

# Traditional Neighborhood Development (TND)

## Charlestown Township - Chester County, Pennsylvania

Planning Commission Work Session: September 22, 2020

- Overview: History of TNDs in Pennsylvania
- The Charlestown Experience: 2008 to 2020
- Considerations for Enhancements: Next Steps



## **Overview: History of TNDs in PA**

- Article VII-A of the PA Municipalities Planning Code (MPC) provides the enabling legislation
- Enacted August 2000
- PA only 1 of 3 states in U.S. with a TND Statute
- Section 708-A., Manual of Written and Graphic Design Guidelines provides opportunities for TND enhancement
- 10 of 73 Municipalities in Chester County have TND Ordinances
- Emulates a neighborhood pattern that was Traditional from the 1890s thru 1940s

## The Charlestown Experience: 2008 to 2020



TND-5



TND-1



TND-3

- Article 27 enacted in 2008
- See page 4 for “Purpose” statements
- 5 TND Districts
- Key Design Elements (Exhibit A)  
(see page 6)
- General Manual of Written & Graphic Design Guidelines (Exhibit B)
- Development Strategy Plans (Exhibits C, D & D-1)  
(see page 7)
- Design Review Committee (DRC) evaluation and monitoring of TND submittals

## **The Charlestown Experience**

- **The “Purpose” provisions for the TND District include:**
  - + **Comply with Article VII-A TND of the MPC, relative to: encouraging innovation for mixed-use pedestrian-oriented development; extending opportunities for housing; encouraging a more efficient use of land; allowing for integrated neighborhoods; establishing public space; minimizing traffic congestion; and fostering a sense of place and community.**
  - + **Emulating compact, mixed-use walkable TNDs such as Eagleview and Lantern Hill with parks, public commons, squares, plazas, civic and public buildings, civic art, and recreation facilities; and**
  - + **Implementing the Charlestown Township Comprehensive Plan of 2001.  
(See page 5)**

# The Comprehensive Plan

## The Plan for Future Land Use



Map 5.  
**A Plan for Future Land Use**

- Primary Conservation Areas**  
- Very Steep Slopes (25%+), 50' Stream Valley Buffer, FEMA 100 Year Floodplain, Wetlands, Hydric Soils
- Secondary Conservation Areas**  
- Steep Slopes (15% - 25%), 100' Stream Valley Buffer, FEMA 500 Year Floodplain, 100' Wetlands Buffer, Soils Subject to Flooding, Soils with a High Water Table or Seasonal High Water Table
- Recreation & Open Space**  
- Existing and Proposed
- Agricultural Priority Areas**  
- Existing Agricultural Land Use on Prime Farmland Soils
- Special Heritage Landscape Protection Zones**  
- Charlestown Village Historic District, Outstanding Scenic Areas, and Other Places Having a Special Character
- Conservation Development Areas**  
- Areas Suitable for Conservation, larger Lot Subdivision, Open Space Cluster Development, or Other Creative Land Development Strategies
- Minimal Impact Area**  
- Predominantly in the Pickering Creek Valley Overlay District (from the 1993 Open Space, Recreation, and Environmental Resources Plan)
- Moderate Impact Area**  
- Areas Suitable for Moderate Intensity Residential and Institutional Development
- Higher Intensity Development Areas**  
- Mixed Use Areas and Major Receiving Areas for TDR, consisting of Village Development including: Industrial, Commercial, Institutional Campus, and Higher Intensity Residential Development, as well as a Mass Transit Node  
1. Potential Municipal Building Campus  
2. Traditional Neighborhood  
3. Corporate or Residential Campus  
4. Low Impact Industrial/Office and Adaptive Re-use  
5. Flex Office and Industrial
- Other Low & Moderate Intensity Development**  
- Existing Developed Areas and Recommended Infill Development Areas

**Notes:**  
1. See text for complete details.  
2. Possible "Seeding Areas" for TDR include the Pickering Creek Valley Overlay District and Primary and Secondary Conservation Areas

**Source:**  
Chester County Bureau of Land Records  
GIS Data Collection by Vintee S.A.  
Production Date: 5/20/2000

**Federal Emergency Management Agency (FEMA)**  
US Department of Agriculture  
National Resources Conservation Service  
National Wetlands Inventory  
Consultant's Analysis

Map Projection:  
State Plane, Pennsylvania South, NAD 83

0.5 0 0.5 Miles

**CHARLESTOWN TOWNSHIP**  
**Chester County, Pennsylvania**

**COMPREHENSIVE PLAN**

Date: February 27, 2001; Revised March 27, 2001;  
July 19, 2001  
Adopted: December 3, 2001

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# Key Design Elements

## (Excerpts from Exhibit A of the TND Ordinance)

### 1. Network System of Interconnected Streets

- organizes the block and pattern of lots
- integrates streets and alleys
- promotes streetscape opportunities



### 2. Sidewalks / Crosswalks / Pedestrian Paths / Walkways

- links uses, buildings, lots, and streets
- provides pedestrian circulation network
- enhances wayfinding



### 3. Park, Open Space

- greens, square or park to enhance the neighborhood center
- a system of green spaces
- green edge helps to shape neighborhood



### 4. Porch / Portico / Colonnade

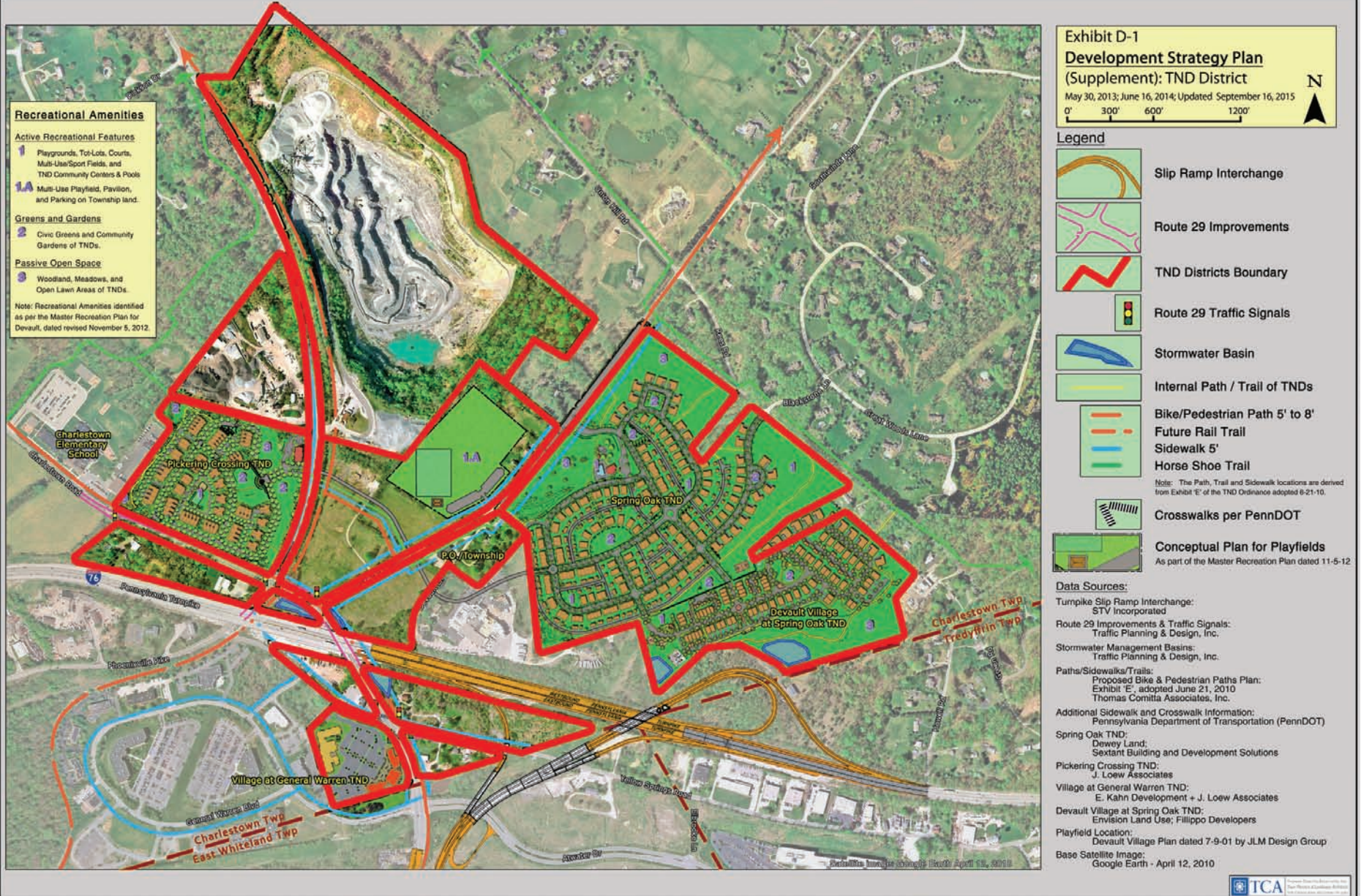
- transition element to public realm of sidewalk
- provides "texture" to the building
- provides outdoor room for greeting neighbors



### 5. Other Vertical Infrastructure

- gateways, gazebos, pavilions, pergolas
- walls, fences, piers
- trees, hedges, street lights





Development Strategy Plan intended to provide guidance for layout of TND s, as well as Interconnectivity of Vehicular & Pedestrian Thoroughfares



Spring Oak TND (TND-1)

## Attributes

- Acreage: 64.9
- Total Dwelling Units: 184
- Density in Dwelling Units per Acre: 2.9 du.acre
- Residential Mix:
  - + Detached Single-Family: 68
  - + Twin: 48
  - + Townhome: 68
- Total Open Space: 26.4 acres / 40.7%





## Attributes

- Acreage: 23.8
- Total Dwelling Units: 76
- Density in Dwelling Units per Acre: 3.2 du.acre
- Residential Mix:
  - + Twin: 24
  - + Townhome: 52
- Total Open Space: 8.0 acres / 33.7%

Pickering Crossing TND (TND-5)

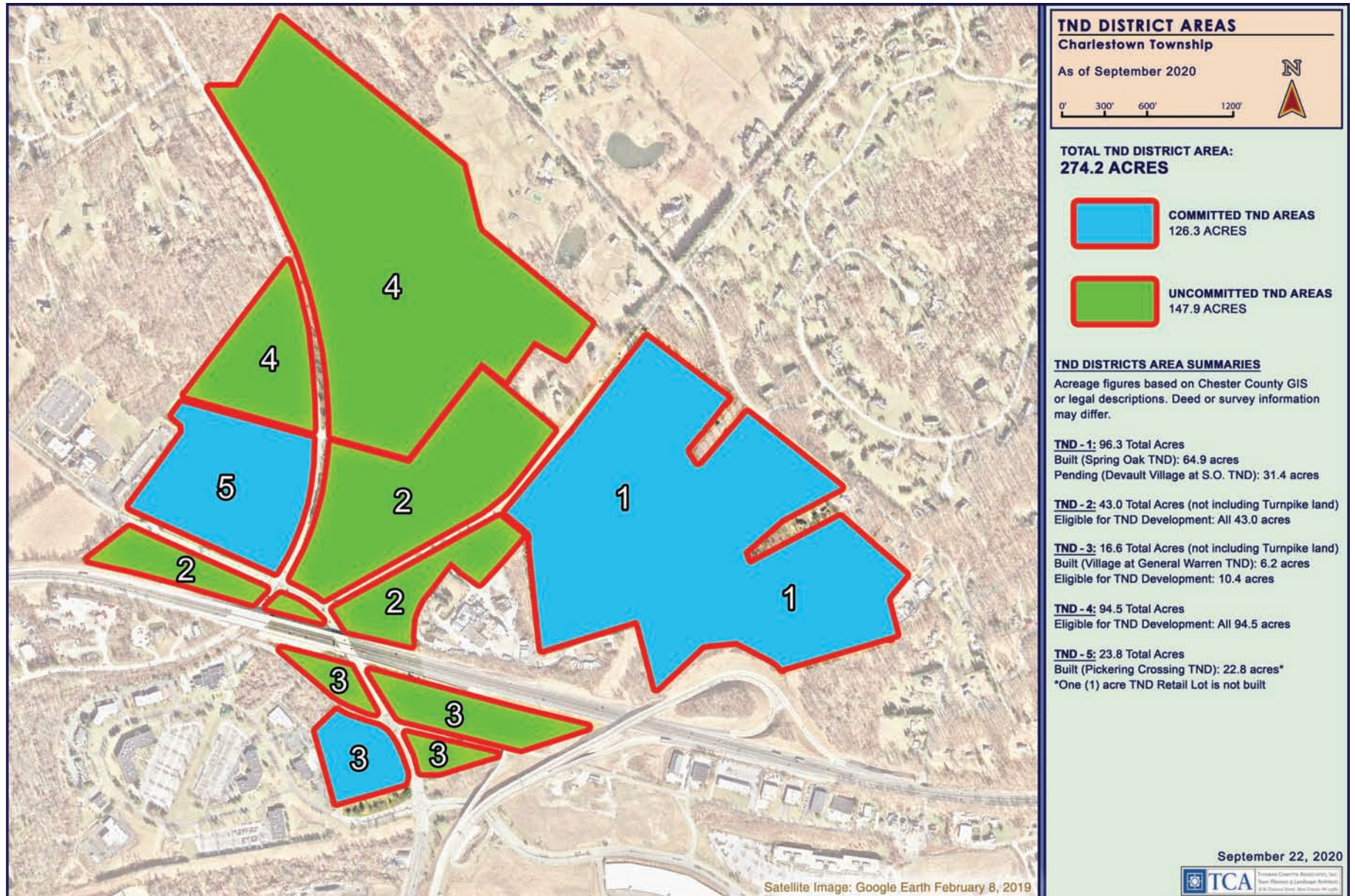


Village at General Warren TND (TND-3)

## Attributes

- Common TND Open Space:
  - ± 5,000 SF Parking Lot Greens
  - ± 6,000 SF Retail Plaza
- Context-Sensitive Building Design

# TND District Areas



# Considerations for Enhancements & Next Steps

## DRC Review Process

- Continue to take Notes at DRC Meetings to maintain “paper trail”
- Schedule Quarterly Meetings at TND Sites during the construction process, to maintain quality control?
- Establish the required lines of communication “up front” with an Applicant to discuss design and/or compliance issues and protocols for requesting a DRC Meeting

## Amendments

- See page 11 for Common TND Open Space Amendment Considerations
- Review TND Manual of Written and Graphic Design Guidelines (Exhibit B) to consider enhancements or revisions based on current projects
- Conditional Use provisions for Apartment above Retail in TND-3

## Other

- Continue to update Development Strategy Plan D-1 as TNDs are built
- Evaluate the TND Eligible Lands
- Meet with Property Owners of TND Eligible Lands to discuss the opportunities for redevelopment under TND provisions
- Consider programmatic ideas for Township-owned land in TND-2 (6.2 acres)
- Incent the interconnected network of streets



THOMAS COMITTA ASSOCIATES, INC.  
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**Part 22. TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) DISTRICT -  
COMMON TND OPEN SPACE REQUIREMENTS (and Ideas for Refining the TND provisions)**

September 22, 2020

TND District	Quantities and Types of Common TND Open Space for Each TND District											
	Plaza (1,000 to 3,000+ SF)			Green and Square (3,000 to 10,000+ SF)			Mini-Park & Playground (10,000 SF to 2 acres)			Neighborhood Park (2 to 4+ acres)		
	Tracts up to 20 acres	Tracts 20 to 40 acres	Tracts 40+ acres	Tracts up to 20 acres	Tracts 20 to 40 acres	Tracts 40+ acres	Tracts up to 20 acres	Tracts 20 to 40 acres	Tracts 40+ acres	Tracts up to 20 acres	Tracts 20 to 40 acres	Tracts 40+ acres
TND-1 (see note 1) (35% TND Open Space minimum)	1	1	2	3	3	4	1	1	2	1	1	2
TND-2 (see note 2) (15% TND Open Space minimum)	1	2	3	3	3	4	-	-	1	-	1	1
TND-3 (see note 3) (Should specify ___%)	1	1	2	1	1	2	-	-	-	-	-	-
TND-4 (see note 4) (25% TND Open Space minimum)	1	2	3	3	3	4	1	1	2	1	1	2
TND-5 (see note 4) (25% TND Open Space minimum)	NA	1	2	NA	3	4	NA	1	1	NA	2	1

**Notes:**

1. TND-1 requires a minimum 5% of gross tract area for Greens, and a minimum of 20% for Active Recreation facilities.
2. TND-2 requires a minimum of 5% of the gross tract area for Greens, and a minimum of 2% for Active Recreation facilities.
3. A minimum of 5% could be specified as the requirement for TND Open Space in the TND-3 District.
4. TND-4 and TND-5 require a minimum of 5% of the gross tract area for Greens, and a minimum of 5% for Active Recreation facilities.

# Questions; Comments?



# TND Eligible Lands - Aerial Overlay

