

To: Bob White, Director
Redevelopment Authority of the County of Bucks

From: Jane Dembner, HNTB

Date: August 2, 2004 draft

Subject: General Development Principles (draft)

Overview

This memo presents general development principles for the Bucks County Waterfront Revitalization Study and Plan. The purpose of the study is to provide for improved access to the riverfront and to promote targeted economic development in the study area. The study area includes portions of the following municipalities: Bensalem Township, Bristol Borough, Bristol Township, Falls Township, Morrisville Borough, and Tullytown Borough.

The General Development Principles are based on the desires and concerns raised by study participants, including the Steering Committee members and study participants from each jurisdiction and several interest groups.

It is envisioned that these general development principles will be used to help guide development and redevelopment in the waterfront study area. Some principles can be incorporated into existing land development regulations and others into existing comprehensive plans.

Access and Transportation

Extend the street grid into development and redevelopment sites.

Promote and enhance public access and meaningful interaction with the waterfront for pedestrians, boaters and vehicles.

Maintain viewsheds to the Delaware River using waterfront open space, roadways that run perpendicular to and terminate at the river, and roadways that are located immediately adjacent to the river.

Develop a continuous riverwalk along the Delaware River.

Develop bicycle lanes and a hiker/biker pathway system along State Road, River Road, Radcliffe Road, Main Street, Bordentown Road, New Ford Mill, Tyburn Road and Pennsylvania Avenue.

Enhance and redevelop primary gateways along US 13.

Minimize truck traffic along State Road, River Road, Radcliffe Road, Main Street and Pennsylvania Avenue.

Create a uniform wayfinding system throughout the study area, especially along key waterfront and downtown access corridors.

Promote the Delaware River Heritage Trail.

Enhance pedestrian access to transit stations.

Limit off-street parking in front of buildings. Where necessary, limit this parking to one bay. The preferred option is to locate off-street parking behind or along the sides of buildings.

Land Use

Promote the redevelopment of underutilized industrial sites.

Promote mixed use development (primarily residential) along the river's edge.

Promote mixed use development of parcels that front on the Delaware Canal.

Promote Transit Oriented Development within a half-mile radius of transit stations.

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Enhance comprehensive plans and development regulations to promote the jointly agreed upon goals of the communities and to encourage revitalization.
Promote development on primary streets that brings the front of buildings to the edge of the pedestrian zone.

Natural and Historic Resources and Recreation

Preserve, restore and enhance existing natural and historic resources.
Promote and enhance the physical linkages between natural and historic resources.
Provide active recreational uses in existing and future parks.
Maximize the restoration of the Delaware Canal and Towpath for connectivity, recreational pathways, and development/redevelopment of adjacent property.
Encourage canal boat activity where possible.
Encourage activities in Neshaminy State Park that reflect the needs of study area residents.
Encourage community-oriented waterfront parks.

The table below demonstrates the relevance of these principles to each of the six study area jurisdictions.

General Development Principles	Bensalem	Bristol Twp.	Bristol	Tullytown	Falls	Morrisville
Access						
1 Extend the street grid into development and redevelopment sites.	*	*	*	*	*	*
2 Promote and enhance public access and meaningful interaction with the waterfront for pedestrians, boaters, and vehicles.	*	*	*	*	*	*
3 Maintain viewsheds to the Delaware River using waterfront open space, roadways that run perpendicular to and terminate at the river, and roadways that are located immediately adjacent to the river.	*	*	*	*	*	*
4 Develop a continuous riverwalk along the Delaware River.	*	*	*	*	*	*
5 Develop bicycle lanes and a hiker/biker pathway system along State Road, River Road, Radcliffe Road, Main Street, Bordentown Road, New Ford Mill, Tyburn Road and Pennsylvania Avenue.	*	*	*	*	*	*
6 Enhance and redevelop primary gateways along US 13.	*	*	*	*	*	*
7 Minimize truck traffic along State Road, River Road, Radcliffe Road, Main Street and Pennsylvania Avenue.	*	*	*	*	*	*
8 Create a uniform wayfinding system throughout the study area, especially along key waterfront and downtown access corridors.	*	*	*	*	*	*
9 Promote the Delaware River Heritage Trail.	*	*	*	*	*	*
10 Enhance pedestrian access to transit stations.	*	*	*	*	*	*
11 Limit off-street parking in front of buildings to one bay. The preferred options is to locate off-street parking behind buildings or along the sides of buildings.	*	*	*	*	*	*
Land Use						
1 Promote the redevelopment of underutilized industrial sites.	*	*	*	*	*	*
2 Promote mixed use development (primarily residential) along the river's edge.	*	*	*	*	*	*
3 Promote mixed use development of parcels that front onto the Delaware Canal.			*			*
4 Promote Transit Oriented Development within a half-mile radius of transit stations.	*	*	*	*	*	*
5 Enhance comprehensive plans and development regulations to promote the jointly agreed upon goals of the communities and to encourage revitalization.	*	*	*	*	*	*
6 Promote fronting development on the primary streets.	*	*	*	*	*	*
Natural and Historic Resources and Recreation						
1 Preserve, restore and enhance existing natural and historic resources.	*	*	*	*	*	*
2 Promote and enhance the physical linkages between natural and historic resources.	*	*	*	*	*	*
3 Provide active uses in existing and future parks	*	*	*	*	*	*
4 Maximize the restoration of the Delaware Canal for connectivity, recreational pathways, and development/redevelopment of adjacent property.		*	*	*	*	*
5 Encourage canal boat activity where possible		*	*	*		*
6 Encourage activities in Neshaminy State Park that reflect the needs of study area residents.	*	*				
7 Encourage community-oriented waterfront parks.	*	*	*	*	*	*