances, based upon the guidance of the Community Vision Statement, the Comprehensive Plan's Goals, and Smart Growth and Sustainability Principles. For the most part, the planning areas and overlay districts for the future land use plan recognize existing land uses, attempt to be compatible with adjacent uses, and maximize appropriate land areas to create an overall land use pattern that is both balanced and diverse.

In addition to the land use planning area and overlay district policies and recommendations, plan elements and recommendations were developed for individual topics based on background information gathered in Part 1 of the *Comprehensive Plan* and the desired goals expressed in Chapter 15. Implementation of most recommendations relies on municipal decisions and actions that can be achieved through public/private partnerships, grant funding, revisions to zoning, subdivision and other ordinances, and code enforcement. The following table provides a summary of the recommended implementation actions by each plan element as presented in Chapter 16. Each topic includes the entity or entities responsible for completing the task and a suggested time frame for action. Time frames may be short-term, medium-term, long-term, or ongoing, and the recommended actions in the chart are sorted accordingly. Ongoing efforts are those currently being undertaken and that should continue into the future. A short-term effort is intended to begin soon after plan adoption (within the first 3 years). Medium-term efforts are intended to start 4–7 years after plan adoption. Many of the long-term efforts can be implemented 8–12 years after plan adoption based upon the groundwork laid by short- and medium-term efforts. Each time frame is an indication of when the recommended action is anticipated to be completed after plan adoption, not necessarily how long it will take to complete the individual action. It is noted that issues may arise that may change the priority of the time-line, so the time frame is provided only as a guide.

The table also includes a 'Record of Action' column that can assist Borough officials with tracking the recommended actions that have been completed and those that are

still remaining. For certain actions where monies may be available to defray the cost of implementation, potential funding sources are noted. Appendix 5 contains a listing of potential funding sources for a variety of planning projects. The record of action column is intended for officials to make notes and track when the recommended action is completed, the stage of the task, or reasons why it was not feasible to implement.

Housing Plan

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (<i>years</i>)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On- going	
1.	Encourage a variety of housing types at appropriate densities through land use and adaptive reuse provisions.	PC, Council				X	
2.	Continue to allow housing as a mixed use or accessory use in the town commercial area.	PC, Revit. Com, Council				X	
3.	Permit shared housing arrangements and ownership opportunities to meet the Borough's diverse needs of residents. (pages 33/34)	PC, Consult, Council		X			
4.	Provide incentives in land use ordinances that encourage affordable and safe housing opportunities for the Borough's workforce and working artists. (page 33)	PC, Consult, Council	X				
5.	Ensure accessible green space on-lot and/or in proximity to residential neighborhoods.	PC, Park Board, Council	X				
* 6.	Enhance walkability of neighborhoods through sidewalk and trail connections.	Park Board, Revit. Com, PC, Council				X	
7.	Coordinate housing for special needs groups and related support services, and neighborhood improvement projects initiated by private and public agencies as needed.	Boro Admin, Council				X	
8.	Support nonprofit agencies and other developers and managers of special-needs, supportive, and general-purpose affordable housing opportunities.	Boro Admin, Council				X	
* 9.	Support efforts to rehabilitate and maintain housing stock, including, but not limited to, disability-adaptive improvements, rehabilitation of owner-occupied and rental properties, code enforcement, and historic preservation.	Boro Admin, HARB, Revit. Com, Council				X	
10.	Periodically review land use ordinances to ensure housing choices are provided for all types of living units and arrangements.	Boro Admin, PC, Council				X	

* Indicates that a grant to fund recommendation may be available.

[†] Entity Responsible:

PC: Planning Commission

Park Board: Park and Recreation Board

Revit. Com: Revitalization Committee

Boro Admin: Borough Administrative Staff (may include manager, zoning officer, etc.)

Consult: Professional Consultant (may be needed to assist in task completion)

HARB: Historic Architectural Review Board

Economic Development Plan							
Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
Town Center							
	1. Encourage a high quality of design, architecture and landscaping that will further enhance economic development and promote a vibrant town identity.	HARB, Revit. Com, PC, Council				X	
	2. Encourage public and private initiatives that promote and support the Visitors' Center, The Playhouse, Chamber of Commerce, arts center, state park, Landmark Towns of Bucks County, and heritage tourism.	Boro Admin, Revit. Com, NHA, Chamber of Commerce, Council				X	
*	3. Continue to work with Landmark Towns of Bucks County to secure state grant funds to revitalize properties and areas in need of façade, signage, access or landscaping improvements.	Boro Admin, Revit. Com, Chamber of Commerce, Council				X	
	4. Attract and/or actively recruit new businesses to fill vacant storefronts and encourage businesses that serve residents' needs as well as the tourism industry.	Council, Chamber of Commerce				X	
	5. Maintain clean and litter free public streets, sidewalks and parks.	Public Works, Code Enforcement, Park Board, Property owners				X	
	6. Reduce sign clutter and improve directional signage to parking lots and area attractions.	Boro Admin, Revit. Com, Chamber of Commerce, PADOT, Council	X				
*	7. Pursue opportunities for visual access to the river and open space enhancements.	Park Board, Revit. Com, Council				X	
	8. Permit flexible use of building space for accessory uses, such as affordable living units (apartment above retail use) and work/live units.	PC, Council	X				
	9. Consider establishing wireless internet hot spots at Borough-owned and public places.	Boro Admin, Council, Property owners	X				
Limited Commercial Area							
	1. Permit low intensity commercial uses as a transitional area in proximity to residential neighborhoods and establish design standards to mitigate negative impacts and nuisances.	PC, Council	X				

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
Limited Business/Residential							
1.	Permit residential uses and low intensity nonresidential uses that generate low traffic volumes to mitigate the impacts of unsuitable ingress/egress conditions along River Road.	PC, Council	X				
Neighborhood Commerical (Sugan Road and West Bridge Street)							
1.	Continue to encourage businesses that serve the daily needs of residents.	PC, Council	X				
2.	Encourage traditional commercial neighborhood design and create standards for new development and redevelopment that cater to pedestrians and motorists.	Park Board, PC, Council				X	
3.	Encourage connectivity among businesses with regard to parking and pedestrian access as well as to the Borough’s overall trail system to promote foot-traffic.	Park Board, PC, Council				X	
4.	Encourage sustainable building practices in terms of green space and water and energy conservation.	PC, Consult, Council				X	
Limited Industrial							
1.	Permit a variety of light industrial and heavy commercial uses to accommodate industries.	PC, Council				X	
2.	Encourage retention and expansion of existing employers.	Revit. Com, PC, Council				X	
3.	Ensure natural resources, the canal, and nearby residences are adequately protected from negative impacts associated with industrial uses (i.e., noise, pollution, etc.).	PC, Council	X				

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Boro Admin: Borough Administrative Staff (may include manager, zoning officer, etc.)

Consult: Professional Consultant (may be needed to assist in task completion)

HARB: Historic Architectural Review Board

NHA: New Hope Arts

PADOT: Pennsylvania Department of Transportation

Transportation System and Parking Facilities Plan

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
1.	Maintain and improve streets to ensure the safety of residents, pedestrians, and motorists and the livability of neighborhoods, while maintaining the high level of connectivity of the Borough's street pattern.	Public Works, Boro Admin, PADOT, Council				X	
2.	Adopt a Complete Streets policy to guide the design and operation of the entire right-of-way to enable safe access for all users.	Boro Admin, Boro Engineer, Council	X				
3.	Provide a street classification listing and required standards for each street in the Subdivision and Land Development Ordinance.	Boro Admin, Boro Engineer, Council	X				
4.	Work with PennDOT to restrict heavy trucks on a portion of Route 32 to reduce the truck volume on Main Street. If that is not possible, attempt to implement PennDOT approved traffic calming measures to aid in reducing the negative impacts of truck traffic.	Boro Admin, PADOT, State Representatives, Council	X				
5	Continue enforcement of local regulations and work with neighboring Solebury Township and the State Police to reduce excessive noise from illegally modified motorcycles.	Police, Boro Admin, Council				X	
* 6.	Investigate the possibility of converting appropriate streets into "living streets." (page 50)	Revit. Com, Boro Engineer, Chamber of Commerce, Consult, Council		X			
7.	Work with SEPTA and the Transportation Management Association (TMA) of Bucks County to ensure that the public transportation needs of residents are being met.	Boro Admin, Council				X	
* 8.	Continue to implement traffic calming techniques recommended by the Borough Engineer, and include participation by residents in neighborhoods that could be affected by the addition of traffic calming measures.	Boro Engineer, Police, Boro Admin, Public Works, Council			X		
9.	Continue to improve the pedestrian circulation system through improvements to the sidewalk system and pedestrian crossings at street intersections identified in the <i>Traffic Calming Plan</i> (2008).	Boro Engineer, Boro Admin, Public Works, Council		X			

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On- going	
*	10. Implement the signage recommendations of the <i>Landmark Town's Strategic Wayfinding Plan</i> (2009).	Boro Engineer, Boro Admin, PADOT, Public Works, Council		X			
*	11. Implement the appropriate recommendations of the <i>Parking Management Study</i> (2010) to manage demand more effectively.	Boro Admin, Revit. Com, Chamber of Commerce, Council	X				
*	12. Prepare a bicycle plan to determine the best and safest routes to connect key community facilities. Ensure bike racks and related facilities are strategically placed throughout town to encourage cyclists to stay and walk in town.	Park Board, Revit. Com, Consult, Council	X				
*	13. Work with the Bucks County TMA to investigate the possibility of providing shuttle services from satellite parking facilities to attractions throughout the Borough.	Boro Admin, Revit. Com, Chamber of Commerce, Council	X				

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Boro Admin: Borough Administrative Staff (may include manager, zoning officer, etc.)
Consult: Professional Consultant (may be needed to assist in task completion)
Police: New Hope Police Department
PADOT: Pennsylvania Department of Transportation
Chamber of Commerce: New Hope Chamber of Commerce

Energy and Sustainability Plan

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
Energy Production							
1.	Explore opportunities to encourage solar, geothermal, wind, hydropower, or other on-site regenerative energy production for both public and private development projects.	PC, Consult, Council	X				
2.	Consider ordinance regulations allowing wind energy conservation systems and solar panels that minimize nuisances (e.g., glare, noise, vibration, shadow flicker) and are consistent with HARB guidelines.	HARB, PC, Consult, Council	X				
Energy Consumption							
1.	Issue guidelines for turning off lights, computers, and other office equipment in municipal facilities.	Boro Admin, Council	X				
* 2.	Install energy-efficient LED exit signs and compact fluorescent light fixtures.	Boro Admin, Public Works	X				
* 3.	Install adjustable/programmable thermostats and occupancy sensors in public buildings.	Boro Admin, Public Works	X				
* 4.	Conduct an energy audit of all Borough facilities.	Boro Admin, Consult, Council	X				
5.	Commit to purchasing a percentage of energy from clean and renewable sources consistent with budget resources.	Boro Admin, Council		X			
Landscape/Water Conservation							
1.	Adopt no or low mowing policies relative to grass cutting and launch a public education campaign outlining the benefits.	Boro Admin, Public Works, Council	X				
* 2.	Plant street trees to help provide shade and reduce the need for summer cooling.	Shade Tree Commission, Park Board, Public Works, Property owners		X			
3.	Encourage new developments to minimize the amount of mown landscape areas in favor of meadows, fields, and woods.	PC, Consult, Council				X	
4.	Establish criteria for the use of more environmentally friendly alternatives to pesticides and fertilizers.	Boro Admin, Consult, Council		X			

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
5.	Encourage the use of water-saving techniques in new building construction such as rain barrels, rain gardens, cisterns, and water-saving faucets.	PC, Boro Engineer, Consult, Council				X	
Landscape/Water Conservation (continued)							
6.	Explore the feasibility of adopting sustainable design ordinance provisions, similar to those adopted by Solebury Township, which provide development bonuses for projects achieving a higher degree of natural resource protection.	PC, Consult, Council	X				
Transportation							
1.	Encourage the purchase of hybrid and/or compressed natural gas fueled municipal vehicles.	Boro Admin, Police, Public Works, Council				X	
2.	Expand the use of bicycles (and Segways) by the Police Department within the downtown.	Police, Council				X	
3.	Work with surrounding municipalities in evaluating the potential for a regional trail network.	Park Board, Boro Admin, Council	X				
Green Buildings							
1.	Encourage reuse and rehabilitation of existing buildings.	HARB, Revit. Com, Consult, Council				X	
2.	Consider adopting a green building incentive program incorporating reduced permit fees and/or an expedited project approval process for development and building proposals that encourage sustainable building methods such as LEED (Leadership in Energy and Environmental Design) standards and other “green” technology.	Boro Admin, Council		X			
* 3.	Develop guidelines to encourage the careful placement of energy efficient systems while ensuring that the historic integrity of structures remain intact.	HARB, PC, Consult, Council		X			

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Revit. Com: Revitalization Committee

Boro Admin: Borough Administrative Staff (may include manager, zoning officer, etc.)

Consult: Professional Consultant (may be needed to assist in task completion)

HARB: Historic Architectural Review Board

Police: New Hope Police Department

Natural Resources Protection Plan

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (<i>years</i>)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
1.	Continue to support the efforts of, and follow the recommendations of, the Bucks County Delaware River Flood Task Force including securing funds for buyouts, elevations, and floodproofing, where appropriate.	Boro Admin, Revit. Com, Council				X	
2.	Upon completion by FEMA of the updating of the Bucks County Flood Maps, the Borough should review its floodplain overlay district boundaries and revise its floodplain ordinances as needed.	Boro Engineer, Boro Admin, PC, Council	X				
3.	Preserve and enhance stream valleys that contain a concentration of natural resources (steep slopes, floodplains, woodlands, etc.) through ordinances and restoration efforts.	PC, Consult, Council		X			
* 4.	Implement appropriate recommendations from the Aquetong Creek Watershed Plan in cooperation with the Aquetong Watershed Association (AWA).	PC, Consult, Council				X	
5.	Consider the development of a resource conservation district to protect large areas containing environmentally important lands and resources.	PC, Consult, Council	X				
6.	Enhance riparian corridor provisions to improve water quality by increasing the riparian buffer zone provisions for the Aquetong and Dark Hollow Run creeks and apply buffer zones along Rabbit Run.	PC, Plan Consult, Council		X			
7.	Minimize encroachment into steep slopes and preserve slopes 25 percent or greater.	PC, Plan Consult, Council	X				
8.	Establish a protective buffer zone around wetlands that allows only a minimum disturbance within the wetlands margin.	PC, Plan Consult, Council	X				
9.	Consider Low Impact Development (LID) tools and techniques that enhance resource protection on an individual development site.	PC, Plan Consult, Council		X			
10.	Continue to encourage applicants to meet with staff prior to development of full-scale engineering plans for proposed developments to help ensure that development occurs in a manner that respects the natural and environmental resources that are important to the site and the Borough.	Boro Admin, PC, Council				X	

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
	11. Undertake a street tree inventory to assess the current condition of trees in the Borough; and establish a long-range street tree replacement plan incorporating prudent risk management techniques.	Shade Tree Commission, Council	X				
	12. Encourage property owners to establish a routine maintenance schedule for pruning, removal, and replacement of street trees, especially the declining trees on Main Street.	Shade Tree Commission, Boro Admin, Property owners		X			
*	13. Update the approved plant and street tree list to encourage viable native species.	Shade Tree Commission, PC, Consult, Council	X				
	14. Consider the establishment of an Environmental Advisory Council to advise the Borough Council and educate the community on the protection, conservation and management of natural resources.	Council	X	X			

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Revit. Com: Revitalization Committee

Boro Admin: Borough Administrative Staff (may include manager, zoning officer, etc.)

Consult: Professional Consultant (may be needed to assist in task completion)

Historic and Cultural Resources Plan

	Recommended Implementation Actions	Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
* 1.	Update the historic survey to identify potential additions, deletions, or modifications to the Borough's historic resources.	HARB, Historical Society, Consult, PC, Council	X				
2.	Continue to support efforts of individuals and groups to identify sites worthy of eligibility for the National Register and to place resources deemed eligible onto the Register.	HARB, Historic Society, Council				X	
3.	Enhance historic preservation through zoning provisions that allow additional use opportunities (e.g., use modifications and buffer requirements, preservation incentives, etc.).	HARB, PC, Consult, Council		X			
4.	Ensure the use of 'green' building techniques will not obscure or undermine the integrity and character of historic areas or buildings.	HARB, PC, Council				X	
5.	Consider updating HARB design guidelines to balance energy efficiency and historic preservation goals, encouraging the careful placement of energy efficient systems while preserving the historic integrity of structures.	HARB, PC, Consult, Council	X				
6.	Consider applying to the Pennsylvania Historic and Museum Commission for Certified Local Government (CLG) status.	HARB, Boro Admin, Council	X				
7.	Continue seeking funding sources for historic and cultural resources in need of preservation and rehabilitation.	Boro Admin, HARB, Council				X	

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 Park Board: Park and Recreation Board
 Revit. Com: Revitalization Committee
 Boro Admin: Borough Administrative Staff (may include manager, zoning officer, etc.)
 HARB: Historic Architectural Review Board
 Consult: Professional Consultant (may be needed to assist in task completion)
 Historical Society: New Hope Historical Society

Park, Recreation and Open Space Plan

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On- going	
Riverfront Area							
* 1.	Create more public access to the river by developing unopened stub streets into small riverfront parks or scenic overlooks. A title search should be conducted to determine ownership and/or easements to determine which stub streets are feasible for potential park development.	Park Board, Revit. Com, Council				X	
* 2.	Acquire additional land along the riverfront that is suitable for a park or scenic overlook if it becomes available for sale and funds are available.	Park Board, Revit. Com, Council				X	
3.	Continue discussion with the Delaware River Joint Toll Bridge Commission to obtain use and/or ownership of the small park located south of the free bridge.	Boro Admin, Park Board, Revit. Com, Council	X				
* 4.	Take steps to implement the <i>Riverfront Strategic Revitalization Plan</i> (2008) to create public access to the river, and examine the feasibility of establishing river promenades both north and south of the free bridge.	Park Board, Revit. Com, Boro Admin, Property owners, Council	X				
5.	Designate public areas along the riverfront to encourage plein-air artists to draw and paint in the Borough.	Park Board, Revit. Com, NHA, Council	X				
6.	Continue to work with the Delaware Canal State Park and the Delaware & Lehigh National Heritage Corridor, Inc. to promote public access to the canal and river.	Boro Admin, Park Board, Revit. Com, Council				X	
7.	Develop guidelines and/or land use regulations to insure that public access and improvements are provided when redevelopment is proposed along the riverfront.	PC, Consult, Council	X				
8.	Sustain and enhance community partnerships to implement plan recommendations.	Council				X	
Open Space in the Town Center Commercial Areas							
1.	Evaluate the feasibility of expanding Cannon Square into a larger community green space across Ferry Street to better accommodate pedestrians and community events.	Boro Admin, Park Board, Revit. Com, Council	X				
* 2.	If feasible, develop a larger town-gathering place by extending Ferry Street Landing Park to Main Street and Cannon Square.	Park Board, Revit. Com., Boro Admin, Council		X			

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On- going	
Open Space in the Town Center Commercial Areas (continued)							
	3. Develop guidelines and/or land use regulations to insure that open space is provided when redevelopment is proposed in the downtown.	PC, Consult, Council	X				
	4. Utilize community room at the Borough's New Street site for activities and events.	Boro Admin, Council				X	
	5. Continue to utilize school district facilities and private open space facilities to help meet the recreational needs of residents.	School District, Council				X	
Connectivity of Community Resources and Non-motorized Accessibility							
*	1. Continue to implement the <i>New Hope Canal Walk Master Plan</i> (2000) as funds become available.	Park Board, Boro Admin, Council				X	
*	2. Implement the recommendations of the <i>Landmark Towns Strategic Wayfinding Plan</i> (2009) to clearly direct visitors to parking lots and community resources.	Revit. Com, Chamber of Commerce, Boro Admin, Council	X				
*	3. Provide linkage to the approved Rabbit Run development and Solebury Township along Hardy Bush Way and Rt. 202.	Developer, Park Board, Boro Admin, Council		X			
*	4. Continue to enhance trailheads and establish new trailheads at appropriate locations such as Randolph Street and/or Parry Street with amenities such as benches, bike racks, improved signage and trail connections, and landscaping.	Park Board, Revit. Com, Boro Admin, Council				X	
*	5. Designate bikeways and provide bike racks at strategic locations (i.e., trailheads) to reduce vehicular trips and encourage cyclists to patronize local businesses.	Park Board, Boro Admin, Council		X			
	6. Improve walkways to better accommodate foot-traffic where feasible, including areas such as the S. Main Street bridge over Aquetong Creek and along portions of Bridge Street.	Boro Admin, PADOT, Boro Engineer, Council				X	
*	7. Continue to implement the <i>Traffic Calming Plan</i> (2008) that includes recommended improvements for pedestrian crossings and gateways.	Boro Admin, Boro Engineer, Revit. Com, Council				X	
Existing Park, Recreation, and Open Space Facilities Improvements							
*	1. Provide a scenic overlook and rest stop along the canal towpath where it crosses over Aquetong Creek.	Park Board, Boro Admin, Council	X				

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
Existing Park, Recreation, and Open Space Facilities Improvements (continued)							
*	Construct two (2) foot bridges over the existing culverts on the Borough open space property along Hardy Bush Way to avoid having pedestrians walk in the roadway.	Park Board, Boro Admin, Public Works, Council		X			
*	In conjunction with the school district, consider establishment of a wetlands education facility and nature trail at the nearby Borough properties located between Hardy Bush Way and the canal.	School District, Park Board, Boro Admin, Council			X		
	Evaluate the feasibility of constructing an elevated foot bridge across the canal to connect the Canal Walk with the towpath on the eastern side near W. Randolph Street or Parry Street.	Park Board, Boro Engineer, Consult, Council			X		
	Evaluate feasibility of providing a mule barge stop at the terminus of W. Randolph Street in conjunction with development of a trailhead.	Revit. Com, Boro Admin, Council		X			
Art in Public Places							
	1. Encourage plein-air artists to draw and paint in suitable public locations throughout the Borough.	Revit. Com, NHA, Boro Admin, Council				X	
*	2. Coordinate with New Hope Arts to discuss the feasibility of creating a mural program as well as artistic concepts for street furniture in the downtown.	NHA, Revit. Com, Council	X				
	3. Supplement the Community School of New Hope-Solebury art classes and the New Hope Arts by encouraging all types of art education classes and schools.	NHA, School District				X	
	4. Work with business owners that have vacant storefronts to provide temporary uses for art shows or other art or history-related displays at an affordable rent.	Boro Admin, Chamber of Commerce, Council				X	
	5. Continue to promote heritage tourism through various regional programs such as Landmark Towns of Bucks County and Classic Towns of Greater Philadelphia.	Boro Admin, Chamber of Commerce, Historical Society, Council				X	

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Boro Admin: Borough Administrative Staff (may include manager, zoning officer, etc.)

Consult: Professional Consultant (may be needed to assist in task completion)

NHA: New Hope Arts

School District: New Hope-Solebury School District

Historical Society: New Hope Historical Society

HARB: Historic Architectural Review Board

Chamber of Commerce: New Hope Chamber of Commerce

Community Facilities and Services Plan

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On- going	
The following improvements are recommended for the Borough if/when funds become available:							
General							
*	1.	Continued implementation of <i>New Hope Canal Walk Master Plan</i>	Park Board, Council				X
	2.	Establishment of a river promenade	Park Board, Revit. Com, Developers, Council			X	
	3.	Improvements to the towpath at Odette's	Developer		X		
*	4.	Development and implementation of a bicycle plan	Park Board, Revit. Com, Consult, Council				X
*	5.	Replacements and repairs of sidewalks	Public Works, Code Enforcement, Property owners				X
	6.	Improvements to crosswalks (handicapped accessibility improvements)	Boro Engineer, Public Works, Council				X
	7.	Extension of the sidewalk along West Bridge Street to post office	Boro Admin, Boro Engineer, Property owners, Council			X	
	8.	Establish uniform and energy efficient street light system	Boro Admin, PECO, Boro Engineer, Council			X	
	9.	Addition of street furniture (i.e., ashtrays, trash and recycling containers, planters)	Park Board, Revit. Com, Public Works, Council		X		X
	10.	Bury utility lines in the downtown area	Boro Admin, Utilities, Boro Engineer, Council			X	
*	11.	Improve gateways	Revit. Com, Consult, Public Works, Council		X		
*	12.	Improve façades	Boro Admin, HARB, Revit. Com, Council				X
*	13.	Prune and replace street trees as needed on Main Street	Shade Tree Commission, Council, Property owners				X
	14.	Increase public restroom facilities	Boro Admin, Revit. Com, Property owners, Council	X			
Police Department							
	1.	Upgrade the department's radio system in accordance with federal mandates.	Boro Admin, Police, Council	X			
	2.	Establish a periodic replacement schedule for vehicles and equipment.	Boro Admin, Police, Council	X			

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On- going	
Public Works Department							
1.	Install air conditioning in the department building.	Boro Admin, Public Works	X				
2.	Upgrade the heating system for energy efficiency.	Public Works, Consult, Boro Admin		X			
3.	Purchase and install new roof for salt bin.	Public Works, Boro Admin, Council	X				
4.	Improve and pave the service road to the public works property.	Public Works, Boro Admin, Council		X			
5.	Establish a periodic replacement schedule for vehicles and equipment.	Public Works, Boro Admin, Council	X				
Fire Protection and Emergency Services							
1.	Evaluate the water supply capacity on a periodic basis to ensure adequate water is available for fire protection.	Fire Co, Boro Admin, Council					X
2.	Continue to work with the Central Bucks Ambulance and Rescue Unit to expand ALS service in New Hope.	Fire Co, Boro Admin, Council	X				
3.	Expand existing fire company facilities to accommodate the Bucks County ALS squad substation and to improve the safety and efficiency of the fire company operations.	Fire Co, Boro Admin, Council	X				
4.	Continue to actively recruit volunteers and maintain volunteer force.	Fire Co, Council					X
Library Services							
1.	Continue to explore opportunities to expand library facilities to better accommodate patrons' needs and parking.	Library Board, Council					X
2.	Continue to seek funding to retain and expand existing library resources.	Library Board, Council					X

* Indicates that a grant to fund recommendation may be available.

[†] Entity Responsible:

PC: Planning Commission

Park Board: Park and Recreation Board

Revit. Com: Revitalization Committee

Boro Admin: Borough Administrative Staff (may include manager, zoning officer, etc.)

Fire Co: Eagle Fire Company

Consult: Professional Consultant (may be needed to assist in task completion)

Library Board: Free Library of New Hope & Solebury

Police: New Hope Police Department

HARB: Historic Architectural Review Board

Solid Waste Management Plan

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
1.	Offer businesses and institutions assistance in the review of their waste management programs to help divert a larger amount of material from the waste stream. Citizen volunteers could possibly aid in this effort.	Boro Admin, Council	X				
* 2.	Evaluate the need for, and/or placement of, public recycling containers for the collection of recyclable beverage containers in the downtown area.	Boro Admin, Revit. Com, Council	X				
3.	Facilitate a program, or support an organization, to address illegal dumping and/or littering problems.	Council		X			
4.	Continue efforts to educate and maintain the involvement of residents and businesses in recycling by publishing information on the Borough's website and in the newsletter.	Boro Admin, Council				X	
* 5.	Investigate the use of a Technical Assistance Grant from the PA Department of Environmental Protection to evaluate the Borough's waste management practices.	Boro Admin, Consult, Council	X				
* 6.	Establish a program to address the collection and disposal of yard waste.	Boro Admin, Public Works, Council		X			

Note: New Hope's Recycling Committee has been disbanded but has aided in the facilitation of programs.

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Water-Related Infrastructure and Facilities Plan

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
Water Supply							
1.	Work with the BCWSA to conduct a study to evaluate the quality and quantity of the Borough's water supply.	Boro Admin, Boro Engineer	X				
2.	Maintain an adequate and accessible water supply for firefighting purposes.	BCWSA, Boro Admin, Boro Engineer, Fire Co, Council				X	
* 3.	Coordinate with Solebury Township, as appropriate, to implement actions that are recommended in local water studies including a wellhead protection program for all new public and community water systems.	Boro Admin, PC, Council	X				
* 4.	Reduce water consumption through the use of conservation devices and practices for domestic, industrial, and institutional users.	Boro Admin, Council, Property owners				X	
5.	Support regional and state planning objectives that treat inter- and intra-basin transfers as options of last resort once water supply resources are developed to their fullest potential.	Boro Admin, Council Property owners				X	
6.	Assure compliance with the Pennsylvania Drought Contingency Plan to limit withdrawals for consumptive water uses and give priority to essential non-consumptive water uses during periods of drought.	Boro Admin, Council				X	
7.	Encourage people who rely on private wells to test them on a periodic basis to ensure safety.	Boro Admin, Council, Property owner				X	
Sewage and Wastewater Facilities							
1.	Work with the BCWSA to conduct a comprehensive evaluation of the collection and conveyance systems and pump stations to determine if improvements are needed.	Boro Admin, BCWSA, Boro Engineer, Council				X	
2.	Prepare an update to the Borough's Act 537 Sewage Facilities Plan to reflect completed improvements and upgrades to the system.	Boro Engineer, PC, Consult, Council		X			
3.	Coordinate with Solebury Twp. on sewerage conveyance facilities improvements and identify any future capacity issues at the Lambertville Sewer Treatment Plant.	Boro Engineer, Council				X	

Recommended Implementation Actions		Entity Responsible [†]	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
Stormwater Management							
1.	Continue to update stormwater ordinances, including the Subdivision and Land Development Ordinance, as necessary to regulate and encourage innovative design of structural and nonstructural BMPs for all development.	Boro Engineer, PC, Council				X	
2.	Evaluate opportunities for the Borough to implement BMPs in public areas.	Boro Engineer, Council		X			
3.	Evaluate whether large redevelopment projects should provide opportunities to manage runoff generated off-site in a manner that provides water quality improvement and/or infiltration.	Boro Engineer, PC, Council				X	
4.	Ensure that reuse and redevelopment proposals incorporate stormwater management BMPs when feasible, even where there would be no net change in runoff characteristics from the development.	Boro Engineer, PC, Council				X	
5.	Continue to enforce the recommendations of the <i>Delaware River South Stormwater Management Plan</i> as incorporated in Chapter 228 of the Borough's Code of Ordinances.	Boro Engineer, Code Enforcement				X	
6.	Review, monitor and enforce, in cooperation with the Bucks County Conservation District, appropriate erosion and sediment controls during construction.	Boro Engineer, Code Enforcement				X	
7.	Review, monitor and enforce the performance of stormwater management facilities following completion of construction.	Boro Engineer, Code Enforcement				X	
8.	Continue to monitor and address existing obstructions, storm drainage trouble spots, localized flooding areas, and stormwater "hotspots."	Boro Engineer, Boro Admin, Council				X	
9.	Work with businesses and property owners to identify and address "hotspots" that generate significant concentrations of urban pollutants, particularly in the Borough's HC, SC, CC and LI zoning districts.	Boro Engineer, Boro Admin, Council		X			
* 10.	Conduct detailed engineering evaluations of obstructions and storm drainage problem areas, and determine if remediation measures are feasible.	Boro Engineer, Consult, Boro Admin, Council		X			

Recommended Implementation Actions		Entity Responsible ⁺	Time Frame (years)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On-going	
Stormwater Management (continued)							
11.	Evaluate alternative BMPs for maintaining and retrofitting substandard stormwater management facilities. Evaluate whether a retrofit program for substandard facilities is needed and feasible.	Boro Engineer, Boro Admin, Council		X			
12.	Coordinate with Solebury Township to identify potential solutions to problems stemming from upstream runoff conditions.	Boro Admin, Boro Engineer, Council		X			
13.	Establish regular maintenance programs for stormwater management facilities.	Boro Engineer, Public Works		X			
14.	Prioritize recommended solutions to stormwater runoff problems and incorporate priority solutions in the annual municipal capital and/or maintenance budget.	Boro Admin, Boro Engineer, Council	X				
15.	Educate residents and business owners on stormwater impacts and BMPs via fact sheets, newsletters, Borough webpage, seminars, and/or other outreach mechanisms.	Boro Admin, Council				X	

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⁺ Entity Responsible:

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Fire Co: Eagle Fire Company

BCWSA: Bucks County Water & Sewer Authority

Finance and Management Plan							
Recommended Implementation Actions		Entity Responsible [†]	Time Frame (<i>years</i>)				Record of Action
			Short-term (1-3)	Medium (4-8)	Long-term (8-12)	On- going	
1.	Examine future trends for municipal finances, and examine the underlying land use patterns that influence revenues and expenditures.	Boro Admin, Council	X				
2.	Develop and ultimately adopt a multi-year Capital Improvement Program, which would facilitate implementation of <i>Comprehensive Plan</i> strategies.	Boro Admin, Council		X			
3.	Coordinate capital improvements with the public utilities serving the Borough to minimize cost and disruption.	Boro Admin, Council				X	
4.	Prioritize and link capital project funding to objectives and recommended actions in the <i>Comprehensive Plan</i> .	Boro Admin, Revit. Com, Council	X				

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Maps

Map 1: Existing Land Use and Zoning Districts

Map 2: Surface Geology and Water Resources

Map 3: Significant Natural Features

Map 4: Historic Resources

Map 5: Park, Recreation and Open Space Resources

Map 6: Future Land Use Plan

Appendices

Appendix 1: Population and Housing Tables

Appendix 2: Land Use Classification Definitions

Appendix 3: 2008 Resident Survey

Appendix 4: 2008 Business Survey

Appendix 5: Potential Funding Sources

Appendix 1: Population and Housing Tables

Table 1: Population, New Hope Borough and Bucks County (1930-2010)

Year	New Hope Borough			Bucks County		
	Population	Change		Population	Change	
		No.	Percent		No.	Percent
1930	1,113			96,727		
1940	1,053	-60	-5.4%	107,715	10,988	11.4%
1950	1,066	13	1.2%	144,620	36,905	34.3%
1960	958	-108	-10.1%	308,567	163,947	113.4%
1970	978	20	2.1%	416,728	108,161	35.1%
1980	1,473	495	50.6%	479,211	62,483	15.0%
1990	1,400	-73	-5.0%	541,224	62,013	12.9%
2000	2,252	852	60.9%	597,635	56,411	10.4%
2010	2,528	276	12.3%	625,249	27,614	4.6%
Change, 1930-2010		1,415	103.6 %	528,522 238.3 %		

Source: U.S. Census, 1930-2010

Table 2: Population Change 2000 to 2010 for New Hope, Solebury, Lambertville, Selected Bucks Boroughs and Bucks County

Municipality	2000	2010	# change	% change
New Hope Borough	2,252	2,528	276	12.3%
Bristol Borough	9,923	9,726	-197	-2.0%
Doylestown Borough	8,227	8,380	153	1.9%
Lambertville, NJ	3,868	3,906	38	1.0%
Newtown Borough	2,312	2,248	-64	-2.8%
Yardley Borough	2,488	2,434	-64	-2.6%
Solebury Township	7,743	8,692	949	12.3%
Bucks County	597,635	625,249	27,614	4.6 %

Source: U.S. Census, 2000 and 2010

Table 3: New Hope Borough Population Projections (2000-2020)

Year	2000	2010	Percent Change		Percent Change	Total Change 2000-2020	
			2000-2010	2020		No.	Percent
Population	2,252	2,528	12.3%	2,670	5.6%	418	18.6%
Housing Units	1,251	1,398	11.2%	1,475	6.2%	224	17.9%

Source: U.S. Census, 2000, 2010 and Bucks County Planning Commission adjusted projections

Table 4: Housing Units by Type, New Hope Borough (2000)

Housing Type	Number	Percent*
Single-family detached	486	38.8%
Single-family attached (townhouse or condominium)	320	25.6%
Duplexes or twins	205	16.4%
Other multifamily		
3 or 4 units	93	7.4%
5 to 9 units	58	4.6%
10 to 19 units	66	5.3%
20 or more units	23	1.8%
Mobile home	0	0.0%
Total	1,251	

Source: U.S. Census, 2000

*Due to rounding percentage does not add up exactly to 100.

Table 5: Housing Age, New Hope Borough

Year Built	Number	Percent
1999 to March 2000	104	8.3%
1995 to 1998	117	9.4%
1990 to 1994	82	6.6%
1980 to 1989	92	7.4%
1970 to 1979	285	22.8%
1960 to 1969	98	7.8%
1940 to 1959	112	9.0%
1939 or earlier	361	28.9%
Total	1,251	

Source: U.S. Census, 2000

*Due to rounding percentage does not add up exactly to 100.

Table 6: Housing Indicators for New Hope, Solebury, Lambertville, Selected Bucks Boroughs, and Bucks County (2000)

Place	Owner-Occupied Housing	Median Value Owner-Occupied Housing	Rental Housing Vacancy Rate	Median Monthly Rate
New Hope	60.8%	\$285,700	4.6%	\$840
Bristol	57.2%	\$90,100	4.8%	\$605
Doylestown	48.3%	\$180,000	2.0%	\$775
Lambertville, NJ	64.6%	\$170,500	4.5%	\$738
Newtown	66.2%	\$232,800	1.3%	\$804
Yardley	71.1%	\$170,100	3.7%	\$781
Solebury Township	88.0%	\$309,400	2.7%	\$1,027
Bucks County	77.4%	\$163,200	4.2%	\$736

Source: U.S. Census, 2000

Table 7: Average Household Size for New Hope, Solebury, Lambertville, Selected Bucks Boroughs, and Bucks County (2000)

Municipality	Owner Occupied Unit	Renter Occupied Unit	Average Household Size	Average Family Size
New Hope	2.19	1.55	1.94	2.74
Bristol	2.79	2.05	2.48	3.20
Doylestown	2.44	1.55	1.98	2.82
Lambertville NJ	2.26	1.71	2.06	2.82
Newtown	2.64	1.79	2.35	2.95
Yardley	2.32	1.67	2.14	2.86
Solebury Township	2.59	1.96	2.52	2.94
Bucks County	2.87	2.09	2.69	3.71

Source: U.S. Census, 2000

Appendix 2: Land Use Classification Definitions

Vacant—Includes parcels without residential or nonresidential use/buildings but may include structures such as barns, stables, sheds, etc.

Rural Residential—The same as “Single-Family Residential” except dwellings are on lots that are 5 acres or more.

Single-Family Residential—Consists of properties with single-family detached, or attached, one- or two-unit dwellings on lots less than 5 acres.

Multifamily Residential—Includes properties with 3 or more attached dwelling units. This category includes retirement complexes with independent living units.

Mixed Use—Includes (but not limited to) parcels that contain a combination of business and residential uses such as a retail shop with accessory residential units.

Commercial—Includes (but is not limited to) retail trade establishments, finance and insurance, real estate, restaurants, inns, hotels and bed and breakfast establishments.

Mining and Manufacturing (Industrial)—Includes manufacturing and wholesale industries, painting and advertising industries, as well as building and landscaping material extraction.

Government and Institutional—Includes all Federal, State, County, and municipal buildings and facilities, except those that are park and recreation related. All private, parochial and public schools are included, as well as religious uses, cemeteries, emergency service facilities, and fraternal organizations.

Parks, Recreation, and Protected Open Space—Includes municipal, County and State parks, and deed-restricted open space land associated with residential developments.

Transportation and Utilities—Consists primarily of utility installations and rights-of-way, terminal facilities, railroad, and automobile parking. Roadway acreage is also included.

Appendix 3: 2008 Resident Survey

To generate public input in the comprehensive planning process, a survey consisting of 17 questions was mailed to 990 households in the Borough in the fall of 2008. A total of 223 responses were received for a 22.5 percent response rate. This public input was used in the development of the Comprehensive Plan. The survey questions and a summary of the responses are provided below.

1. How long have you lived in New Hope Borough?

Not Answered 7
Total Responses 216

Less than one year	7	3.2%
1 - 5 years	61	28.2%
6 - 10 years	61	28.2%
11 - 15 years	24	11.1%
16 - 20 years	21	9.7%
More than 20 years	42	19.4%

2. Why did you choose to live in the Borough?

Not Answered 55
Total Responses 168

	<u>Most Important</u>		<u>2nd Most Important</u>		<u>3rd Most Important</u>		<u>Total of 3 categories</u>	
Raised here from childhood	2	1.3%	2	1.4%	1	0.7%	5	1.1%
Near friends and family	21	13.2%	8	5.5%	4	2.8%	33	7.3%
Diverse, small town community	26	3.8%	33	4.1%	17	4.8%	76	16.9%
Reasonably priced homes	5	3.8%	6	4.1%	7	4.8%	19	4.2%
School system	15	9.4%	11	7.6%	8	5.5%	34	7.5%
Low taxes	11	6.9%	16	11.0%	32	22.1%	59	13.1%
Convenient to work	19	11.9%	15	10.3%	7	4.8%	41	9.1%
Arts and cultural aspects	7	4.4%	12	8.3%	25	17.2%	44	9.7%
Riverfront amenities	9	5.7%	12	8.3%	13	9.0%	34	7.5%
General quality of all characteristics	23	5.7%	24	8.3%	24	9.0%	71	15.8%
Other	20	12.6%	6	4.1%	7	4.8%	30	6.6%
Totals	159		145		145		449	

3. Do you own or rent your home?

Not Answered 19
Total Responses 204

Own	203	99.5%
Rent	1	0.5%

4. Where are members of your household employed?

Not Answered 9
Total Responses 214

	<u>Self</u>		<u>Spouse</u>		<u>Other household members</u>	
New Hope Borough	18	8.7%	7	5.2%	4	20%
Elsewhere in Bucks County	33	15.9%	20	14.8%	5	25%
New Jersey	47	22.7%	39	28.9%	4	20%
New York	9	4.3%	4	3.0%	1	5%
Philadelphia	2	1.0%	7	5.2%	1	5%
Other	16	7.7%	14	10.4%	1	5%
Work at home	31	15.0%	12	8.9%	0	0%
Retired	51	24.6%	32	23.7%	4	20%
Total	207		135		20	

5. Please circle the number of household members that fit the following age categories.

Not Answered 7
Total Responses 216

	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5 or more</u>	<u>Total</u>
a. Preschool-age children	12	6	0	0	0	24
b. Children grades 1-8	14	12	1	1	0	45
c. Children grades 9-12	15	2	1	0	0	22
d. Age 18-22	17	2	0	0	0	21
e. Age 23-44	21	28	0	0	0	77
e. Age 45-54	38	34	0	0	0	106
f. Age 56-70	55	41	1	0	0	140
h. Age 70 +	21	13	0	0	0	47

6. Tell us what characteristics of the Borough you like best. These should be aspects of the community that are important to you.

Not Answered 40
Total Responses 183

	<u>Most Important</u>		<u>2nd Most Important</u>		<u>3rd Most Important</u>		<u>4th Most Important</u>		<u>5th Most Important</u>		<u>Total of 5 categories</u>	
Recreational opportunities	4	2.2%	6	3.4%	6	3.3%	7	4.1%	18	10.4%	41	4.6%
Walkways/trails	23	12.5%	26	14.6%	15	8.2%	21	12.3%	17	9.8%	102	11.4%
Natural amenities	21	11.4%	31	17.4%	22	12.1%	20	11.7%	16	9.2%	110	12.3%
Delaware River	29	15.8%	23	12.9%	33	18.1%	19	11.1%	8	4.6%	112	12.6%
Downtown business area	14	7.6%	16	9.0%	26	14.3%	22	12.9%	13	7.5%	91	10.2%
Historic buildings & features	7	3.8%	15	8.4%	19	10.4%	16	9.4%	17	9.8%	74	8.3%
Arts & Cultural features	9	4.9%	21	11.8%	18	9.9%	28	16.4%	30	17.3%	106	11.9%
Residential neighborhoods	11	6.0%	7	3.9%	6	3.3%	10	5.8%	11	6.4%	45	5.0%
Housing variety/affordability	1	0.5%	2	1.1%	5	2.7%	5	2.9%	2	1.2%	15	1.6%
Diversity of community	28	15.2%	11	6.2%	13	7.1%	9	5.3%	15	8.7%	76	8.5%
Job opportunities/economic development	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	1.2%	2	0.2%
School system	17	9.2%	8	4.5%	8	4.4%	7	4.1%	8	4.6%	48	5.4%
Senior citizens activities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Location to work & other facilities	10	5.4%	7	3.9%	7	3.8%	3	1.8%	10	5.8%	37	4.1%
Other*	10	5.4%	5	2.8%	4	2.2%	4	2.3%	6	3.4%	29	3.2%
Totals	184		178		182		171		173		888	

*Other: Restaurants, Location to Phila. & NJ, Small town atmosphere, Close to family, Small town social life, Restaurants, Dog friendly, My house, Library, Proximity to Phila. culture ability to get to NY & Philly, Large gay population, Proximity to NYC & Phila., My house, Location of my house, Smalltown USA, Walking access to NJ, Beautiful scenery nearby, Friendly - sense of community, Good restaurants, Central to major cities, shore area, Diverse quality restaurants, Walkable community, Canal Pathway, Secure, Gay venues & events, privacy, Night life/gay night life, public transit.

7. Tell us what you believe are the major problems or needs facing the Borough.

Not Answered 5
Total Responses 218

	<u>Most Important</u>		<u>2nd Most Important</u>		<u>3rd Most Important</u>		<u>4th Most Important</u>		<u>5th Most Important</u>		<u>Total of 5 categories</u>	
Parking privileges for residents	22	11.2%	18	9.6%	12	6.2%	11	5.9%	14	8.1%	77	8.1%
Walkway connection improve.	5	2.5%	5	2.7%	14	7.2%	7	3.7%	9	5.2%	40	4.2%
Shuttle service in and around	4	2.0%	3	1.6%	4	2.1%	8	4.3%	5	2.9%	24	2.5%
Public transportation improve.	4	2.0%	6	3.2%	8	4.1%	2	1.1%	4	2.3%	24	2.5%
Infrastructure maintenance	7	3.6%	8	4.3%	7	3.6%	7	3.7%	11	6.4%	40	4.2%
Tax rate	16	8.1%	8	4.3%	5	2.6%	7	3.7%	3	1.7%	39	4.1%
Downtown revitalization	26	13.2%	25	13.3%	20	10.3%	16	8.5%	16	9.2%	103	10.9%
Community center	5	2.5%	3	1.6%	10	5.1%	4	2.1%	4	2.3%	26	2.7%
More open space and rec. fac.	4	2.0%	7	3.7%	7	3.6%	4	2.1%	10	5.8%	32	3.4%
Energy conservation	4	2.0%	4	2.1%	3	1.5%	5	2.7%	1	0.6%	17	1.8%
Improvement of school system	1	0.5%	1	0.5%	1	0.5%	6	3.2%	2	1.2%	11	1.1%
Expansion of arts and cultural	1	0.5%	6	3.2%	6	3.1%	11	5.9%	2	1.2%	26	2.7%
Traffic Control	6	3.0%	8	4.3%	8	4.1%	8	4.3%	8	4.6%	38	4.0%
Nuisance controls	9	4.6%	13	6.9%	6	3.1%	11	5.9%	11	6.4%	50	5.3%
Retention of tourist attractions	14	7.1%	15	8.0%	17	8.7%	19	10.1%	14	8.1%	79	8.3%
Housing variety/affordability	2	1.0%	1	0.5%	4	2.1%	2	1.1%	1	0.6%	10	1.0%
Historic preservation	3	1.5%	12	6.4%	18	9.2%	21	11.2%	17	9.8%	71	7.5%
Senior citizens needs	0	0.0%	1	0.5%	3	1.5%	1	0.5%	1	0.5%	7	0.7%
Job opportunities/economic development	1	0.5%	3	1.6%	2	1.0%	4	2.1%	2	1.2%	12	1.2%
Flooding/stormwater controls	42	21.3%	18	9.6%	18	9.2%	12	6.4%	14	8.1%	104	11.0%
Natural resource preservation	11	5.6%	16	8.5%	14	7.2%	13	6.9%	15	8.7%	69	7.3%
Emergency service	4	2.0%	0	0.0%	3	1.5%	2	1.1%	2	1.2%	11	1.1%
Other*	6	3.0%	7	3.7%	5	2.6%	7	3.7%	6	3.4%	31	3.3%
Total	197		188		195		188		173		941	

*Other: Over population of deer, Repair canal/towpath, Verizon/Fios installed, Theft/robberies, Great shops, Dog park, Expansion of library, Upscale grocery store, Deer control, Bike paths/Lanes & stand to lock bikes, Better Library (up to date), Library, Parking too expensive, Get rid of shabby businesses, Programs for families, RV Parking in downtown, Restriction for motorcycles parking in center, Pollution control, Parking in downtown area, Enough parking downtown, Adequate public library, New public library/community center, Handicapped accessibility, Fix the lock & clean up the canal., River Rd. should not be for bicycles - too dangerous, Bldg inspector, Remove parking meters, Make lots & wider sidewalks, Use shuttles, Free handicapped parking (as in the past), Night life/gay night life, public transit.

8. How would you describe the quality of life in the Borough?

Not Answered 5
Total Responses 218

Excellent	46	21.1%
Very Good	125	57.3%
Good	42	19.3%
Fair	4	1.8%
Poor	1	0.5%

9. Tell us what you like and/or dislike about living in the Borough?

Not Answered 56
Total Responses 168

Summary of Responses

Likes: Borough's overall atmosphere and beauty, small town, diversity, the river, canal, towpath walkability, attractions, arts, galleries, culture, good restaurants and bars, historic features, tourism and shops, good location (NY and Philly) low taxes, safe, great school, friendly people.

Dislikes: Flooding, parking, traffic congestion, cut through traffic, pedestrian crossing noise (music, truck traffic, and motorcycles), pollution from train, littering, lack of property maintenance in downtown, taxes, lack of access to river, overdevelopment, more parks are needed, not enough trails, sidewalk condition, poor quality food stores and shops, train pollution, smoking, building appearance, high price of housing, speed traps.

10. What two things would improve the quality of life in the Borough?

Not Answered 48
Total Responses 174

Summary of Responses

Flood control, riverwalk, pedestrian and traffic control at the major intersection downtown, turn lanes at the McDonald/Wawa intersection, parking privileges for residents, control noise pollution (motorcycles & train), downtown revitalization, community activities/center for teens, movie theater, swimming pool at the school, public parking, relax meter enforcement, re-routing trucks and trailers around town, expansion of downtown district, omission of townhouses residential living, better zoning, more practical stores, public toilet, movie theatre, attract more artisan/independent merchants, no national chains stores in downtown area, services for immigrant population, direct service to Philadelphia but route, dog park, reduce school taxes, expansion of library, organized recreational activities, good taxi service, parking garage on outer edge of town, fixing the canal and towpath, more benches, wider sidewalks, bike paths, less tourism, family activities, speed bumps in neighborhoods, lower speed limit, reinstituting the mule barge, promote Lambertville and New Hope as a single "twin towns", improve handicap access.

11. Tell us what you think of retail and business services located in the Borough?

Not Answered 44
Total Responses 179

Summary of Responses

Excellent services, diversified, unique and interesting, fine, good restaurants, great for tourists, not for our daily residents needs, no chains need more boutique, antique, shopping stores, too high end but good to draw tourists, more stability needed, appearance improvements are needed, more convenient parking is needed.

12. At what locations do you purchase the majority of the following goods and services?

Not Answered 7
Total Responses 216

	New Hope <u>Borough</u>		Nearby PA <u>Municipality</u>		New <u>Jersey</u>		On-line <u>purchases</u>		<u>Other</u>		Total <u>Answers</u>
Groceries	152	58.2%	81	31.0%	23	8.8%	2	1.9%	5	1.9%	261
Prescriptions	154	72.6%	36	17.0%	15	7.1%	15	3.3%	7	3.3%	212
Clothing	14	5.7%	133	54.1%	70	28.5%	66	11.8%	29	11.8%	246
Sporting goods	6	3.6%	97	57.4%	43	25.4%	37	13.6%	23	13.6%	169
Entertainment	94	29.9%	131	41.7%	59	18.8%	12	9.6%	30	9.6%	314
Appliance	5	2.2%	123	54.9%	81	36.2%	13	6.7%	15	6.7%	224
Gasoline	34	13.4%	70	26.7%	147	56.1%	0	3.8%	10	3.8%	262
Banking/financial	148	60.9%	47	19.3%	35	14.4%	17	5.3%	13	5.3%	243
Hardware/home improvement	123	40.3%	82	26.9%	96	31.5%	5	1.3%	4	1.3%	305
Hair salon/beauty services	89	39.6%	83	36.9%	40	17.8%	1	5.8%	13	5.8%	225
Gifts	110	34.2%	122	37.9%	64	19.9%	69	8.1%	26	8.1%	322

13. Are there any other types of businesses that you would like in the Borough?

Not Answered 51
Total Responses 172

Yes 132 76.7%
No 40 23.3%

If yes, please specify type of business:

Summary of Responses

Movie theater, galleries, artisans, variety store geared toward residents, children's clothing and shoe store, women's boutique, men's clothing, trendy clothes shop, designer shoe store, department store, quaint general store, sporting goods, toy store, natural food store, upscale grocery or gourmet store, vegetarian eatery, shoe repair, year round farmer's market fabric store, florist, wine bar, bakery, deli, sports bars, kitchen goods, antique furniture, craft store, hair salon, school for adults, various ethnic restaurants, gay bars, doctor office, bank, taxi service, video rental, liquor store, family friendly hotel, gas station, nightclub, hardware store.

14. Do you think the municipal tax structure in the Borough is fair and equitable?

Not Answered 51
Total Responses 172

Yes 127 73.8%
No 45 26.2%

Summary of Responses

The school tax was viewed mainly as too high, but taxes are better than in New Jersey.

15. Which, if any municipal services should be created or improved?

Not Answered 124
Total Responses 99

Summary of Responses

Flood protection and control, police in neighborhoods, better policing of bars, , police training, police weekend hours, public works, improve road and sidewalk conditions, traffic control, snow removal, street lights, more parking (free sometimes), improved trash pickup, street cleaning and litter control, shuttle bus, composting, leaf collection, recycling, park and recreation, animal control, community center, more shade trees, wireless computer, sewers, library, dog park, senior center, children activities, bury telephone wires, noise enforcement, revitalize canal.

16. Which, if any municipal services should be cut-back or eliminated?

Not Answered 185
Total Responses 38

Summary of responses

Parking police, police vehicles, zoning regulations, permit requirement, street sweeping, school cutbacks, new Borough Hall, tourist commission.

17. Offer your opinion about topics addressed above or any other issues you believe Borough officials should consider in preparing the Comprehensive Plan?

Not Answered 93
Total Responses 130

Summary of Responses

Government: many positive comments were made about the Borough in general (natural beauty, charm, diversity, arts, police, fire, public works, volunteerism, businesses, pocket parks, farmers market, arts festival, etc.) Other issues included: ensure compliance for tree replacement and plan for tree maintenance, enforce noise disturbance from motorcycles, control littering, gain control over noise and pollution at RR, crime control, protect natural beauty, provide holiday lights, encourage home and business improvements, improve communication with residents (community newsletter–community forums), focus on day to day needs, consider local tourist tax, website that contain forms, steps, processes for common requests, property appraiser section.

Flood control: continue working with public officials and tri-state area on managing and solving issue.

Green Community: encourage renewable energy devices (solar PV, solar hot water, micro-wind turbines, geothermal systems).

Residential: affordable housing, no more cookie cutter development.

Community Facilities/Recreation needs: Riverwalk, dog park, improve towpath, preserve remaining open spaces, more activities for children and families (events, playground, teen center, active recreational areas, 4th of July Fireworks, aquatic center), provide activities for aging population (senior center, hospice needs), cycling on River Rd. is problematic (unsafe, slows traffic), well marked bicycle path are needed, library is great, but has space needs, use high school more as a community center, college satellite, encourage the involvement of students in community service projects, better EMS response time needed to Riverwoods, public library/community center at St. Martins, expansion to Ferry St. park for tourism destination and seasonal municipal outdoor events, a service that focuses on family crisis, school district taxes and growth rates.

Arts/Cultural/Attractions: Attract more arts, reuse Michener museum (theater like Doylestown's, revivals of foreign films, performance venues, library, lecture hall), first Friday, gallery crawls, outdoor performers, mule barge attraction is important.

Traffic/Pedestrian: Regulating truck route deliveries to early morning & avoiding Rabbit Run Bridge, providing a Riverwalk, improve towpath, wider sidewalks, improve sidewalk deteriorating conditions, decorative brick sidewalks, traffic light countdown, don't block sidewalks with merchandise, designate pedestrian only areas, restrict parking on Main Street on weekends, lower traffic speeds.

Downtown Revitalization: provide balance of businesses, less condos and residential uses in downtown, consider local resident needs (shops, noise control, parking issues, etc.) improve appearances, preserve historic sites, keep special, improve parking, excessive ticketing, use of riverfront, provide shuttle, restrict chain stores, proper redevelopment of Zadars, improved advertisement, more restrooms.

Appendix 4: 2008 Business Survey

To generate public input in the comprehensive planning process, a survey consisting of 19 questions was mailed to 250 businesses in the Borough in the fall of 2008. A total of 44 responses were received for a 17.6 percent response rate. This public input was used in the development of the Comprehensive Plan. The survey questions and a summary of the responses are provided below.

1. How long have you operated a business in New Hope Borough?

Not Answered	1	
Total Responses	43	
Less than one year	6	14.0%
1 - 5 years	13	30.2%
6 - 10 years	5	11.6%
11 - 15 years	5	11.6%
16 - 20 years	2	4.7%
More than 20 years	12	27.9%

2. Do you own or rent your place of business?

Not Answered	2	
Total Responses	42	
Own	15	35.7%
Rent	27	64.3%

3. What is the general nature of your business?

Not Answered	1	
Total Responses	43	
Retail	26	60.5%
Eating place	2	4.7%
Art or cultural	2	4.7%
Tourist attraction	0	0.0%
Professional office	8	18.6%
Retail service	1	2.3%
Lodging	3	7.0%
Parking lot	1	2.3%

4. What days of the week is your business regularly open throughout the year?

Not Answered	1	
Total Responses	43	
Every day:		26
6 days	Mon., Wed., Thurs., Fri., Sat., Sun.:	4
	Mon., Tue., Wed., Thurs., Fri., Sat.:	2
	Mon., Tue., Thurs., Fri., Sat., Sun:	1
	Tue., Wed., Thurs., Fri., Sat., Sun:	1
5 days	Mon., Tue., Wed., Thurs., Fri.:	5
	Wed., Thurs., Fri., Sat., Sun.:	2
	Mon., Tue., Wed., Thurs., Fri.:	1
4 days	Mon., Tue., Thurs., Fri.	1
Weekends Only	Fri., Sat., Sun.:	1
	Sat. and Sun.:	1

5. What are your regular business hours?

Not Answered 0
Total Responses 44

Business	Weekdays				
	Openings			Closings	
	Before 10AM	Between 10:00 - 11:59AM	12:00PM or Later	6PM or Earlier	7PM or Later
Retail Shop (24)	1	20	3	14	10
Eating Place (2)	0	0	2	0	2
Art/Cult. (2)	0	2	0	2	0
Prof. Office (8)	7	1	0	7	1
Retail Services (1)	1	0	0	1	0
Lodging (3)*	2	0	0	0	2
Other (parking lot)	24/7	24/7	24/7	24/7	24/7

*One establishment is 24/7

Business	Weekends				
	Openings			Closings	
	Before 10AM	Between 10:00 - 11:59AM	12:00PM or Later	6PM or Earlier	7PM or Later
Retail Shop (26)	1	22	3	6	20
Eating Place (2)	0	0	2	0	2
Art/Cult. (2)	0	2	0	2	0
Prof. Office (8)	1	2	0	2	1
Retail Services (1)	1	0	0	1	0
Lodging (3)*	2	0	0	1	1
Other (parking lot)	24/7	24/7	24/7	24/7	24/7

*One establishment is 24/7

6. What percentage of your patrons do you estimate make up each of the following categories?

Not Answered 3
Total Responses 41

Business	Local			Out of Town			Internet			Other**		
	0-20 %	21-50%	51-100%	0-20 %	21-50%	51-100%	0-20 %	21-50%	51-100%	0-20 %	21-50%	51-100%
Retail Shop (26)	15	8	3	0	5	21	12	3	0	2	0	0
Retail Services (1)	0	0	1	1	0	0	0	0	0	0	0	0
Eating Place (2)	0	2	0	0	0	2	0	0	0	0	0	0
Art/Cult. (2)	0	2	0	0	2	0	2	0	0	1	0	0
Prof. Office (8)*	4	1	0	0	1	3	1	1	0	0	0	0
Lodging (3)	3	0	0	0	0	3	0	0	1	1	0	0
Other (parking lot)	1	0	0	0	0	1	0	0	0	0	0	0

* Three businesses in this category did not fill out this question.

**Other patrons as follows: 13% Antique Shows, 20% Former customers, 15% Business persons from local company stores, and phone/internet

7. From a business perspective, what are the 3 greatest challenges facing New Hope in the next five years?

Not Answered 8
Total Responses 36

	<u>Greatest</u>		<u>2nd Greatest</u>		<u>3rd Greatest</u>		<u>Total of 3 categories</u>	
Traffic congestion	3	8.3%	1	2.9%	2	5.9%	6	5.7%
Lack of convenient parking	11	30.6%	7	20.0%	6	17.6%	24	22.8%
Parking rates	3	8.3%	2	5.7%	3	8.8%	11	10.4%
Business taxes	0	0.0%	2	5.7%	0	0.0%	2	1.9%
Conflicts with residents	1	2.8%	2	5.7%	1	2.9%	4	3.8%
Crime rate	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Nuisance problems	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Lodging	0	0.0%	1	2.9%	0	0.0%	1	0.9%
Retaining/attracting new businesses	2	5.6%	1	2.9%	5	14.7%	16	15.2%
Maintaining competitiveness with malls and national retailers	0	0.0%	0	0.0%	1	2.9%	1	0.9%
Costs of doing business	6	16.7%	4	11.5%	0	0.0%	10	9.5%
Lack of cohesive business marketing	3	8.3%	4	11.5%	2	5.9%	9	8.5%
Lack of art and/or cultural establishments	2	5.6%	0	0.0%	3	8.8%	5	4.7%
Aging infrastructure	0	0.0%	0	0.0%	2	5.9%	2	1.9%
Deteriorating business appearance	4	11.1%	4	11.4%	4	11.8%	12	11.4%
Other*	1	2.8%	1	2.9%	0	0.0%	2	1.9%
Totals	36		35		34		105	

*Other includes: The town needs more events 4th July, Memorial, Labor Day, Founder's Day. Town needs to market itself. Closing streets for special events hurts all business.

8. Where do you live?

Not Answered 0
Total Responses 45 (due to a double response)

New Hope	12	28.6%
New York	0	0.0%
Philadelphia	0	0.0%
Elsewhere in Bucks	26	61.8%
New Jersey	5	11.8%
Other	1	0.0%

9. Why did you choose to open a business in New Hope Borough?

Not Answered 4
Total Responses 40

Summary of responses

Location/Tourism—New Hope's positive reputation as a national tourist attraction, walkable river town, location, high income levels of Bucks and Hunterdon, upscale travelers, high number and frequency of out-of-town visitors, good business opportunities, volume of foot traffic, evening tourism, low competition.

Lifestyle/Diversity—Quaint town, beautiful, friendly town, nice mix of people and diverse crowds (hippy, artsy, liberal, fun-loving), born here, gay friendly, great heart, combine business with living here.

Arts/Culture—Thriving arts and crafts community, provides something for everyone and those looking for the unusual, good schools, history, artistic area, and an international flair.

9a. Did the business climate in New Hope meet your expectations?

Not Answered 6 Total Responses 38

Yes 28 73.7%

No 10 26.3%

9b. Please Comment on why or why not.

Not Answered 12 Total Responses 32

Summary of Responses

New Hope's Reputation—Attracts people locally and beyond, great tourist destination, individual service provides for repeat customers.

Economy—Nine months customer traffic is strong, many window shoppers not buying, come for entertainment not shopping, number of visitors is down, business is slower on the week days and slow in the winter months, gas prices have affected tourism; retail at union square has diminished, less business visitors.

Parking—Excessive cost of parking & customers being ticketed (drives up rent), visitors don't like parking arrangements.

Maintenance—Deteriorating building appearance.

Government—Council has aided in the advancement of business, there is a lack of support for chamber & council

Needs and recommendations—Better overall business marketing, encourage small privately-owned businesses, improve convenient parking, more visitors needed, including repeat customers, don't want chain stores (Walmart), affordable restaurant for guests, store hr. signage, more regular store hrs in general.

10. List the three most important things New Hope Borough could do to improve your ability to operate a successful business.

Not Answered		8		Total Responses 36							
		<u>Most Important</u>		<u>2nd Most Important</u>		<u>3rd Most Important</u>		<u>Total of 3 categories</u>			
Increase police presence		2	5.7%	0	0.0%	0	0.0%	2	1.9%		
Facilitate shuttle service		3	8.6%	3	9.1%	2	6.1%	8	7.9%		
Enhance bicycle ways		0	0.0%	1	3.0%	0	0.0%	1	0.9%		
Improve riverfront visibility and access		2	5.7%	1	3.0%	0	0.0%	3	2.9%		
Beautify streets		4	11.4%	9	27.3%	1	3.0%	14	13.8%		
Encourage and/or sponsor more special events		0	0.0%	5	15.2%	4	12.1%	9	8.9%		
Provide more off-street parking		7	20.0%	6	18.2%	9	27.3%	22	21.7%		
Improve infrastructure		1	2.9%	0	0.0%	0	0.0%	1	0.9%		
Enhance communication with businesses		1	2.9%	2	6.1%	1	3.0%	4	3.9%		
Promote marketing of business district		9	25.7%	4	12.1%	6	18.2%	19	18.8%		
Enhance pedestrian circulation		1	2.9%	0	0.0%	1	3.0%	2	1.9%		
Improve signage to town's attractions/ businesses		1	2.9%	1	3.0%	3	9.1%	5	4.9%		
Improve borough licensing		1	2.9%	1	3.0%	1	3.0%	3	2.9%		
Reduce business taxes		1	2.9%	0	0.0%	2	6.1%	3	2.9%		
Expand downtown business district		0	0.0%	0	0.0%	1	3.0%	1	0.9%		
Other*		2	5.7%	0	0.0%	2	6.1%	4	3.9%		
Totals		35		33		33		101			

*Other responses include:

Continue to cooperate with efforts of business people
 Attract more stable retail stores
 Riverwalk like San Antonio
 Bus service from Philadelphia to New Hope

**11. If you had \$100 to spend on Borough physical improvements, how would you allocate it?
(Amounts are averaged)**

Not Answered 4
Total Responses 40

Improve roadways	\$23.33
Improve infrastructure	\$0.00
Improve flood control features	\$32.73
Provide local shuttle service	\$19.64
Improve traffic controls	\$27.14
Improve pedestrian sidewalks	\$16.88
Provide local community center	\$16.67
Enhance access along the river	\$23.08
Provide more public open	\$30.00
Enhance public streetscape	\$29.17
Increase street cleaning	\$13.33
Enhance public signage to attractions and businesses	\$16.43
Provide public recycling facilities	\$21.67
Improve public parking	\$44.32
Provide low interest loans for façade improvements	\$15.00
Increase police protection	\$25.00
Other	
\$30.00 Decrease street lighting	
\$20.00 Fine businesses that are not maintained, cleaned, fresh	
\$50.00 Marketing of town similar to Peddlers Village	
\$100.00 Main St. manager	
\$50.00 Marketing and special events coordinator	
\$50.00 Bus service from Philadelphia	

12. Tell us what you think about the current business climate in New Hope.

Not Answered 9
Total Responses 35

Summary of Responses

Town Identity/Needs—Stay special, encourage small individual businesses, not big corporations, retain businesses and shops that cater to the mid-level and higher income shopper to attract a variety of clientele, encourage more special events, it's a good town for everyone, losing artistic galleries, Lambertville appears more upscale and has attracted galleries & shops, need more entertainment (theater or cinema), better mix of store is needed.

Parking—More convenient parking, less tickets, lower parking rates, 9 p.m. meters are too late, need parking on south end of town.

Economy—Downturn has affected revenues, less customers, too seasonal, inconsistent hours of operation, reevaluate rent structures businesses to reduce vacancies, shoplifting problems.

Marketing—Promote town and businesses, use web site for marketing, need a management system to promote town

Appearance/Maintenance—Improve deteriorating facades, better property maintenance, make appearance more welcoming to tourists.

Flooding—Challenged by three flood events.

Government/Regulations—Laws are too strict, shouldn't expect government to do for businesses, hire good staff, need to implement cohesive plan to promote tourism/business.

13. What are your suggestions/recommendations to improve the business district?

Not Answered 13
Total Responses 31

Summary of Responses

Parking improvements—Not ticketing offender too quickly, providing more convenient parking, free parking during holiday season and other times to encourage more customers, free parking for residents, reducing parking fees, and installing easier to use meters, shuttle bus service, better signage to parking.

Physical improvements (streetscape)—Improve street lighting for Bridge, Mechanic and Ferry streets, provide Holiday lights, additional street furniture (benches, ashtrays, garbage cans), continue beautification with attractive plantings, ensure adequate bathroom facilities, incorporate Union Square into the town center better, make a riverwalk.

Marketing/Advertisement/Events—Borough and business must be advertised much better, hold more events during off seasons (including fireworks, historic tours, more festivals such as food festival), address business turnover, need more offices, bring back mule ride, art center activities, and need to have an anchor store and/or entertainment complex to draw patrons during the week, consultant to organize events and promotions.

Maintenance improvements—Improve building and property appearance, continued clean-up of sidewalk areas, reduce sign clutter, enforce property maintenance enforcement of regulations including HARB regulations, and continue beautification.

Other needs—Peace Officer to aid patrons, friendlier police force, more flexibility with zoning.

14. Are there other types of businesses that you feel are needed in the Borough to complement the existing mix of business uses?

Not Answered 15
Total Responses 29

Yes 24 82.8%
No 5 17.2%

If yes, specify business types:

Summary of Responses

Retail/Restaurant—Office supply store, drugstore/general store, one-of-a-kind store (no chains), artsy stores, non-mall box store, pipe shop, real antique shops, GLB-oriented (club, restaurant), upscale restaurant (or club to replace building next to playhouse), clothing stores, kitchen store, affordable restaurants.

Attractions/Entertainment—Historical tours of town, open bus guided tour, re-open mule barge, other attractions for family and tourist, mini-golf, segway rental, row boat/canoe rental, movie theater, video arcade.

Arts—Art galleries, craft galleries, clothing/handmade craft store, individual artists.

15. Is the tax structure in the Borough fair and equitable?

Not Answered 9
Total Responses 35

Yes 24 68.6%
No 11 31.4%

16. Which, if any, municipal services should be created or improved?

Not Answered 24
Total Responses 20

Summary of Responses

Create Services—free weekend parking at high school, free shuttle to Main St., "Peace officers" no cops, watchdog.

Service Improvements—parking, public transport, street cleaners, public restrooms, recycling, police department, more flexible with violations, lower sewer/water fees.

17. Which, if any, municipal services should be cut-back or eliminated?

Not Answered 32
Total Responses 12

Summary of Responses

Ticketing of parking violations should be re-evaluated (less ticketing, less police, less management)

18. Would you be willing to pay a low tax or fee for marketing coordination?

Not Answered 6
Total Responses 38

Yes 19 50.0%
No 19 50.0%

19. Offer your opinion about topics addressed above or any other issues you believe Borough officials should consider in preparing the Comprehensive Plan.

Not Answered 14
Total Responses 30

Summary of Responses

Town Identity—Great town, clean, friendly, keep town strange.

Parking—More convenient parking, lower parking fees, less ticketing, lower parking fees, base rates on other community practices, provide better resident parking options, shuttle service, don't harass motorcycle crowd, meters to take dimes & nickels—need quarter machines, build parking garages at Bell lot, Saint Martin's, Union Square.

Streetscape/property maintenance—General building and property appearance improvements, litter control, provide more refuse containers, ashtrays, better weed control, narrow walkway improvements, street trees (plant maples not oaks).

Marketing—Need professionals to help promote the town through a comprehensive advertising campaign (TV, radio, internet, billboards, newspapers, magazines, mailers, etc.), consider a yearly marketing fee, North Main St. and Ferry St. needs to be recognized/incorporated better.

Events—Coordinate street fairs, founders parade, 4th of July, Holiday street/light decorations, more murals, sidewalk mosaics. Include local galleries more in New Hope Art Festival.

Government/enforcement—Work with playhouse and state agency to improve mill pond, enforce building code violations & sign ordinances, appoint business owner to Board, enforce all HARB regulations, enforce/enact regulations requiring building owners to meet certain appearance guidelines, welcome & work w/investors willing to put money to improve the town, allow bed & breakfast owners to expand the number of rooms to permit tourist to stay in town longer for businesses benefit, keep up the good work, active police present on weekends for traffic control and when bikers are revving up to leave.

Other Needs—Public Riverwalk, better public transit connections (bus) are needed.

Appendix 5: Funding and Technical Assistance Summary

Name of Program	General Description of Program	Administering Agency
Accessible Housing Program, PA	Provides grants to local entities to carry out home modification programs for lower-income people with disabilities.	PA DCED
Alternative Fuels Incentive Grants (AFIG)	Encouraging the transfer and commercialization of innovative energy technologies and the use of indigenous fuels.	PA DEP
Assessment and Watershed Protection Program Grants (AWPPGs)	Supports a watershed approach to better address water quality problems in the US and building the capacity of all levels of government to develop and implement effective, comprehensive programs for watershed protection, restoration, and management to protect human health, support economic and recreational activities, and provide healthy habitat for fish, plants, and wildlife.	EPA Watershed Program Non-point Source Program
Business in our Sites Program	Provides grants and loans for business site preparation.	PADCED
Bucks County Open Space Program	Provides funding up to 75 percent for open space land acquisition and/or municipal open space improvements.	County of Bucks
Coastal Zone Management (CZM) Program	CZM provides technical and financial assistance to local governments and state agencies to control development in coastal hazard areas, improve public access, protect natural resources, expand strategies to improve local economies, promote proper planning, conserve coastal and wetland resources, and control coastal non-point source pollution.	DEP Office for River Basin Cooperation Trust
Communities of Opportunity	Provides grants to municipalities, redevelopment authorities and housing authorities for community revitalization, economic development, and lower-income housing development and rehabilitation.	PA DCED
Community Conservation Partnership Grant Program	Funds a wide variety of recreation, greenway, rivers conservation and open space preservation activities with 50% matching grants. Four main categories of grants are: a. Planning and Technical Assistance b. Acquisition Projects c. Development Projects d. Federally Funded Projects This is a restructuring and combination of separate grant programs including the former Keystone, Rails-to-Trails, River Conservation and other programs.	PA DCNR
Community Development Bank, PA.	Provides capital and capacity building grants to "Community Development Financial Institutions" (CDFIs). The CDFIs are then allowed to assist with small scale business expansions, new business starts, non-profit facilities and very small businesses.	PA DCED

Name of Program	General Description of Program	Administering Agency
Community Development Block Grant (CDBG)	Offers grants for a wide variety of activities, provided the applicant proves by survey or census that the project will benefit 51% low and moderate income persons or handicapped persons or eliminate "blighted" conditions in officially designated areas. For example, funds can be used for water and sewage improvements, storm drainage, handicapped accessibility, housing rehabilitation, parks and recreation, street and sidewalk improvements, code enforcement, community planning, and historic rehabilitation.	Bucks County Office of Community and Economic Development
Community Revitalization Program	Very broad grant program. Officially intended to promote community stability, increase tax bases and improve quality of life. Applications may be made by municipalities, authorities, economic development organizations and non-profit corporations. Public/non-profit/profit partnerships are encouraged. Generally can be used for infrastructure, community revitalization, building rehabilitation, demolition of blighted structures, public safety, and crime prevention.	PA DCED & Governor's Office
Compact Authorization Investment Program	Provides grants for local transportation projects in communities that host a Delaware River Joint Toll Bridge Commission bridge. Eligible projects include those that will improve safety and traffic flow.	Delaware River Joint Toll Bridge Commission
Congestion Mitigation and Air Quality Improvement Program (CMAQ)	This program funds transportation projects that reduce congestion and improve air quality. Eligible projects include transit improvements, shared-ride services, traffic flow improvements, demand management strategies, pedestrian and bicycle facilities and programs, inspection and maintenance programs, and alternative fuel projects.	Federal Highway Administration (Philadelphia Office)
Conservation Corps, PA.	Provides funding for work crews for community projects, such as trail improvements.	PA DCNR
Core Communities Housing Program	Core Communities Housing Program – Provides grants for affordable housing activities, including construction and rehabilitation, on previously developed sites.	PA DCED
Customized Job Training	Provides grants to businesses (other than retail) to train new employees, and retrain and upgrade existing employees. Up to 100% of eligible costs may be paid for new job creations, and up to 70% for other eligible training.	PA DCED Businesses apply through a State-licensed Education Agency
DEP & Environmental Systems Research Institute Inc.	GIS Software Grants	PA DEP

Name of Program	General Description of Program	Administering Agency
Downtown Pennsylvania Program	Offers full-time management to organize and implement a Business District Authority that provides financing for additional services in a commercial area. The Commercial Revitalization program funds physical improvement projects that are consistent with an action plan. Projects may include site improvements, façade renovations and adaptive reuse of downtown buildings.	PA DCED
Early Intervention Program	Provides matching grants to assist municipalities experiencing fiscal difficulties to develop comprehensive multi-year financial plans.	PA DCED
Economic Development Administration Economic Adjustment Grants	Provides grants to design and implement strategies to adjust to serious job losses to a local economy, such as natural disasters and defense spending reductions.	U.S. EDA Philadelphia Office
Economic Development Administration Loan Guarantees	Guarantees business loans made through private lenders. Available for up to 80% of project cost. Primarily intended for manufacturers, but commercial businesses may qualify. An equity contribution is required by business. Must show job creation.	U.S. EDA Philadelphia Office
Economic Development Administration Public Works Grants	Offers grants to distressed municipalities to assist in attracting new industries and encourage business expansion. Projects typically involve water and sewage improvements primarily serving industries, industrial access roads, and business incubators. A 50% local match is typically required.	U.S. EDA Philadelphia Office
Elm Street	Provides grants for planning, technical assistance and improvements to residential and mixed use areas near central business districts.	PA DCED
Emergency Responders Resources and Training Program	Provides funds for emergency responder improvement projects.	PA DCED
Emergency Services Loan Program	Provides low-interest loans to fire and ambulance companies to acquire vehicles, or to renovate or acquire buildings to house vehicles.	PA Emergency Management Agency
Energy Harvest Grant	Energy projects that address air quality and watershed protection.	PA DEP

Name of Program	General Description of Program	Administering Agency
Enterprise Zone Program, PA	Encourages investment in "enterprise zones" that are distressed areas designated by the State. The main benefits include: low-interest loan pools (mainly for building acquisition, construction, renovation and machinery), local technical assistance in connecting with financing and technical resources, and preferences in certain State grant and loan programs. A priority is placed upon assistance to industrial businesses. Grants are also available for the initial planning of proposed enterprise zones, and for program administration. See also "E.Z. Tax Credits" below. (This program is completely separate from the Federal Empowerment Zone/Enterprise Community program.)	PA DCED
Enterprise Zone Tax Credits	Provides State tax credits to businesses located within State-designated Enterprise Zones for new building construction and rehabilitation of existing buildings.	PA DCED
Environmental Protection Agency Brownfields Program	Grants for a very limited number of pilot demonstration projects for cleanup of contaminated underused industrial sites.	U.S. EPA Philadelphia Office
EPA Section 319 Non-point Source Pollution Prevention Program	Provides money for projects that help control non-point source pollution and protect water quality.	Pennsylvania Association of Conservation Districts, Inc. (PACD)
Flood Control - Army Corps and NRCS Watershed Programs	Various types of projects to manage flooding. Typically, the Army Corps is involved in larger watersheds, while NRCS has primary responsibility for smaller watersheds.	U.S. Army Corps of Engineers, U.S. Natural Resources Conservation Service
Flood Hazard Mitigation Grant Program	Provides 75% funding to relieve imminent hazards from flooding, such as voluntary buy-outs and demolitions of highly flood-prone properties.	Federal Emergency Management Agency
Flood Protection Program, PA	Offers design and construction of flood protection projects. The project must be deemed economically justifiable under the state capital budget process.	PA DEP Bureau of Waterways Engineering
Growing Greener II	Main Street and downtown redevelopment grants to municipalities and nonprofits, focusing on improving downtown sites and buildings. Eligible projects may include approaches that assist in business development or public improvements.	PA DEP

Name of Program	General Description of Program	Administering Agency
Heritage Parks Program	Provides grants up to 75% of costs for projects within State-designated "Heritage Parks" to preserve and interpret the significant contribution that certain areas made upon the industrial heritage of the state and nation. Funds may be used for four types of projects: Feasibility studies, a Management Action Plan, Special purpose studies, and Implementation projects. Projects are intended to conserve natural, historic and recreational resources relating to industrial heritage to stimulate regional tourism.	PA DCNR
Historic Preservation - Certified Local Government Grants	Provides modest-sized matching grants to provide technical assistance to municipalities that have official historic districts and meet other criteria to be "certified."	Federal, administered by PA Historical and Museum Commission
Historic Preservation Survey and Planning Grants	Matching grants for historic surveys, historic preservation planning and National Register nominations. Available to municipalities and non-profit organizations. Cannot be used for construction.	Federal, administered by PA Historical and Museum Commission
Historic Preservation Tax Credits	Offers Federal income tax credits for a percentage of the qualified capital costs to rehabilitate a certified historic buildings, provided the exterior is restored. The program is generally limited to income-producing properties.	National Park Service
Home Ownership Choice Program	Provides financing assistance for new, single-family homes in designated blighted areas.	PA HFA
Housing and Redevelopment Assistance	Provides state-funded grants for community revitalization and economic development activities at the local level. Assists the community in becoming competitive for business retention, expansion, and attraction.	PA DCED
Industrial Sites Reuse Program	Provides grants and low-interest loans for environmental site assessment and remediation at former industrial sites.	PA DCED
Infrastructure Development Program, PA.	Provides grants and low interest loans for public and private infrastructure improvements needed for a business to locate or expand at a specific site. Financing is also available for infrastructure to redevelop industrial sites that have been idle more than 6 months, such as acquisition and demolition. Primarily available for industries, research facilities, company headquarters and business park developments.	PA DCED
Intermunicipal Projects Grants	Promotes cooperation between neighboring municipalities so as to foster increased efficiency and effectiveness in the delivery of municipal services at the local level.	PA DCED

Name of Program	General Description of Program	Administering Agency
Job Creation Tax Credits, PA	Provides State tax credits to businesses that commit to create new jobs in PA within the next 3 years. Must create 25 new jobs or 20% of the existing work force. The jobs must pay over a certain minimum income. The business must explain how it exhibits leadership in technological applications.	PA DCED
Keystone Historic Preservation Funds	Provides 50% matching grants to fund analysis, acquisition or rehabilitation of historic sites. The site must be on the National Register of Historic Places, or officially determined to be eligible for listing. The site must be accessible to the public after funding. The grants can be made to public agencies or non-profit organizations.	PA Historical and Museum Commission
Keystone Opportunity Zones	Provides state and local tax abatement to businesses located in a designated zone.	PA DCED
Keystone Rec., Park & Cons. Fund – Library Program	Provides grants to improve the physical facilities of public libraries.	PA DCED
Keystone Rec., Park & Cons. Program - Land Trust Grants	Grants to well-established non-profit land trusts and conservancies to plan for and acquire critical natural areas. Land that is acquired must be open to the public.	PA DCNR
Land Use Planning and Technical Assistance Program (LUPTAP)	Assists local governments and counties to prepare comprehensive plans, downtown plans, special community development studies and development regulations.	PA DCED
Local Government Capital Project Loan Program	Provides low-interest loans to local government for equipment and facilities needs.	PA DCED
Low Income Housing Tax Credit, Federal	Offers Federal income tax credits to non-profit and for-profit developers of housing for low-income persons. Non-profits can then sell their credits to investors.	PA Housing Finance Agency
Machinery and Equipment Loan Fund	Provides low-interest loans to acquire or upgrade machinery and equipment and related engineering and installation for industrial, agricultural, processing and mining businesses. The business must agree to create or preserve jobs as a condition of the financing.	PA DCED
Main Street Program	Provides grants to municipalities to coordinate downtown revitalization.	PA DCED

Name of Program	General Description of Program	Administering Agency
Minority Business Development Authority, PA	Provides low-interest loans for businesses owned and operated by minorities. Can generally be used for industrial, international trade, franchise, retail and commercial uses. Can be used for site acquisition, building construction and renovation, machinery and working capital.	PA Minority Business Development Authority & PA DCED
Municipal Open Space Program	Provides assistance with local land preservation efforts and open space planning. Aids in the acquisition of land for agricultural preservation, natural resource protection, and/or recreation.	BCPC
Municipalities Financial Recovery Act, PA	Provides technical advice and grants for special purposes (such as studies to improve service efficiency) within municipalities that have been officially designated as financially distressed. After application and designation, the municipality must follow a Financial Recovery Plan.	PA DCED
Neighborhood Assistance Tax Credit Program	Authorizes state corporate income tax credits to private companies for investment in distressed areas, support of neighborhood revitalization planning, and development activities in designated Enterprise Zones.	PA DCED
On-Lot Septic System Program	Offers low-interest loans to limited income households to repair failing on-lot septic systems.	PennVest and PA Housing Finance Agency
Opportunity Grant Program (replaced Sunny Day Fund)	Offers grants to create or preserve very substantial numbers of jobs. May be used for job training, infrastructure, land and building improvements, machinery and equipment, working capital, or environmental assessment and cleanup.	Can only be applied for through the Governors Action Team
PEDFA Financing	Provides low-interest rate financing of business growth. Projects that can be funded with bonds that are exempt from Federal income tax have a lower interest rate than other types of projects. The lower rate financing is limited to activities such as site acquisition, building construction and rehabilitation and new equipment - for manufacturing and certain transportation and utility uses. The higher rate is available to a broader range of businesses and a much wider variety of expenditures.	PA Economic Financing Authority-- Applications are made through a local Industrial Development Corp. or Authority
PennCAP	Provides a guarantee of loans to businesses made by participating banks.	DCED Apply through a participating bank

Name of Program	General Description of Program	Administering Agency
PENNVEST	Offers low interest loans for construction and improvement of drinking water and wastewater systems. Outright grants may be available for highly distressed communities. Mainly intended for public systems, but some private systems may be approved. Water projects are funded through the Drinking Water Revolving Loan Fund. Sewage projects are funded through the Clean Water Revolving Fund. In addition, PennVest is authorized to provide loans for projects to control existing stormwater problems, such as separating stormwater from sanitary sewage. The "Advance Funding Program" provides low-interest loans for feasibility studies and engineering of systems if the utility cannot fund such work itself.	PA Infrastructure Investment Authority and PA DEP Bureau of Water Supply Management-- Involves both U.S. EPA and State funds
Recreational Trails Program	Projects such as maintenance and restoration of existing trails, development and rehabilitation of trailside and trailhead facilities and trail linkages, purchase and lease of recreational trail construction and maintenance equipment, construction of new recreational trails, and acquisition of easements or property for recreational trails or recreational trail corridors.	PA DCNR
Recycling Grants	Grants for up to 90% of municipal costs to develop and implement recycling programs, such as the purchase of recycling bins and composting equipment. Grants are also available to counties for a recycling coordinator, waste management plans and pollution prevention education.	PA DEP Bureau of Land Recycling and Waste Management (under Act 101 of 1988)
SBA Financing	Offers low-interest financing for smaller businesses, including: - micro-loans and micro-enterprise grants - Section 7(a) Guaranteed Business Loans - Section 504 Loans to allow certified development organizations to make long-term loans for real estate and other fixed assets	U.S. Small Business Administration
Sewage Facility Planning Grants	Grants to pay up to 50% of the costs to prepare new sewage facilities plan or update an existing plan, under State Act 537 of 1966.	PA DEP
Shared Municipal Services	Provides modest-sized 50/50 matching grants to promote cooperation among municipalities, in order to increase the efficiency of public services. Two or more municipalities may apply, or a council of governments.	PA DCED
Small Business First	Provides low-interest loans for projects by businesses that generally have less than 100 employees. Generally, funding can be used for site acquisition, building construction, machinery, working capital, environmental compliance, defense-cutback impacts, recycling, technology, export and computer activities. This is also one of the few funding sources that can be used for restaurants, hotels and motels. The recipient must agree to create or preserve jobs.	PA DCED An application can be made through an "Area Loan Organization"

Name of Program	General Description of Program	Administering Agency
Small Business Incubator Program	Provides loans and grants for facilities in which a number of new businesses operate under one roof with affordable rents, sharing services and equipment and having equal access to a wide range of professional, technical, and financial programs.	PA DCED
Small Communities Planning Assistance Program (SCPAP)	Provides grants up to 100% of the costs to eligible municipalities to prepare comprehensive plans, development regulations and special strategies for development. Generally, 51% of the municipality's residents must be low or moderate income, according to the census or a survey.	Federal CDBG administered by PA DCED
Small Water System Regionalization Grants	Provides grants for feasibility studies concerning the merger of small drinking water systems.	PA DEP Bureau of Water Supply
Smart Growth Leadership Institute	Smart Growth Technical Assistance.	Leadership Institute
Solid Waste Facility Programs	Programs provide grants for municipalities to review proposed solid waste facilities within their borders. Programs also provide funding for municipal inspectors of facilities and for host fees from operators.	PA DEP Bureau Land Recycling and Waste Management
Stormwater Management Grants (Under State Act 167 of 1978)	Grants for cooperative efforts at the watershed level among municipalities for stormwater planning and ordinances. Grants are typically made to counties, but may be made to municipalities.	PA DEP Bureau of Watershed Conservation
Stream Improvement Program	Provides design and construction assistance to eliminate imminent threats to flooding and stream-bank erosion.	PA DEP Bureau of Waterways Engineering
TEA 21 Transportation Enhancements Program (Part of Federal Transportation Efficiency Act)	Provides grants for: facilities for pedestrians and bicycles, acquisition of scenic easements and scenic or historic sites, development of scenic or historic route programs, landscaping and other scenic beautification along highways, historic preservation, restoration of historic transportation facilities (such as canals), preservation of rail corridors (particularly for bicycle/walking routes), control and removal of outdoor advertising, archeological research, and mitigation of water pollution due to highway runoff. All projects must have a direct relationship to transportation.	U.S. DOT funds administered by PennDOT

Name of Program	General Description of Program	Administering Agency
TreeVitalize Program	Incentive grants are being offered to encourage municipalities to cross boundaries and work together to include tree cover in their planning and budgeting. Applications are welcomed from local governments or business improvement districts in the four counties listed above. Priority consideration will be given to applications supporting multi-municipal forestry management projects.	PA DCNR TreeVitalize
Urban Forestry Grants	Provides grants for tree planting projects. Is also a Federal "America the Beautiful" grant program for tree planting.	PA DCNR
Watershed Resources Educational Network (WREN)	Funds community based educational projects that protect and improve either the drinking water source waters for the community's public drinking water system or the community's watershed.	PA DEP
Wildlife Habitat Incentives Program (WHIP)	Provides both technical assistance and cost-share assistance to establish and improve fish and wildlife habitat. Projects may include riparian buffer restoration, stream fencing in agricultural areas, wetland enhancement, and fish habitat restoration.	USDA

Source: Publications and internet sites of various agencies.

Key

PA DCED = Pennsylvania Department of Community and Economic Development

PA DCNR = Pennsylvania Department of Conservation and Natural Resources

PA DEP = Pennsylvania Department of Environmental Protection

PA HFA = Pennsylvania Housing Finance Agency

New Hope Borough Comprehensive Plan

Map 1: Existing Land Use and
Zoning Districts

Zoning Districts (see inset)

Existing Land Use

Vacant

Rural Residential

Single-Family Residential

Multifamily Residential

Mixed Use (Commercial/Residential)

Commercial

Industrial

Government & Institutional

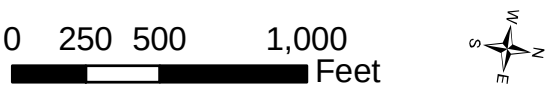
Parks, Recreation & Open Space

Transportation & Utilities

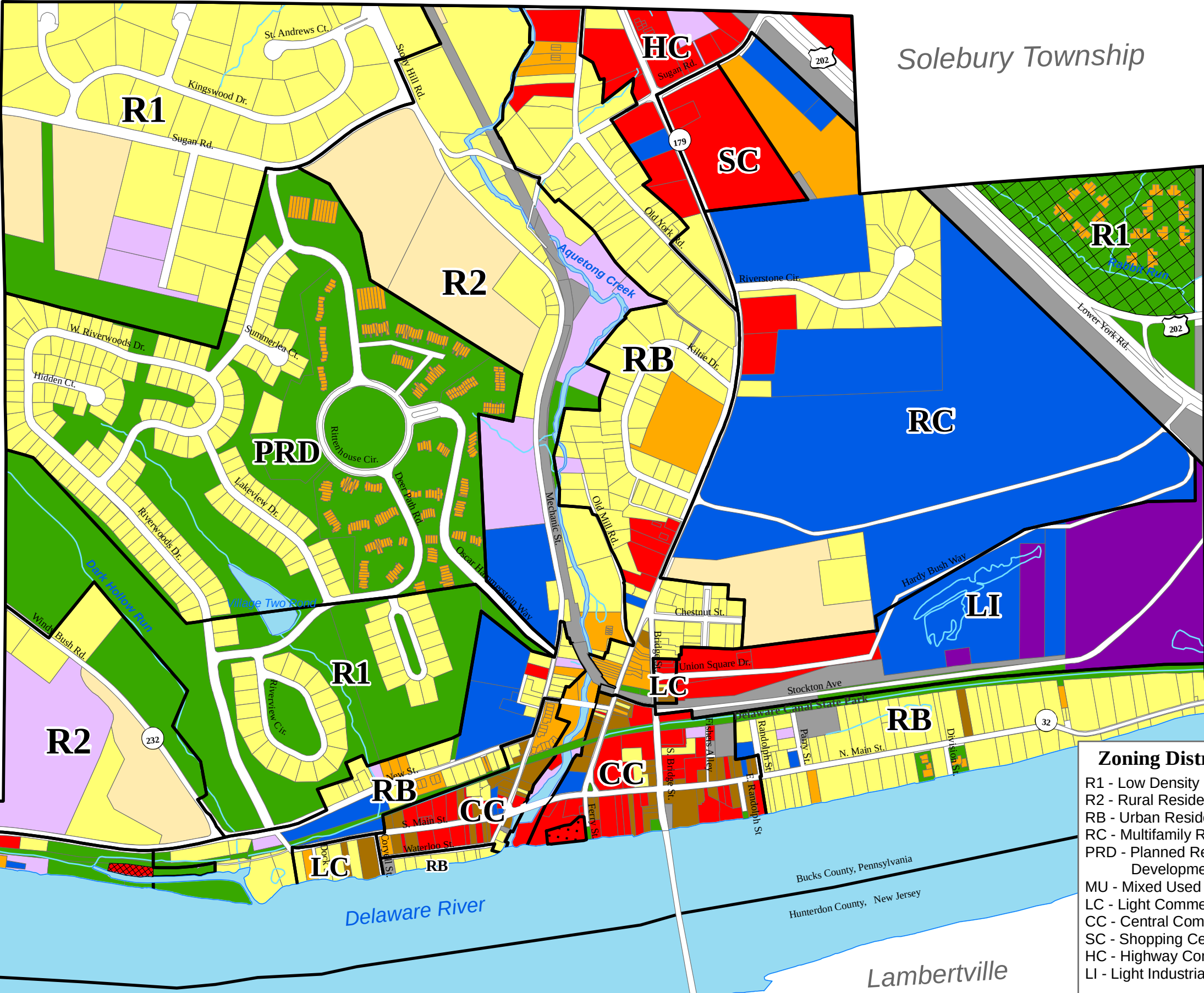
Approved for Development

Proposed for Development

Source: 2005 Aerial photography, Bucks County Board of Assessment records and Municipal records



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Zoning Districts

R1 - Low Density Residential

R2 - Rural Residential

RB - Urban Residential

RC - Multifamily Residential

PRD - Planned Residential Development

MU - Mixed Used

LC - Light Commercial

CC - Central Commercial

SC - Shopping Center

HC - Highway Commercial

LI - Light Industrial

New Hope Borough Comprehensive Plan

Map 2: Surface Geology and
Water Resources

Surface Geology

- Brunswick Formation
- Trenton Gravel
- Diabase

Water Resources

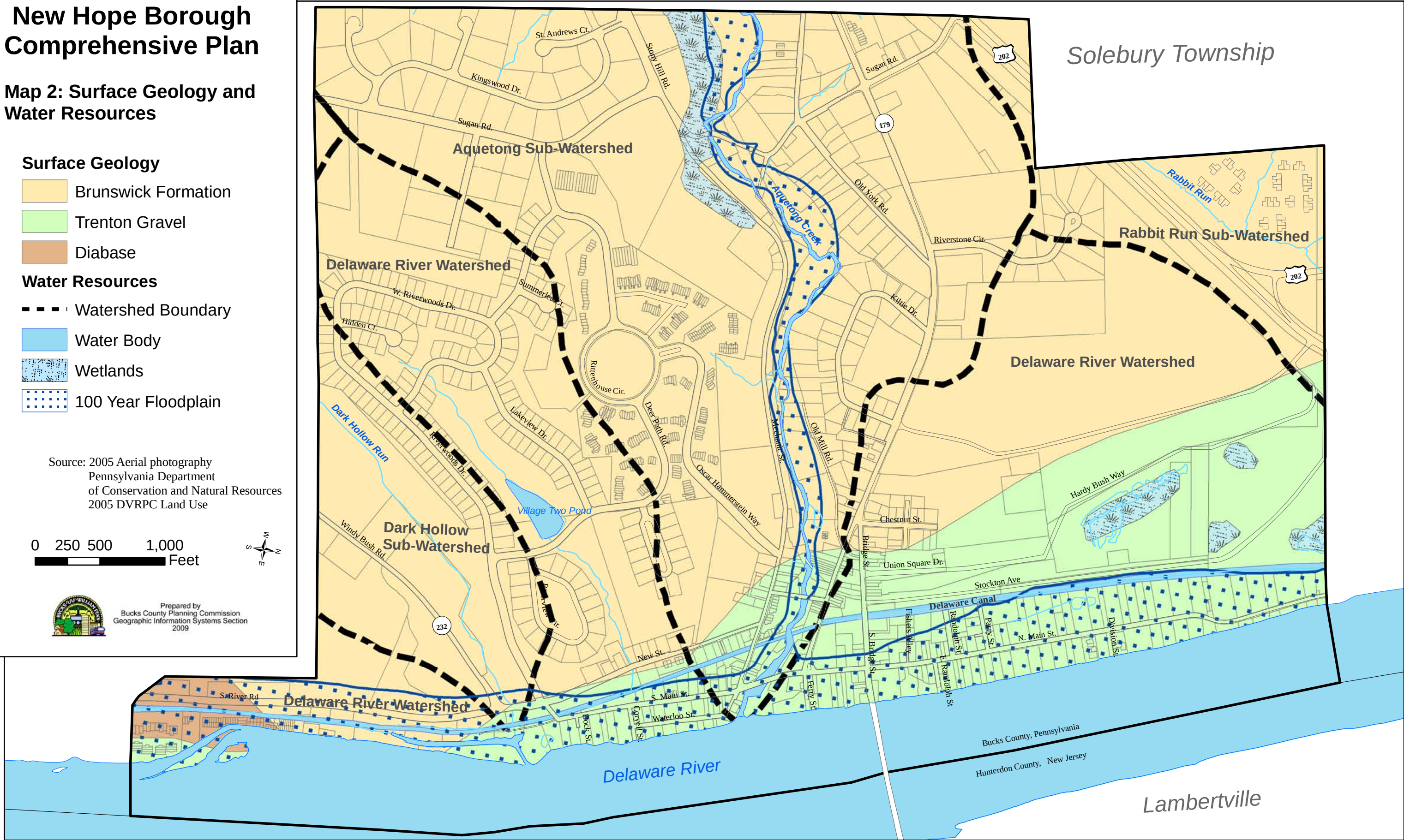
- Watershed Boundary
- Water Body
- Wetlands
- 100 Year Floodplain

Source: 2005 Aerial photography
Pennsylvania Department
of Conservation and Natural Resources
2005 DVRPC Land Use

0 250 500 1,000
Feet



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New Hope Borough Comprehensive Plan

Map 3: Significant Natural
Features

 Wooded Areas

Slopes

 8%-15%

 16%-25%

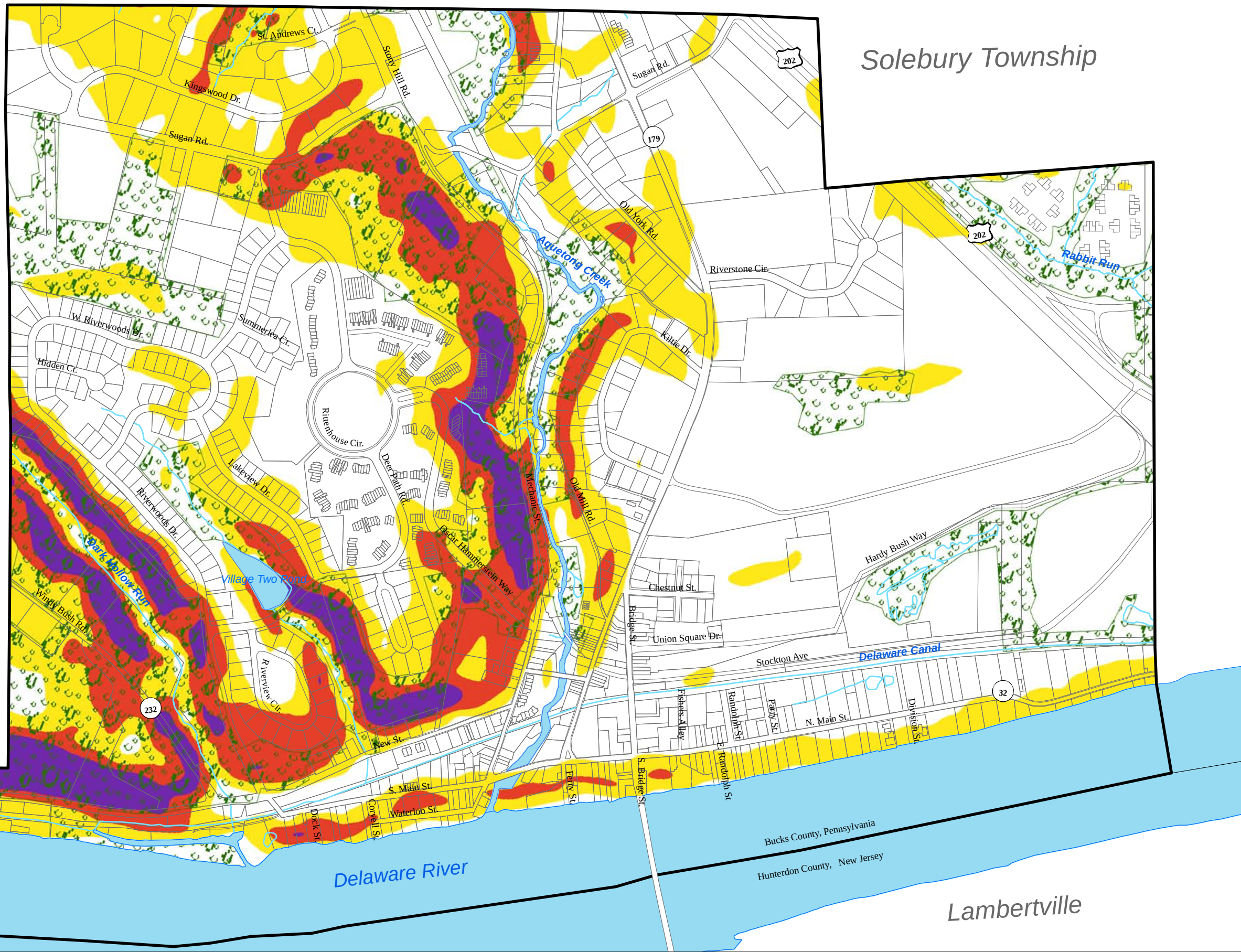
 > 25%

Source: 2005 Aerial photography
Slopes- 2006 Natural Land
Trust & 2005 USGS Contours
Woodlands- 2005 DVRPC
Land Use

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Feet



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New Hope Borough Comprehensive Plan

Map 4: Historic Resources

National Historic Landmark

Delaware Canal State Park

National Register Historic Districts

New Hope Village

Springdale

National Register Historic Properties

- ★ Cintra
- ★ William Kitchens House
- ★ Ely Joshua House
- ★ The Rhoads Homestead

County Register Sites

● (See Inset for Listings)

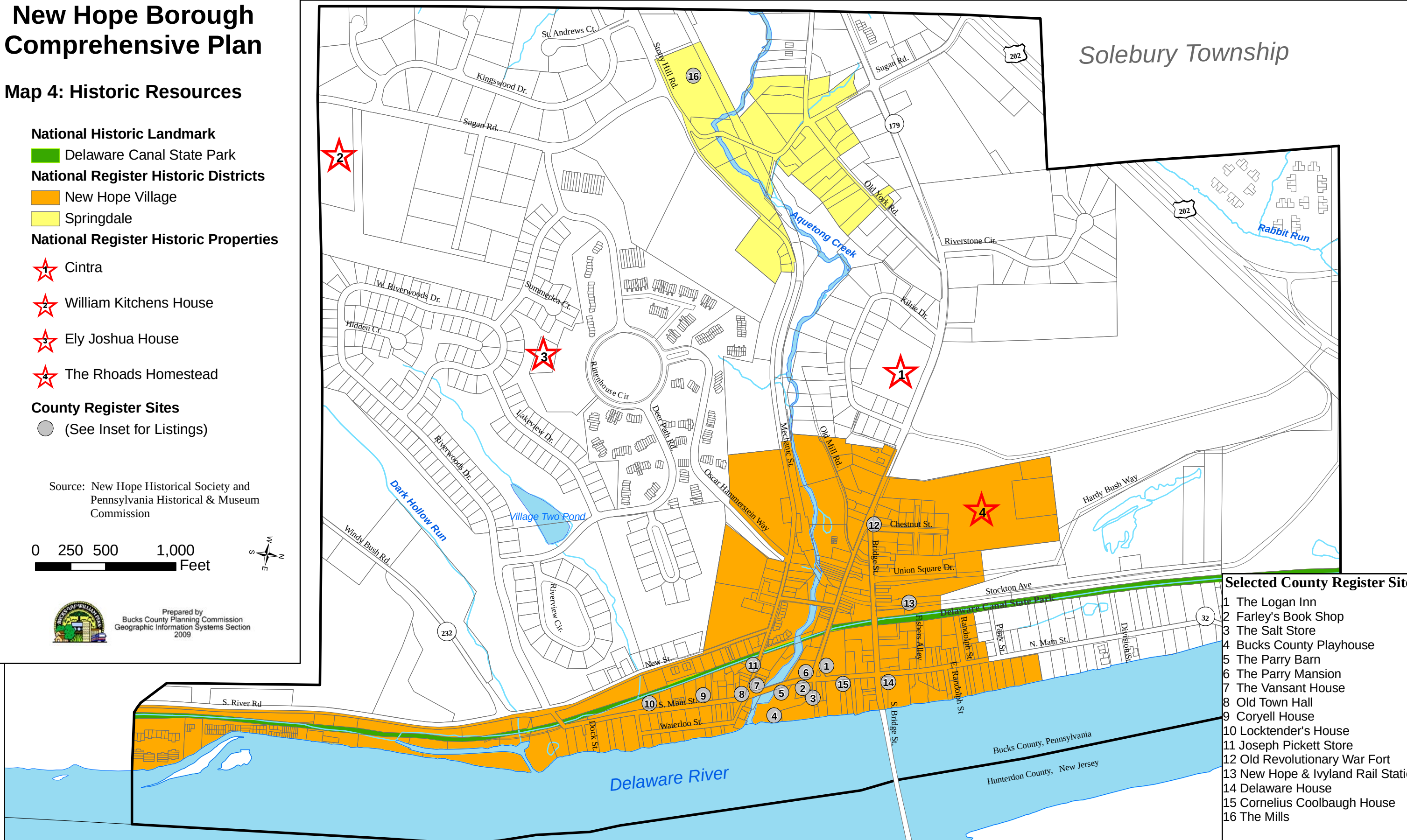
Source: New Hope Historical Society and
Pennsylvania Historical & Museum
Commission

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Solebury Township



Selected County Register Sites

- 1 The Logan Inn
- 2 Farley's Book Shop
- 3 The Salt Store
- 4 Bucks County Playhouse
- 5 The Parry Barn
- 6 The Parry Mansion
- 7 The Vansant House
- 8 Old Town Hall
- 9 Coryell House
- 10 Locktender's House
- 11 Joseph Pickett Store
- 12 Old Revolutionary War Fort
- 13 New Hope & Ivyland Rail Station
- 14 Delaware House
- 15 Cornelius Coolbaugh House
- 16 The Mills

New Hope Borough Comprehensive Plan

Map 5: Park, Recreation and Open Space Resources

Protected Open Space Land

-  Parks, Recreational & Open Space Land
-  Institutional Land

Community Facilities

-  New Street Town & Community Center
-  Public Works
-  New Hope Eagle Fire Company
-  Free Library of New Hope and Solebury
-  United States Post Office
-  Cemetery

-  Existing Sidewalks or Trail
-  Proposed Linkage

Cultural & Recreational Attractions

-  New Hope-Ivyland Railroad
-  National Historic Landmark
-  National Register Historic Feature
-  Ferry Boat Ride
-  Mule Barge Ride

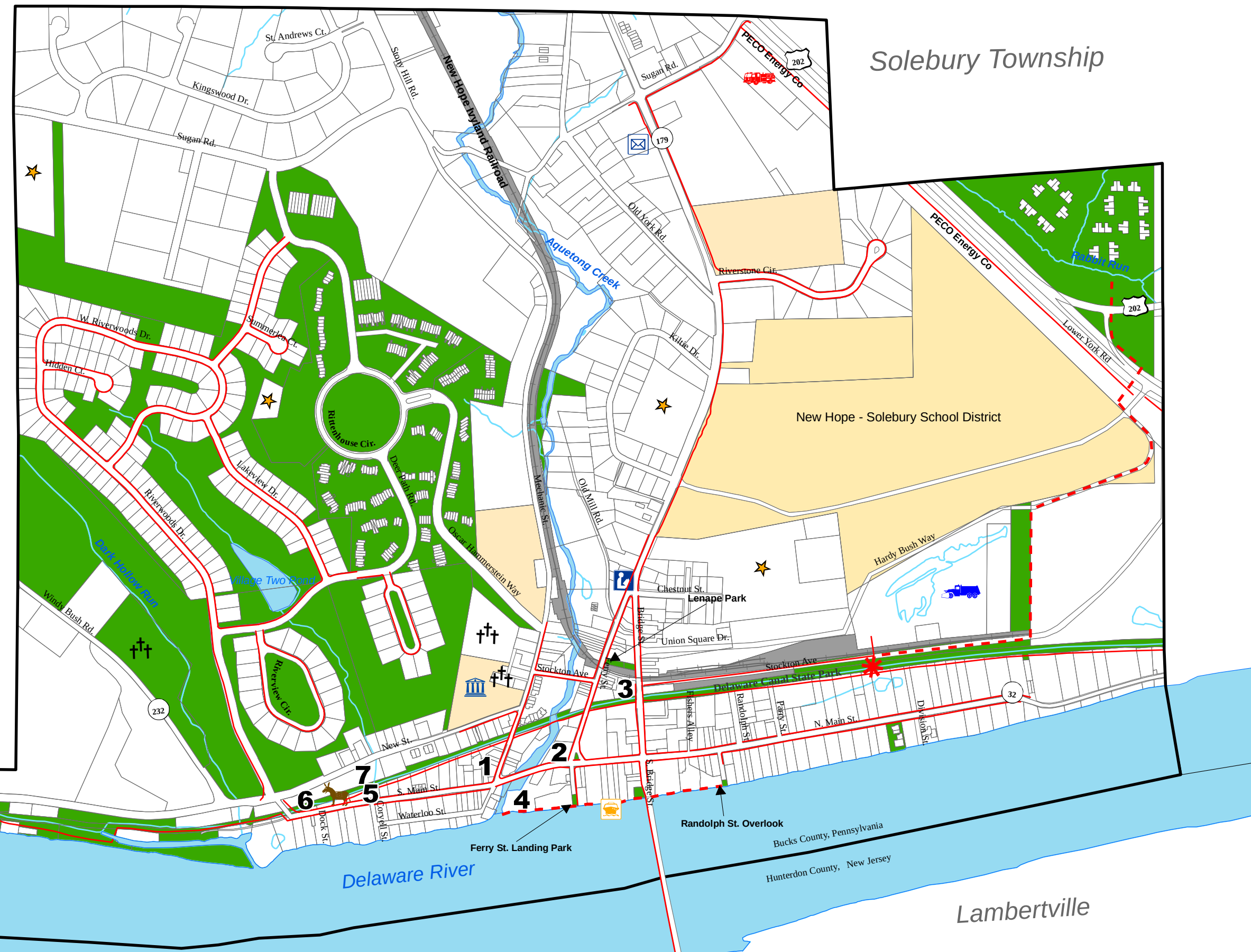
Other Features

1. New Hope Visitors Center
2. New Hope Historical Society
3. New Hope Arts Center
4. Bucks County Playhouse
5. Lockett's House
6. Canal Lock 11
7. American Legion

0 250 500 1,000
Feet



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New Hope Borough Comprehensive Plan

Map 6: Future Land Use Plan

Planning Areas

- Rural Conservation
- Low Density Residential
- Moderate Density Residential
- High Density Residential
- Limited Business / Residential
- Limited Commercial
- Town Commercial
- Neighborhood Commercial
- Community Services
- Limited Industrial

Overlay Districts

- Historic
- Transitional Commercial
- Delaware Canal Enhancement
- Riverfront Enhancement

0 250 500 1,000 Feet



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