

MEMORANDUM

To: New Hope Borough Planning Commission

From: Jeremy Stoff, Bucks County Planning Commission

Date: July 22, 2025

Subject: Resident Workshop 2A/2B Topic-Based Comment Summaries

The notes below represent our summaries of the [full array of resident comments](#) collected at Workshops 2A and 2B, broken down by topic.

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 Sugan & Old York (consider traffic lights, “no turn on red”)
- Add and maintain sidewalks on key streets (Sugan, 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

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

How will this be used next?

The comments from each topic above will serve as the foundation for the next phase of the Comprehensive Plan process. At the upcoming **Workshop 3: Solutions & Choices**, we will work to establish a vision and explore possible solutions within each topic area.

To support this effort, we will present a **draft list of principles and action items** based directly on resident feedback from each topic. At the workshop, we will invite residents to react to those draft lists and/or add their own principles or action items where they see fit.

The feedback we relied on will also be displayed at their respective topic stations on a **“What We Heard”** board, where residents can review the summaries and share additional thoughts.

Example Workshop 3 Boards:

Historic Preservation What We Heard... • 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 Comments:	Historic Preservation The following principles and action items were derived following resident input. Please provide comment on the examples below and/or add your own to the list. Principles: Action Items:
--	--