

New Hope Borough Comprehensive Plan Update

PC Meeting – 7/21/25



Agenda

1. Review Project Timeline
2. Workshop 2A/2B Recap
3. Transitioning to Workshop 3A/3B (**set dates**)

Plan Process & Timeline



Phase 1 - Information Gathering

Resident Survey 12/2024 – 3/2025

Borough Administration and Officials Workshop 6/10/24



Phase 2 - Workshop Series

Workshop 1: Identifying Community Issues 2/20/25

Workshop 2A: Organizing Teams and Visioning 5/22/25

Workshop 2B: Organizing Teams and Visioning 6/9/25

Workshop 3A: Solutions and Choices

Workshop 3B: Solutions and Choices

Fall 2025



Phase 3 - Plan Development

BCPC Plan Development

Workshop 4: Building Capacity (Draft Plan Review)

Final Draft Development

Open House

Council Review/Adoption

Late 2025 into 2026

Workshops 2A/2B

Recap



Workshop 2A (May 22, 2025)

- Topics Covered
 1. Historic Preservation
 2. Vehicular Traffic & Parking
 3. Growth Management & Affordability
 4. Bicycle & Pedestrian Safety
- ~32 resident participants



Historic Preservation

- **Strengthen Preservation**

- Expand the historic district
- Give HARB real authority
- Enforce meaningful fines
- Limit developer loopholes

- **Protect New Hope's Character**

- Discourage oversized or modern construction
- Promote thoughtful renovations
- Highlight success stories like the Carriage House Hotel

- **Improve Public Engagement**

- Educate residents on preservation

- Make HARB more approachable

- **Identify & Celebrate Key Sites**

- Add more historic markers and plaques
- Partner with the Historical Society

- **Address Barriers to Preservation**

- Help with cost of upkeep and find ways to discourage neglect
- Apply rules consistently (e.g. what is a hardship?)
- Prioritize community over developer profits

Vehicular Traffic & Parking

- **Improve Traffic Flow**

- Add signage to reduce cut-through traffic (e.g. “Local Traffic Only” on E Ferry)
- Control peak traffic at Main & Bridge with police presence on weekends
- Explore alternate access routes to ease congestion at Bridge chokepoint
- Restrict truck access to non-peak hours

- **Make Parking Easier**

- Improve and expand parking signage
- Fix and simplify kiosk systems
- Residential permit parking & worker discounts
- Reconsider seasonal free parking and short-term incentives
- Explore underutilized areas (e.g., behind Union Square) for more parking

- **Support Pedestrians & Safety**

- Add missing crosswalk at W Mechanic & Main
- Use crosswalk design to celebrate local culture (e.g., LGBTQ+ pride)
- Consider pedestrian mall on Mechanic St
- Traffic calming (e.g., speed bumps, signage)

- **Noise**

- Enforce motorcycle and vehicle noise ordinances

- **Commercial Traffic**

- Set strict delivery windows to avoid daytime congestion
- Enforce vehicle size restrictions
- Create Uber/Lyft pick-up zones to reduce street congestion

Growth Management & Affordability

- **Manage Growth Responsibly**
 - Limit overdevelopment, especially condos and oversized homes
 - Tie growth to infrastructure capacity (e.g. sewer, stormwater)
- **Promote Sustainable Development**
 - Green building standards for all new construction
 - Encourage walkability, trails, and sidewalk access
 - Preserve green space for people and wildlife
 - Limit car dependence in planning
- **Support Housing Affordability**
 - Incentivize affordable units in new developments
- Allow accessory dwelling units (ADUs), not just for AirBnB
- **Look for Beneficial Development Opportunities (e.g. JDM Site)**
 - Plan for mixed-income, community-oriented housing
 - Include housing for artists, teachers, seniors, and essential workers
 - Ensure variety in unit size and cost—no “cookie cutter” builds
 - Consider a “blue zone” model with gardens, walkability, and efficiency

Bicycle & Pedestrian Safety

- **Improve Intersection & Pedestrian Safety**

- Address dangerous visibility at Sугan & Old York (consider traffic lights, “no turn on red”)
- Add and maintain sidewalks on key streets (Sугan, Old York, New St, Main)
- Increase crosswalks, including pedestrian-activated blinking lights
- Implement traffic calming: speed bumps, slow zones (15 MPH on Ferry/Mechanic)

- **Enhance Bike & Pedestrian Infrastructure**

- Create bike lanes separate from sidewalks/cars
- Improve and maintain towpath and canal path with signage and surface repairs
- Install more bike racks throughout town

- **Enforce Traffic & Safety Regulations**

- Increase police presence for traffic and pedestrian enforcement
- Crack down on speeding, distracted driving, and unsafe pedestrian crossings

- **Upgrade Sidewalks & Streetscape**

- Repair and maintain sidewalks—ensure accessibility for wheelchairs, strollers
- Consider burying power lines to widen sidewalks and improve aesthetics
- Maintain brick sidewalks with even surfaces (take cues from Peddler’s Village, Lambertville)

- **Community Engagement & Planning**

- Work with residents, businesses, and schools on walking/biking routes
- Promote safety education for tourists and residents

Workshop 2B (June 9, 2025)

- Topics Covered
 1. Business Development & Tourism
 2. Planning for a Changing Climate
 3. Access to Nature & The Outdoor Environment
- ~24 resident participants



Business Development & Tourism

- **Support Small Businesses**

- Provide incentives/grants to help small, local businesses thrive
- Encourage businesses appealing to both residents and tourists
- Limit large corporate developments and hotel projects

- **Manage Tourism Impact**

- Tourism is vital but must be balanced with residents' needs
- Promote quality tourism: arts, theater, dining, local culture
- Address noise, traffic, parking, and overcrowding issues

- **Improve Visitor Experience & Infrastructure**

- Enhance directional signage for tourists
- Improve parking availability and offer resident permits
- Use tourism revenue for infrastructure and beautification
- Develop visitor center and better event promotion (social media, calendars)

- **Address Social & Workforce Concerns**

- Support affordable housing for workers and residents
- Regulate short-term rentals to keep housing available
- Consider impacts of immigration policies on service sector
- Ensure businesses serve diverse community needs, not just tourists

Planning for a Changing Climate

- **Water & Flood Management**

- Use permeable paving, green infrastructure, and pocket parks
- Coordinate with Solebury and other regional partners for watershed protection

- **Green Building & Energy**

- Green building standards on new developments
- Promote solar, geothermal, EV charging, and energy-efficient heating
- Encourage underground utilities to free sidewalk space and reduce hazards

- **Tree & Vegetation Management**

- Plant and maintain native, disease-resistant trees and shrubs

- Increase shade trees to mitigate heat, especially near outdoor spaces

- **Climate Change Preparedness**

- Conduct comprehensive climate vulnerability and threat assessments
- Update flood risk maps beyond FEMA data
- Plan for rising temperatures, drought, fires, and increased storm intensity

- **Community Engagement & Policy**

- Support residents with flood assistance programs
- Integrate climate considerations into zoning and subdivision and land development ordinances
- Foster partnerships with schools and property owners on sustainability efforts

Access to Nature & The Outdoor Environment

- **Parks & Open Space**

- Create park space with dog areas, playgrounds, and picnic spots
- Preserve and purchase key open spaces like Division St and Cintra properties
- Partner with schools on naturalization projects

- **Riverfront & Water Access**

- Maintain towpath and canal; protect public river access
- Improve accessibility and add boat launches
- Clean waterways and remove debris

- **Integrate Environmental & Climate Initiatives**

- Consider public space as combined with

environmental efforts (native trees; protection of wetlands and riverbanks; pollinator meadows)

- Integrate flood control and EV charging stations
- Display climate impact markers

- **Infrastructure & Maintenance**

- Add recycling bins alongside trash bins
- Improve signage for parks and trails
- Manage trash and traffic to protect open spaces

Transition Workshop 3



Workshop 3: Solutions & Choices

Purpose

Establish a **vision** and discuss possible **solutions**
within each topic area moving forward.

Also...to educate!

Workshop 3: Solutions & Choices

Purpose



"Principles"



"Action
items"

Establish a **vision** and discuss possible **solutions**
within each topic area moving forward.

Also...to educate!

Workshop 3: Solutions & Choices

Overview

- Broken down by topic and divided into 3A/3B (same as Workshop 2)
- A review of what we have heard from earlier workshops will be provided.
- Subject matter experts will assist in discussion around principles and action items related to each topic

Workshop 3: Solutions & Choices

Before the Workshop

- Committee *(July/August)*:
 - PC will review the data collected from Workshops 2A/2B and provide feedback at next meeting date
- BCPC *(July/August)*:
 - Develop a panel of subject matter experts
 - Provide additional research on each topic area and research possible solutions (i.e. action items)
 - Start initial draft material to use as baseline for discussion (example principles and action items)

Workshop 3: Solutions & Choices

After the Workshop

- PC & BCPC will debrief and review the information collected at this workshop and discuss how it can be incorporated into the plan.
- An agreed-upon set of principles for each topic will be established.
- Draft development begins.