June 2, 2025

RIEGELSVILLE REIMAGINED AGENDA

JUNE 2, 2025

1. Outline of Plan
2. Community Values Discussion
3. Downtown Chapter
4. Sewer Discussion
5. Next Steps/Workshop

June 2, 2025

RIEGELSVILLE REIMAGINED OUTLINE

1. **Introduction**

   What is Riegelsville Reimagined?

   Provides a short description of the planning process and what an implementable plan is.

   Riegelsville Timeline

   Highlights important events and trends that have shaped Riegelsville.

2. **Planning Process**

   Principal Activities

   This chapter will provide a more detailed description of each step in the planning process

3. **Community Findings**

   Community Data

   A discussion on the existing and future conditions through census data, land use mapping, and population projections.

   Resident Survey

   Highlights from the resident survey. Full survey results will be made part of an appendix.

4. **Plan Vision**

   A discussion of the community values and principles that the plan is founded on.

5. **Themes and Opportunities**

6. **Future Land Use Vision and Map**

   Provides a basis for future zoning actions and depicts opportunity areas.

7. **Appendices**

   PA MPC Consistency

   Resident Survey Summary

   Community Findings

Community Values

Are the non-negotiable principles or standards that a community's residents wish to maintain.

Please place your dots on your top community values. You can spread your dots out among values or use them on just a few.

Riegelsville is a place where...



VOTE HERE

We are safe and secure

VOTE HERE



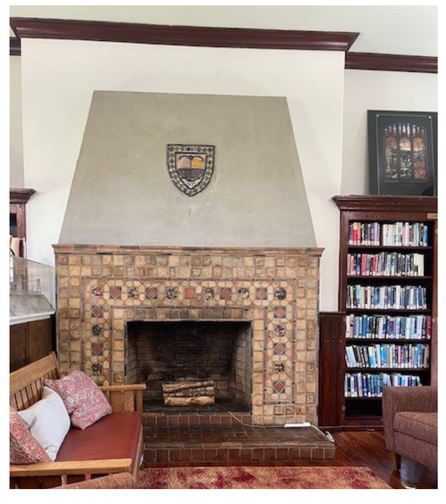
We have opportunity for education



VOTE HERE

Our actions are sustainable

VOTE HERE



We value our community's sense of place



VOTE HERE

We have an appreciation for history

VOTE HERE



We are open to new ideas and innovation

Riegelsville Reimagined

BCPC
Bucks County Planning Commission

Community Values

Riegelsville is a place where...



VOTE HERE

VOTE HERE



We are mentally and physically healthy



VOTE HERE

VOTE HERE

We are resilient to change in the world



We have job and business opportunities



VOTE HERE

VOTE HERE

There's cultural diversity, inclusion, and equity



We welcome visitors to enjoy our small town

Other:

Riegelsville Reimagined

BCPC
Bucks County Planning Commission

Community Values Board Responses

Riegelsville is a place where...

We welcome visitors to enjoy our small town	32
We have an appreciation for history	29
Our actions are sustainable	28
We are safe and secure	27
We have opportunity for education	25
We have job and business opportunities	23
We are mentally and physically healthy	20
We value our community's sense of place	19
We are open to new ideas and innovation	13
There's cultural diversity, inclusion, and equity	12
We are resilient to change in the world	3
Other	1

June 2, 2025

THEMES AND OPPORTUNITIES

Through the resident survey and series of workshops the community provided opinions on what they felt was important to the future of Riegelsville and concerns they had about the present. The implementable plan process demands that we listen to what people have to say about their community and the Borough Planning Commission took care to consider resident feedback as the plan process moved forward.

As the steering committee of this comprehensive plan, the Borough Planning Commission guided the implementable plan process, accounting for workshop results and community feedback, land use and demographic trends, and the history of planning and development in the Borough, to create a community-based plan designed to be specific in its objectives and practical in its implementation.

Riegelsville Reimagined establishes six planning "themes" to form the basis of the comprehensive plan. These themes are rooted in the community values, as chosen by workshop participants, and the plan's vision, as illustrated by the plan's principles. Each theme contains "Theme Goals" for implementation, a summary of "What We Heard" from the workshops, relevant survey results, a summary of current conditions ("Where We Are"), and identified "Opportunities" for action. The themes for Riegelsville Reimagined are as follows: Easton Road, Downtown, Parks and Recreation, Sewer, and Resiliency.

DOWNTOWN

Theme Goals

- Create a vibrant downtown
- Become more attractive to visitors and enhance economic development opportunities
- Create an accessible downtown for all

The borough's downtown area consists of a 13.5-acre commercial district, on the east side of the borough, west of the Delaware River. The downtown area consists of a variety of

commercial services including a few restaurants, auto repair services, a salon, and the Riegelsville Inn restaurant. In 2002, the Borough completed the Riegelsville Commercial District Plan which focused on economic development and revitalization efforts within the downtown area. The plan highlighted issues including inadequate sewage disposal, insufficient street infrastructure, speeding along Easton Road (PA 611), and poor appearance. Though the borough has taken steps to improve the commercial district since the plan, many of these issues are still prevalent in the borough today and were discussed both in the community survey results and at the series of public workshops throughout this planning process.

What We Heard

Residents who responded to the survey and attended the workshops overwhelmingly agree that improving downtown is a top priority in planning for the future of Riegelsville. Revitalizing the downtown commercial district was ranked as the most important thing to focus on improving in the borough. Workshop participants and survey respondents expressed the need to enhance the downtown and create a more vibrant area to attract more visitors and enhance economic opportunities in the borough. However, there was a universal concern over what is possible due to constraints of on-lot sewer systems in the downtown.

Where We Are

The borough's commercial district is largely built out, meaning revitalization efforts will need to be in the form of infill development and addressing existing commercial vacancies. A known constraint to developing the downtown, which was brought up in both the survey and workshops, is the lack of public sewer in the borough. Sewage disposal in the borough consists of entirely on-lot, individual systems. Lot sizes in the commercial district are generally too small to accommodate the wastewater needs of new commercial districts. These constraints have limited possible improvements to the downtown. The issue of sewage disposal is discussed in further detail (insert reference section of the plan).

Opportunities and Action Steps

Beautification Efforts and Placemaking

The commercial district represents the heart of Riegelsville Borough, however, its location being a block removed from the main thoroughfare (Easton Road) is an impediment. This disconnection prevents a significant number of people who travel through the borough to see all it has to offer. Furthermore, speeding along Easton Road has been identified as an

issue, which is discussed further in (section reference), and results in many traveling through the borough without stopping to enjoy the boroughs amenities. Adding signage at both ends of the borough along Easton Road can help introduce the borough to those traveling through and bring more awareness of the community that they are driving through.

Additional placemaking techniques such as plantings, benches, and outdoor dining can help to create a greater community feel in the downtown, becoming more welcoming to visitors.

Action Steps:

- Add signage at both ends of commercial district along Route 611 to help create a sense of place and better highlight the borough to visitors and those driving though.
- Improve streetscape along Delaware Avenue and Route 611 with street trees, plantings, and signage.
- Review and enforce property maintenance codes to ensure all properties in the downtown are maintaining the character of the borough.
- Develop design guidelines for downtown.

Partnerships and Marketing

Though residents are aware of the beauty of Riegelsville, not many people outside of the borough are aware of what the borough has to offer. Increased marketing of borough events and the efforts to promote the borough as a river destination can greatly help with the borough's economic development goals.

Action Steps:

- Work with the organizers of the Delaware River Railroad Excursions group to bring visitors from the New Jersey train excursions to Riegelsville.
- Work with other river towns in Pennsylvania and New Jersey to promote raise awareness about Riegelsville.
- Increase marketing efforts for community events to attract more visitors.
- Signage along the canal to promote events and businesses to users of the D&R Canal Trail.

Addressing Vacancies

Several buildings have been left vacant, creating a sense of abandonment in the downtown. The lack of sewer capacity plays a large role in the inability to fill vacancies, as more sewer intensive uses, such as bars or restaurants, are unable to operate under the current conditions. During the public workshops, residents expressed wanting a mix of uses that cater both to the daily needs of residents, as well as uses that would attract visitors. A more in-depth analysis of existing conditions of the borough and the surrounding area, could help determine what types of uses would be most successful in Riegelsville.

Action Steps:

- Determine what the wants and needs of residents and visitors are to attract new businesses.
- Work with community development and downtown revitalization specialists to determine what types of commercial uses could thrive in Riegelsville and help boost the local economy.

Accessibility

Safe access for people of all abilities is essential for a thriving downtown area. The sidewalk network in the borough has many missing pieces due to broken or cracked sidewalks, or sidewalks that are disrupted due to overgrown grass, plants and tree roots. The disconnected sidewalk network becomes a safety concern for all, and can completely prevent residents who may have wheelchairs, strollers, or mobility restrictions from accessing the downtown.

The borough owned parking lot on Durham Road provides 16 parking spaces for visitors and is in a prime location with easy access to the downtown's businesses, the D&R Canal Trailhead, and the Delaware River and Bridge. Though this parking lot provides access to the borough for visitors, there is no signage to inform visitors of the parking availability in the borough. Directional signage for the parking lot at or near the intersection of Easton and Delaware Road could help guide visitors to the downtown and provide more accessibility to the borough.

Action Steps:

- Increase signage for parking in borough owned lot
- Look for potential funding to help fill in sidewalk gaps and repair broken sidewalks.