



# New Britain Borough

PREPARED FOR:  
NEW BRITAIN BOROUGH  
BUCKS COUNTY, PENNSYLVANIA



GILMORE & ASSOCIATES, INC.  
ENGINEERING & CONSULTING SERVICES

2020 COMPREHENSIVE PLAN





*New Britain Borough, Bucks County*

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Implementable Comprehensive Plan

November, 2019

Draft Prepared by:  
Gilmore & Associates, Inc.

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Engineers • Land Surveyors • Planners • GIS Consultants  
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# NEW BRITAIN BOROUGH

*A Friendly Place to Live*

## Acknowledgements

### New Britain Borough Council

Ms. Robyne Kelemen, President  
Mr. Peter LaMontagne, Vice-President  
Mr. Jeffrey Gilmore, Member  
Ms. Mary Pat Holewinski, Member  
Ms. Lori Kesilman, Member  
Mr. Robert Binkley, Member  
Mr. Thomas Price, Member  
Miss Alivia Tremmel, Junior Member  
Samantha Bryant, Borough Manager  
Hon. David Holewinski, Mayor

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**Robert Binkley**  
**Karl Dieterichs**  
**Rick Eggleston**  
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**David Holewinski**  
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Chalfont Fire Representative

### Shade Tree Commission

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Fran Dougherty, Vice-Chair  
Marge Eberz, Secretary  
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Ben Rakus

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# A Friendly Place to Live

New Britain Borough, Bucks County, is a town where neighbors help neighbors, history matters, and nature belongs to everyone. Fun festivals, volunteer days, and farmers markets are part of life. Catching a train to the city is easy. And, thanks to careful planning by the Borough, new homes, businesses and trails will soon be connected to the region's top schools, health care, and employment.

For nearly 300 years, New Britain Borough has considered itself one big neighborhood of friends, living and working side by side. Historic homes, apartments, mobile homes, and single-family houses all send their children to the same nationally ranked schools. Shops and businesses are clustered and easy to access. And, anyone working outside of town can come home to an award-winning nature preserve, regional trail system, and community garden.

Here, there is an abundance of opportunity and civic engagement. At any time of year, any resident can participate in the ongoing dialogue and volunteer effort to make the town a friendlier place to live. Town Hall meetings, online surveys, and nine separate committees are available to everyone living in town. Feedback is welcomed and encouraged.

The future of New Britain Borough is bright because of its residents. Borough Council invites everyone to continue the tradition of being 'A Friendly Place to Live,' and to welcome new residents, shop owners, and trail users to the community.









# Introduction

New Britain Borough is pleased to present the **2020 New Britain Borough Comprehensive Plan**. It is the most current and collaborative strategic plan the Borough has to offer and, with help from the reader, will lead to great things.

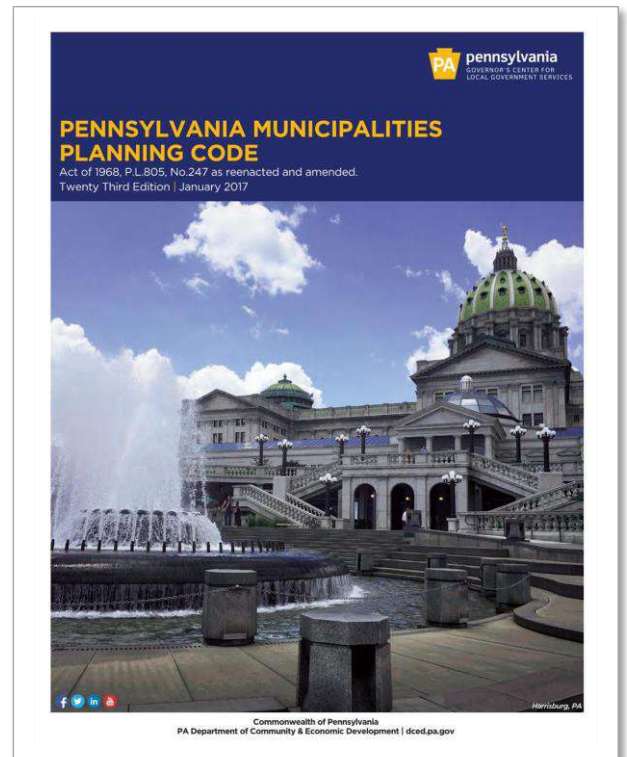
In the pages that follow, New Britain declares that great things can and do happen when people work together. To accomplish them, a plan is needed. The Commonwealth of Pennsylvania asks all counties and municipalities to prepare a comprehensive plan, which is by other standards a strategic plan, and this document meets that requirement and then some.

## What is a Comprehensive Plan?

**Short Definition**—A comprehensive plan is a public document that outlines the policies and principles of a community, identifies short and long-range goals, and makes recommendations to guide municipal action. It is prepared for the entire community and reviewed every 10 years.

### What's Required by Pennsylvania?

The Pennsylvania Municipalities Planning Code (MPC) was established by way of Act 247 in 1968. It requires comprehensive plans, at a minimum, to include three specific official statements and six specific plan components. New Britain Borough's plan includes those required items.



Official Statements	
Statement of Community Development Objectives	<input checked="" type="checkbox"/>
Statement of Interrelationships Among Plan Components	<input checked="" type="checkbox"/>
Statement of Plan Compatibility with County and Adjoining Municipalities	<input checked="" type="checkbox"/>
Important Plan Components	
A Land Use Plan	<input checked="" type="checkbox"/>
A Housing Plan	<input checked="" type="checkbox"/>
A Transportation Plan	<input checked="" type="checkbox"/>
A Community Facilities and Utilities Plan	<input checked="" type="checkbox"/>
A Natural Resources Protection Plan	<input checked="" type="checkbox"/>
A Historic Resources Protection Plan	<input checked="" type="checkbox"/>

*New Britain's checklist of MPC Requirements*

## We Chose to Do an Implementable Comprehensive Plan

Comprehensive planning in Pennsylvania has a fresh new look. Thanks to the PA Department of Community & Economic Development, municipalities can now prepare a lighter plan, still with required content of course. Implementable Comprehensive Plans prioritize the ‘real and relevant issues’ of a community; include practical and workable recommendations; and look to build volunteer and partner capacity, for implementing the plan, as soon as possible.

New Britain opted to prepare this type of plan because so much has been accomplished since the 2007 Comprehensive Plan, and to help maintain a focus on the issues the general public and borough volunteers feel are most important.

Since 2007, the Borough accomplished great things:

- ❖ Prepared a Main Street Study,
- ❖ Created New Zoning Language to Preserve the Character of Our Borough,
- ❖ Created New Zoning Language to Encourage Focused Mixed-Use Development,
- ❖ Completed Stewardship and Strategic Plans of Our Nature Preserves and Parks,
- ❖ Acquired and Improved 5.5-acre Orchard Park,
- ❖ Established Volunteer-Run Farmers Market,
- ❖ Increased Wilma Quinlan Nature Preserve by 6-acres
- ❖ Formed 8 New Volunteer Committees
- ❖ Received Awards for Our Environmental Stewardship and designations:
  - Tree City Designation,
  - Bird Town Designation, and
  - Sustainable Pennsylvania Certified Gold Community

- ❖ Received Grants to Create Brand New Trails and Sidewalks,
- ❖ Adopted a Health in All Policies Document,
- ❖ Received Grants to Prepare an Active Transportation Plan



## How to Use this Plan

**Review Your Most Important Section First**—Each of the five primary sections of the plan identifies multiple, overlapping, volunteer committees to which recommendations are attached, and to which the general public is encouraged to please participate.

**Typical Action Items to Look For**—Comprehensive plans are referenced in the creation of zoning ordinance language to protect resources, to organize the strategic growth, and to ensure fair and equitable distribution of housing and community facilities. They are also referenced in grant applications to help get great things done. Both will need the future support of the public.

**Start Thinking About the Next Plan**— This plan identifies the real and relevant issues of our town with the understanding it can be updated sooner than 10 years to acknowledge successes and to address new issues.

LEHIGH COUNTY

MONTGOMERY COUNTY

New Britain  
Borough

### Legend

- County Boundary  
New Britain Borough  
Cities and Boroughs  
Municipal Boundary



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DATE: DECEMBER 2019

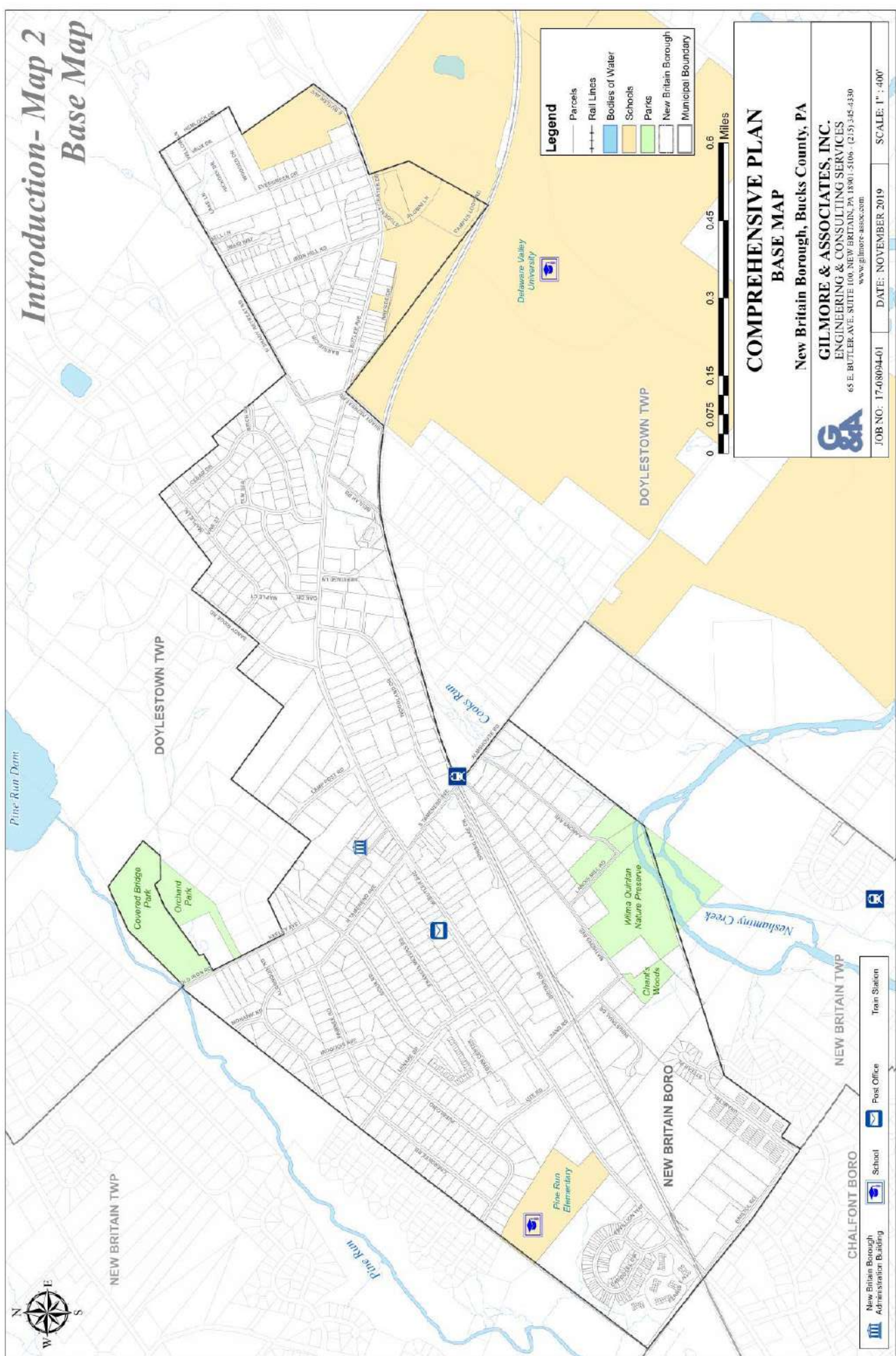
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# Introduction- Map 2

## Base Map



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## Community Vision

New Britain Borough seeks constantly to improve its standing as a Friendly Place to Live. As a community of friends, neighbors, employees, business owners, and students, the Borough will focus its energies on achieving the goals and objectives of this plan through the collaborative effort of volunteer committees, Planning Commission and Borough Council.

Through the public input process and committee support, New Britain identified the top real and relevant issues of the Borough, which then became the primary sections of this plan, and include: *Our Borough, Community Character, Economic Development, Natural Resources, and Traffic & Walkability.*

## Statement of Community Development Objectives

New Britain Borough will ensure the preservation and protection of its cultural, historic, and natural resources, pursue greater walkability, promote healthier, more active lifestyles, and celebrate local businesses, through various goals and objectives, strategic planning and the promotion of revitalization and development in designated areas of the borough.



## Statement of Interrelationships Among Plan Components

Each of the primary sections of this plan relate to each other. Organization of new development and promotion of revitalization in the University Village area of the Borough will encourage collaboration between the Borough, businesses, and residents. Infrastructure investments to support strategic development patterns will be more meaningful and enduring. Recent and pending projects to improve walkability and healthy living, from sidewalks to trails, and even new park & recreation partnerships will support and bolster real estate values, help achieve housing plan goals, and incentivize new businesses.

## Statement of Plan Compatibility with County and Adjoining Municipalities

New Britain Borough enjoys strong ties with its neighbors, and with the County of Bucks. Together they have prepared multiple planning documents, and supported each other toward greater regional trail connections, new highway-bypass construction, and recent launch of expanded small transit system.

New Britain Township—shares borders of compatible residential land use, natural areas, streams, and regional trail systems.

Chalfont Borough—shares regional commuter rail and trail systems, Butler Avenue, and new multi-family housing demand.

Doylestown Township—shares the impact of Delaware Valley University, a regional trail system, and similar residential land use character.

Bucks County—only partnerships, collaboration and encouragement are planned with the county.

# Goals & Objectives

## Section 1. Our Borough

### Section 1.2. Land Use & Zoning

- Goal 1: Protect the Remaining Open Space, Natural, Cultural and Historic Resources of the Borough
- Goal 2: Review Regularly the Existing Zoning and Subdivision and Land Development Ordinance Regulations
- Goal 3: Prepare a Detailed Hazard Mitigation Plan Risk Assessment of Land Uses
- Goal 4: Consider the Use of Official Map Ordinance

### Section 1.3. New Britain Housing Plan

- Goal 1: Provide for housing that meets the needs of present and future New Britain Borough residents without risking the remaining historic and natural resource areas
- Goal 2: Protect the existing character and unique sense of place that is New Britain Borough while providing for a variety of housing types and styles to meet the growing demand for new construction and the needs of those in different income earning categories.

## Section 2. Community Character

### Section 2.1. Cultural & Historic Resources

- Goal 1: Protect, Maintain, & Improve the Borough's Historic Resources
- Goal 2: Create a Heritage Tourism and Marketing Strategy
- Goal 3: Establish Partnerships with Local Non-Profit Preservation Groups

### Section 2.2. Community Character & Urban Design

- Goal 1: Enhance the Borough's Sense of Place
- Goal 2: Preserve Community Character
- Goal 3: Improve Walkability and Safety throughout the Borough
- Goal 4: Enhance the Quality of Living and Working in the Borough

### Section 2.3. Public Facilities

- Goal 1: Continue to promote the adequate provision and accessibility of community facilities and services in cooperation with the public, government agencies, and community service providers.
- Goal 2: Pursue the facility recommendations identified in existing Borough plans
- Goal 3: Review areas in need of improvement and techniques/support to implement



## Section 3. Economic Development

- Goal 1: Make New Britain Borough Information More Accessible
- Goal 2: Support Local and Attract New Businesses
- Goal 3: Celebrate Local Arts and Culture through the Visitors Bureau
- Goal 4: Promote & Direct Development in Focused Areas of the Borough

## Section 4. Natural Resources

### Section 4.1. Environmental Resources

- Goal 1: Protect, maintain & enhance the Borough's existing natural features
- Goal 2: Foster stewardship for the Borough's natural features
- Goal 3: Revise and Amend Zoning and Subdivision and Land Development Ordinance in Accordance Best Practices and Most Current Information

### Section 4.2. Parks & Open Space

- Goal 1: Maintain and Enhance the Borough Parks and Facilities
- Goal 2: Expand the Areas of Protected Open Space
- Goal 3: Incorporate Green and Sustainable Solutions

## Section 5. Traffic & Walkability

### Section 5.1. Transportation Network

- Goal 1: Improve Circulation, Efficiency, & Safety for All Modes of Transportation
- Goal 2: Support and Promote the Use of Public Transit
- Goal 3: Support and Promote the Use of Alternative Modes of Transportation
- Goal 4: Enhance Streetscapes to Develop a Sense of Place, Boost the Economy, and Improve Safety

### Section 5.2. Active Transportation Plan

- Goal 1: To Enhance Walkability through a Connected Pedestrian and Bicycle Network.
- Goal 2: To Plan Active Transportation Routes to Local Destinations.
- Goal 3: To Improve Resident Health—through the provision of pedestrian and bicycle alternatives to vehicular travel and of access to routes for recreation.

# Support for this Plan

## Public Participation

Public input was the driving force of this Implementable Comprehensive Plan. With a core goal of achieving implementation, the Borough immediately sought public participation and feedback, and received it from the plan's steering committee, the nine (9) Borough committees, stakeholder interviews, and the general public. Using regular meetings, questionnaires, online surveys and workshops these groups, throughout the process, helped identify the real issues, goals and objectives that can, and will be implemented, by local committees and residents.

Steering Committee: the members of New Britain's Implementable Comprehensive Plan Committee held regular and publicly advertised meetings on the third Tuesday of each month. The committee reviewed existing conditions, discussed recommendations, and identified top priorities through discussion, questionnaires and site visits.

Committees: the nine (9) Borough committees frequently provided input through multiple questionnaire worksheets and collaborative meetings with the steering committee.

Public Participation: residents were involved throughout the planning process and invited to two (2) workshop events, including New Britain's 2017 Town Hall and New Britain Civic Day in June of 2019. The public shared their thoughts through interactive displays, mapping activities, questionnaires and an online survey.

Bucks County Planning Commission & Neighbor Reviews- in compliance with the PA Municipalities Planning Code, a draft of the implementable plan was shared with county and surrounding municipalities for review and comment.

Council- the New Britain Borough Council has reviewed this plan and hosted a public comment meeting for its adoption.

### Implementable Comprehensive Plan Steering Committee

*Michael Stanislaw, Chairman*  
*Loren Frasco, Vice Chairman/Chairperson*  
*Robert Binkley, New Britain Borough Council*  
*David Holewinski*  
*Karl Dieterichs*  
*Rick Eggleston*  
*Michael Parke*  
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*Gilmore & Associates, Inc. Planning Consultants*  
*Kent A. Baird, AICP, Community Planner*  
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*Community & Business Committee*  
*Facilities Committee*  
*Financial Advisory Committee*  
*Historic Preservation Committee*  
*Nature Preserve Committee*  
*Parks & Recreation Committee*  
*Public Safety Committee*  
*Shade Tree Commission*

## Other Plans, Planners, & Planning

Since their 2007 Comprehensive Plan, the Borough produced multiple planning documents including a Main Street Study and numerous environmental Strategic Plans, to achieve the goals outlined over a decade ago. It additionally used GIS, planners and transportation engineers, to prepare an Active Transportation Plan. In the same timeframe, the county and regional planning commissions developed multiple documents, all of which have been reviewed, and show support for this plan (for a full description, please see Appendices).

### Existing Plans of New Britain Borough

#### Comprehensive Plans and Updates

- 2007 Comprehensive Plan

#### Community & Economic Development

- Street Light Plan-2017
- New Britain Borough Main Street Study-2016
- New Britain Borough Roadway Condition Plan and 5 Year Reconstruction Plan-2017
- Butler Avenue East Sidewalk Plan-2017
- Interim Act 537 Sewage Facilities Plan-2016
- New Britain Borough Act 537 Plan Update

#### Natural Resources

- New Britain Borough Open Space Plan Update-2009
- Wilma Quinlan Nature Preserve & Miriam Groner Property Stewardship Plan-2007
- Wilma Quinlan Nature Preserve-Natural Areas Stewardship Plan-Addendum-2014
- Strategic Plan for the Stewardship of the Wilma Quinlan Nature Preserve-2015
- Progress Report on Stewardship Goals Wilma Quinlan Nature Preserve-2019
- Orchard Park Strategic Plan-2016

### Pending Changes, Developments, and Improvements

#### Sidewalks, Trails and Crossings

- East Butler Avenue Sidewalks
- Keeley Avenue Trail
- Central Bucks Regional Police Station
- PA DOT-Bristol Road Extension Study and Implementation

### Additional Documents Reviewed

#### Bucks County

- Comprehensive Plan-2011
- Open space and Greenways Plan-2011
- Bicycle Master Plan-2012
- Great Spaces Great Places-2018

#### Surrounding Municipalities

- Lake Galena & North Branch Neshaminy Creek Watershed Implementation Plan

#### Regional

- Connections 2045
- Pedestrian and Bicycle Friendly Policies, Practices, and Ordinances-2011
- Aging In Place-Municipal Implementation Tool #12-2007
- Friendly Communities-Municipal Implementation Tool #30-2017
- Taming Traffic State of the Practice-2011
- PA Land and Water Trail Network Strategic Plan

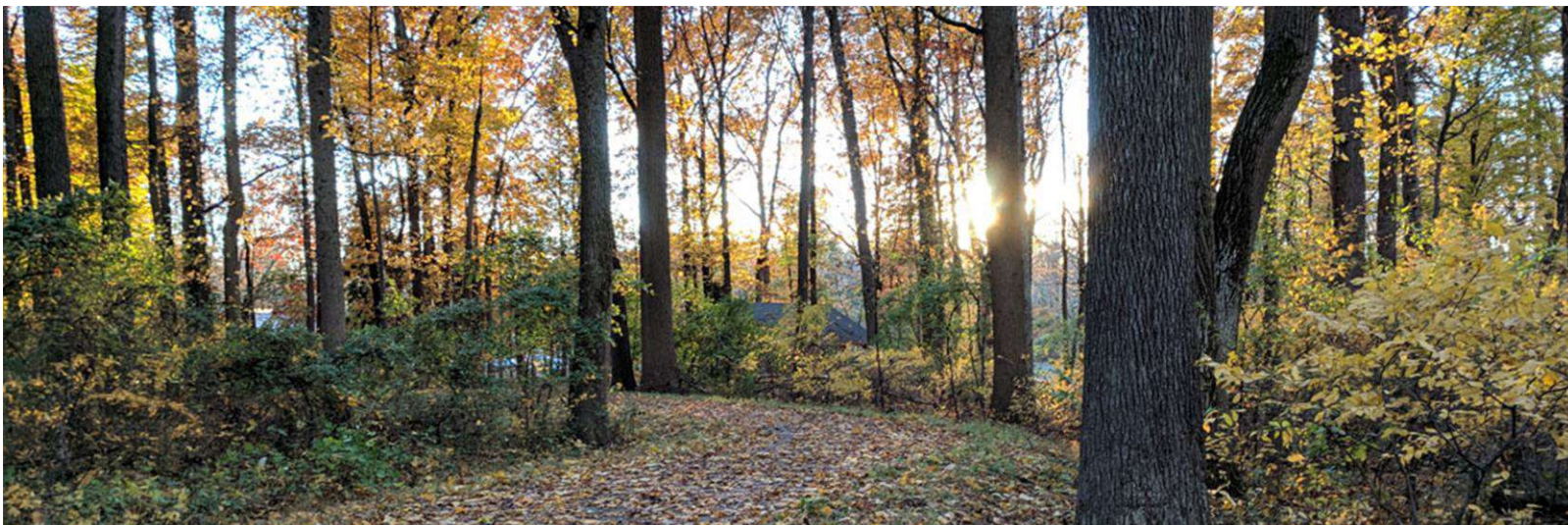
#### Community Health Needs Assessments

- Abington Hospital-Jefferson Health Community Health Needs Assessment-2016
- Grand View Health Community Health Needs Assessment-2016
- Doylestown Hospital Community Health Needs Assessment-2016
- Doylestown Hospital Community Health Needs Assessment-2016- Implementation Plan



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# Section 1. Our Borough



*Capacity for this section provided by our Community & Business Committee and our Financial Advisory Committee*





# Demographic Profile

## Section 1.1

### Population

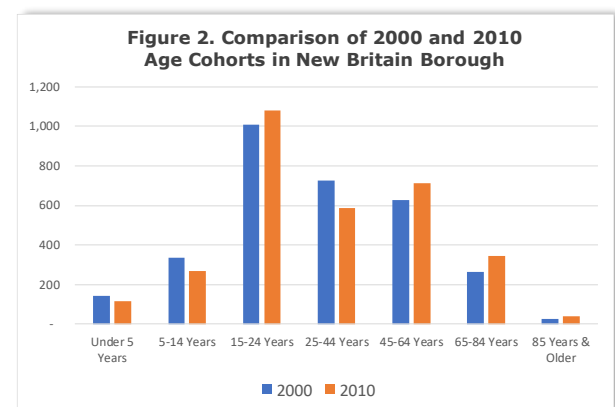
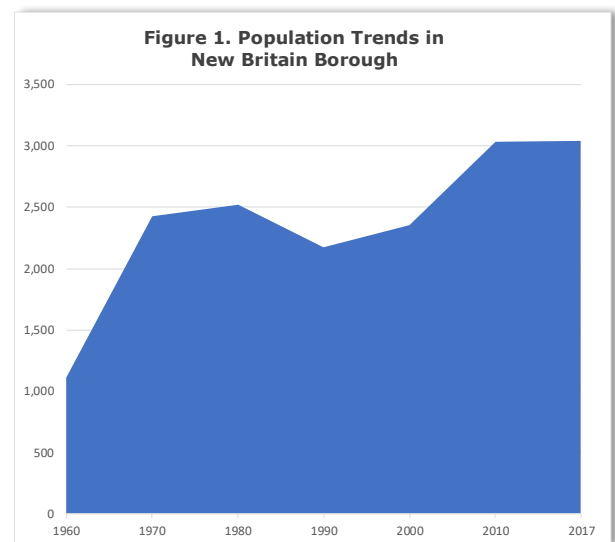
The history of New Britain Borough, begins with the indigenous, Lenni-Lenape peoples of pre-Colonial America and their relationships with early settlers. As the population of colonists grew, municipalities took shape. The Borough was borne out of New Britain Township and now they belong to a part of Bucks County with more than **44,000 people** (see Table 1. Population Trends in Appendices).

New Britain Borough is home to just over 3,000 people. Some of this is attributed to the recent decision, of the US Census, to count on-campus college and local health center residents. New Britain is a college town, home to Delaware Valley University, and, like other college towns, enjoys or endures an influx and exit of students.

More importantly, it should be noted that data gathered by the Census, and analyzed by regional and county planning commissions can't capture the daily headlines regarding our revitalizing towns. Each borough is experiencing major redevelopment, with hundreds of multi-family units proposed.

New Britain Borough and its neighbors are predicted to grow, together by nearly 4,000 people; again, not including what is currently happening in each borough thanks to the redevelopment (see Table 2. Population Projections for 2020-2040 in Appendices).

In the coming years, New Britain Borough will likely pay more attention to the age of its residents, to ensure it meets the needs a population that is both aging, and oddly enough, not yet replacing itself. The population under the working age of 16 years old is predicted to decline (see Table 3. Population by Age, New Britain Borough in Appendices).



With the addition of college and institutional residents counted by the US Census, the median age of town is low but, this is deceiving.

Permanent real-estate tax paying residents are aging. Like the rest of the United States, New Britain Borough has an increasing number of retirees, those individuals over the age of 65 years old.

### Education

New Britain’s education attainment levels have continued to increase over the years with a higher percentage of the population continuing with their education after graduating High School. US Census estimates for the years 2016 and 2017 show nearly 97% of the population over the age of 25 years old, reported a High School degree or higher.

### Income & Employment

The most recent Census reports **340** households earn between \$50,000 and \$100,000 annually. And, of the total population of employed persons over the age of 16 years, nearly 1,405 work in management, service, and sales positions requiring substantial skill and education.

### Conclusion

New Britain Borough is taking big steps to become an even friendlier community for people of all ages, abilities and backgrounds. New mixed-use zoning and redevelopment will encourage a wider range of housing and small business. Newly adopted Health in All Policies will promote greater inclusion. And, the Active Transportation Plan section of this document, will ensure greater mobility options for all residents and visitors.

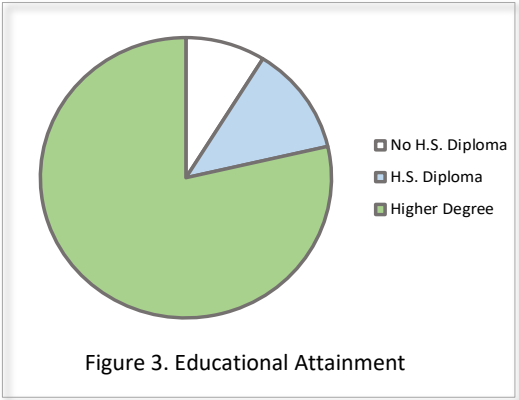


Table 4. Persons 25 Yrs and Up with Higher Degrees	
Associates & Starters	459
Bachelor's	407
Master's	128
Professional & Doctorate	34

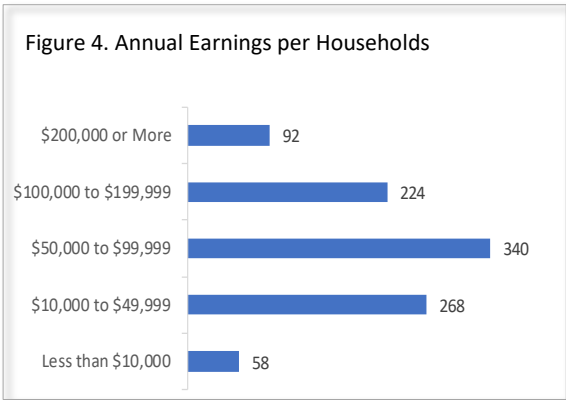


Table 5. Occupations of Employed Persons 16 Yrs and Up	
Management, Business, Science & Arts	516
Service	364
Sales & Office	525
Natural Resources, Construction & Maintenance	128
Production, Transportation & Material Moving	90

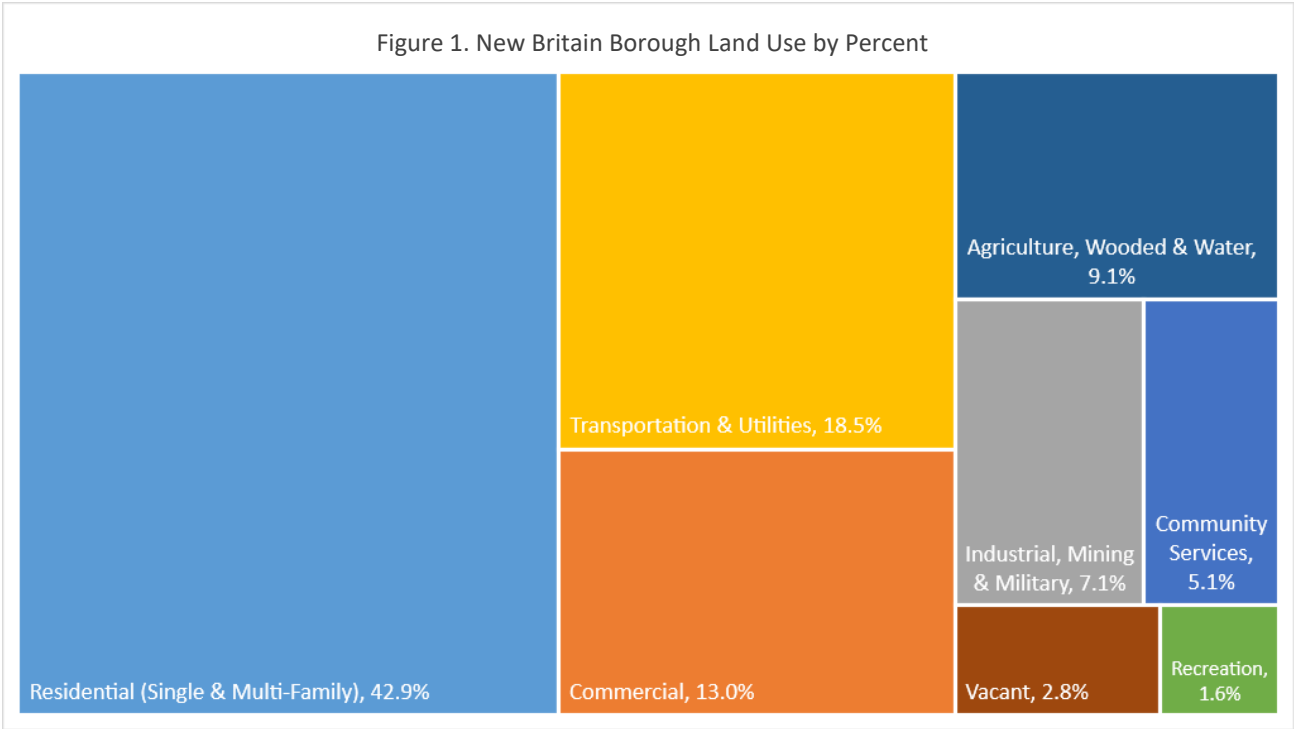
# Land Use & Zoning

## Section 1.2

### Land Use

The subject of land use can be confusing. Too much or too little land in any one category can seem like a bad thing. For anyone living or working in the area that category exists, it certainly doesn't seem *bad*. It might be helpful to use 'land use' instead as a quick-guide for finding balance. New Britain Borough's predominant land use is residential. In years past, Borough Council used land use mapping as a guide for increasing the services and amenities to residential areas, for example, additional land was purchased for trails and passive recreation land, areas of vacant land and underutilized commercial/industrial land were rezoned for mixed-uses, and new studies were completed for determining future economic development.

The figure below shares the overall strength of the residential category; the impact of transportation on land use (in roads and rail lines); and even the shrinking percentage of land in the category 'Vacant.' Nearly 5.3%, or 41.2 acres, of land was recorded as vacant in 2005, according to the Bucks County Planning Commission. The table below shows 2.8% vacant in 2010, and today, this number is predicted to decrease thanks to redevelopment.



Source: Delaware Valley Regional Planning Commission 2010 Analysis



## Zoning

New Britain Borough adopted thirteen (13) primary zoning districts as well as one (1) mixed-use overlay zoning district (overlay districts ‘lay over top’ existing districts to strengthen or improve the current regulations) to guide the actual use of land in any particular land use category.

**Table 1. Zoning District Summary, New Britain Borough**

Zoning District		Use	Minimum Calculations				Other
			Min. Site	Lot Area	Lot Width	Open Space	
C-1	Commercial	Single Family Dwelling		20,000 sf	100 ft		
		All other permitted uses		40,000 sf	100 ft		
C-2	Commercial	All		15,000 sf	100 ft		
C-3	Office Commercial	All		20,000 sf	100 ft		
HC	Historic Commercial	Single Family Dwelling		20,000 sf	100 ft		
		Craft Village		4 acres	100 ft		
C-U	College/University	All non-college uses		1 acre	100 ft		
		College		10 acres	100 ft		
E-1	Educational-Institutional	All		2 acres	150 ft		
LI	Light Industrial	All		1 acre	150 ft		
P-OS	Park Open Space	All		5 acres	200 ft		
SC	Shopping	Shopping Center		3 acres	150 ft		
		All other permitted uses		20,000 sf	100 ft		
R-1	Residential	All		20,000 sf	100 ft		
R-2	Residential	Single Family Dwelling		10,000 sf	70 ft		
		All other permitted uses		1 acre	150 ft		
MHP	Mobile Home Park	Mobile Home Park		15 acres	-		
		Single Family Dwelling		20,000 sf	100 ft	Min 25%	
		All other permitted uses		1 acre	150 ft		
VH	Village Historic	All		20,000 sf	100 ft		
Mixed Use Overlay		Single Family Dwelling		8,000 sf	50 ft		
		Townhouse		1,500 sf	20 ft		
		Multi-Family		n/a	n/a		
		Other Permitted Uses	0.5 acre		100 ft		

## Future Land Use

New Britain Borough hopes to maintain its charm, the feeling of being one large friendly neighborhood, and yet still provide for the housing, job and recreation opportunities residents are seeking. Changes to the zoning ordinance, to improve existing districts or to include unique overlay districts for the areas known as the Town Center, Historic District, and University Village areas, will help encourage mixed-use development where it is most desired and efficient and most sensitive to existing historic and culturally important sites. Existing Industrial and

Commercial land use areas beyond the focus of Town Center, Historic District, and University Village, are still susceptible to change of use requests. These properties should be carefully reviewed for the potential for future development and if development in these areas would meet the goals of the Borough.

## Section 1.2 Recommendations

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Goal 1: Protect the Remaining Open Space, Natural, Cultural and Historic Resources of the Borough

- Goal 1A: Enhance Borough Natural Resource Protection Standards
- Goal 1B: Create a Fees-in-Lieu of Ordinance for Parks, Trails, Trees and Open Space
- Goal 1C: Review Park, Recreation, Trails and Open Space Set Aside Requirements and consider Increasing Areas for Active and Passive Recreation

Goal 2: Review Regularly the Existing Zoning and Subdivision and Land Development Ordinance Regulations

- Goal 2A: Continue to Develop a 'Downtown' experience

Goal 3: Prepare a Detailed Hazard Mitigation Plan Risk Assessment of Land Uses

- Goal 3A: Prepare GIS Analysis of Asset Management

Goal 4: Consider the Use of Official Map Ordinance

- Goal 4A: Prepare a Brief on the Use of Official Map to Planning Commission and Council

*Note: See Appendices for full breakdown of each Goal, Sub-Goal, Objectives, Priority levels and responsible parties.*

**Section 1.2- Map 1**  
**Existing Land Use Map**

**Legend**  
**Land Use**

- Commercial
- Educational
- Exempt
- Industrial
- Mixed-Use
- Residential

**COMPREHENSIVE PLAN**  
**EXISTING LAND USE MAP**  
New Britain Borough, Bucks County, PA

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**DOYLESTOWN TWP**

**NEW BRITAIN TWP**

**CHALFONT BORO**

**Pine Run**

**Cook Run**

**Neshaminy Creek**

**Wills Quisenberry Nature Preserve**

**Charlton Woods**

**Pine Run Elementary**

**Covered Bridge Park**

**Geisler Park**

**Delaware Valley University**

**Pine Run Dam**

**New Britain Borough Administration Building**

**School**

**Post Office**

**Train Station**

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**Section 1.2- Map 2**  
**Future Land Use Map**

**Legend**  
**Future Mixed Use**  
**Land Use**  
 Commercial  
 Educational  
 Exempt  
 Industrial  
 Mixed-Use  
 Residential

**COMPREHENSIVE PLAN**  
**FUTURE LAND USE MAP**  
 New Britain Borough, Bucks County, PA

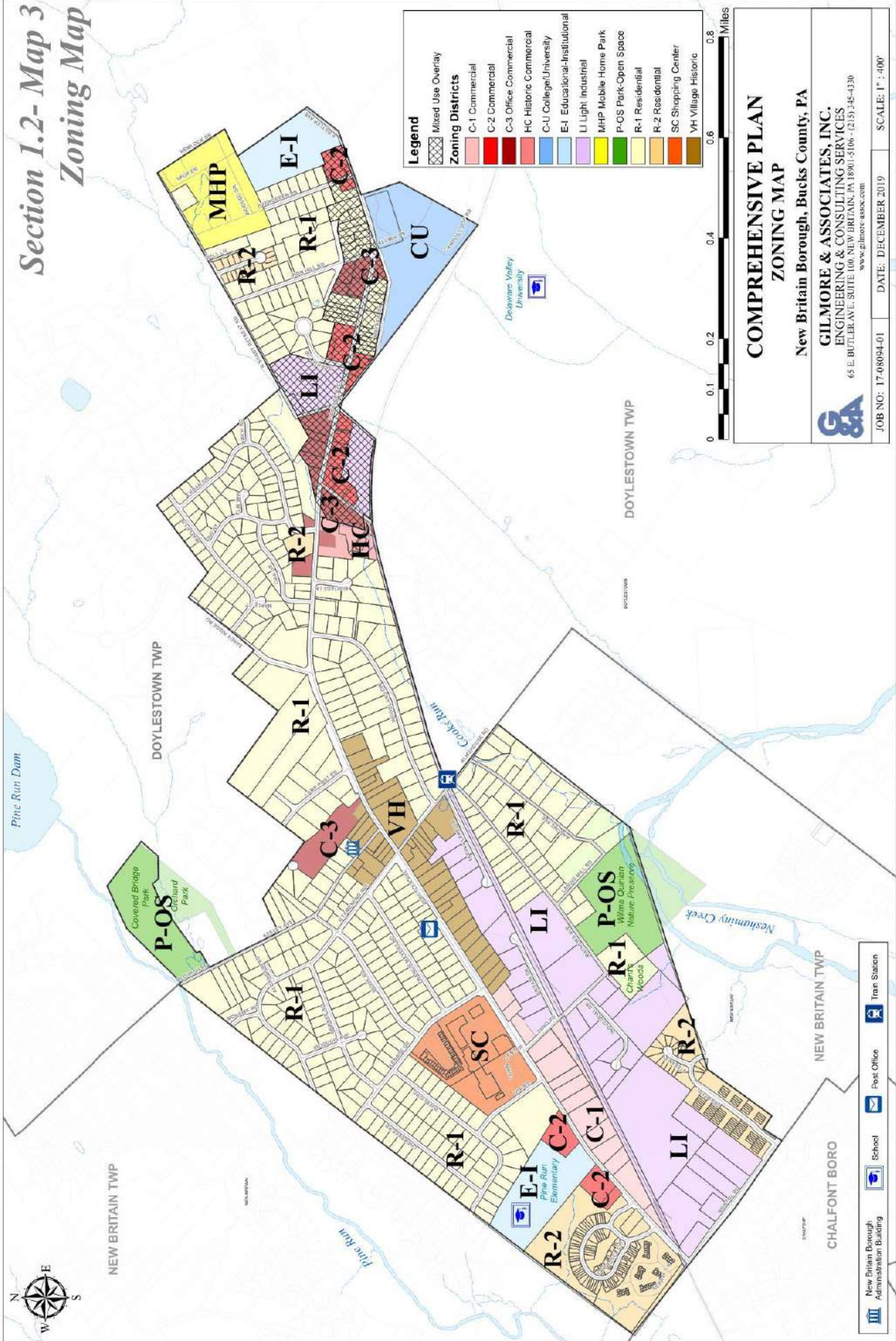
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# Section 1.2- Map 3 Zoning Map



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# New Britain Housing Plan

## Section 1.3

Each municipality, in Pennsylvania, is required to produce “a plan to meet the housing needs of present residents and those...anticipated to reside in the municipality.” Without such a plan, communities risk losing long term vibrance and viability—things resulting from a mix of tax revenue; service economies; individuals with differing skill sets, interests and contributions; and housing with differing ranges of cost and affordability. Communities with a healthy mix of housing tend be more exciting places to live and more resilient in times of economic change.

This section of the comprehensive plan draws on information in other sections, including population data and references to existing Main Street, Nature Preserve, and Active Transportation Plan studies; and shares recommendations for maintaining and improving the existing housing stock, its variety, and its overall contribution to the friendliness of New Britain.

### Pennsylvania Municipalities Planning Code (MPC)

The MPC mandates municipalities plan for a variety of housing without mandating exact ratios. No two communities are exactly alike.

#### Article III – Comprehensive Plan, Section 301. Preparation of Comprehensive Plan (a) (2.1)

*“A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.”*

## New Britain Borough Housing Plan Objectives

New Britain is part college-town, historic village, and residential suburb; part of the Central Bucks School District; home to Delaware Valley University; and near exceptional government, employment, community and health care facilities.

1. Provide for housing that meets the needs of present and future New Britain Borough residents without risking the remaining historic and natural resource areas;
2. Protect the existing character and unique sense of place that is New Britain Borough while providing for a variety of housing types and styles to meet the growing demand for new construction and the needs of those in different income earning categories.



*The Gatherings at University Village*



*Historic Home in New Britain*

# The Benefits of Housing Plans

The benefits of preparing a community-wide housing plan begin with a sense of fairness. It isn't the municipality's responsibility to pay for each resident's home, but it is an act of fairness to create a plan that declares the need for housing and that a mix of housing helps meet the needs of different people. Thereafter, housing plans provide a foundation for others to build what can lead to a greater sense of belonging in a community and of personal financial independence and to a greater mix of interesting architecture and sources tax revenue.

## Federal Legislation

In 1968, the Fair Housing Act was passed for the purpose of prohibiting discrimination in the sale, rental and financing of housing based on race, religion, national origin, sex, handicap and family status.

## State Legislation

Since the 1970's, the Pennsylvania court system has addressed the requirements of the Pennsylvania Municipalities Planning Code (MPC), and found in favor of those who believe communities should commit a "Fair Share" of housing to the planning and provision of multi-family housing units; on the premise that housing units of smaller sizes, and typically attached to one another and with shared amenities are more affordable. No specific percentage of overall housing has been determined by the state, but there are ways to test if a community has provided only a 'token' percentage, or worse yet, excluded those housing types all together.

### National Trends in Housing

- Building personal wealth and owning an appreciating asset are still big advantages to home ownership;
- Mixed-use, Transit Oriented Developments are on the rise;
- Investors favor apartments & townhome developments;
- Affordability Is Gaining New Political/Investment Attention

Sources: Urban Land Institute, USA Today, Forbes, Bloomberg, & US News Periodicals

# Existing Housing

For decades, New Britain Borough suffered serious traffic congestion, which hindered its ability to promote the community as a convenient and pedestrian friendly place and to encourage others to develop and redevelop vacant and underutilized land. As the region grew, New Britain lagged behind. In fact, nearly all of the existing housing units were built between 1939 to 1999.

With the opening of a regional, by-pass route, meant, in part, to relieve smaller boroughs of congestion, the Borough established new zoning to encourage redevelopment. A Main Street Study was conducted; economic analyses and town hall meetings too. Overwhelmingly, residents support the town becoming more walkable and more diverse in its housing.

The existing housing of New Britain Borough consists largely of detached, single-family housing, the historic pattern of development for nearly 60 years. Attached units are less in number: areas for townhouse and apartment living exist along Butler Avenue and Bristol Avenue, and a new development of apartments is under construction in the vicinity of the local university.

## Housing Units and Types

New Britain Borough experienced smaller growth in the number of housing units of all types compared to its immediate neighbors; but, with new developments planned, the total number of attached housing units will surge. Additionally, recent changes to the zoning ordinance will allow continued growth in attached unit types for the foreseeable next ten years.

A review of the existing vacant land not zoned for revitalization suggests any new growth in the Borough will rely heavily on Borough designed zoning amendments. For the moment, a simple 'Fair Share' analysis of the existing multi-family units (7% of all units overall), compared against future opportunities

in a mostly developed community, suggests New Britain Borough is working toward ensuring a fair percentage of its units are multi-family.

### Housing Occupancy and Tenure

The majority of New Britain Borough's census reported housing units are 'owner-occupied.' The nearest estimate of total units, prepared in the US Census American Community Survey, suggests there are 1,036 total units of which 982 units are owner occupied.

### Housing Values, Rent and Affordability

The subject of value often implies a subject of worth, which is not the same. Values are reported by owners and landlords and tenants, not by real property analysts who confirm worth. However, given the duration of Census data gathering, the figures are within close proximity of what a house might sell for, or what a unit might rent for.

US Census estimates must be coupled with margins of error, for the range of data gathered during estimation years. For this plan, a standard 10% can be applied, but in some cases regional planning commissions apply much greater margins. The most important quest New Britain will be on, for the foreseeable future, will be to promote accurate fulfillment of the 2020 US Census.

The median house value, of owner-occupied housing units in New Britain Borough, is estimated to be \$266,100, and is far greater than that value estimated nationally, of only \$193,500.

For renter occupied housing units, of which there are 221 units, the Gross Rent data resulted in an estimated median rent received monthly of \$1,432.

Each of the values estimated, for owner occupied units or for rental occupied units, applies directly to a conversation of 'affordability.' As each person commits themselves to a mortgage or to a rental agreement, they promise the delivery of the monthly payment. That payment weighs heavily against all other household spending.

Housing is considered affordable when the cost of that housing is less than or equal to 30% of the gross income of the household. For owner occupied units with a mortgage, that includes paying the mortgage, the taxes, the insurance and any utilities or housing fees. For rental occupied units, that includes the rent payment and the utilities. The term used for the portion of household income spent on housing is "Cost Burden."

Households that exceed a cost burden of 30% have a variety of reasons to explain why they do, including: carrying too much debt, paying for health care and education increases, etc. Regardless the reason, carrying too much housing cost potentially risks non-payment; non-payment can lead to foreclosure; foreclosure can lead to vacant units. All of the above can be considered subjective or anecdotal, but there have been precedents for such a scenario.



*Carousel Pointe Condominiums*

**Table 1: Housing Units by Communities Nearest New Britain Borough**

Community	U.S. Census		Unit Change		Estimate Only	
	2000	2010	+/-	%	2017	+/-
New Britain Borough	930	969	39	4%	1036	67
New Britain Township	3969	4266	297	7%	4329	63
Doylestown Township	6200	6636	436	7%	6152	(484)
Doylestown Borough	4055	4129	74	2%	4101	(28)
Chalfont Borough	1404	1556	152	11%	1662	106
Totals	16,558	17,556	998	6%	17,280	*
Bucks County	225,498	245,956	20,458	9%	248,873	2,917

Source: US Census Bureau, 2000 and 2010 Census; and US Census American Community Survey

\*Margin of Error-US provides for MOE and acknowledges errors

**Table 2: Estimate of Housing Types in New Britain Borough**

Type of Housing	2017 Estimate Housing Units	Detached % of Total Housing	Multi-Family % of Total Housing
<i>Attached Housing</i>			
1-unit	301		not apply
2-unit	8		not apply
<u>Multi-Family</u>			
3 or 4 units	33		3%
5 to 9 units	5		0%
10 to 19 units	30		3%
20 or more*	0		0%
<i>Detached Units</i>			
Single Family Typical	614	59%	not apply
Mobile Home	45	4%	not apply
Boat, RV, van, etc.	0	0%	not apply
<b>Total</b>	<b>1036</b>	<b>64%</b>	<b>7%</b>

\*US Census does not guarantee calculations will align with revitalization and development reportings

Source: US Census 2017 American Community Survey

*Note: See Appendices for additional Housing Tables*

## Section 1.3 Recommendations

---

Goal 1: Provide for housing that meets the needs of present and future New Britain Borough residents without risking the remaining historic and natural resource areas

- Goal 1A: Continue to Provide a Mix of Housing Types
- Goal 1B: Continue to Enforce Ordinance Regulations and Maintenance Codes

Goal 2: Protect the existing character and unique sense of place that is New Britain Borough while providing for a variety of housing types and styles to meet the growing demand for new construction and the needs of those in different income earning categories.

- Goal 2A: Investigate Opportunities to Permit Accessory Dwelling Units in Commercial Areas or Select Single Family Housing Areas
- Goal 2B: Revisit Existing Zoning Districts in the University Village and Town Center District to Strengthen Housing Mix and Improve Character of Developments

*Note: See Appendices for full breakdown of each Goal, Sub-Goal, Objectives, Priority levels and responsible parties.*



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**Section 1.3- Map 1**  
**Existing Housing Areas Map**

**Legend**

- Zoning Districts**
  - C-1 Commercial
  - C-2 Commercial
  - C-3 Office Commercial
  - HC Historic Commercial
  - P-OS Park Open Space
  - R-1 Residential
  - R-2 Residential
  - SC Shopping Center
  - VH Village Historic
- Other Land**
  - Vacant Land
  - Parks
  - Schools
  - New Development
  - New Sidewalks
  - Bodies of Water
- Infrastructure**
  - New Britain Borough
  - Trails
  - Sidewalks
  - New Sidewalks
  - Bodies of Water

**Scale:** 1" = 400'

**North Arrow:** N, S, E, W

**Map Labels:** Doylestown TWP, New Britain Boro, New Britain TWP, Chalfont Boro, Pine Run TWP, Doylestown Creek, Neshaminy Creek, Pine Run, Neshaminy Trail, 202 Trail, Bike & Hike Trail, New Sidewalks, Single Family Detached, Mixed Use, Mobile Home Park, Foundation Behavioral Health, Delaware Valley University, New Britain Borough Administration Building, Post Office, School, Train Station.





**COMPREHENSIVE PLAN  
EXISTING HOUSING AREAS MAP**  
New Britain Borough, Bucks County, PA

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### Legend





New  
Trails  
Sidewalk  
New  
Bodies

 Vacant Land  
 Parks  
 Schools  
 New Developments

**Zoning Districts**

- C-1 Commercial
- C-2 Commercial
- C-3 Office Commercial
- HC Historic Commercial

C-U College/University  
 E-I Educational-Institution  
 LI Light Industrial  
 MHP Mobile Home Park  
 P-OS Park-Open Space

 R-1 Residential  
 R-2 Residential  
 SC Shopping Center  
 VH Village Historic

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## Section 2. Community Character



*Capacity for this section provided by our Community & Business, Facilities & Historic Preservation Committees*





# Cultural & Historic Resources

## Section 2.1

New Britain Borough believes Cultural and Historic Resources Protection is more about action. It intends to promote, inventory, educate, and support the preservation of locally significant and nationally recognized cultural and historic resources throughout the community.

Beyond the ethical importance of preserving history, New Britain acknowledges that each of the nearly 100 homes and structures built between the 1700's and early 1900's adds value to the Borough (see Appendix: Historic Structures). According to the national Advisory Council on Historic Preservation and the National Trust for Historic Preservation, the resale value of homes adjacent historic sites and/or in historic districts is greater than similar homes elsewhere. Historic properties have unique architecture, emotive design, and collectability.

New Britain also believes cultural and historic resources contribute to a more complete 'sense of place,' and especially contribute to the economic development ideas of heritage- and eco-tourism.

The Bucks County Visitors Bureau reports an average of 7.8 million tourists visit Bucks each year, and this generates nearly \$1 billion in positive economic impact, supporting more than 12,000 local jobs. Their visits are directly linked to the arts, culture, history, natural, open space, and scenic resources of the area, including New Britain Borough.

Important cultural and historic resources are found throughout the borough, and primarily along the corridor of Butler Avenue now considered important for careful redevelopment in the Town Center, Historic Village, and University Village Overlay District areas.



*Groener House*



## Section 2.1 Recommendations

---

### Goal 1: Protect, Maintain, & Improve the Borough's Historic Resources

- Goal 1A: Prepare and Maintain an Inventory of Historic and Cultural Resources Sites
- Goal 1B: Establish a Façade Easement and/or Improvement Grant Program
- Goal 1C: Establish Design Guidelines and Borough Development Procedures to safeguard Historic and Culturally Significant Sites

### Goal 2: Create a Heritage Tourism and Marketing Strategy

- Goal 2A: Organize Annual Tours and Create Self-Guided Tour Information
- Goal 2B: Investigate opportunities to rent historic sites for events
- Goal 2C: Promote Historic Preservation Topics and Tools on Borough Website

### Goal 3: Establish Partnerships with Local Non-Profit Preservation Groups

- Goal 3A: Organize Preservation Workshops and Presentations
- Goals 3B: Support Nominations to National Register of Historic Places

*Note: See Appendices for full breakdown of each Goal, Sub-Goal, Objectives, Priority levels and responsible parties.*

# Community Character & Urban Design

## Section 2.2

Protecting community character and a sense of place means maintaining good connections between people and their built and natural environment. When residents lose the connection between an old building, interesting landmark, or woodland, they've lost the simple history of it, the unique story it might contribute to the community. Not all buildings or woodlands are created equal, obviously, but to suggest they should be, or that every town should look like all the others defeats the interest people have in the selection of their own special place.

The urban design of a community does not imply turning a small village or town into an urban-city landscape. It refers to the built environment, the streetscape of buildings and the fabric of land use stitched together by local streets, sidewalks, trails and even signage.

New Britain Borough is located between two sister boroughs, one to the east and one to the west, with all three enjoying the benefits of the area's well-run government, nationally ranked schools, award winning, internationally recognized arts and cultural venues, and thousands of acres of preserved and protected woodlands, streams and rivers. To protect from becoming a place of sameness, even in the midst of greatness, can be a challenge.

New Britain would like to ensure its community character and sense of place, born of the unique built and natural features of town, endure and improve. Past goals recently achieved, include the installation of gateway monuments at the east and west entries of town, and the creation of a town seal landmark at the intersection of Butler Avenue and Tamenend Avenue.

New Britain Borough, with help from the Borough Planning Commission, volunteer committees, economic advisors, and the public, completed various studies to determine the Butler Avenue corridor of

roads, sidewalks, and mixture of land uses would best be improved as 'Main Street' streetscape. This main street approach involves coordination between the Borough, private businesses and landowners, and Delaware Valley University.

Primary goals of the coordinated group include: promoting to a broader audience the benefits of relocating to New Britain Borough; ensuring future development does not detract from existing historically significant sites or the natural environment; improving walkability throughout the borough; investigating the impact of public utilities on desired streetscape improvements; installing and maintaining appropriately placed period style lighting; and planting and maintaining street trees from the approved Shade Tree Commission list of trees and shrubs (see attached).



*Borough Gateway Signage on Butler Avenue*

## Section 2.2 Recommendations

---

### Goal 1: Enhance the Borough's Sense of Place

- Goal 1A: Install and Maintain Gateway Signs to Create a Distinct Sense of Place
- Goal 1B: Prepare, Install and Maintain Wayfinding Signage
- Goal 1C: Create and Promote a Borough Brand
- Goal 1D: Update Social Media and Brochure Material
- Goal 1E: Investigate Sharing Borough Branded Merchandise
- Goal 1F: Create a greater sense of Neighborliness

### Goal 2: Preserve Community Character

- Goal 2A: Promote the Preservation of Culturally and Historically Significant Sites
- Goal 2B: Support Coordinated Approach to Main Street Improvements
- Goal 2C: Plant and Maintain Street Trees for Aesthetics, Traffic Calming and Water and Air Quality

### Goal 3: Improve Walkability and Safety throughout the Borough

- Goal 3A: Promote the Installation of New Trails and Sidewalks
- Goals 3B: Promote the Installation of Sidewalk and Trail Furniture and Amenities
- Goal 3C: Promote the Installation of Appropriately Placed Period Style Lighting

### Goal 4: Enhance the Quality of Living and Working in the Borough

- Goal 4A: Develop a 'Community Gathering Place'
- Goal 4B: Work with the Borough toward Improving the University Village
- Goal 4C: Explore Partnerships with DVU for Campus Gym and Library Access
- Goal 4D: Attract Businesses that Borough Residents and Others will Frequent
- Goal 4E: Promote Green & Sustainable Practices to Improve Quality of Life
- Goal 4F: Reduce and prevent blight
- Goal 4G: Celebrate and promote arts and culture

*Note: See Appendices for full breakdown of each Goal, Sub-Goal, Objectives, Priority levels and responsible parties.*

## Public Facilities

### Section 2.3

New Britain Borough will continue to promote the adequate provision and accessibility of community facilities and services in cooperation with the public, government agencies and community service providers. The Borough will continually look for the best ways to provide and/or share local police, fire, and emergency services; to provide the most efficient and high-quality town management; to offer or share the best places to read and learn; and to provide or to ensure that, water, sewer, solid waste, stormwater management, floodplain management, and utilities are carefully planned and delivered.

More than 3,000 residents live in New Britain Borough, and that figure includes the random and fluctuating tally of university and institutional students. Nearly 44,000 people live in and around the area of the Borough. Whether passing through, or intending to stay, visitors should be welcomed to a safe and habitable town.

The following table shares the basic public, or community services, provided to residents of New Britain Borough:

**Table 1. New Britain Borough Public Facilities and Services**

Type	Name	Location	Provided
Police Department	Central Bucks Regional Police Department	Doylestown Borough	Full service regional police department serving New Britain, Chalfont and Doylestown boroughs
Fire Services	New Britain Fire Marshal	New Britain Borough	New Britain Borough Fire Marshall
	Chalfont Fire Company	Chalfont Borough	6 Engines, 1 Fire Police Vehicle, 1 Marine Rescue, 130 Volunteers, and Basic Life Support Services
	Doylestown Fire Company	Doylestown Borough	7 Engines, and Traffic, Mobility and Carry Vehicles
Emergency Management	Chal-Brit Regional EMS	Chalfont Borough	Type II Ambulance, Type III Ambulance for Chalfont and New Britain boroughs and New Britain, Hilltown and Warrington townships
	Central Bucks EMS	Doylestown Borough	Basic Life Support, Two (2) Advanced Life Support Units. Serves 13 municipalities ( 120 sq. miles)
	Emergency Management Coordinator	New Britain Borough	New Britain Borough Coordinator
Medical/Health Care	Doylestown Hospital	Doylestown Borough	Inpatient & outpatient healthcare; 232 beds, 435 physicians, over 50 specialties; helicopter transp.
	Foundations Behavioral Health	E. Butler Avenue	Behavioral, psychiatric, educational and community services for children and young adults
Educational Facilities	Pine Run Elementary School	W. Butler Avenue	Kindergarten through Grade 6
	Delaware Valley University	E. Butler Avenue	570 acre campus with undergraduate majors (28), master's (7), PhD, and adult education programs
Library Facilities	Joseph Krauskopf Memorial Library	Delaware Val. Univers.	University Students/Facility or By Request
	Bucks County Free Library	Doylestown Borough	Free Library, Internet, Community Programming
Borough Administration	Borough Hall	45 Keeley Avenue	Manager, Treasurer, Secretary, Administrative Assist., Borough Solicitor, Borough Engineer, Borough Planner, Zoning Officer, Road Master, Building Inspector, Fire Marshall, Police Chief, Tax Collector
Solid Waste/Recycling	Advanced Disposal	Regional Company	Contracted single hauler trash and recycling service for all of New Britain Borough

**Table 2. Government Owned Land and Buildings**

Name	Location	Use
US Post Office	W. Butler Avenue	Federal Post Office
Burkart Hall	56 Keeley Avenue	Public Meetings, Small Business and Entrepreneurship Ctr.
Borough Offices	45 Keeley Avenue	Manager, Administration
Groner House	Aarons Avenue	Nature Preserve, Historic Preservation
Miller House	Aarons Avenue	Nature Preserve, Historic Preservation
Beulah Road Storage	Beulah Road Storage	Storage
Wilma Quinlan Preserve	Mathews Avenue	Nature Preserve, Environmental Education
Chants Woods	Mathews Avenue	Nature Preserve, Environmental Education

The Borough maintains a variety of publicly accessible buildings for the administration of daily government. Additionally, it was bequeathed property to help further the nature preserve, environmental education, and historic preservation goals and acquired or received land or easements for trails and sidewalks meant to improve pedestrian mobility.

### Water

New Britain Borough's resident water supply comes from private on-lot wells and from public water distribution; the latter especially provided to areas of greater development density. Typical providers of public water to the Borough include North Penn Water Authority, Doylestown Township Municipal Authority and Aqua, with residents receiving monthly/quarterly bills directly from them or the parent company. Public notice of contamination is provided directly to the resident from the provider, but New Britain Borough additionally posts updates on water quality.

### Sewer

Wastewater in New Britain Borough is managed and treated either by on-lot septic systems, or by Bucks County Water & Sewer Authority, using its Chalfont-New Britain Township Joint Sewer treatment plant south of New Britain Borough. Since the last comprehensive plan, the Borough is almost completely on public sewer. New Britain Borough is in the process of reviewing an Act 537 Sewage Facilities Plan, mandated by Pennsylvania to ensure proper planning, design and permitting of new and managed systems. The Borough has a sufficient plan and strategy with Bucks County Water & Sewer Authority to handle redevelopment areas.

### Stormwater Management

New Britain Borough adopted a comprehensive stormwater management plan in 2005, in conjunction with the Neshaminy Creek Act 167 Stormwater Management Ordinance. Since that time the PA Department of Environmental Protection now mandates: municipal reporting of sediments, nitrogen and phosphorus into our waterways; reduction plans, and stormwater facilities plans to showcase inlet and outlet points of stormwater. A plan is in place for Pine Run, Cooks Run, and Neshaminy Creek.



## Section 2.3 Recommendations

---

Goal 1: Continue to promote the adequate provision and accessibility of community facilities and services in cooperation with the public, government agencies, and community service providers.

- Goal 1A: Regularly Update Council, Planning Commission, Zoning Hearing Board, on Government Issues, Service Providers, and Staff Needs
- Goal 1B: Continue to Evaluate, Support, and/or Improve Public Service Arrangements with Partners and Providers
- Goal 1C: Continually Review the Act 537 Plan and Planning Process
- Goal 1D: Continue to Monitor and Coordinate Solutions for Provision of Public Water
- Goal 1E: Continue to Improve the Stormwater Management Plan and Reporting of Pine Run, Cooks Run and Neshaminy Creek
- Goal 1F: Continue to Work toward Act 537 Sewer Facilities Program Plan Updates

Goal 2: Pursue the facility recommendations identified in existing Borough plans

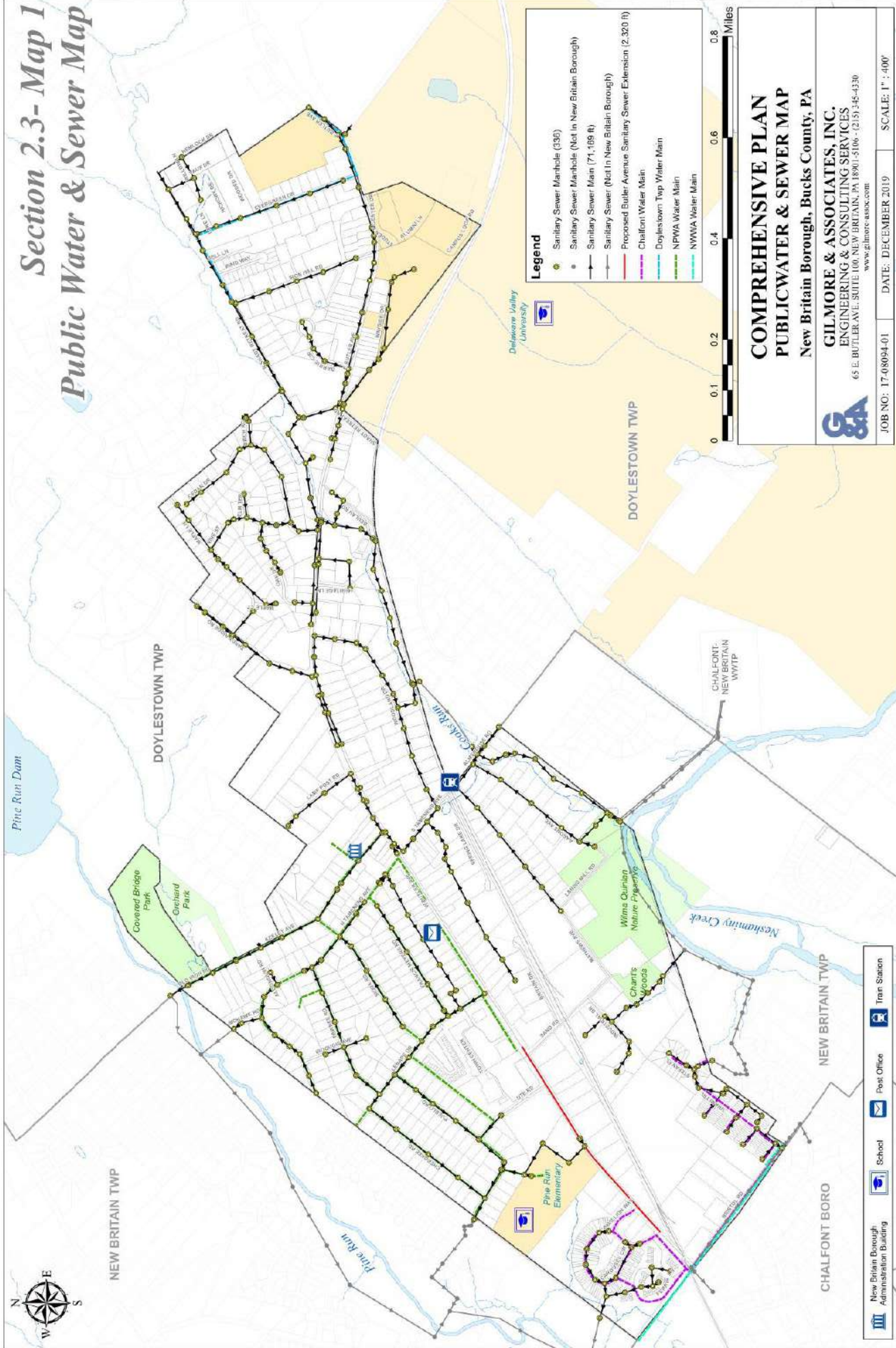
- Goal 2A: Implement the Active Transportation Plan of New Britain Borough
- Goal 2B: Implement the Nature Preserve and Park Stewardship and Strategic Plans

Goal 3: Establish Partnerships with Local Non-Profit Preservation Groups

- Goal 3A: Investigate Opportunities to Manage Utility Corridors Differently
- Goal 3B: Amend or Introduce New Fees In lieu of Ordinance to Support Parks, Trails, Trees and Open Space
- Goal 3C: Require New Development to Install Sidewalks, Paths and/or Trails
- Goal 3D: Investigate Areas of the Borough Lacking Park and Recreation Facilities
- Goal 3E: Identify Areas of the Borough in Need of Public Water Extension

*Note: See Appendices for full breakdown of each Goal, Sub-Goal, Objectives, Priority levels and responsible parties.*

# Section 2.3- Map 1 Public Water & Sewer Map



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## Section 3. Economic Development

*Capacity for this section provided by our Financial Advisory, Facilities, and Community & Business Committee*





# Economic Development

## Section 3

In 2007, New Britain Borough adopted a comprehensive plan that called for, among other things, a more coordinated approach to economic development, one that included frank and open discussions between Borough Council, the Borough Planning Commission, the Borough's various volunteer committees, the Borough management, the residents, the businesses and the local institutions. Serious action resulted, including: two Town Hall Meetings, a 2016 Main Street Study, and zoning ordinance amendments to encourage revitalization.

Both the 2007 and the 2016 documents revealed significant truths to the Borough; the population was aging, more multi-family housing units were needed, residents had endured high traffic congestion for too long, there was too much blighted and underutilized property, and there was a lack of walkability, a lack of distinction, and a lack of retail, restaurant, and entertainment options. With support from the public and the committee volunteers of the study, the Borough immediately sought grant funding and the assistance of consultants. Nine (9) separate volunteer committees are now engaged in the oversight of and support of projects with over \$1 million in grant funds to improve walkability, parks, streetscapes, street trees, distinctive gateway treatments, and branding and economic development outreach.

## Current Truths

1. New Britain Borough sits at the center of nearly 44,000 residents;
2. National changes to retail and commercial businesses, in some cases resulting from increased use of the internet, may have near term impacts on mixed use development;
3. Food and entertainment venues continue to do well in adjacent Doylestown Borough and seemingly benefit from a clustering of restaurants, cafes and bars of differing sizes, as only a nearby competitive example;
4. The economic strength of college towns, of which New Britain is one, comes from the combined impact of college/university faculty, staff, students, visitors, and tourists;
5. Improvements to pedestrian and bicycle networks benefit local residents and attracts a regional audience of recreation enthusiasts and support businesses;
6. Doylestown Hospital Health Care Network, with its new 100,000 square foot Center for Heart and Vascular Care, has new employees in need of housing and family services;
7. More than 40 additional health care facilities, including University of Pennsylvania and Temple University, nationally ranked facilities, can be accessed by New Britain's trains;
8. New Britain Borough is as close to the region's top attractions as any central Bucks community and should market itself to the area's visitors (see below);
9. Trends suggest increased demand for multi-family housing by retirees and persons in their twenties, New Britain has little vacant land and should continue to revitalize.

## Simple Outreach

The Bucks County Visitors Bureau maintains data of the county's visitation by outside visitors. These visitors come from across the country, and from throughout the Delaware Valley. Destination weekends and experiences help to attract new residents and potentially new businesses. A simple table of local destinations visited most frequently in the area of New Britain suggests the Borough could coordinate its outreach to a wide variety of venues, promoting the borough as 'A Friendly Place to Live.' Additionally, these destinations, and the outreach of the Visitors Bureau, help to promote the quality of life New Britain can share.

## Supporting New Development

Any new development or introduction of new business will potentially put demand on the existing services and utilities of the Borough. The cost to install or upgrade any service or utility can be substantial. New Britain should consider a cost benefit analysis of the role it can play in providing, at least initially, the investment in infrastructure upgrades to the Town Center and University Village areas, to maintain revitalization momentum. Such upgrades could include initial investment in design of or installation of electric, water and sewer in consolidated corridors or improvement areas.

Table 1. Bucks County Attractions

Location	Attraction	Museum/ Historic Area	Theater	Concert Hall	Shopping	Park
Bucks	New Hope Arts Inc	•				
	Bucks County Playhouse		•			
	Sellersville Theater		•			
	Town and Country Players		•			
	McCoole's at the Historic Red Lion Inn		•			
	Smoke & Mirrors Magic Theater		•			
	Peddlers Village				•	
	New Hope				•	
	Peace Valley Lavender Farm					•
	Washington Crossing Historic Park	•				•
	Mercer Museum	•				
	James A. Michner Art Museum	•				
	Bucks County Children's Museum	•				
	Fonthill/ Fonthill Castle	•				
	Bucks County Civil War Library and Museum	•				
	Moravian Pottery and Tile Works	•				
	Green Hills Farm	•				
	Moland House	•				
	National Shrine of Our Lady of Czestochowa	•				
	Pennsbury Manor	•				
	Bowman's Hill Wildflower Preserve	•				
	Old Barracks Museum	•				
	Howell Living History Farm	•				

## Strategic Planning for Business in the Borough

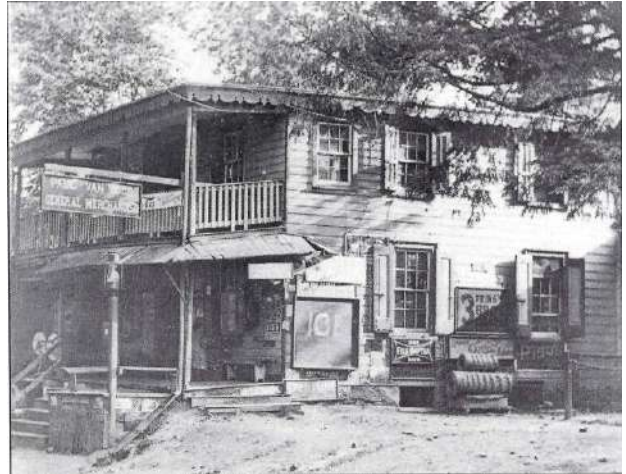
New Britain Borough is in a unique state of revitalization. Surrounding municipalities, authorities and the University support its continued redevelopment of existing underutilized properties, and the continued improvement of existing underperforming businesses. The Borough is in a unique location for small industrial, small business, small office, healthcare, and business support enterprises. It should market each unique relationship and promote the success of each separately.

Every opportunity to promote, invest in, and partner for, the expansion of basic utilities such as water, sewer and electric, to parcels of land within the Mixed Use Area should be considered. Costly infrastructure is a primary deterrent to pioneering developers. It is also a key marketing tool when competing against existing residential and non-residential sites.

From the beginning, the relationships between the borough and local businesses should be assessed. A review of industrial, small manufacturing, and entertainment industries should be prepared, and thereafter a stakeholder outreach campaign conducted to assess the strength of the Borough's position in the past and moving forward to promote these industries locally.

Continued relationship strengthening and outreach to businesses should include small workshops for business innovation, online links to information for home office and small business entrepreneurs, and potential co-hosted conferences with faculty and students at the Delaware Valley University.

Finally, open dialogue and a history of comments regarding the impact of zoning and subdivision and land development regulations should be kept; and where possible adjustments to signage restrictions and design guidelines should be considered.



*New Britain General Store Circa 1915*

## Section 3 Recommendations

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### Goal 1: Make New Britain Borough Information More Accessible

- Goal 1A: Promote the Borough's Economic Strengths and Destinations
- Goal 1B: Make Local Market and Destination Information Available

### Goal 2: Support Local and Attract New Businesses

- Goal 2A: Promote Small Business Innovation and Host Public Outreach Workshops
- Goal 2B: Encourage Continued Discussions with Delaware Valley University Regarding Promotion of Borough Businesses
- Goal 2C: Create a Business Sign Plan to Coordinate Best Outcome for Businesses
- Goal 2D: Create Design Guidelines for the Benefit of a Main Street Style Corridor
- Goal 2E: Promote the New DART Public Transit with Borough Advertising
- Goal 2F: Consider a Hazard Mitigation Plan Technical Assistance to Small Business

### Goal 3: Celebrate Local Arts and Culture through the Visitors Bureau

- Goal 3A: Promote, and support funding for, community events with town center businesses

### Goal 4: Promote & Direct Development in Focused Areas of the Borough

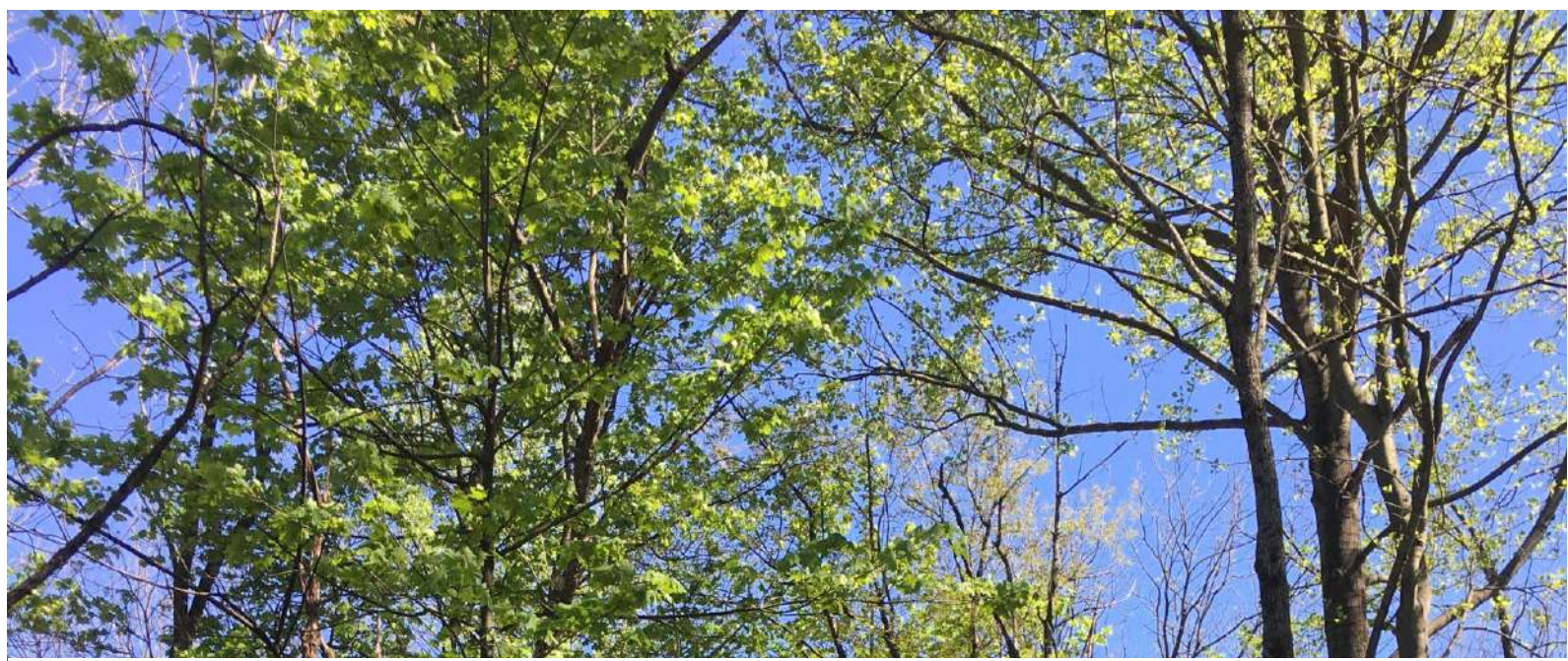
- Goal 4A: Promote New Commercial Development Especially in Designated Town Center and University Village Areas
- Goal 4B: Protect Cultural, Historic and Residential Areas from Incompatible Development
- Goal 4C: Review Industrial Development Trends and Work Toward Minimizing Conflicts between Industrial Development and Residential Areas and Corridors
- Goal 4D: Consider Investing in the Infrastructure Needed to Accomplish New Development

*Note: See Appendices for full breakdown of each Goal, Sub-Goal, Objectives, Priority levels and responsible parties.*



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## Section 4. Natural Resources



*Capacity for this section provided by our Shade Tree, Parks & Recreation, Nature Preserve, and Bird Town Committees*





# Environmental Resources

## Section 4.1

### Geology

The majority of Bucks County is located in the Lowland section of the Piedmont Province with characteristic low rolling hills and valleys formed from sedimentary bedrocks underlying the soil surface. New Britain consists entirely of the Stockton Formation, a Triassic aged light gray to light brown, coarse-grained arkosic sandstone that can include reddish-brown to grayish-purple colors, siltstone and mudstone. This formation underlies the Lockatong Formation, which can be found just outside of the Borough, in New Britain Township.

### Topography & Steep Slopes

New Britain Borough is relatively flat, with a majority of the Borough consisting of gentle slopes between 0-8%. Steeper slopes ranging from 15-25% and greater can be found clustered along the stream valleys and south of Butler Avenue just north of Unami Trail and north of Britain Drive. Slopes can increase rates of erosion and, when disturbed, can damage unique habitat and contribute to flood destruction.

### Soils

Interactions between geology, weather patterns, and organisms form soils, which continue to alter through time due to natural processes and land uses. Their structure and composition determine the resiliency, use and productivity of the land, and they help determine topography, habitat, hydrology, and the rate at which groundwater recharges. In New Britain, soils mainly consist of well drained to poorly drained silt loam and loam soils with slopes ranging from 0-3% up to 8-25% in some locations, specifically along waterway.

Hydric soils are sensitive soils that form under periodically wet conditions and can support wetland vegetation. These soils can be indicators of repeated flooding and potential wetlands. Hydric soils are considered sensitive soils, and in New Britain, include

the Bowmansville and Rowland series. Development in areas with Hydric soils should be avoided.

Soils associated with Farmland of Statewide Importance and Prime Agriculture meet the statewide criteria for quality, growing season and moisture supply to support economically sustainable crops. In New Britain, soils of Statewide Importance include the Abbottstown, Culleoka-Weikert and Penn series, with Prime soils including the Rowland, Readington, Buckingham, Lansdale, and Lawrenceville series. While New Britain is a developed community, and contains no agricultural land, soils of agriculturally important soils still make up nearly 12% of the Borough. These soils can be found concentrated at Covered Bridge Park, Orchard Park, between Lamp Post Road and Sandy Ridge Road, Wilma Quinlan Nature Preserve and clustered areas to the west of the preserve.

See Table 1. New Britain Borough Soils in Appendices for a full breakdown of soils in the Borough.

### Hydrology

Water is the most forceful natural weathering and erosional agent on Earth. As it flows, it transports, sustains and shapes landscapes, but when interfered with it can have highly destructive qualities. As such, hydrology is a critical subject when considering changing land uses and the preservation of natural areas. New Britain Borough contributes to the Neshaminy Creek, Pine Run and Cooks Run watersheds. Together these three watersheds cover over 250 square miles, over Bucks and Montgomery counties. The principal streams within the Borough mirror their respective watersheds, including the Neshaminy Creek, Pine Run and Cooks Run. The portion of the Neshaminy that lies within New Britain is considered a Trout Stocking Fishery by the Department of Environmental Protection (DEP), and supports warm water fish species. The DEP also classifies Cooks Run as a Warmwater Fishery and Migratory Fishery. Both the Neshaminy Creek and Cooks Run are identified on Pennsylvania's List of Impaired Waters.

Groundwater is an important water source for people, industries and natural systems; however, the replenishment process is very slow. Open space and undisturbed/ undeveloped land is essential for providing areas to recharge groundwater sources. Vegetation helps to slow surface water flows and allowing infiltration to groundwater aquifers, while developed and impervious surfaces prevent such infiltration and increase runoff and flooding hazards.

Within New Britain Borough the Stockton formation is known to provide a reasonably good water supply where ground water can flow through weathered openings and fractures in the bedrock. However, in some areas the weathering of siltstone into clay contributes to poor permeability and can lead to significant variations in groundwater flow throughout the formation.



*Pine Run*

## Floodplains

Floodplains are made up of land that abuts a waterway. These resources provide a place to manage floodwaters during storm events and allow water to infiltrate and back into the earth, recharging the groundwater supply. Vegetation within the floodplain help to hold onto soils to reduce erosion, stabilize streambanks, and promote healthy stream and wildlife conditions.

A 100-year floodplain is the amount of land that is likely to be affected by a 100-year flood, which is a flooding event that has a 1% (1 in 100) chance of being met or exceeded in any given year. These areas are depicted by the FEMA 100yr Floodplain layer on the Natural Resources These floodplains are cover 5% of the Borough and are concentrated along the Neshaminy Creek, Cooks Run, and Pine Run and can vary in width.

## Wetlands

The Army Corps of Engineers define wetlands as,

"Those areas that are inundated and saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs and similar areas. "

Wetlands can be indicated by hydric soils, wetland vegetation and waterway. In New Britain wetlands cover only 2.5% of the landscape and can be found along the Neshaminy Creeks floodplain in Wilma Quinlan Nature Preserve and south of Aarons Avenue, and along Pine Run in Covered Bridge Park and north of Carousel Circle and Ferris Lane. Ponds located in Covered Bridge Park and west of S. Tamenend Avenue are also considered wetland areas.



*Pond in Covered Bridge Park*



## Stormwater

Stormwater is a topic that is becoming increasingly more prevalent as communities develop and impervious surfaces expand. As rainwater falls it flows over surfaces as *runoff*, until it finds vegetated and open spaces to absorb back into the earth, which become scarce as impervious surfaces that prevent runoff to penetrate, increase. Increased impervious surfaces lead to higher volumes and speeds of runoff that can cause flooding and drainage issues in the built environment. And, in the natural environment, can lead to watershed pollution, stream channel erosion and increased sedimentation as it picks up debris and contaminants on its way to the nearest tributary.



*Drainage on Butler Avenue*

## Woodlands & Forests

Woodlands provide many benefits for an ecosystem. They prevent the erosion of soils and as a result non-point sources of pollution, and provide an area for water to infiltrate into the groundwater system. They also provide waterway buffers and habitat, recreational and educational opportunities, and scenic views.

In New Britain, woodlands make up over 10% of the landscape and can be found undisturbed along waterways and within the Borough's park and open space areas. Additional pockets of woodlands are located in the open space of the Carousel Pointe development.

New Britain Borough has precious areas of habitat, streams, and open space. It is important that regulations address and continue to support the protection of these resources.



## Section 4.1 Recommendations

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Goal 1: Protect, maintain & enhance the Borough's existing natural features

- Goal 1A: Improve Water Quality
- Goal 1B: Enforce riparian buffers along waterways
- Goal 1C: Expand the Wilma Quinlan Nature Preserve to better protect the Neshaminy Creek
- Goal 1D: Pursue acquisitions and easements for adjacent woodlands
- Goal 1E: Inventory, manage and enhance Borough Street Trees
- Goal 1F: Identify vulnerable features for protection
- Goal 1G: Manage stormwater

Goal 2: Foster stewardship for the Borough's natural features

- Goal 2A: Evaluate current conditions, and provide new resident connections to natural features
- Goal 2B: Promote community events to raise support, and foster stewardship, for our natural features

Goal 3: Revise and Amend Zoning and Subdivision and Land Development Ordinance in Accordance Best Practices and Most Current Information

*Note: See Appendices for full breakdown of each Goal, Sub-Goal, Objectives, Priority levels and responsible parties.*

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**Section 4.1- Map 1**  
**Natural Resources Map**

**Legend**

- Wetlands
- 100yr Floodplain
- Woodlands
- Parks

**Scale**  
0 0.1 0.2 0.4 0.6 0.8 Miles

**COMPREHENSIVE PLAN**  
**NATURAL RESOURCES MAP**  
New Britain Borough, Bucks County, PA

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65 E. BUTLER AVE., SUITE 100, NEW BRITAIN, PA 18903-4543  
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**GA**

**Job No:** 17-08094-01  
**Date:** DECEMBER 2019  
**Scale:** 1" = 400'

**Map Labels:**  
Pine Run Dam  
Pine Run Creek  
Neshaminy Creek  
Doylestown Twp  
New Britain Twp  
Chalfont Boro  
Pine Run Elementary  
Delaware Valley University  
Covered Bridge Park  
Ochard Park  
Cherry Woods  
Wine Daring Nature Preserve  
Pine Run Elementary



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**Section 4.1- Map 2**  
**Soils Map**

**Legend**  
 NRCS Soils  
 Prime Agricultural Soils

**COMPREHENSIVE PLAN**  
**SOILS MAP**  
 New Britain Borough, Bucks County, PA  
**GILMORE & ASSOCIATES, INC.**  
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**DOYLESTOWN TWP**  
**NEW BRITAIN TWP**  
**CHALFONT BORO**

**Scale:** 0 0.1 0.2 0.4 0.6 0.8 Miles

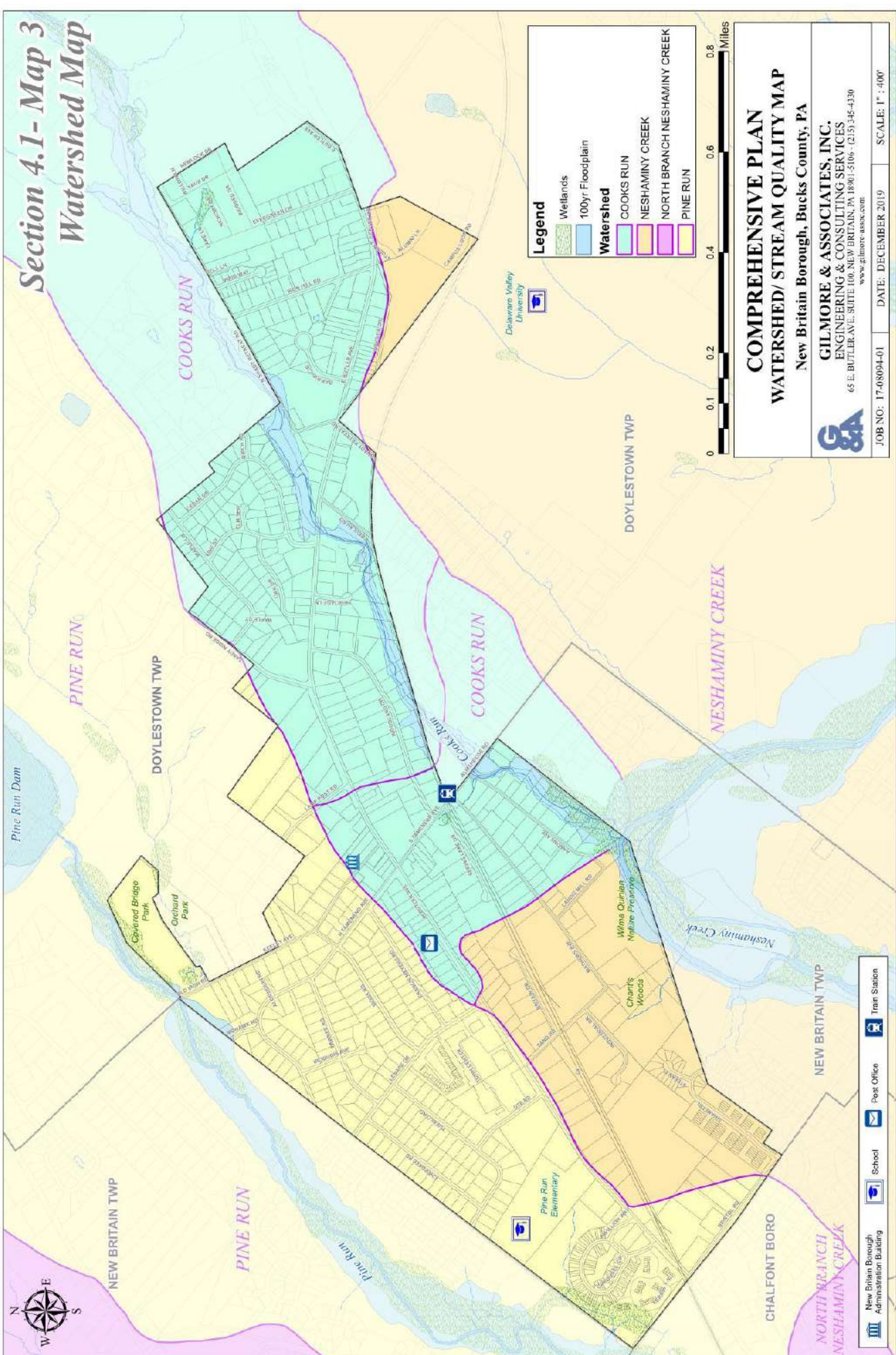
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**Date:** DECEMBER 2019  
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# Section 4.1- Map 3 Watershed Map





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# Section 4.1- Map 4 Critical Areas Map



## COMPREHENSIVE PLAN CRITICAL AREAS MAP

New Britain Borough, Bucks County, PA

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JOB NO: 17-08094-01 DATE: DECEMBER 2019 SCALE: 1" = 400'



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# Parks & Open Space

## Section 4.2

Open Space within the Borough is made up of public and private parkland, recreational areas, woodlands, and common areas within residential developments. These spaces provide multiple active and passive recreation options that include both public and private facilities, and protected open spaces to protect the Borough's natural resources.

### Parks and Open Space Available to the Public

When combined, recreation facilities open to the public within the Borough total nearly 50-acres, and include Covered Bridge Park, Orchard Park, the Wilma Quinlan Nature Preserve, Chant's Woods, and multiple multi-use trails.

Of these resources Covered Bridge Park is currently the only resource providing space for active recreation, including sports fields and a playground. Established in the 1950's, by the non-profit New Britain Civic Association, this park is an important resource for borough residents, but due to aging facilities and heavy use the park is in need of revitalization and recently was awarded grant funding for a new master site development plan.

Adjacent Covered Bridge Park is the Borough owned Orchard Park, which is located in Doylestown Township. Orchard Park provides a place for residents to connect with natural habitats including woodlands and wetlands, and supports a community garden and fruit trees.



Orchard Park

The Wilma Quinlan Nature Preserve and Chant's Woods offer natural areas, a variety of nature trails, a wildflower meadow and connections to the Neshaminy Creek.



Covered Bridge Park

### Private Open Space

Private recreational and open space areas within educational institutions, cemeteries, and residential developments can be found throughout the Borough and provide an important space for natural habitats and stormwater infiltration. Within New Britain these areas include the recreational facilities at Pine Run Elementary School, Delaware Valley University, and open spaces at the New Britain Baptist Church, Unami Trail & New Britain Mews and Carousel Pointe & Forest Park developments.

### Multiuse Trails

Numerous trail segments for pedestrian and bicycle travel are located throughout the Borough and together total just over 2 miles. Efforts to expand and connect these trails to neighborhoods and community resources are underway and are expanded upon in Section 5.3-Active Transportation Plan. Recent trails exist on Tamenend Avenue and Keely Avenue.

New Britain Borough will need to address the adequacy of its total park acreage and the location of its parks, if it wants to continue with redevelopment for additional residents. Pocket parks may be the only



option that remains for the Borough, given its mostly developed nature.

Small pockets of natural space are a vital welcoming and revitalizing resource. Open space preserves habitats and biodiversity for future generations; improves air and water quality; and provides opportunities for fitness, traveling, and outdoor learning experiences. When combined with park and trail features these spaces can benefit our physical and psychological health, boost the economy, and strengthen our social and community bonds.

### Pocket Parks

Pocket Parks are a relatively new concept, developed in the 1950's to form parks space in post WWII Europe and neighborhood commons in U.S. cities. While small in size, these parks involve multiple factors that when properly combined can develop a space that is

vastly beneficial for all aspects of a community including: health, economy, community, and nature.

New Britain Borough recently received PECO Green Region grant funding to restore the street trees and green areas of the islands of open space along Butler Avenue, just west of Tamenend Avenue. Diseased and inappropriate species trees were removed and recently new trees were planted.

A variety of design options are available and popular throughout the United States for small parks. They include sitting areas and landscaping garden areas. Signage and bike racks are also popular.

Other Areas for Small Parks:

1. University Village
2. Town Center
3. Bristol Road Vicinity
4. Aarons Avenue

**Table 1. Public & Private Recreation and Open Space**

<i>Name</i>	<i>Location</i>	<i>Size</i>	<i>Amenities</i>
<b>Public Open Space</b>			
Covered Bridge Park	219 Keeley Avenue	14.7 acres	Active & Passive Recreation soccer/baseball fields, basketball court, pavilion and picnic areas, playground, restrooms, a fishing pond, trails, and trailhead parking.
Orchard Park	Keeley Avenue	5.5 acres	Passive Recreation Community garden (70'x70'), orchard, woods, wetlands and bird, owl, bat and honeybee habitats
Wilma Quinlan Nature Preserve	Mathews Avenue	26+acres	Passive Recreation Miriam's Meadow (2.7 acre wildflower meadow), 11 trails (totaling 1.52 miles), benches, signs and birdhouses
Chant's Woods	S. Sand Road	2.5 acres	woodland
<b>Total:</b>			<b>49+ acres</b>
<b>Public Trails</b>			
Tammenend Trail	S. Tamenend Ave	0.3 miles	signage, roadway crossings, pedestrian bridge
Keeley Avenue Trail	Keeley Ave	0.14 miles	from Lam Post Road to Covered Bridge Park
Destination Peace Valley Bike and Hike Trail	Covered Bridge Park	1.03 miles	distance within Covered Bridge Park
Pine Run Elementary School Trail	Pine Run Elementary	0.15 miles	connects Pine Run Elementary to the Town Center Shopping Area
N Shady Retreat Trail	N. Shady Retreat Rd	0.29 miles	on Doylestown Borough side of N Shady Retreat Road
Evergreen & Butler Trail	Evergreen Dr and Butler Ave	0.2 miles	trail in front of American Heritage Credit Union and LifeWorks Academy
<b>Total:</b>			<b>2.11 miles</b>
<b>Private Open Space</b>			
Pine Run Elementary School	383 W. Butler Ave	-	Active & Passive Recreation multiple playground, multipurpose paved area, multiuse fields
Delaware Valley University	700 E. Butler Ave	-	Active Recreation & Passive Recreation multipurpose field, football field, track and tennis courts and gymnasium within New Britain Borough, with extensive trail network just outside of the Borough providing connections to the 202 Parkway Trail
Churches & Cemeterys	E. butler Ave	-	Open Space-cemetery
Home Owners Associations	Butler Ave & Unami Trail	24.4 acres	Active & Passive Recreation: informal play areas, wooded open space
Town Center Shopping	Butler Ave & Ute Road	-	Passive Recreation
<b>Total:</b>			<b>30+ acres</b>

## Section 4.2 Recommendations

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### Goal 1: Maintain and Enhance the Borough Parks and Facilities

- Goal 1A: Enhance the active recreation opportunities within the Borough
- Goal 1B: Pursue the Implementation of 'Pocket Parks' throughout the Borough, in the University Village, Town Center, and Areas East of Bristol Road
- Goal 1C: Expand the recreational trails within the Borough- see Section 5.2

### Goal 2: Expand the Areas of Protected Open Space

- Goal 2A: Investigate acquisition and conservation opportunities adjacent existing parks, preserves and behind the Baptist Church

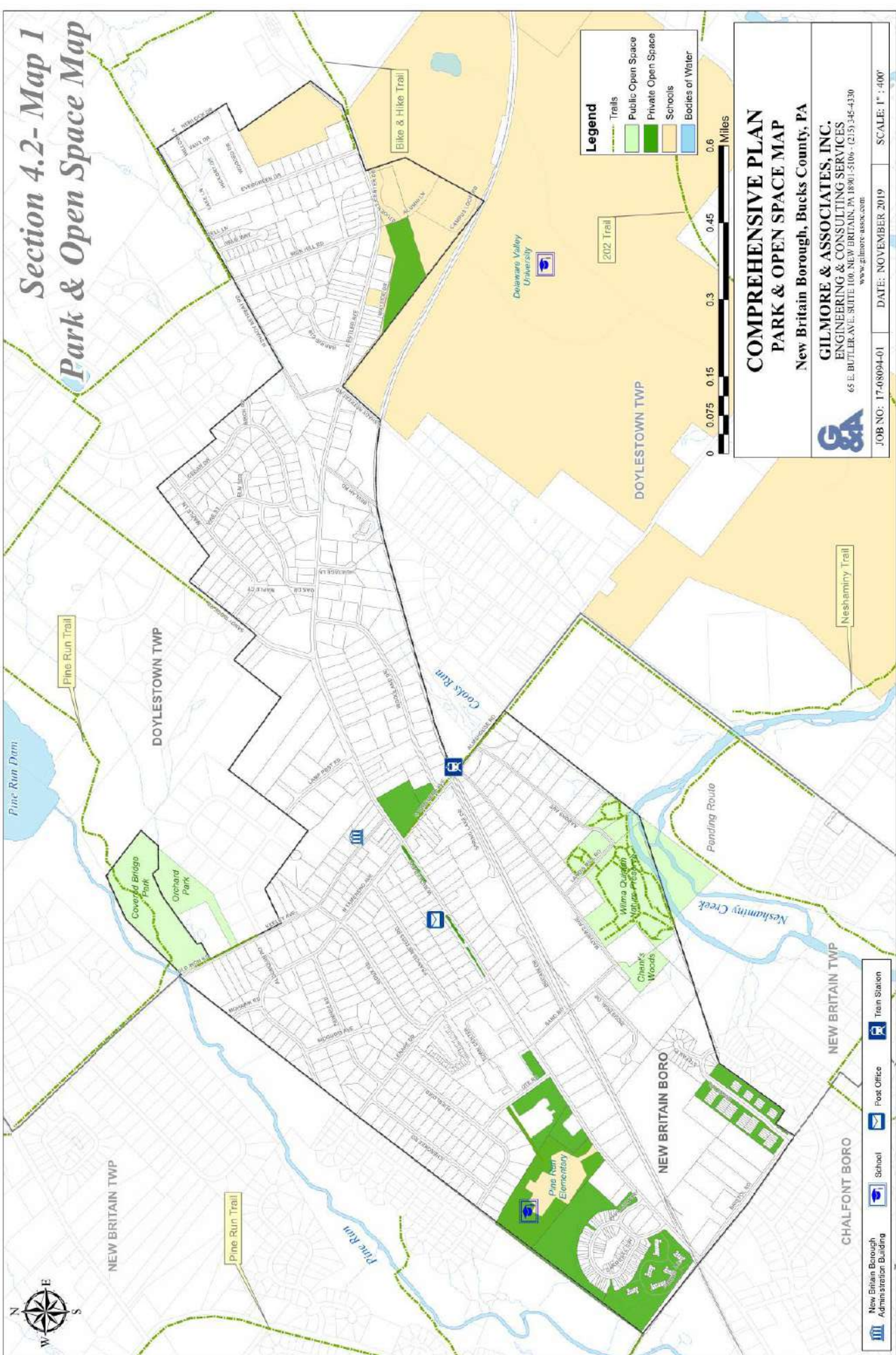
### Goal 3: Incorporate Green and Sustainable Solutions

- Goal 3A: Pursue green stormwater management techniques within parks along roadways
- Goal 3B: Incorporate Creative Stormwater Management Solutions to Parks

*Note: See Appendices for full breakdown of each Goal, Sub-Goal, Objectives, Priority levels and responsible parties.*

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# Section 4.2- Map 1 Park & Open Space Map





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## Section 5. Traffic & Walkability

*Capacity for this section provided by our Public Safety and Community & Business Committees*





# Transportation & Circulation Network

## Section 5.1

### Pedestrian and Bicycle Circulation

New Britain Borough recently completed an Active Transportation Plan and simultaneously adopted a “Health in All Policies” document. Both of these accomplishments solidify the Borough’s goal to become a more walkable community, a request of the public in all previous and current outreach.

An active transportation plan requires public input, planning analysis and recommendations to support physical improvements to a community’s pedestrian and bicycle network. The intent is increased physical activity of residents to improve their health and well-being. The **2019 Active Transportation Plan** (Section 5 of this plan) was prepared with the help of a dedicated steering committee of stakeholders, the general public, the planning commission and Borough Council. Recommendations to improve or install sidewalks, trails, street crossings, signage, lighting, activity areas, social media, and more, are directly linked to future improvements needed on and along major and minor roads in New Britain.

In the months following the adoption of the Active Transportation Plan, Borough Council and residents now support the idea of dedicated in-road bicycle

lanes for Butler Avenue. Located along both sides of Butler Avenue, these lanes will allow for commuting and recreational cycling at higher travel speeds. Establishment of these lanes will require partnerships with PennDOT and will benefit from partnerships with the existing Doylestown Bike-Hike Trail group and adjacent municipalities.

### Cars, Buses, Trucks and Trains

Tens of thousands of vehicles travel through New Britain every day. And, while these numbers are dramatically lower than just a few short years ago, before the completion of the Route 202 Bypass, and when Butler Avenue was the heavily traveled Route 202 for the entire region, traffic is still a serious topic in the Borough.

Butler Avenue still holds the title of most traveled corridor in the Borough. Almost 13,000 annual average daily trips are reported by the Delaware Valley Regional Planning Commission. Keeley Avenue, Bristol Road, South Shady Retreat Road and South Tamenend Avenue are the other four (4) most trafficked routes within the Borough, and each support between 2,000 to 6,000 vehicles daily. The Borough intends to address pedestrian safety and traffic in all Borough road corridors.

**Table 1. Bus Services**

Service	Connections	Stops
DART	Doylestown area	SEPTA Route 55 Bus
		Lansdale/Doylestown Regional Rail Station in Doylestown Borough
		Colonial Heritage Mobile Home Park
		Delaware Valley University

**Table 2. Train Services**

Service	Stations	Location	Parking	Amenities
SEPTA: Lansdale/Doylestown Regional Rail Line	New Britain Station	Tamenend Avenue & Matthews Avenue	39 Spaces; 2 ADA	2 bike racks (for 4 bicycles)
	Delaware Valley University Station	DVU Campus adjacent James Work Memorial Stadium	None Designated (30 adjacent) ; 4 ADA	No Bike Racks
Both Stations: No Ticket Office, No Connecting Services				

Two major transportation accomplishments occurred recently, in addition to the installation of the Route 202 Bypass, which now carries millions of vehicles through Bucks County:

1. Bristol Road Extension—presentations were made by the PA Department of Transportation to highlight options for extending Bristol Road, from its terminus at Butler Avenue, to Park Avenue in New Britain Township. This would redirect vehicles away from Old Iron Hill Road directly to Bristol Road for southbound traffic.;
2. Doylestown DART Extension—Bucks County Transit owns and operates Doylestown DART, an ADA accessible bus with connections to the Doylestown Rail Line and Route 55 bus, and will now accept riders in New Britain and Chalfont boroughs, with new stops located along Butler Avenue in New Britain.



*2019 Ribbon Cutting for DART WEST Bus Service*

The U.S. Department of Transportation National Highway Traffic Safety Administration reports that truck and delivery truck travel miles are increasing, as are the incidents of truck-crash fatalities; nearly 70 percent of truck-crash fatalities reported in recent years reported the fatality in the other vehicle. New Britain Borough will need to address traffic calming in the near future.

**Figure 1. DVRPC Taming Traffic- Elements of Context-Sensitive Design**



Considering the needs of all travelers, whether they are in a vehicle, train, or on foot, bike or potentially wheel chair or mobility device, is an important daily concern and can be addressed with careful study of traffic calming measures, such as curb bulb-outs, which shorten crossings and increase sight lines for pedestrians. The Delaware Valley Regional Planning Commission is a good resource for examples.

Several roads in New Britain which could be studied in greater detail for traffic calming:

1. Sioux Road
2. Tamenend Road
3. Lenape Drive
4. Ute Road
5. Keeley Avenue
6. Butler Avenue
7. Lamp Post Road

Finally, New Britain Borough should increase use of commuter rail. SEPTA Regional Rail operates 13 train lines with 150 stations with 132,000 daily riders in 2016. Nearly 1/3 of these riders used two lines, one of which is the Lansdale-Doylestown line with two stations used by New Britain residents. Parking and ride share to the station is yet to be studied at length however.



## Section 5.1 Recommendations

---

### Goal 1: Improve Circulation, Efficiency, & Safety for All Modes of Transportation

- Goal 1A: Complete the Work of the Current Road Improvement Program
- Goal 1B: Consider Traffic Calming Measures and Intersection Improvements at Sioux Road and Tamenend Avenue
- Goal 1C: Consider Partnerships with Townships and PennDOT to Address Shared Intersections and to Install Bike Lanes on Butler Avenue

### Goal 2: Support and Promote the Use of Public Transit

- Goal 2A: Support and Promote the Use of the New DART Public Transit
- Goal 2B: Promote Ride Share Programs for SEPTA Commuter Train Parking
- Goal 2C: Improve awareness and access to public transit

### Goal 3: Support and Promote the Use of Alternative Modes of Transportation

- Goal 3A: Complete the Work of the Current Grant Funding Sidewalk and Trails Project and Consider Grants and Partnerships to Install Butler Avenue Bike Lanes
- Goal 3B: Implement the Recommendations of the 2019 Active Transportation Plan
- Goal 3C: Adopt a Complete Streets Policy to Promote All Modes of Transportation
- Goal 3D: Adopt Policies for Bicycle Safety, Signage and Electric Bikes

### Goal 4: Enhance Streetscapes to Develop a Sense of Place, Boost the Economy, and Improve Safety

- Goal 4A: Prepare a Parking Study for On-Street or Borough Dedicated Parking
- Goal 4B: Expand the Sidewalk Network Streetscape
- Goal 4C: Consider Borough Owned Parking in Various Locations of the Borough
- Goal 4D: Improve Butler Avenue Streetscapes to Calm Traffic and Improve Efficiency for Pedestrians, Vehicles, and Bicyclists

*Note: See Appendices for full breakdown of each Goal, Sub-Goal, Objectives, Priority levels and responsible parties.*

**Section 5.1- Map 1**  
**Transportation Map**

This map displays the proposed bus routes and stops for Doylestown Township. The routes are color-coded by classification: State (red), Municipal (orange), Private (yellow), Rail Lines (green dashed), and Trails (blue dashed). Proposed bus stops are indicated by blue dots, categorized as Westbound or Eastbound.

**Legend**

Road Classification	Color
STATE	Red
MUNICIPAL	Orange
PRIVATE	Yellow
Rail Lines	Green Dashed
Trails	Blue Dashed

**CHAL-BRIT DART: Proposed Bus Stops**

Westbound	Eastbound
Del Val University	New Britain Inn
Knoell Property	Town Center
New Britain Train Station	Shopping Center
New Britain Post Office	New Britain Baptist Church
Town Center	7/11
Pine Run Elementary	Del Val University

**Scale:** 0 to 0.8 Miles  
**North Arrow:** N, S, E, W

**COMPREHENSIVE PLAN  
TRANSPORTATION MAP**  
New Britain Borough, Bucks County, PA

**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES  
65 E. BUTLER AVE., SUITE 100, NEW BRITAIN, PA 18901-5106 • (215) 45-4330  
www.gilmore-assoc.com

JOB NO: 17-08094-01 DATE: DECEMBER 2019 SCALE: 1" = 400'

**Map Labels:** Doylestown TWP, New Britain TWP, Chalfont Boro, Pine Run Creek, Nesteminy Creek, Covered Bridge Park, Gehard Park, Pine Run Elementary, Delaware Valley University, Shopping Center, Town Center, New Britain Baptist Church, 7/11, Del Val University, Knoell Property, New Britain Train Station, New Britain Post Office, Pine Run Elementary, Chalfont Boro, New Britain TWP, Doylestown TWP.

**Inset Map:** Shows the location of Doylestown TWP within Bucks County, PA, relative to other municipalities like Pottsville, Leesport, and Berks.

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## Section 5.2

### An Active Transportation Plan

The following section of the New Britain Borough Comprehensive Plan Update was prepared with encouragement and funding support from the WalkWorks Program. Funding is provided by the Pennsylvania Department of Health through the State Physical Activity and Nutrition grant and Preventive Health and Health Services Block Grant from the Centers for Disease Control and Prevention.



**Adopted:** 2019



# Active Transportation Plan

## Section 5.2

### Introduction

In January 2019, New Britain Borough was awarded a grant from the WalkWorks Program, of the Pennsylvania Department of Health, to support the preparation of an Active Transportation Plan component of a comprehensive plan update. With help from the Borough's Planning Commission, committee volunteers, staff, and consultants, this section of the comprehensive plan draws on the information of other sections, and shares recommendations and potential costs associated with making improvements to the Borough's active transportation network—the network of non-vehicular routes used by residents and visitors of all ages and abilities.

### What is a WalkWorks Active Transportation Plan?



WalkWorks plans provide a strategy for improving the health and well-being of Pennsylvania's residents, and visitors, through the improvement of pedestrian and bicycle networks, including the creation of local walking programs, with the ultimate goal of increasing physical activity. Common elements of these plans include walkability assessments, public input, and recommendations to change existing infrastructure and local attitudes towards getting healthy.

### New Britain Borough's Active Transportation Plan

New Britain is home to nearly 3,000 residents who live in the epicenter of an expanding regional trail system; with immediate access to two (2) commuter train stations; and, in close proximity to major employment, universities, and health care facilities. If ever there was a borough suited for an active transportation plan, it is New Britain.

#### Findings of the plan:

1. New links to the regional Circuit Trails are possible;
2. Connections to existing parks, nature preserves, trains, and shopping are highly desired;
3. New sidewalks, street crossings, wayfinding signage are needed throughout;
4. Twelve (12) Walking 'loop' opportunities exist with the potential to create and promote:
  - a. Multiple ¼ Mile, 2/3 Mile, 1 Mile and 2 Mile Walking Loops
  - b. A Neshaminy Creek 5K Race
  - c. A Pine Run Creek 5K Race
5. Each improvement opportunity is eligible for local, regional, and state grants.

# The Benefits of Active Transportation Plans

The benefits of being more active, being in nature, using walking trails, gathering with friends for exercise and improving the walkability of communities, including all forms of non-motorized mobility, are well documented and ever increasing in their numbers. Active transportation plans serve to capture local support for improving the facilities of non-motorized networks and to promote the implementation of supported improvements.

For this plan, non-motorized transportation includes pedestrian and bicycle modes of travel: walking, jogging, running, bicycling, and using a wheel chair, stroller, scooter, or recumbent bicycle. Reasons for travel include commuting, exercising, recreation, and excursions for leisure and/or to reach a destination.



Walking just 20 minutes/day helps:

- lower your blood pressure 4-10 points;
- lower your risk of an early death by 30%; and
- lower your risk of heart disease, diabetes, strokes, cancer and depression!!



Spending time outdoors improves your cognitive reasoning by 50%



Dedicated walk routes and trails improve community economics by attracting tourists, promoting local businesses, and improving property values:

- Trails can increase a property's value \$9 per foot closer to a trail
- Outdoor recreation adds \$730 billion and 6.5 million jobs to the US economy
- 50% of recreational cyclists earn more than \$100,000; the typical cycling tourist spends \$60/day



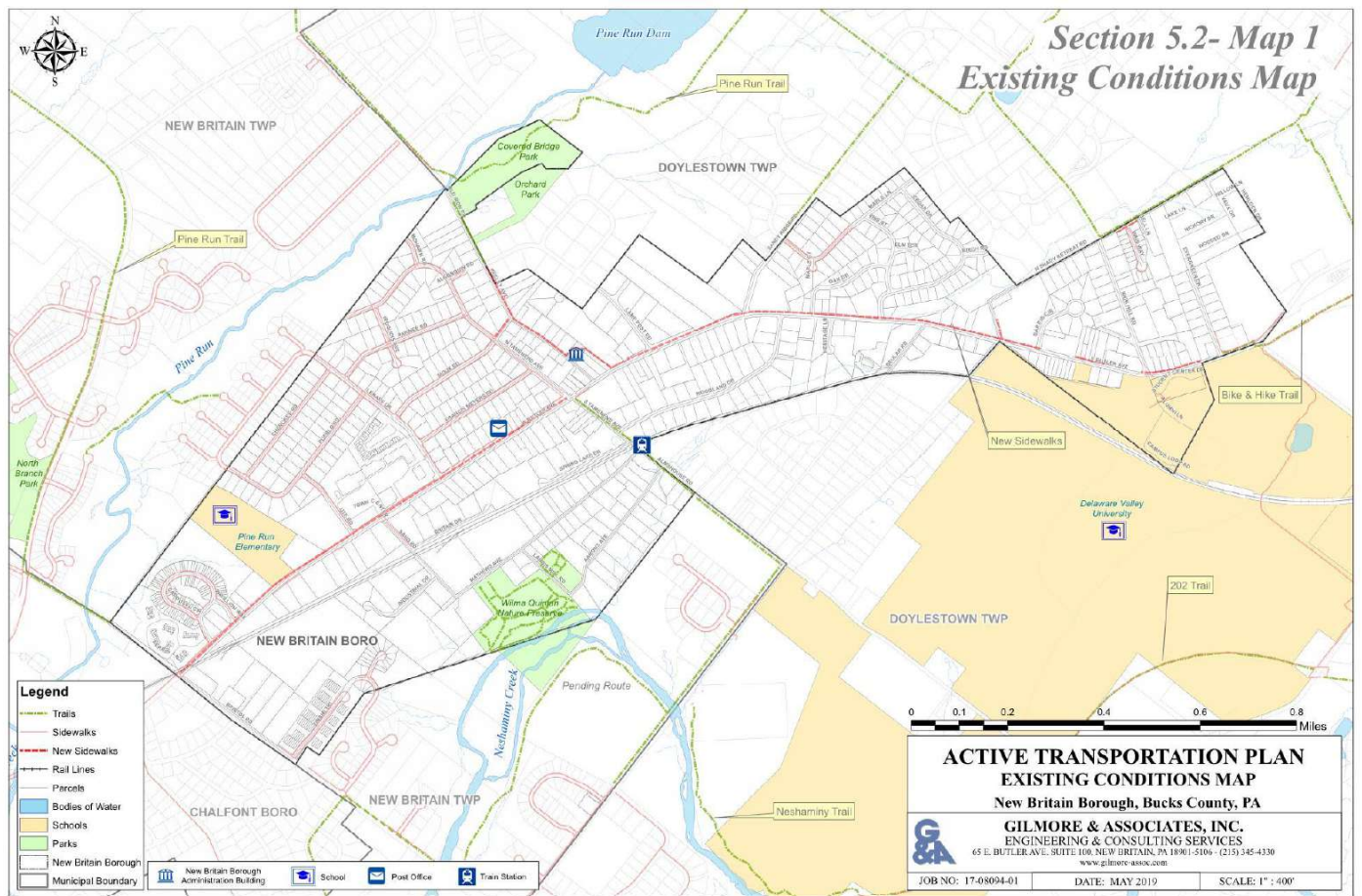
## Sources:

U.S. News and World Report  
American Hiking Society  
American Heart Association

American Trails.org  
Pa DCNR  
Outdoor Industry Foundation

University of Cincinnati  
National Parks Services  
Livable Landscapes

National Association of Homebuilders  
National Association of Realtors  
Outdoor Industry Association



## *New Britain Borough Active Transportation Plan Stakeholder/Steering Committee*

Michael Stanislaw, Chairman  
Loren Frasco, Vice Chairman/Chairperson  
Robert Binkley, New Britain Borough Council  
David Holewinski  
Karl Dieterichs  
Rick Eggleston  
Michael Parke  
Margaret Remyey  
Samantha Bryant, Borough Manager  
Jeanette Pitman  
Rebecca Strauss  
Gilmore & Associates, Inc. Planning Consultants  
Kent A. Baird, AICP, Community Planner  
Elizabeth Rosencrans, Junior Planner



Walking is **#1 exercise** you can do for  
the rest of your life!

## Purpose, Goals and Methodology

The slogan of New Britain Borough is: “**A Friendly Place to Live.**” Despite suffering decades of traffic congestion caused by a regional thoroughfare, the Borough never lost hope for relief, or its welcoming charm. Traffic congestion has an immediate and nationally documented impact on a person’s physical and psychological connections to a community. Pedestrian and bicycle network improvements were nearly impossible given the weight of traffic through the Borough. With the completion of the PA Route 202 Bypass, tens of thousands of vehicles are now rerouted away from downtown New Britain, every day. Businesses, neighbors, school students, and developers in New Britain finally have the opportunity to realize the Borough’s vision to develop a walkable community and enhance their unique sense of place, connected to surrounding natural, scenic, cultural, historic, recreational, and employment resources. The Purpose of the New Britain Borough Active Transportation Plan section of the comprehensive plan update, is to memorialize the interests Borough residents to achieve greater pedestrian and bicycle connectivity, and to assist with the implementation of the needed improvements.

## Primary Goals

- **To Enhance Walkability** through a Connected Pedestrian and Bicycle Network
- **To Plan Active Transportation Routes to Local Destinations**
- **To Improve Resident Health** through the provision of pedestrian and bicycle alternatives to vehicular travel and of access to routes for recreation





## Methodology

With the help of the New Britain Borough Planning Commission, acting in part as the Stakeholder/Steering Committee for this plan, New Britain established a borough-wide study area, recruited help from volunteers, residents, staff, planners, and engineers; disseminated questionnaires and handouts; gathered public input; conducted walkability assessments; and prepared the active transportation plan as a section to the comprehensive plan update.

- Reviewed local and regional plans, reports and studies;
- Reviewed Community Health Needs Assessments;
- Mapped existing active transportation facilities;
- Mapped key destinations;
- Reviewed existing automobile and pedestrian counts;
- Gathered public input;
- Compiled recommendations; and
- Prepared Generalized Engineer- Cost Estimates

The following studies and Community Health Needs Assessments were reviewed:

- **New Britain Borough**
  - Comprehensive Plan 2007
  - Main Street Study 2016
  - 2017 Roadway Condition and 5 Year Construction Plan
  - Street Light Plan
  - Park and Nature Preserve Plans
- **Bucks County**
  - Comprehensive Plan 2011
  - Open Space and Greenways Plan 2011
  - Bicycle Master Plan 2012
- **Green Spaces Great Places 2018**
- **Delaware Valley Regional Planning Commission**
  - Connections 2045
  - Pedestrian Bicycle Friendly Policies, Practices, and Ordinances
  - Age Friendly Communities-Municipal Implementation Tool #30 (2017)
- **Abington Hospital-Jefferson Health Community Health Needs Assessment 2016**
- **Grand View Health Community Health Needs Assessment 2016**
- **Doylestown Hospital**
  - Community Health Needs Assessment 2016
  - Community Health Needs Assessment 2016-Implementation Plan



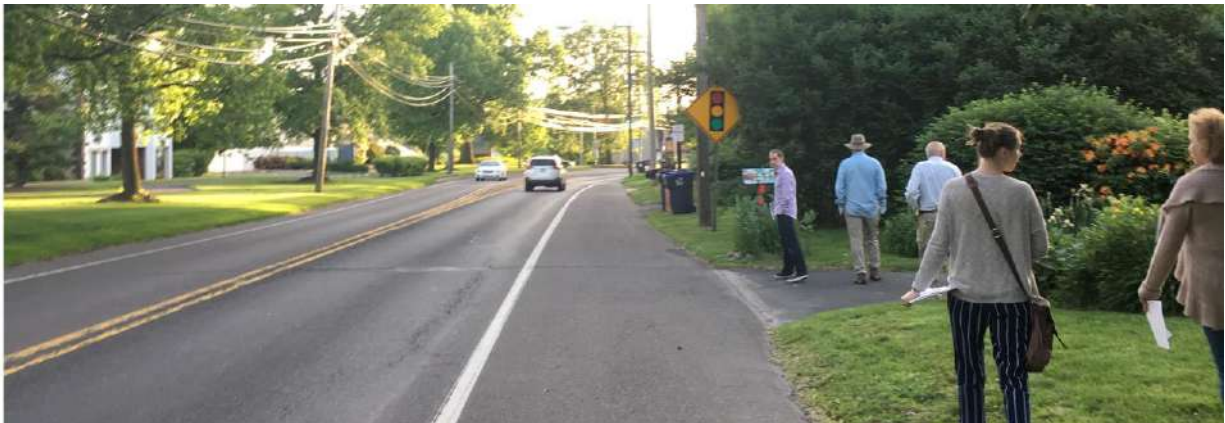
## Public Participation

Public input is vitally important when preparing any community plan, especially for an Active Transportation Plan. The intent of an active transportation plan is to assess and then direct a community toward implementing change for the benefit of all its residents, and even its visitors. At its core, the plan needs to describe where and how the people want to travel, without a vehicle, and that isn't possible without their input!

New Britain Borough excels at collecting public input, and thus far has a minimum of two years-worth of comprehensive planning and now active transportation planning public outreach to support making improvements. Participation includes feedback collected through: committee meetings, survey questionnaires, previous online surveys, key person interviews, public workshops, and news articles. In all of the above, the Pedestrian & Bicycle Network was met with considerable support.

### Stakeholder/Steering Committee

The members of the committee held regular and publicly scheduled meetings, on the third Tuesday of each month. Discussions and presentations held each meeting included opportunity for public feedback and interaction. Additionally, the committee made special arrangement to conduct two (2) walkability assessments in the community, to assist with the evaluation of existing conditions and opportunities and constraints for active transportation routes.



Steering Committee Walkability Assessment Tour

## Public Input

New Britain Borough established a sequence of public events for the preparation of the comprehensive plan update. Beginning with initial economic development, main street, and street light studies, New Britain found great support for revitalizing areas of blight, establishing redevelopment districts, connecting to regional trail and transit systems, and seeking grants for making the borough more walkable.

For the comprehensive plan, including the Active Transportation Plan section, Power Point presentations, display boards, surveys, questionnaire brochures, and maps were used to collect the interests and priorities of the public. Attendees were informed of outdoor recreation benefits, discussed active route alignments, and added to the possible list of network destinations. The public shared their input at the Borough's Town Hall meeting November 29, 2017 and at the New Britain Civic Day on June 1, 2019.



Public Input Gathering:  
New Britain Town Hall Meeting

## Public Meeting Findings:

- **Walkability is the #1 priority;**
- Improvements to existing trails and roads, streetscapes, University Village and Streetlights are critical;
- Strong desire to increase number of exercising and outdoor exploring areas;
- Strong desire to create more connections to schools, healthcare and neighboring communities;
- Strong desire for completely connected sidewalks and trails with longer route lengths (over 50% willing to walk/bike 4+ miles to get healthier);
- Favorite Destinations include nature areas, parks and trails, and shopping on Butler;
- Most important amenities needed—new wayfinding and amenities signage




Public Input Gathering:  
New Britain Civic Day

## Existing Conditions

### New Britain Borough in 2019

New Britain developed along its main thoroughfare, Butler Avenue, once commonly referred to as old PA 202. Over half of the traffic travelling through the Borough is experienced along Butler, and it carries nearly 13,000 vehicular trips daily to places like Doylestown Borough to the east, and Norristown and King of Prussia to the west. According to Smart Growth America's biannual report, *"Pennsylvania is ranked the 33rd most dangerous state for people walking, and is the 20th most dangerous for older adults."* Walkability improvements to the Borough are especially needed for existing older residents.

In 2010, the US Census reported 3,037 persons living in New Britain Borough. By 2017, the number was expected to grow to 3,044, according to estimates of the Delaware Valley Regional Planning Commission. Neither of these numbers accurately account for the impact of approved residential apartment developments, or the existence of the Delaware Valley University, both delivering hundreds of cars to New Britain roadways, and supporting hundreds more possible active transportation route users. Important to the improvement of or creation of new active transportation routes is the commuter and traffic data of the Borough. Thousands more vehicles than Borough residents travel through the Borough each day.

Commuter & Traffic Data					
		Bucks County		New Britain Borough	
Commuters					
Average travel time to work (minutes)		29.8		25.8	
Percentage Driving alone to work		81.9%		72.4%	
Percent Walking/Biking to work		2%		8.2%	
Residents working within municipality		41.3%		2.8%	
Residents commuting outside of municipality		58.7%		97.2%	
Top 5 places commuting to:		City of Philadelphia (11.6%)		City of Philadelphia (7%)	
		Bensalem Township (4.8%)		Doylestown Twonship (6.3%)	
		Middletown Township (4.3%)		Doylestown Borough (5.8%)	
		Bristol Township (3.6%)		Horsham Township (3.3%)	
		Falls Township (2.4%)		New Britain Borough (2.8%)	
Top Transportation Routes		Road	AADT	Road	AADT
Top 5 Routes and Average Annual Daily		US 1 (Lincoln Hwy)	38,050	Butler Avenue	12,920
Traffic counts (AADT)		I-95 (Delaware Expwy)	27,928	Keeley Avenue	4,589
		PA 611 (Easton Rd)	20,842	Bristol Road	5,888
		US 13 (Bristol Pk)	20,707	South Shady Retreat Rd	2,898
		PA 413 (New Rodgers Rd)	19,864	South Tamenend Ave	2,158
5 Year Crash Summary					
Total Crashes (2013-2017)			29,929	78	
Total Fatal		0.8%	241	0%	-
Total Injured		52% 	15,577	47.4%	37

\*Data compiled from the Delaware Valley Regional Planning Commission & U.S. Census Bureau

Table 1. Commuter & Traffic Data



## Existing and Planned Walking and Bicycling Facilities:

Sidewalks—exist in abundance, albeit in dated designs, in the northwest quadrant of the Borough; but only fewer areas scattered throughout the rest of the borough. A primary sidewalk link is in the planning, design and construction phases along Butler Avenue. *Existing Sidewalks (46,561 LF), New Sidewalks in the process of being implemented currently (13,575 LF)*

Trails—when complete the regional Circuit Trails will include Neshaminy Creek Greenway Trail and Route 202 Trail as well as multi-municipal trails through adjacent townships. *Existing trails within the Borough total 12,650 linear feet and include Pine Run Trail, Neshaminy Creek Greenway Trail, Route 202 Trail, Wilma Quinlan Nature Preserve trails, Keeley Avenue multiuse path and S Tamanend Avenue multiuse path.*

Crossings, Curbs, Signage and Street Painting—select curbs and crossings are receiving improvement attention currently but overall major intersections are in need of design and improvement. Lack of wayfinding signage and amenity signage is in need of attention.



SIDEWALKS



CURB RAMPS



CROSSINGS



PARKING



TRAILS

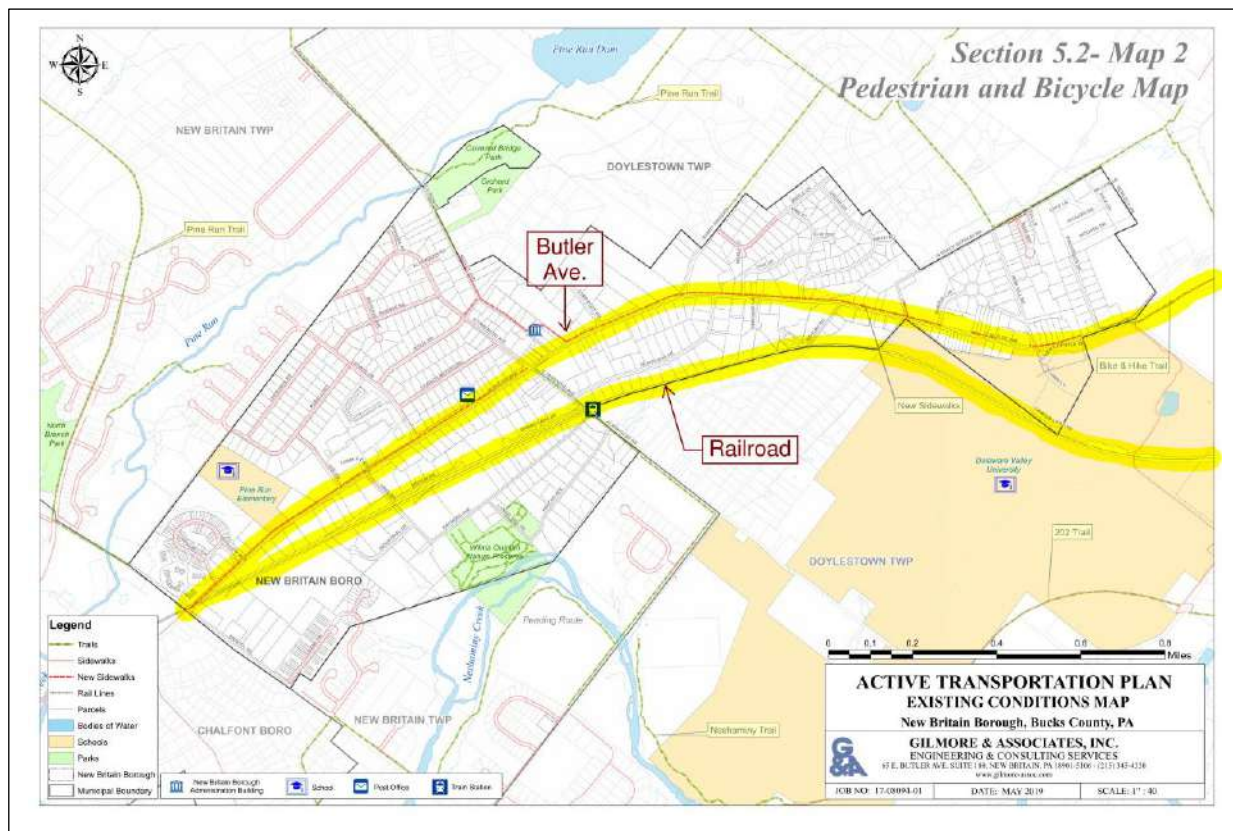


CONNECTIONS

## Barriers

There are multiple physical barriers within the Borough that prevent safe pedestrian mobility. The most present barriers include the active rail line (9,365 feet within the Borough) and Butler Avenue, both of which laterally divide the municipality from its eastern border to its western. Pedestrian and bicycle conflicts mainly occur due to a lack of facilities and crossings that do not meet current safety standards, limiting multimodal movement through these locations.

Low-income housing and distance from the Borough's 'Main Street' are also barriers that affect the probability of a community having sidewalk or trail connections to New Britain's businesses and community resources along Butler Avenue and beyond. These locations were not always considered in the past as priority areas to connect into the Pedestrian and Bicycle Network.



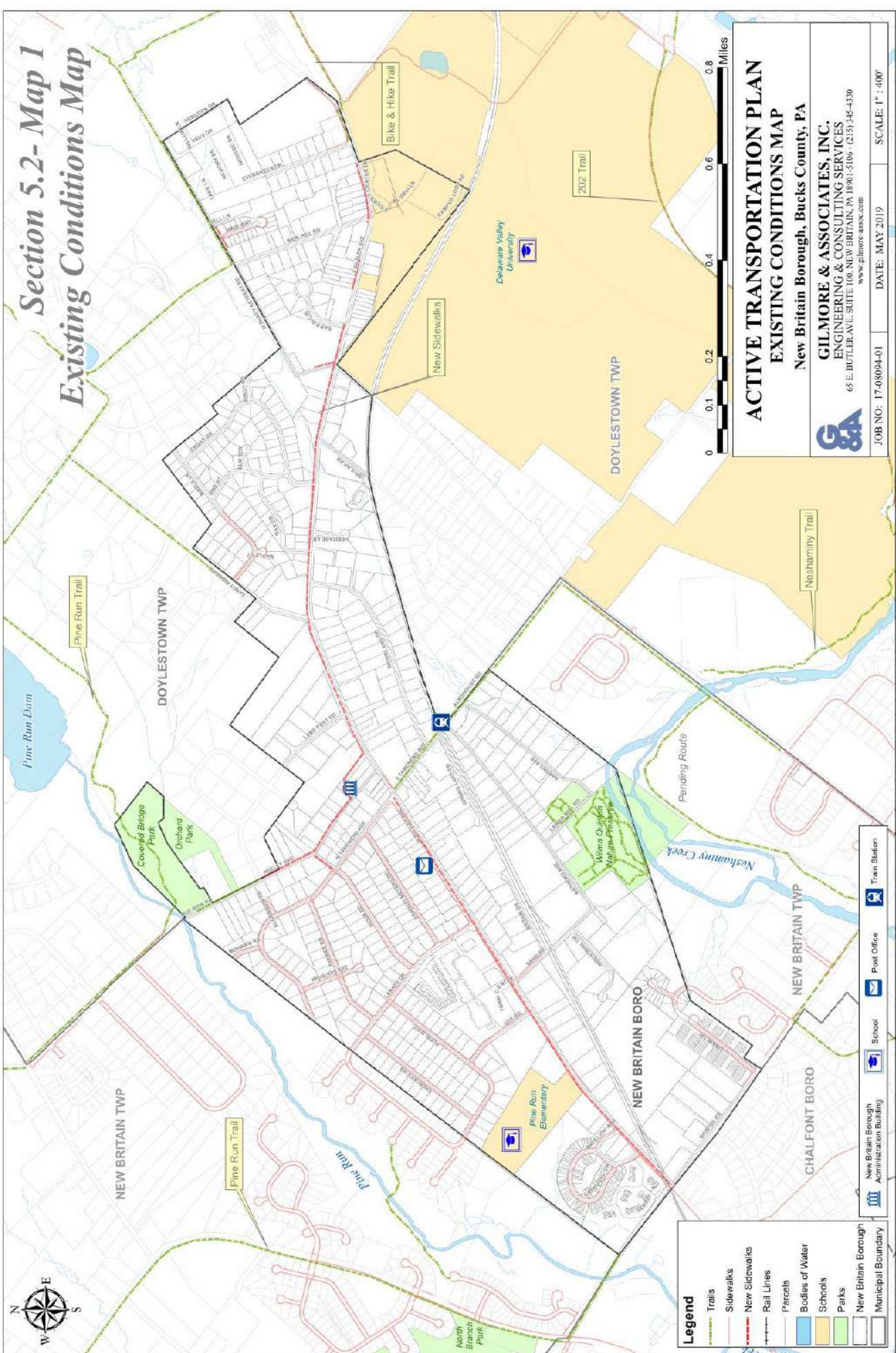
## Resident Need

- Connected walking routes for exercise and health
- Connections to community resources and destinations like Butler Avenue businesses, parks and natural areas
- Links to neighborhoods so all residents have access to an Active Route/destinations

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# Section 5.2- Map 1 Existing Conditions Map





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## Section 5.2 Recommendations

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Goal 1: To Enhance Walkability through a Connected Pedestrian and Bicycle Network.

→ Goal 1A: Improve Existing Pedestrian/ Bicycle Facilities

Goal 2: To Plan Active Transportation Routes to Local Destinations.

→ Goal 2A: Enhance Connectivity and Create Active Routes and Awareness

Goal 3: To Improve Resident Health—through the provision of pedestrian and bicycle alternatives to vehicular travel and of access to routes for recreation.

→ Goal 3A: “Brand” Active Transportation Routes

→ Goal 3B: Enhance Awareness of Active Transportation routes

*Note: See Appendices for full breakdown of each Goal, Sub-Goal, Objectives, Priority levels and responsible parties found in the original ATP Plan.*

## Design Considerations

New Britain Borough has a variety of existing sidewalk, trail, and bicycle types currently, and will improve on the inventory for active transportation planning purposes.

### Common Path/Trail/ Route Types



Macadam



Crushed Stone



Natural



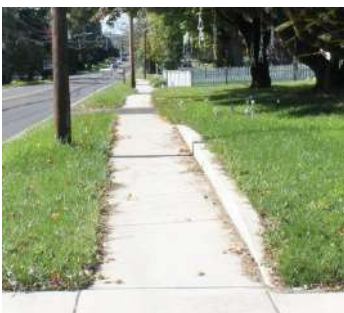
Boardwalk



Bike Lane



Sharrow



Sidewalk



Country Road

The New Britain Borough Active Transportation Plan identifies twelve (12) separate active transportation routes, or active routes.

Each route will consist of the walking and bicycling routes of existing and new sidewalk paths, macadam surfaced multi-use trail paths, new pedestrian crossings and signage, and even in some cases, in road bicycling routes.

Common trail path types used regionally have been confirmed for use in New Britain, to the extent visually possible; recommendations are made to further study the engineering requirements of sidewalk repairs and for in road cycling.

## General Costs

Achieving the goals of the New Britain Borough Active Transportation Plan will require significant forethought with regard to the availability and timing of funds; funds to plan, design, and construct each upgrade or new improvement.

Improvements small and large can have an immense impact on walkability. Even seemingly small improvements can have large expense, and immediately change the outcome of a poorly planned improvement.

Engineers and planners prepared the enclosed General Cost Estimates, in basic units, to support the Borough's prioritization of improvements.

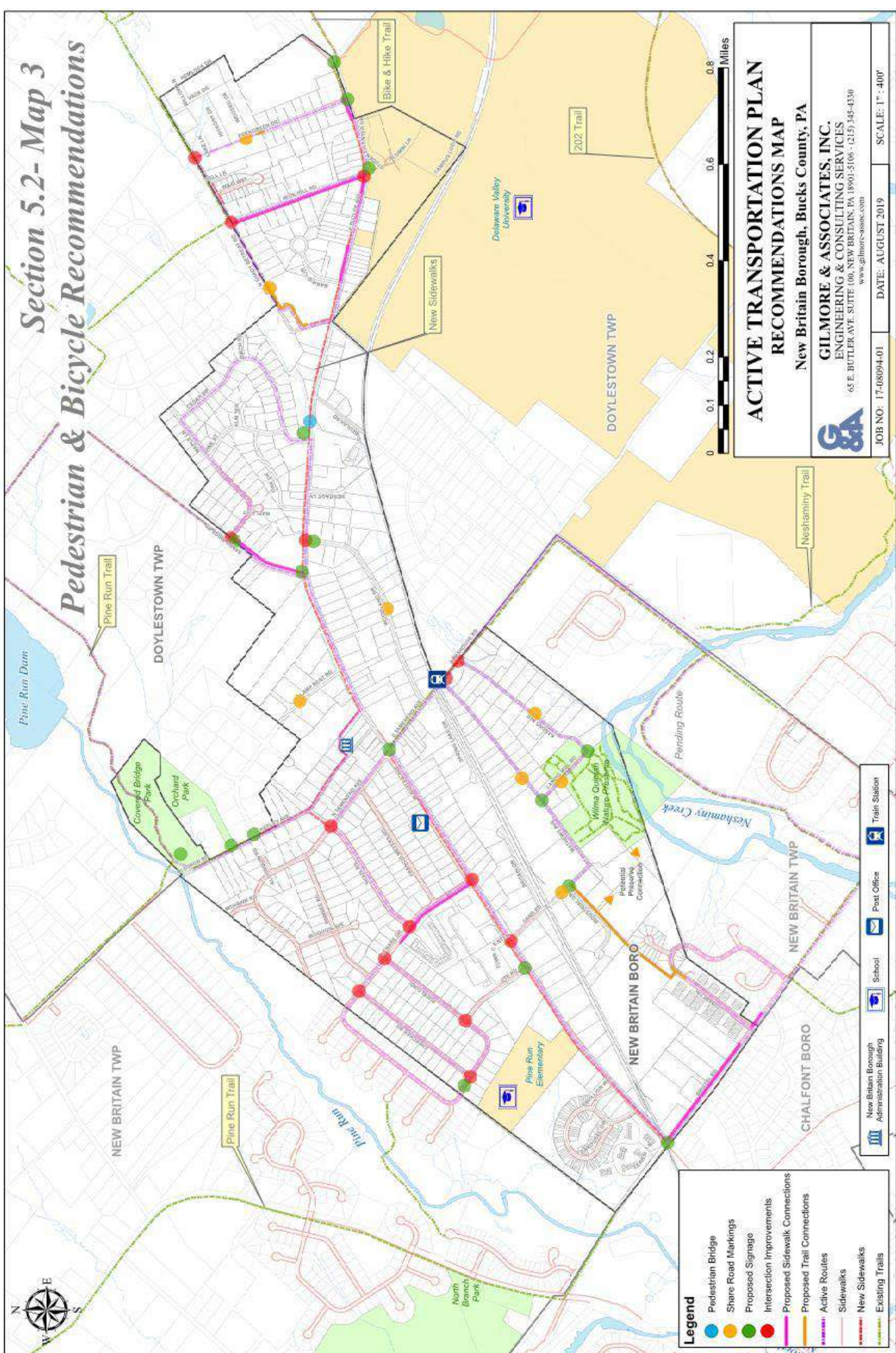
Table 2. General Cost Estimates

Improvement	Unit	Cost
<i>Pathway</i>		
5' wide Sidewalk	LF	\$ 150.00
10' wide accessible Trail	LF	\$ 200.00
Bike Lane	LF	\$ 9.50
Sharrow	EA	\$ 400.00
<i>Crossings</i>		
Crosswalk - 8' wide (painted)	LF	\$ 30.00
Crosswalk (raised)	EA	\$ 6,500.00
Painted Stop Bar	LF	\$ 15.00
ADA Curb Ramp	EA	\$5K-\$10K
Detectable Warning Surface	SF	\$ 65.00
Pedestrian Signal Heads	EA	\$ 650.00
Pedestrian Push Buttons	EA	\$600-\$1,200
Rectangular Rapid Flashing Beacon	EA	\$ 85,000.00
<i>Signage</i>		
Trailhead Kiosk	EA	\$ 12,000.00
Wayfinding/Directional	EA	\$ 6,500.00
Educational	EA	\$ 1,800.00
Distance Markers	EA	\$ 125.00
<i>Amenities</i>		
Bench	EA	\$ 1,200.00
Lighting	EA	\$ 5,000.00
Emergency Call Box	EA	\$ 1,800.00
Trash Can	EA	\$ 1,000.00
Dog Station	EA	\$ 150.00
Bike Rack	EA	\$ 1,800.00
Bike Repair Station	EA	\$ 2,500.00
<i>Outreach/Media</i>		
Borough Trail Map (online)	EA	\$ 2,000.00
Borough Trail Map (printed)	LS	\$ 6,000.00
Interactive Map/App Development	LS	\$ 3,750.00
<i>Programs</i>		
Bike Share	LS	\$ 12,000.00
Sponsored Community Walks	LS	\$ 5,000.00



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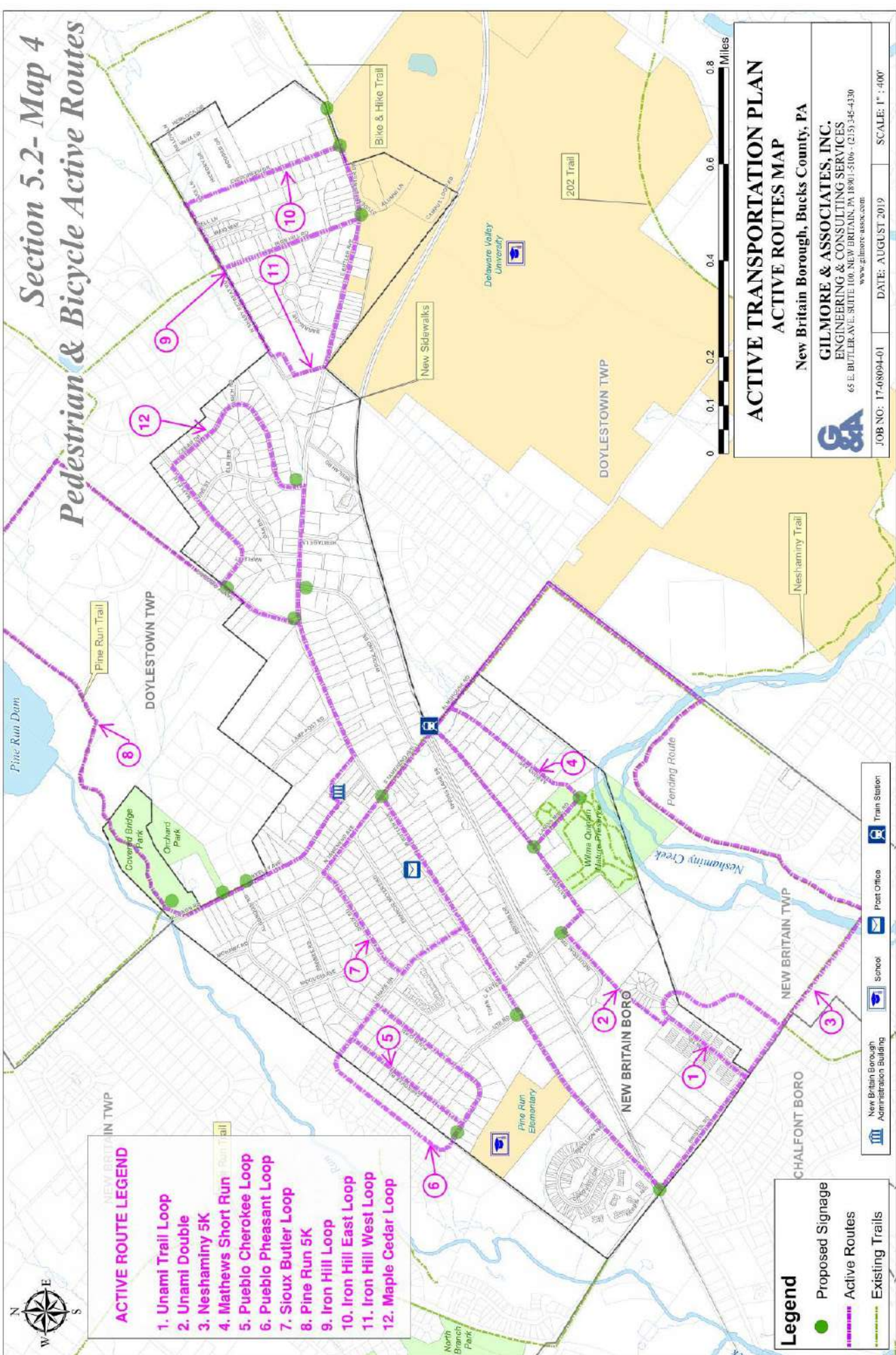
# Section 5.2- Map 3 Pedestrian & Bicycle Recommendations



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# Section 5.2- Map 4 Pedestrian & Bicycle Active Routes





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# Implementation Strategy

Implementing the recommendations of New Britain Borough Active Transportation Plan will be the shared responsibility of the elected officials, commissions, staff, volunteer committees, residents, businesses, and consultants and professionals who care about the universal and inclusive approach to getting residents out and getting more active. Each recommendation is presented as part of a whole, with the greater goal of getting the entire Borough pedestrian and bicycle network entirely connected—and in the nearest term possible. Some recommendations will impact the Borough financially in ways which require strategic and funding partnerships and others may require respectful negotiations with private landowners.

## Partnerships

New Britain Borough is actively cultivating partnerships with local businesses, charity groups, and the local university to create a funding and promotion strategy for the comprehensive plan.

## Funding Opportunities

Primary sources of funding include the use of municipal dollars, earned from tax revenue, fees, developer concessions, and borrowing. Federal, State, County, and local funding opportunities are available to help plan, design, and construct the recommendations of this plan to improve the health, safety, and mobility of residents. Secondary sources of funds include private foundation monies and contributions from private donors, benefactors and non-profit groups.

Funding sources change from year to year: in some cases, available funds have decreased and in others the variety of funds is more interesting; for example, the Commonwealth now has funding for trail maintenance and equipment. The active transportation recommendations of this plan incorporate multi-modal means of transportation, recreation facilities, and streetscape improvements, and are therefore eligible for grant support through multiple funding sources.

*Note: See Appendices for a full breakdown of potential grant sources.*



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## Action Plan

Recommendations are provided in the form of Goals, Objectives and Action Items (A.I.).

Goal: *An overarching vision*

Objectives: *A specific priority under the Goal*

Action Items: *A specific and achievable action that will help implement your objective and goal*

Project Priority Levels are ranked from 1-3, with 1 being a top priority, and are determined based on project difficulty, feasibility, project magnitude and cost, landowner negotiations and potential funding support.

Action identifies the party responsible for completing the recommendation and includes the Borough and Partnerships.

## New Britain Borough Implementable Comprehensive Plan-Action Plan

Recommendations are provided in the form of Goals, Objectives and Action Items (A.I.)

Section 1. Our Borough		
1.1. Demographic Profile		
1.2. Land Use & Zoning		
	Priority	Action
<b>Goal 1: Protect the Remaining Open Space, Natural, Cultural and Historic Resources of the Borough</b>		
Goal 1A: Enhance Borough Natural Resource Protection Standards		
Objective 1A.1: Review and Update Existing Floodplain and Steep Slope Standards	1	Boro
Objective 1A.2: Review and Update Existing Tree Protection Standards	1	Boro
Goal 1B: Create a Fees-in-Lieu of Ordinance for Parks, Trails, Trees and Open Space	1	Boro
Goal 1C: Review Park, Recreation, Trails and Open Space Set Aside Requirements and consider Increasing Areas for Active and Passive Recreation	1	Boro
	Priority	Action
<b>Goal 2: Review Regularly the Existing Zoning and Subdivision and Land Development Ordinance Regulations</b>		
Goal 2A: Continue to Develop a 'Downtown' experience		
Objective 2A.1: Promote business development along Butler Avenue, especially within Mixed Use Overlay District	1	Partners
	Priority	Action
<b>Goal 3: Prepare a Detailed Hazard Mitigation Plan Risk Assessment of Land Uses</b>		
Goal 3A: Prepare GIS Analysis of Asset Management	1	Boro
	Priority	Action
<b>Goal 4: Consider the Use of Official Map Ordinance</b>		
Goal 4A: Prepare a Brief on the Use of Official Map to Planning Commission and Council	1	Boro
1.3. New Britain Housing Plan		
	Priority	Action
<b>Goal 1: Provide for housing that meets the needs of present and future New Britain Brough residents without risking the remaining historic and natural resource areas</b>		
Goal 1A: Continue to Provide a Mix of Housing Types	1	Boro
Goal 1B: Continue to Enforce Ordinance Regulations and Maintenance Codes	1	Boro
	Priority	Action
<b>Goal 2: Protect the existing character and unique sense of place that is New Britain Borough while providing for a variety of housing types and styles to meet the growing demand for new construction and the needs of those in different income earning categories.</b>		
Goal 2A: Investigate Opportunities to Permit Accessory Dwelling Units in Commercial Areas or Select Single Family Housing Areas	1	Boro
Goal 2B: Revisit Existing Zoning Districts in the University Village and Town Center District to Strengthen Housing Mix and Improve Character of Developments	1	Boro

## New Britain Borough Implementable Comprehensive Plan-Action Plan

Recommendations are provided in the form of Goals, Objectives and Action Items (A.I.)

### Section 2. Community Character

#### 2.1. Cultural & Historic Resources

	Priority	Action
<b>Goal 1: Protect, Maintain, &amp; Improve the Borough's Historic Resources</b>		
Goal 1A: Prepare and Maintain an Inventory of Historic and Cultural Resources Sites		
Objective 1A.1: Inventory Styles, Time Periods, Materials and Condition at a Minimum	2	Boro
Objective 1A.2: Share inventory with Council, Commissions, Committees and Staff	2	Boro
Objective 1A.3: Hazard Mitigation—share inventory with local fire-police-rescue	2	Boro
Goal 1B: Establish a Façade Easement and/or Improvement Grant Program	3	Boro
Goal 1C: Establish Design Guidelines and Borough Development Procedures to safeguard Historic and Culturally Significant Sites	2	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 2: Create a Heritage Tourism and Marketing Strategy</b>		
Goal 2A: Organize Annual Tours and Create Self-Guided Tour Information	2	Boro
Goal 2B: Investigate opportunities to rent historic sites for events	3	Boro
Goal 2C: Promote Historic Preservation Topics and Tools on Borough Website	2	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 3: Establish Partnerships with Local Non-Profit Preservation Groups</b>		
Goal 3A: Organize Preservation Workshops and Presentations	3	Partners
Goal 3B: Support Nominations to National Register of Historic Places	1	Partners

#### 2.2. Community Character & Urban Design

	Priority	Action
<b>Goal 1: Enhance the Borough's Sense of Place</b>		
Goal 1A: Install and Maintain Gateway Signs to Create a Distinct Sense of Place		
Objective 1A.1: Location, Design & Approval of New Britain Borough Gateway Signs	1	Boro
Goal 1B: Prepare, Install and Maintain Wayfinding Signage	1	Boro
Goal 1C: Create and Promote a Borough Brand	1	Boro
Goal 1D: Update Social Media and Brochure Material	1	Boro
Goal 1E: Investigate Sharing Borough Branded Merchandise	2	Boro
Goal 1F: Create a greater sense of Neighborliness		
Objective 1F.1: Promote Community Events		
A.I. Enhance current community yard sales, car shows, and halloween events	1	Boro
A.I. Develop online forms to increase the ease of conducting events	1	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 2: Preserve Community Character</b>		
Goal 2A: Promote the Preservation of Culturally and Historically Significant Sites	1	Boro
Goal 2B: Support Coordinated Approach to Main Street Improvements	1	Partners
Goal 2C: Plant and Maintain Street Trees for Aesthetics, Traffic Calming and Water and Air Quality	1	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 3: Improve Walkability and Safety throughout the Borough</b>		
Goal 3A: Promote the Installation of New Trails and Sidewalks	1	Boro
Goal 3B: Promote the Installation of Sidewalk and Trail Furniture and Amenities	1	Boro
Goal 3C: Promote the Installation of Appropriately Placed Period Style Lighting	2	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 4: Enhance the Quality of Living and Working in the Borough</b>		
Goal 4A: Develop a 'Community Gathering Place'		
Objective 4A.1: Maintain and enhance Giant Shopping Center and Lenape Valley green and open spaces for gathering	3	Partners
Objective 4A.2: Examine and identify potential new gathering locations	3	Partners
Goal 4B: Work with the Borough toward Improving the University Village	1	Partners
Goal 4C: Explore Partnerships with DVU for Campus Gym and Library Access	2	Partners
Goal 4D: Attract Businesses that Borough Residents and Others will Frequent	1	Partners
Goal 4E: Promote Green & Sustainable Practices to Improve Quality of Life	1	Partners
Goal 4F: Reduce and prevent blight		
Objective 4F.1: Explore and pursue façade improvements		
A.I. Examine and identify potential façade grant opportunities	3	Boro
A.I. Consider a Borough façade program	3	Boro



Objective 4F.2: Offer incentives to residents/businesses to make improvements	2	Boro
A.I. Explore incentives for best garden, best façade...		
Objective 4F.3: Develop ordinance language to manage blight		
A.I. Expand or develop ordinance language to manage facades, grass/vegetation growth, waste	2	Boro
A.I. Review and update ordinance language on an annual basis to maintain relevance	1	Boro
Goal 4G: Celebrate and promote arts and culture	1	Partners
<b>2.3. Public Facilities</b>		
	<b>Priority</b>	<b>Action</b>
<b>Goal 1: Continue to promote the adequate provision and accessibility of community facilities and services in cooperation with the public, government agencies, and community service providers.</b>		
Goal 1A: Regularly Update Council, Planning Commission, Zoning Hearing Board, on Government Issues, Service Providers, and Staff Needs		
Objective 1A.1: Efficiently Manage the Maintenance and Repair Budget	1	Boro
Objective 1A.2: Maintain and Repair Borough Owned Properties in a Timely and Sustainable Manner	1	Boro
Goal 1B: Continue to Evaluate, Support, and/or Improve Public Service Arrangements with Partners and Providers	2	Boro
Goal 1C: Continually Review the Act 537 Plan and Planning Process	1	Boro
Goal 1D: Continue to Monitor and Coordinate Solutions for Provision of Public Water	1	Boro
Goal 1E: Continue to Improve the Stormwater Management Plan and Reporting of Pine Run, Cooks Run and Neshaminy Creek	1	Partners
Goal 1F: Continue to Work toward Act 537 Sewer Facilities Program Plan Updates	1	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 2: Pursue the facility recommendations identified in existing Borough plans</b>		
Goal 2A: Implement the Active Transportation Plan of New Britain Borough	1	Boro
Goal 2B: Implement the Nature Preserve and Park Stewardship and Strategic Plans	1	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 3: Establish Partnerships with Local Non-Profit Preservation Groups</b>		
Goal 3A: Investigate Opportunities to Manage Utility Corridors Differently		
Objective 3A.1: Review utility corridor opportunities of Iron Hill Road and Butler Avenue	1	Boro
Goal 3B: Amend or Introduce New Fees in Lieu Of Ordinance to Support Parks, Trails, Trees and Open Space	2	Boro
Goal 3C: Require New Development to Install Sidewalks, Paths and/or Trails	1	Boro
Goal 3D: Investigate Areas of the Borough Lacking Park and Recreation Facilities	1	Boro
Goal 3E: Identify Areas of the Borough in Need of Public Water Extension		
Objective 3E.1: Partner with Delaware Valley University and Doylestown Township Municipal Authority to Extend and Connect Public Water	1	Partner

## New Britain Borough Implementable Comprehensive Plan-Action Plan

Recommendations are provided in the form of Goals, Objectives and Action Items (A.I.)

Section 3. Economic Development		
	Priority	Action
<b>Goal 1: Make New Britain Borough Information More Accessible</b>		
Goal 1A: Promote the Borough's Economic Strengths and Destinations	1	Boro
Goal 1B: Make Local Market and Destination Information Available	1	Boro
	Priority	Action
<b>Goal 2: Support Local and Attract New Businesses</b>		
Goal 2A: Promote Small Business Innovation and Host Public Outreach Workshops	3	Partners
Goal 2B: Encourage Continued Discussions with Delaware Valley University Regarding Promotion of Borough Businesses	1	Partners
Goal 2C: Create a Business Sign Plan to Coordinate Best Outcome for Businesses	3	Boro
Goal 2D: Create Design Guidelines for the Benefit of a Main Street Style Corridor	2	Boro
Goal 2E: Promote the New DART Public Transit with Borough Advertising	1	Boro
Goal 2F: Consider a Hazard Mitigation Plan Technical Assistance to Small Business		
Objective 2F.1: Consider Policies to Advance Economic Recovery in the Event of Disaster	2	Boro
Objective 2F.2: Consider Relocating Certain Utilities Underground to Prevent Additional Disaster in Newly Redeveloped or Improved Areas	1	Boro
	Priority	Action
<b>Goal 3: Celebrate Local Arts and Culture through the Visitors Bureau</b>		
Goal 3A: Promote, and support funding for, community events with town center businesses	1	Boro
	Priority	Action
<b>Goal 4: Promote &amp; Direct Development in Focused Areas of the Borough</b>		
Goal 4A: Promote New Commercial Development Especially in Designated Town Center and University Village Areas	1	Boro
Goal 4B: Protect Cultural, Historic and Residential Areas from Incompatible Development	1	Boro
Goal 4C: Review Industrial Development Trends and Work Toward Minimizing Conflicts between Industrial Development and Residential Areas and Corridors	2	Boro
Goal 4D: Consider Investing in the Infrastructure Needed to Accomplish New Development	1	Boro

## New Britain Borough Implementable Comprehensive Plan-Action Plan

Recommendations are provided in the form of Goals, Objectives and Action Items (A.I.)

### Section 4. Natural Resources

#### 4.1. Environmental Resources

	Priority	Action
<b>Goal 1: Protect, maintain &amp; enhance the Borough's existing natural features</b>		
Goal 1A: Improve Water Quality	1	Partners
Goal 1B: Enforce riparian buffers along waterways		
Objective 1B.1: Explore Riparian Buffer Management Programs	2	Boro
Objective 1B.2: Expand Riparian Buffer Zones Along the Neshaminy Creek, Cooks Run and Pine Run	1	Boro
Goal 1C: Expand the Wilma Quinlan Nature Preserve to better protect the Neshaminy Creek	1	Boro
Goal 1D: Pursue acquisitions and easements for adjacent woodlands	1	Boro
Goal 1E: Inventory, manage and enhance Borough Street Trees		
Objective 1E.1: Inventory all Borough Street Trees		
A.I. Develop an Inventory system to improve efficiency		
• Create an inventory schedule an annual updates to keep inventories complete and up-to-date	1	Boro
• Complete tree inventory on Butler Avenue ROW	1	Boro
A.I. Utilize online Street Tree databases to improve inventory (like DCNR's free tree mapping too-Pennsylvania Community Tree Map)	2	Boro
Objective 1E.2: Maintain and enhance Borough Street Trees		
A.I. Develop a NBB Shade Tree Commission approved plant list	1	Boro
A.I. Develop a planting initiative to maintain/enhance the Borough's Street Trees	1	Boro
A.I. Develop a 10-year goal for Street Trees to be planted and shade to be provided year-by-year	1	Boro
Goal 1F: Identify vulnerable features for protection		
Objective 1F.1: Utilize a Hazard Mitigation Plan to help identify areas vulnerable to natural hazards and promote their protection	1	Boro
Goal 1G: Manage stormwater		
Objective 1G.1: Reduce stormwater runoff to protect and enhance natural resources	1	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 2: Foster stewardship for the Borough's natural features</b>		
Goal 2A: Evaluate current conditions, and provide new resident connections to natural features		
Objective 2A.1: support the Active Route recommendations in Section 5.3	1	Boro
Goal 2B: Promote community events to raise support, and foster stewardship, for our natural features		
Objective 2B.1: Incorporate stream and habitat education into the 'Duck Derby' event	2	Boro
Objective 2B.2: Promote community celebration, activities and educational handouts for national environmental days		
A.I. Promote community walks within the nature center	1	Boro
A.I. Try to advertize one environmental day a month		
Some events include: <u>February</u> (World Wetlands Day), <u>March</u> (National Groundwater Awareness Week, National Wildlife Week), <u>April</u> (Arbor Day, Air Quality Awareness Week, Earth Day, Environmental Education Week), <u>May</u> (International Migratory Bird Day, International Day for Biological Diversity), <u>June</u> (Heat Health Awareness Month, Pollinator Week), <u>July</u> (UV Safety Month), <u>August</u> (World Water Week), <u>September</u> (Protect Your Groundwater Day, International Day for the Preservation of the Ozone Layer, Pollution Prevention Week, Zero Emissions Day, World Rivers Day), <u>October</u> (Children's Environmental Health Day), <u>November</u> (America Recycles Day)	2	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 3: Revise and Amend Zoning and Subdivision and Land Development Ordinance in Accordance Best Practices and Most Current Information</b>	2	Boro
<b>4.2. Parks &amp; Open Space</b>		
	<b>Priority</b>	<b>Action</b>
<b>Goal 1: Maintain and Enhance the Borough Parks and Facilities</b>		
Goal 1A: Enhance the active recreation opportunities within the Borough	2	Boro
Goal 1B: Pursue the Implementation of 'Pocket Parks' throughout the Borough, in the University Village, Town Center, and Areas East of Bristol Road		
Objective 1B.1: Support the completion of the pocket parks along Butler Avenue	1	Boro
Goal 1C: Expand the recreational trails within the Borough- see Section 5.2	1	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 2: Expand the Areas of Protected Open Space</b>		
Goal 2A: Investigate acquisition and conservation opportunities adjacent existing parks, preserves and behind the Baptist Church	1	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 3: Incorporate Green and Sustainable Solutions</b>		
Goal 3A: Pursue green stormwater management techniques within parks along roadways	1	Boro
Goal 3B: Incorporate Creative Stormwater Management Solutions to Parks	1	Boro



# New Britain Borough Implementable Comprehensive Plan-Action Plan

Recommendations are provided in the form of Goals, Objectives and Action Items (A.I.)

## Section 5: Traffic & Walkability

### 5.1. Transportation & Circulation Network

	Priority	Action
<b>Goal 1: Improve Circulation, Efficiency, &amp; Safety for All Modes of Transportation</b>		
Goal 1A: Complete the Work of the Current Road Improvement Program	1	Boro
Goal 1B: Consider Traffic Calming Measures and Intersection Improvements at Sioux Road and Tamenend Avenue	2	Boro
Goal 1C: Consider Partnerships with Townships and PennDOT to Address Shared Intersections and to Install Bike Lanes on Butler Avenue	1	Partners
	<b>Priority</b>	<b>Action</b>
<b>Goal 2: Support and Promote the Use of Public Transit</b>		
Goal 2A: Support and Promote the Use of the New DART Public Transit	1	Partners
Goal 2B: Promote Ride Share Programs for SEPTA Commuter Train Parking	2	Partners
Goal 2C: Improve awareness and access to public transit		
Objective 2C.1: Promote public awareness of public transportation options by adding a 'How to Get Around' section to the Borough website	2	Partners
	<b>Priority</b>	<b>Action</b>
<b>Goal 3: Support and Promote the Use of Alternative Modes of Transportation</b>		
Goal 3A: Complete the Work of the Current Grant Funding Sidewalk and Trails Project and Consider Grants and Partnerships to Install Butler Avenue Bike Lanes	1	Boro
Goal 3B: Implement the Recommendations of the 2019 Active Transportation Plan	1	Boro
Goal 3C: Adopt a Complete Streets Policy to Promote All Modes of Transportation	2	Boro
Goal 3D: Adopt Policies for Bicycle Safety, Signage and Electric Bikes	2	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 4: Enhance Streetscapes to Develop a Sense of Place, Boost the Economy, and Improve Safety</b>		
Goal 4A: Prepare a Parking Study for On-Street or Borough Dedicated Parking	2	Boro
Goal 4B: Expand the Sidewalk Network Streetscape		
Objective 4B.1: Require developers to install sidewalks	1	Boro
Goal 4C: Consider Borough Owned Parking in Various Locations of the Borough	2	Boro
Goal 4D: Improve Butler Avenue Streetscapes to Calm Traffic and Improve Efficiency for Pedestrians, Vehicles, and Bicyclists	1	Partners

### 5.2. Active Transportation Plan

	Priority	Action
<b>Goal 1: To Enhance Walkability through a Connected Pedestrian and Bicycle Network.</b>		
Goal 1A: Improve Existing Pedestrian/Bicycle Facilities		
Objective 1A.1: Pursue a sidewalk inventory study to identify sidewalk widths and determine where ADA improvements are needed		
A.I. Conduct survey with ADA specialist and volunteers	1	Boro
Objective 1A.2: Enhance existing, and add new, wayfinding, directional and safety signage to existing trails		
A.I. Prepare a sign plan with list of locations, contractors, and costs	1	Boro
Objective 1A.3: Ensure existing trails and sidewalks continue to be maintained for resident enjoyment		
A.I. Combine volunteer effort of Parks, Preserves, Shade Tree Committee	3	Boro
	<b>Priority</b>	<b>Action</b>
<b>Goal 2: To Plan Active Transportation Routes to Local Destinations.</b>		
Goal 2A: Enhance Connectivity and Create Active Routes and Awareness		
Objective 2A.1: Link disconnected sidewalks		
A.I. Butler Avenue- 0.16 Miles (845 ft) between Shady Retreat and Iron Hill roads (total needed to connect to new)	2	Partners
A.I. Bristol Road-0.03 Miles (158 ft) near Unami Trail	1	Boro
A.I. Sandy Ridge Rd-0.16 Miles (845 ft) from Butler Ave to Maple Ln	2	Boro
A.I. Bristol Road-0.25 Miles (1,320 ft) Unami Trail to Butler Ave	1	Boro
A.I. Iron Hill Rd-0.29 Miles (1,531 ft) from Butler Ave to Pine Run Trail	1	Boro
A.I. Lenape Dr.-0.2 Miles (1,056 ft) from Butler Ave to existing	2	Boro
A.I. Butler Avenue-0.04 Miles (211 ft) from Iron Hill Rd to Evergreen	1	Boro
Objective 2A.2: Identify trail connections to link residents to destinations and other walking routes		
A.I. Between Unami Trail and Green Valley Way-pursue 0.04 Miles (211 ft) of trail	1	Boro
A.I. From Green Valley Way to Industrial Dr.-pursue 0.29 Miles (1,531 ft) of trail	1	Boro
A.I. Trail connection to Wilma Quinlin along Borough easements	1	Boro
A.I. Redesign Evergreen Roadblock to allow pedestrian and bicycle access	1	Boro
A.I. Support trail connection through the Knoell Property-developer proposed 4' wide trail planned along Shady Retreat	2	Partners



A.I.	Support New Britain Township's efforts to complete the Neshaminy Creek Greenway Trail with connections along Bristol Rd	3	Partners
A.I.	Support potential future efforts by Doylestown Township to expand trails and trail connections to New Britain Borough	2	Partners
<b>Objective 2A.3: Enhance or install pedestrian and bicycle crossings, vehicle stop bars and pedestrian signals where appropriate at signalized vehicular intersections.</b>			
A.I.	Implement traffic stop bars and crosswalks at every pedestrian pathway/roadway crossing to improve pedestrian and bicycle safety	2	Boro
A.I.	Add pedestrian safety signage at all crossings and where future trails approach roadways	1	Boro
A.I.	Add pedestrian signals at all signalized vehicle intersections to meet current standards	3	Boro
A.I.	Improve existing pedestrian crossing facilities (update ramps, crosswalks, and signage to ADA standards) especially at:		
	• Cherokee Road and Pueblo Road-update ramps and add crosswalks	3	Boro
	• Cherokee Road and Lenape Drive-update ramps and add crosswalks	3	Boro
	• Pueblo Road and Ute Road-update ramps and add crosswalks	3	Boro
	• Pueblo Road and Lenape Drive-update ramps and add crosswalks	3	Boro
	• Aarons Ave. and Almshouse Rd-safely connect travelers to the existing crosswalk/implement another crosswalk	2	Boro
	• Mathews Avenue and Almshouse Road-add a crosswalk and pedestrian features	2	Boro
A.I.	Redesign intersections for a safer and more cohesive multimodal interaction		
	• Butler Avenue and Sand Road-intersection upgrade	1	Boro
	• Butler Avenue and Lenape Drive-intersection upgrade with new signalization	3	Boro
	• Lenape Drive Sioux Road-new potential Town Center Office Park entrance and intersection	2	Boro
	• N Tamenend Avenue and Sioux Road-intersection upgrade	1	Boro
	• Butler Avenue and Iron Hill Road-intersection upgrade	1	Partners
	• Butler Avenue and Woodland Drive-midblock crossing with pedestrian facilities	2	Boro
	• N Shady Retreat Road and Evergreen Drive-install pedestrian facilities	1	Boro
	• N Shady Retreat Road and Iron Hill Road-enhance pedestrian facilities	1	Boro
	• W Sandy Ridge Road and Maple Lane-enhance pedestrian facilities	1	Boro
A.I.	Redesign waterway crossings for safe pedestrian and vehicle		
	• Pedestrian Bridge over Cooks Run on Butler Ave. between Cedar Dr. and Beulah Rd.	3	Boro
<b>Objective 2A.4: Enhance or install wayfinding and amenity signage</b>			
A.I.	Enhance gateways with 'Pedestrian and Bicycle Friendly Community' signage	1	Boro
A.I.	Pursue Trailhead opportunities throughout the Borough		
	• Seek opportunities for rest benches, restrooms, and kiosks	1	Partners
	• Partner with townships to develop Trailhead at Covered Bridge Park	2	Partners
	• Potential Trailhead at corner of Cedar Drive and Butler Avenue	2	Partners
A.I.	Install wayfinding signage to local businesses and destinations		
	• At all Trailhead locations	1	Partners
	• At Tamenend Avenue and Butler Avenue intersection	1	Partners
	• At Pueblo and Cherokee roads for 'New Britain Township North Branch Park'	1	Partners
	• At Sandy Ridge Rd. and Butler Ave. for Train Station via Woodland Dr.	1	Partners
	• At Woodland Dr. and Butler Ave. directing travelers to Train Station	1	Partners
	• At Butler Ave. and Iron Hill Rd directing to Businesses and University trails	1	Partners
A.I.	Wayfinding signage to, and along Active Routes		
	• 1/4 mile distance markers along all identified Active Routes, with route name and directional arrow		
	→ At Landis Mill Road and Mathews Ave for distinction between multiple Active Routes	1	Boro
	→ At Sandy Ridge Road and Maple Lane for distinction between multiple Active Routes	1	Boro
	→ At Industrial Drive and Mathews Ave for Active Route and Wilma Quinlan	1	Boro
	→ At Landis Mill Road and Aarons Avenue to direct to Active Route vs. Wilma Quinlan	1	Boro
	→ At Butler Ave. and Evergreen Dr. to direct along Active Routes vs. Bike & Hike Trail	1	Boro
	→ At Butler Avenue and Iron Hill Road to direct along Active Routes vs. Delaware Valley University internal trail network	1	Boro
	→ At Orchard Park directing to Orchard Park, Covered Bridge Park, and Active Route	1	Boro
	• Directional signage to Active Routes	1	Boro
	• At a crossing when trail mingles with additional routes	1	Boro
A.I.	Re-evaluate existing signage to improve visibility & compatibility with trail	2	Boro
<b>Objective 2A.5: Improve roadway markings on residential roads determined by volume and speed to be safe for walking</b>			
A.I.	Paint share the road symbols (pedestrian and bicycle) on residential roads not in need of sidewalk or trails		
	• Especially: Sand Rd, Aarons Ave, Landis Mill, Mathews Ave, Evergreen Dr., Lamp Post Rd, Woodland Dr. & N Shady Retreat	1	Boro
<b>Objective 2A.6: Enhance or install trail safety signage</b>			
	• Add trail user safety stop signs to major, or unanticipated roadway connections		
	→ Wilma Quinlan Trail abutment with Landis Mill Road and Aarons Avenue	1	Boro
<b>Objective 2A.7: Enhance Trail Amenities</b>			
	• Improve trail amenities for existing and new trails to support users		
	→ lighting, educational signs and kiosks, bike repair stations and bathroom access	2	Boro

<ul style="list-style-type: none"> <li>★ Add benches every 1/4 Mile along routes and at all trailhead and destination locations               <ul style="list-style-type: none"> <li>→ All benches should have a backrest and at least 1 armrest to meet ADA standards</li> <li>→ Locations: Town Center, Pine Run Elementary School, Orchard Park, Train Station, Butler Avenue Parklets, Lenape Dr and Sioux Rd, and Butler Ave intersections with Sandy Ridge Rd, Cedar Dr, Shady Retreat Rd, Iron Hill Rd, Pavilion Way and Bristol Rd</li> </ul> </li> </ul>	2	Boro
	2	Boro, Partners
<b>Priority Action</b>		
<b>Goal 3: To Improve Resident Health—through the provision of pedestrian and bicycle alternatives to vehicular travel and of access to routes for recreation.</b>		
<b>Goal 3A: “Brand” Active Transportation Routes</b>		
<b>Objective 3A.1: Identify routes ranging from ¼ mile to 4 miles or greater</b>		
A.I. develop the <b>Unami Trail Loop (2/3 mile)</b> using existing sidewalks, sidewalk and trail connections and signage includes Unami Trail, trail connection, Green Valley Way, Bristol Road, sidewalk connection and signage <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods and other Active Routes</li> </ul>	1	Boro
A.I. develop the <b>Unami Double (2 1/2 miles)</b> using existing sidewalks, sidewalk and trail connections, and signage includes Unami Road, proposed trail connections, Industrial Drive, Mathews Avenue, S Tamenend Avenue, Butler Avenue and Bristol Road <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods, Wilma Quinlan Nature Preserve, Tamenend Trail, Train Station, Butler Avenue Businesses, Pine Run Elementary, other Active Routes</li> </ul>	1	Boro
A.I. develop the <b>Neshaminy 5K (3 1/4 miles)</b> using existing sidewalks, sidewalk and trail connections, proposed Neshaminy Creek Greenway Trail and signage includes Bristol Road, Butler Avenue, existing trail on Tamenend and Upper State, proposed Neshaminy Creek Greenway Trail back to Bristol Road <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods, Wilma Quinlan Nature Preserve, Tamenend Trail, Neshaminy Creek Greenway, Train Station, Butler Avenue Businesses, Pine Run Elementary, other Active Routes</li> </ul>	2	Partners
A.I. develop the <b>Mathews Short Run (0.8 Miles)</b> includes Landis Mill Road, Aarons Avenue, Almshouse Road, Mathews Avenue <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods, Wilma Quinlan Nature Preserve, Tamenend Trail, Train Station</li> </ul>	2	Boro
A.I. develop the <b>Pueblo Cherokee Loop (3/4 miles)</b> includes Pueblo Road, Lenape Drive, Cherokee Road <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods and other Active Routes</li> </ul>	2	Boro
A.I. develop the <b>Pueblo Pheasant Loop (4/5 miles)</b> includes Pueblo Road, Lenape Drive, Pheasant Run Drive <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods, New Britain Township and Trail/North Branch Park connection, links to other Active Routes</li> </ul>	2	Boro
A.I. develop the <b>Sioux Butler Loop (2/3 mile)</b> includes Sioux Road, Lenape Drive, Butler Avenue, Tamenend Avenue <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods, Tamenend Trail, Butler Avenue Businesses</li> </ul>	2	Boro
A.I. develop the <b>Pine Run 5K (3 miles)</b> includes Old Ironhill Road, Pine Run Trail, Sandy Ridge Road, Butler Avenue, sidewalk connection to Keeley Avenue <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods, Covered Bridge Park, Orchard Park, Pine Run Trail, Doylestown Trail, link to Butler Avenue Businesses</li> </ul>	1	Partners
A.I. develop the <b>Iron Hill Loop (1 1/4 Miles)</b> includes Shady Retreat Road and trail, Evergreen Drive, Butler Avenue <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods, Doylestown Trail, Delaware Valley University, link to Butler Avenue Businesses and connection to other Active Routes</li> </ul>	1	Boro
A.I. develop the <b>Iron Hill Loop East (0.9 Miles)</b> includes Iron Hill Road, Shady Retreat Road trail, Evergreen Drive, Butler Avenue <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods, Doylestown Trail, Delaware Valley University, link to Butler Avenue Businesses and connection to other Active Routes</li> </ul>	1	Boro
A.I. develop the <b>Iron Hill Loop West (0.9 Miles)</b> includes Iron Hill Road, Shady Retreat Road, Butler Avenue <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods, Doylestown Trail, Delaware Valley University, link to Butler Avenue Businesses and connection to other Active Routes</li> </ul>	1	Boro
A.I. develop the <b>Maple Cedar Loop West (1 1/4 Miles)</b> includes Maple Ln, Cedar Drive, Butler Avenue, Sandy Ridge Road <ul style="list-style-type: none"> <li>→ Destinations: Neighborhoods, Doylestown Trail, link to Butler Avenue Businesses and safe route to Train Station</li> </ul>	3	Boro
A.I. Support future trail expansions and connections to nearby destinations outside of the Borough	1	Partners
<b>Goals 3B: Enhance Awareness of Active Transportation routes</b>		
<b>Objective 3B.1: Provide residents/visitors with accessible information regarding all routes</b>		
A.I. Develop a Borough Trail Map that shows existing routes including length, difficulty, and destinations	1	Boro
A.I. Provide the Borough Trail Map at Borough Hall, park kiosks, and popular destinations	1	Boro

A.1.	Make the Borough Trail Map available online	1	Boro
A.1.	Explore the feasibility of developing an interactive Borough Trail Map with GPS for residents to track their health achievements	2	Partners
Objective 3B.2: Inform residents of the health benefits of walking, bicycling, and being active			
A.1.	Include the benefits of walking/biking on the Borough Trail Map	1	Boro
A.1.	Share handouts/studies with residents on the Borough website stressing the benefits of outdoor recreation	1	Boro



New Britain Borough  
2020 Comprehensive Plan  
Appendices

## Additional Tables & Figures

## Demographic Profile- Tables

**Table 1: Population Trends**

Community	U.S. Census		Population Change		Pop. Estimate	
	2000	2010	+/-	%	2017	+/-
Chalfont Borough	3,900	4,009	109	2.8%	4,204	195
Doylestown Borough	8,227	8,380	153	1.9%	8,315	(65)
New Britain Borough	2,358	3,152	794	33.7%	3,044	(108)
Doylestown Township	18,386	17,680	(706)	-3.8%	17,461	(219)
New Britain Township	10,698	11,075	377	3.5%	11,229	154
<b>Combined</b>	<b>43,569</b>	<b>44,296</b>	<b>727</b>	<b>1.7%</b>	<b>44,253</b>	<b>(43)</b>

Source: U.S. Census Bureau; Delaware Valley Regional Planning Commission

**Table 2: Population Projections for 2020-2040**

Community	U.S. Census		Projected Population Change			Change 2010-2040
	2000	2010	2020	2030	2040	
Chalfont Borough	3,900	4,009	4,496	4,625	4,699	690
Doylestown Borough	8,227	8,380	8,368	8,502	8,609	229
New Britain Borough	2,358	3,152	3,080	3,207	3,308	156
Doylestown Township	18,386	17,680	17,806	18,293	18,681	1,001
New Britain Township	10,698	11,075	11,653	12,489	13,154	2,079

Source: U.S. Census; Delaware Valley Regional Planning Commission 2045 Population Forecasts

**Table 3: Population by Age, New Britain Borough**

Bundled Age Cohorts	2000 Census		2010 Census		2017 Estimates	
	Persons	% of Total	Persons	% of Total	Persons	% of Total
Under 5 Years	143	6.1%	116	3.7%	107	3.5%
5-14 Years	335	14.2%	269	8.5%	303	10.0%
15-24 Years	1,007	42.7%	1,082	34.3%	962	31.6%
25-44 Years	727	30.8%	587	18.6%	562	18.5%
45-64 Years	627	26.6%	713	22.6%	724	23.8%
65-84 Years	262	11.1%	345	10.9%	342	11.2%
85 Years & Older	24	1.0%	40	1.3%	31	1.0%
<b>Total</b>	<b>2,358</b>		<b>3,152</b>		<b>3,044</b>	
<b>Median Age (in Years)</b>	<b>27.6</b>		<b>28.6</b>		<b>29.9</b>	

Source: U.S. Census, American Fact Finder, 2000 Summary File 1 & 2010 Summary File 1,  
2017 Estimate: US Census Community Survey 5 Year, with Margin of Error (MOE) potential of 100 persons



## New Britain Housing Plan- Tables

**Table 3: Housing Occupancy and Vacancy Rates**

<b>Occupancy &amp; Tenure</b>	<b>U.S. Census 2017 Estimate</b>	<b>Occupied/Vacant % of Total Housing</b>	<b>Vacancy Rates</b>
Total Housing Units	1036		
Occupied Units	982	95%	
Owner Occupied	761		
Renter Occupied	221		
Vacant Units	54	5%	
Vacancy Rates			
Homeowner			0%
Rental			6.2%
Ave. Persons			
per Owner Occupied	2.25		
per Rental Occupied	2.38		

Source: US Census 2017 American Community Survey

**Table 4: U.S. Census Reported House Values of Owner Occupied Units**

<b>House Values</b>	<b>U.S. Census 2017 Estimate</b>	<b>% of Owner Occupied Units</b>	<b>Median House Value</b>
Owner Occupied Units	761	100%	
Less than \$50,000	25	3%	
\$50,000 to \$99,999	12	2%	
\$100,000 to \$149,999	21	3%	
\$150,000 to \$199,999	120	16%	
\$200,000 to \$299,999	292	38%	
\$300,000 to \$499,999	212	28%	
\$500,000 to \$999,999	73	10%	
\$1,000,000 or more	6	1%	
Median House Value			\$266,100.00

Source: US Census, American Community Survey

**Table 5: Owner Occupied Housing Affordability Cost Burden**

Owner Occupied Units	U.S. Census 2017 Estimate	Unit Housing Cost as Percent of Income			
		0 to 24.9	24.9 to 29.9	30 to 34.9	35% +
Without Mortgage	243	157	10	13	63
With Mortgage	518	308	59	54	97
Total Owner Occupied	761				

Source: US Census 2017 American Community Survey

**Table 6: Rental Housing Affordability Cost Burden**

Rental Occupied Units	U.S. Census 2017 Estimate	Unit Housing Cost as Percent of Income			
		0 to 24.9	24.9 to 29.9	30 to 34.9	35% +
Units No Rent	6				
Units Paying Rent*	215	70	12	33	76
Total Rental Occupied	221				

\* US Census could not finalize 24 units in Gross Rent as Percentage of Household Income (GRAPI)

Source: US Census 2017 American Community Survey

# Natural Resources- Tables

New Britain Borough - Soils

Map Unit Symbol	Series	Texture	Slope	Drainage	Hydric	Agricultural Importance	Total Area (Acres)	Percent of Total
AbA	Abbottstown	silt loam	0-3%	somewhat poorly drained		SW	17.8759	2.28%
AbB	Abbottstown	silt loam	3-8%	somewhat poorly drained		SW	0.8944	0.11%
Bo	Bowmansville-Knauers	silt loam	-	poorly drained	Y		51.0801	6.51%
BwB	Buckingham	silt loam	3-8%	somewhat poorly drained		Prime	4.1047	0.52%
CyB	Culleoka-Weikert channery	silt loam	3-8%	somewhat excessively drained		SW	0.0227	0.00%
CyC	Culleoka-Weikert channery	silt loam	8-15%	well drained		SW	1.3928	0.18%
DdA	Doylestown	silt loam	0-3%	poorly drained			9.2192	1.17%
LgB	Lansdale	loam	3-8%	well drained		Prime	20.9372	2.67%
PnB	Penn-Lansdale complex	-	3-8%	well drained		SW	3.7891	0.48%
PnC	Penn-Lansdale complex	-	8-15%	well drained		SW	15.9420	2.03%
ReA	Readington	silt loam	0-3%	moderately well drained		Prime	3.0182	0.38%
ReB	Readington	silt loam	3-8%	moderately well drained		Prime	18.4940	2.36%
Ro	Rowland	silt loam	-	moderately well drained	Y	Prime	4.6590	0.59%
UfuB	-	-	-	-			111.8499	14.25%
UgB	Urban land-Abbottstown complex	-	0-8%	somewhat poorly drained			226.2613	28.82%
UmB	Urban land-Doylestown complex	-	0-8%	poorly drained			7.2463	0.92%
UrB	Urban land-Lansdale complex	-	0-8%	well drained			226.7086	28.88%
UrC	Urban land-Lansdale complex	-	8-15%	well drained			18.1063	2.31%
UsB	Urban land-Lawrenceville complex	-	0-8%	moderately well drained			40.7857	5.20%
UxD	Urban land-Penn complex	-	8-25%	well drained			0.5664	0.07%
W	-	-	-	-		Prime	1.7067	0.22%

Table 1. New Britain Borough Soils

# Public Involvement





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***IN-HOUSE MEMORANDUM***

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**Date:** Monday, December 11, 2017

**To:** Sam Bryant, New Briatain Borough Manager

**From:** Elizabeth Rosencrans, Junior Planner

**cc:** Kent A. Baird, AICP, Community Planner

**Reference:** New Britain Town Hall Meeting Display Board Review

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Summary

Since the last Town Hall Meeting in 2013, the community has stressed a desire for a walkable town above all, followed by a Butler Avenue streetscape and budding local businesses. The interactive display boards from New Britain's Town Hall Meeting on Thursday, November 29, 2017 show these past goals remain a top priority for the community.

1. The community personally marked Exercising and Exploring as their highest park and recreation need, while the remaining Community, Family and Other park and recreation needs were priorities for the town's focus.
2. The community personally marked Town Character as their highest town planning need, coming in at double the town vote for town character, followed by the Environment. For New Britain the people chose Land Use as the most important town planning need gaining triple the personal Land Use votes, followed by Parks and Recreation.
3. The community personally marked Trails and Roads as their favorite area moving forward in the coming years reaching nearly triple the Trail and Road votes for the town, with New Britain ranking highest for the remaining Streetscapes, University Village and Streetlight projects.

When it came to town planning needs the community felt very strongly about planning for and improving New Britain's town character. This shows that past desires recognized in the Main Street Study to create a streetscape and improve the character of New Britain is still a high priority for the community. The high number of town votes for Land Use conveys that this is an area New Britain needs to focus on and again relates to the communities continuing desire to see New Britain transformed from a pass through to a destination town.

The upcoming projects board showed that the community is still highly in support of improving the walkability of their town and bettering town areas recognized in the Main Street Plan. High town votes for the University Village, Streetlights and Streetscapes show these are areas the community desires their town to pursue, yet the close ranking personal votes in these categories show their personal excitement for these projects as well. Trails and Roads ranked the highest for personal votes showing that the public recognizes the other 3 categories as important to improve the town and town character, but feel that walkability is the most important town improvement for the people.

For their park and recreation needs the community values the ability to exercise and explore their natural areas, a responsibility they put upon themselves, but they make it clear that their town needs to take responsibility for the community, family and amenities portion of their parks. These boards show the people of New Britain feel it is important for their town to recognize its parks and recreational areas as vital areas of the community and places for the community to gather and connect.

Green Stickers—represented participants personal favorite

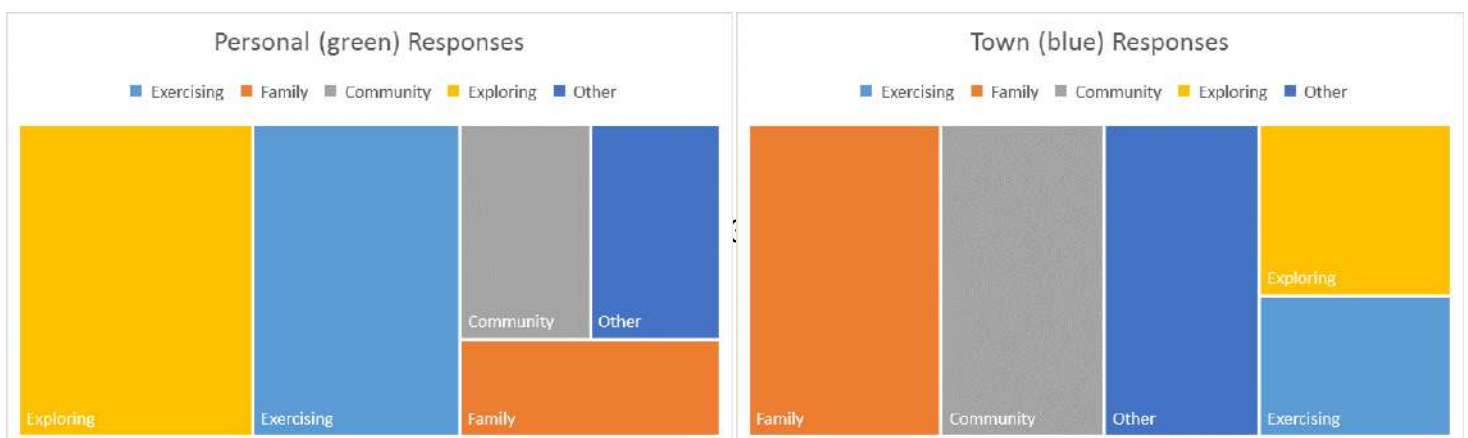
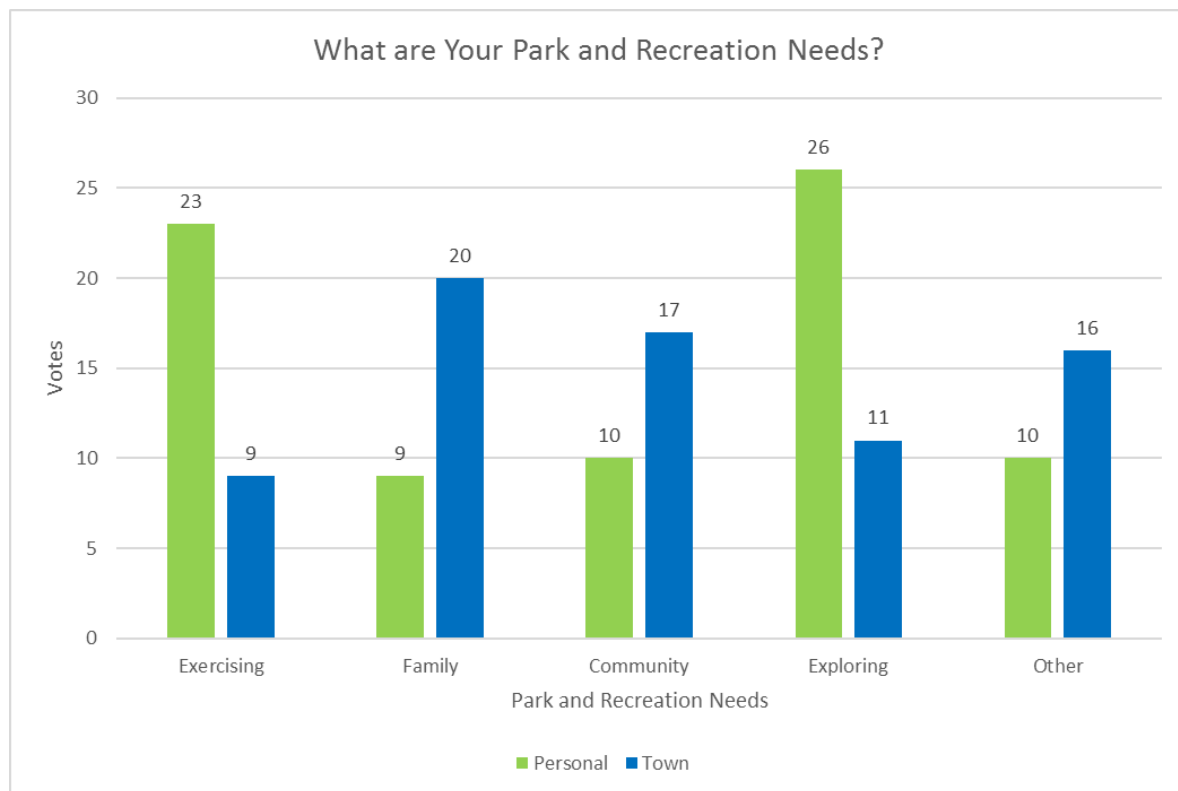
Blue Stickers—represented participants favorite pick for the town

<b>What are Your Park and Recreation Needs</b>			
<b>Categories</b>	<b>Description</b>	<b>Green</b>	<b>Blue</b>
Exercising	Walking, Running, Riding, Rolling, Fitness stations	23	9
Family	Playgrounds, Paths, Sport fields & Courts, Seasonal activities	9	20
Community	Gathering Spaces, Gardening, Special events, Clean-ups & Volunteering, Artwork, Historic sites & Museums	10	17
Exploring	Hiking, Nature viewing, Trails, Habitat, Environmental education	26	11
Other	Restrooms, Lighting, Signage, Universal play areas, Benches	10	16
Total		78	73
Overall Total		151	

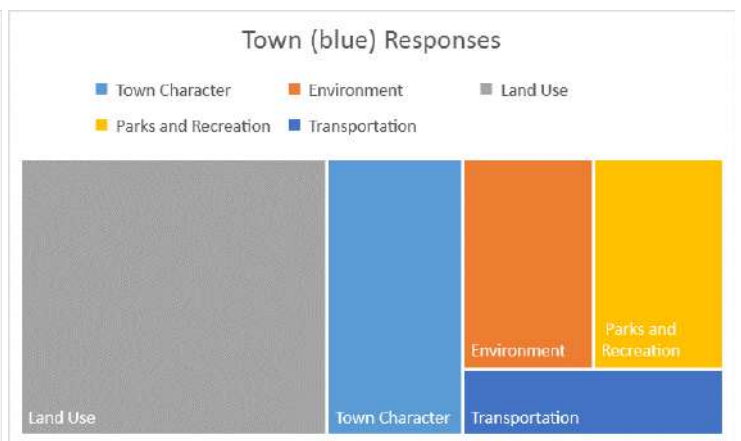
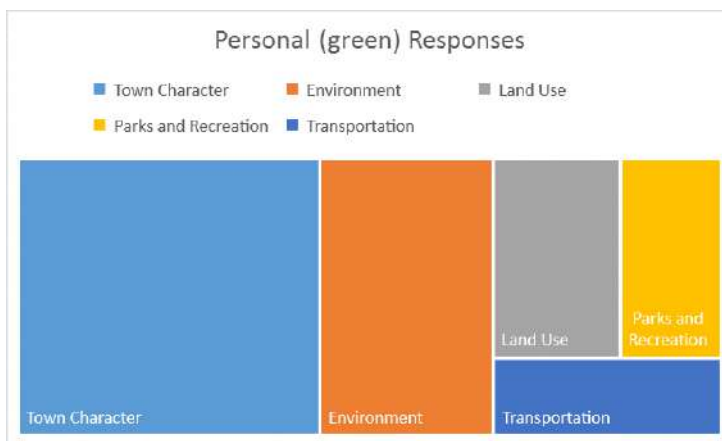
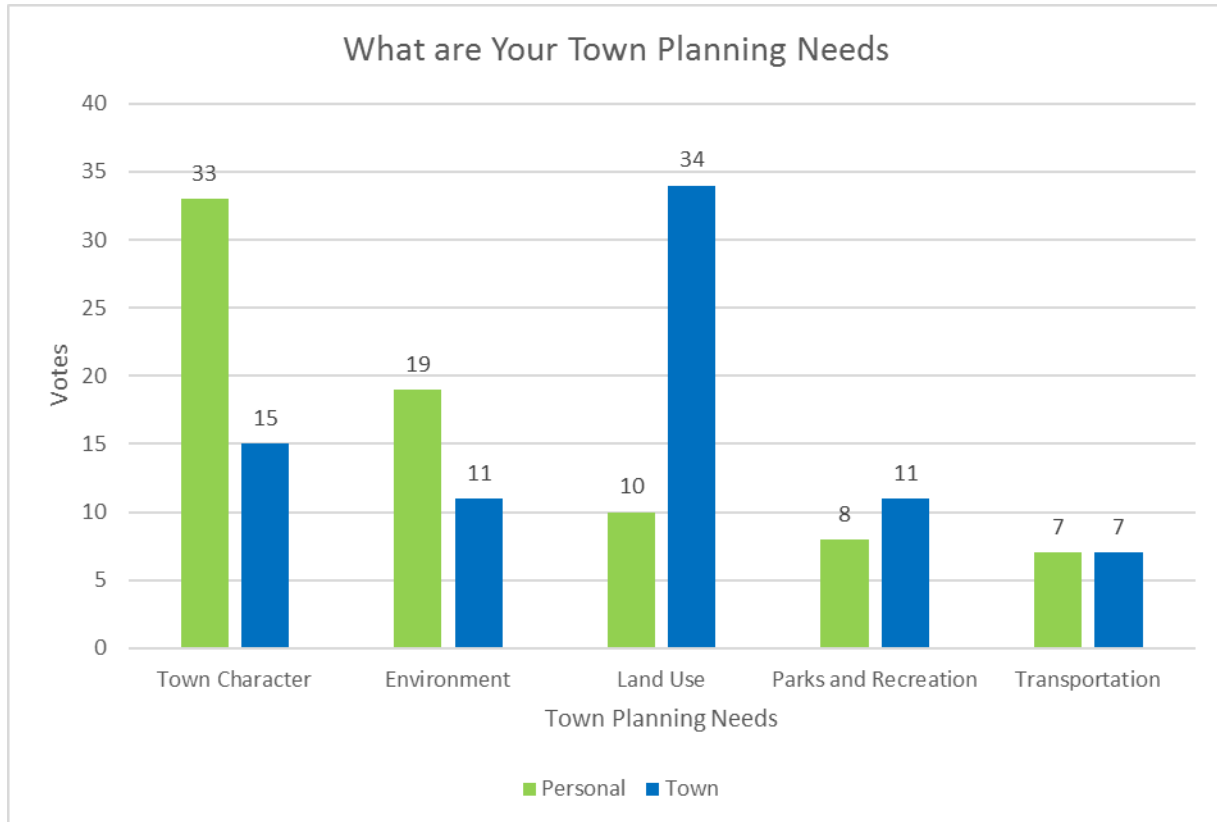
<b>What are Your Town Planning Needs</b>		
<b>Categories</b>	<b>Green</b>	<b>Blue</b>
Town Character	33	15
Environment	19	11
Land Use	10	34
Parks and Recreation	8	11
Transportation	7	7
Total	77	78
Overall Total	155	

Moving Forward			
Categories	Description	Green	Blue
Trails & Roads	DART, Trail connections, Walkability	27	9
Streetscapes	Gateways, Signage, Branding	10	18
University Village	Mix of uses, Business promotion	24	26
Streetlights	Dark skies areas, New lights, Energy Efficiency	17	20
Total		78	73
Overall Total		151	

## What are Your Park and Recreation Needs?

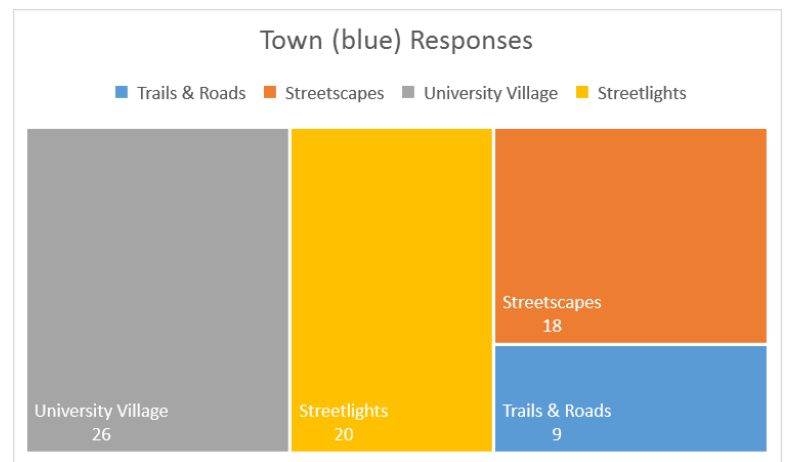
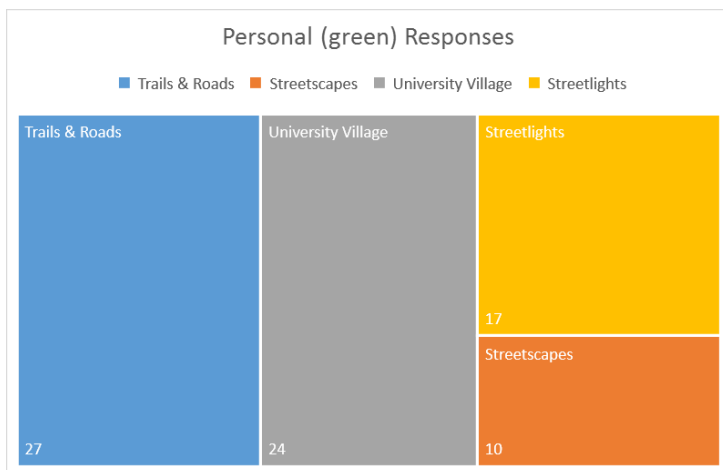
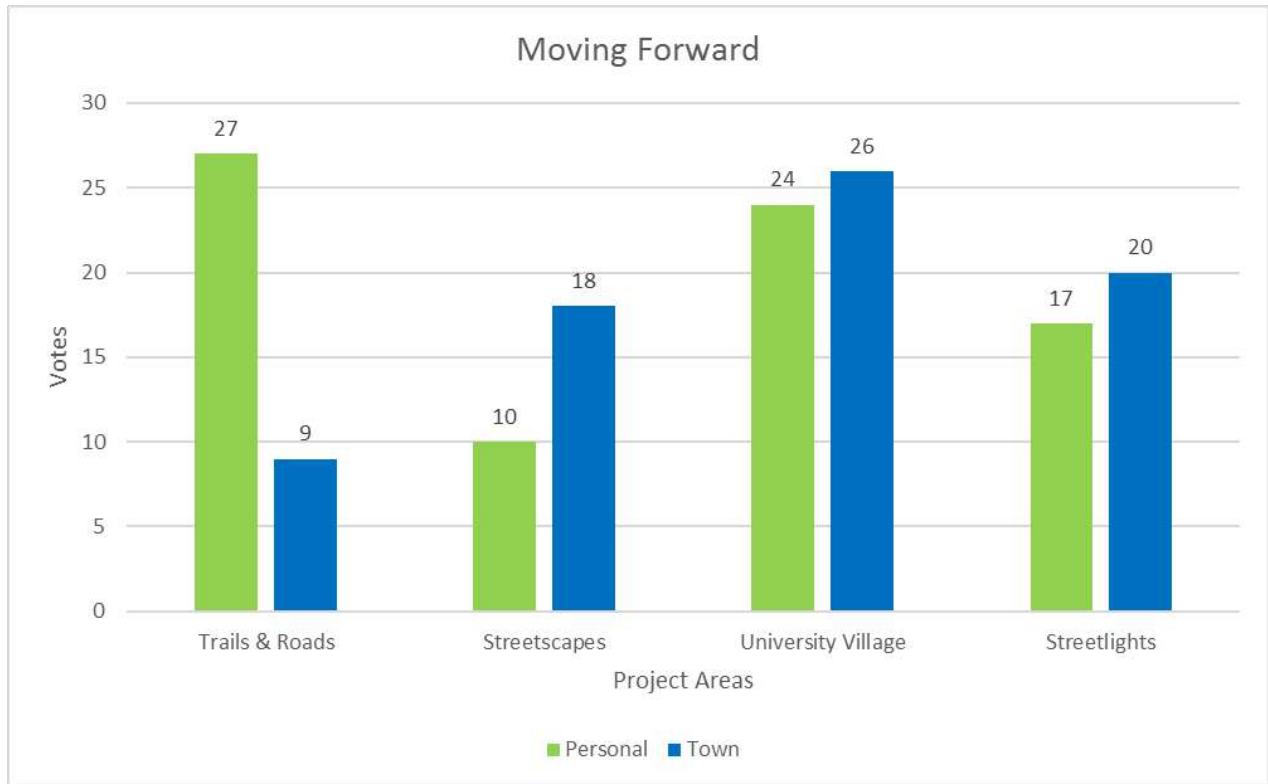


## What are Your Town Planning Needs?





## Moving Forward







**New Britain Borough  
Town Hall Meeting**

Lenape Valley Church  
November 2017



**Survey Results  
Town Hall Meeting 2017**



*A Friendly Place to Live*

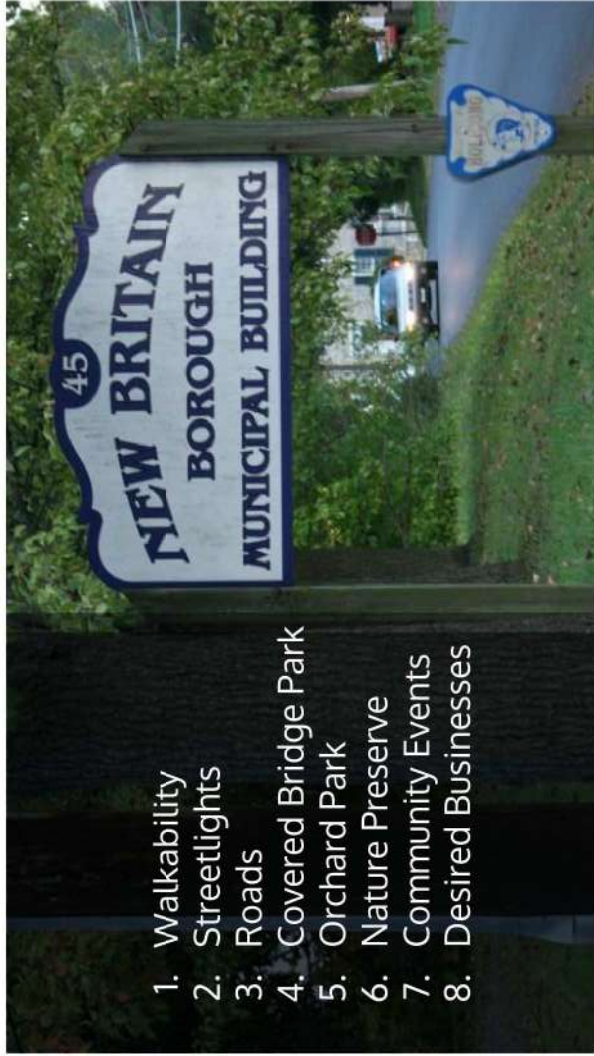


Participant Breakdown	
Residents	100
Business Owner	3
Other	3
Resident & Business Owner	4
<b>Total</b>	<b>110</b>

Borough Priorities				
	Trails / Sidewalks	Road Quality	Parks	Natural Environment
Higher Priority	84.55%	91.82%	88.18%	86.36%
Lower Priority	15.45%	8.18%	11.82%	13.64%
	Economic Development	Community Events	Access to Public Water & Sewer	Taxes
Higher Priority	82.73%	70.00%	68.18%	86.36%
Lower Priority	17.27%	30.00%	31.82%	13.64%



1. Walkability
2. Streetlights
3. Roads
4. Covered Bridge Park
5. Orchard Park
6. Nature Preserve
7. Community Events
8. Desired Businesses



## Community Walkability

## Walkability

85% of the people surveyed felt that this was a priority or higher

Focused concern on walking

improvement on Butler, DelVal, Keeley and Tamenend Ave

Council and Borough committees will work to address these concerns



## Streetlights



# Streetlights



82% of people surveyed found the current street lighting to be fair or poor

Data results supported lighting plans for walkability with a focus of getting more light on sidewalks and trails

Streetlight and Public Safety Committees will be made aware of the public concerns and will work to address them

# Roads Data



# Borough Roads

92% of people ranked Roads as a priority or higher

82% found the roads to be in fair or poor condition

- Supports borough's plans to improve the roads
- Review of parking ordinances and signage



# Covered Bridge Park Data

**NOTE:** Covered Bridge Park is NOT run by the Borough of New Britain, and therefore we cannot act on this data. The New Britain Civic Association owns and operates the park. The data will be shared with the Civic Association.



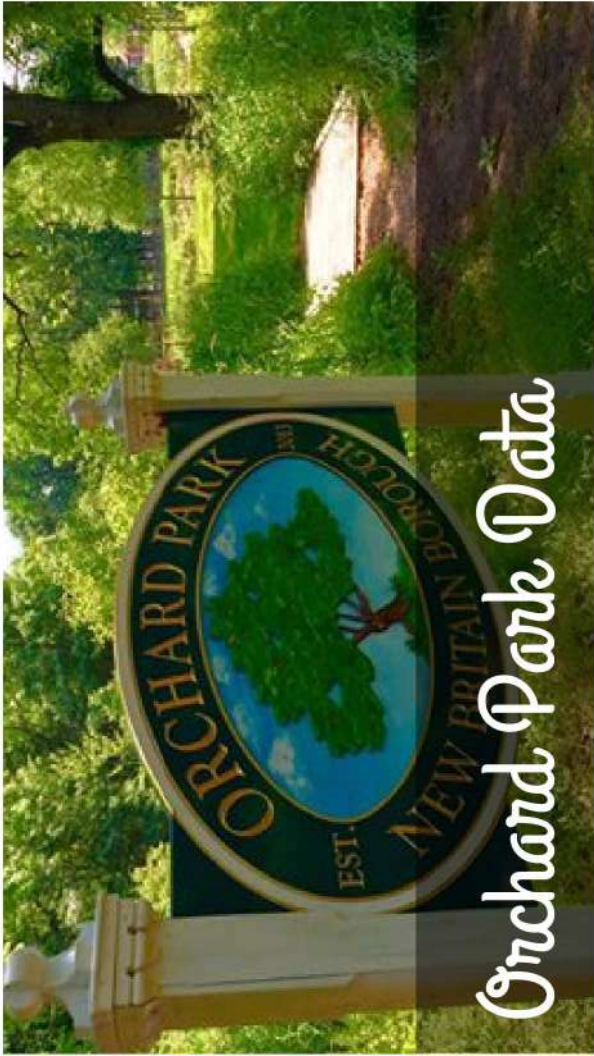




95% of people surveyed have visited the park!

- People like the trails and activities (namely soccer, camp and picnics)
- 58% of comments suggested a need for playground and equipment improvements
- 26% of comments suggested a need for seating, parking and landscaping improvements

## Covered Bridge Park



## Orchard Park Data



## Orchard Park

42% of people surveyed have visited the park.

68% felt that there was a need to raise community awareness of the park.

There was a feeling that the park lacked purpose.

Parks Committee will be made aware of the public concerns and will work to address them.



## Nature Preserve Data



## Nature Preserve

61% of people surveyed have visited the park.

56% felt that there was a need to raise awareness and improve signage.

There was a desire to expand the land and trails.

Info will be shared with the Nature Preserve Committee.

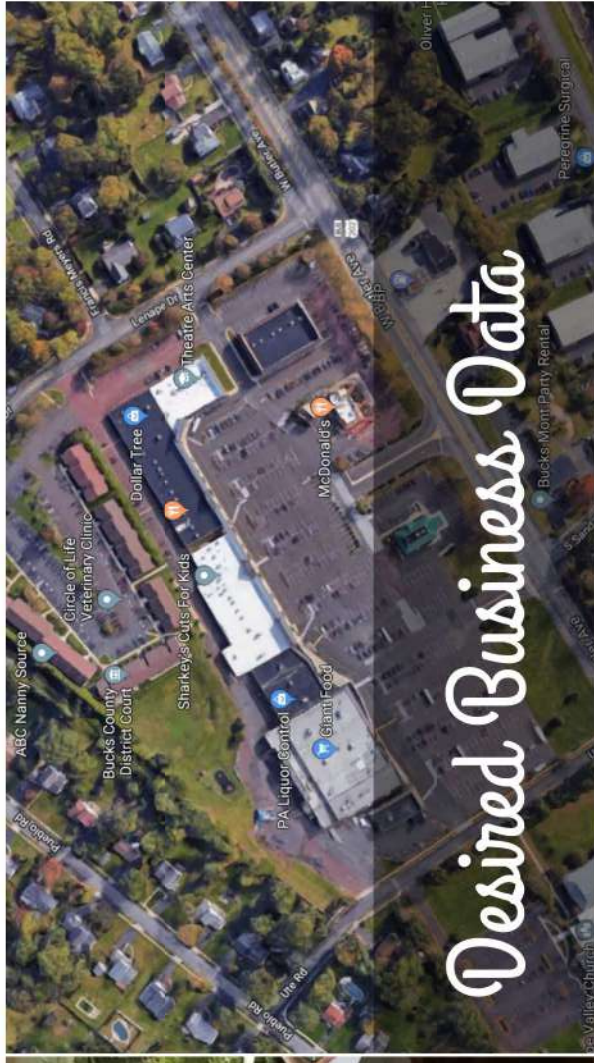


## Community Events

70% of the people surveyed felt that this was a priority or higher.

There was a desire to have live music and holiday and seasonal events.

This may be something for a Recreation Committee to look at.



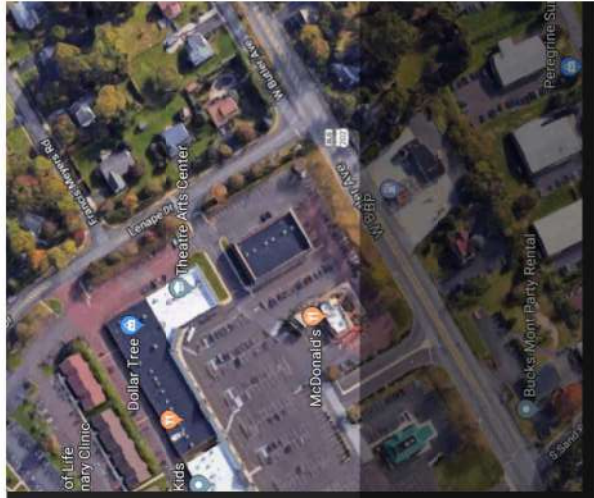


## Desired Business

83% of the people surveyed felt that this was a priority or higher.

There was a large desire for a coffee shop and for restaurants.

Steve Barth has been made aware of the data and will work with the Community and Business Committee on this.



## CHECKLIST



*We are listening to your suggestions.*



*We will use this info to guide our planning and decision making.*



*Thanks  
for your input!*





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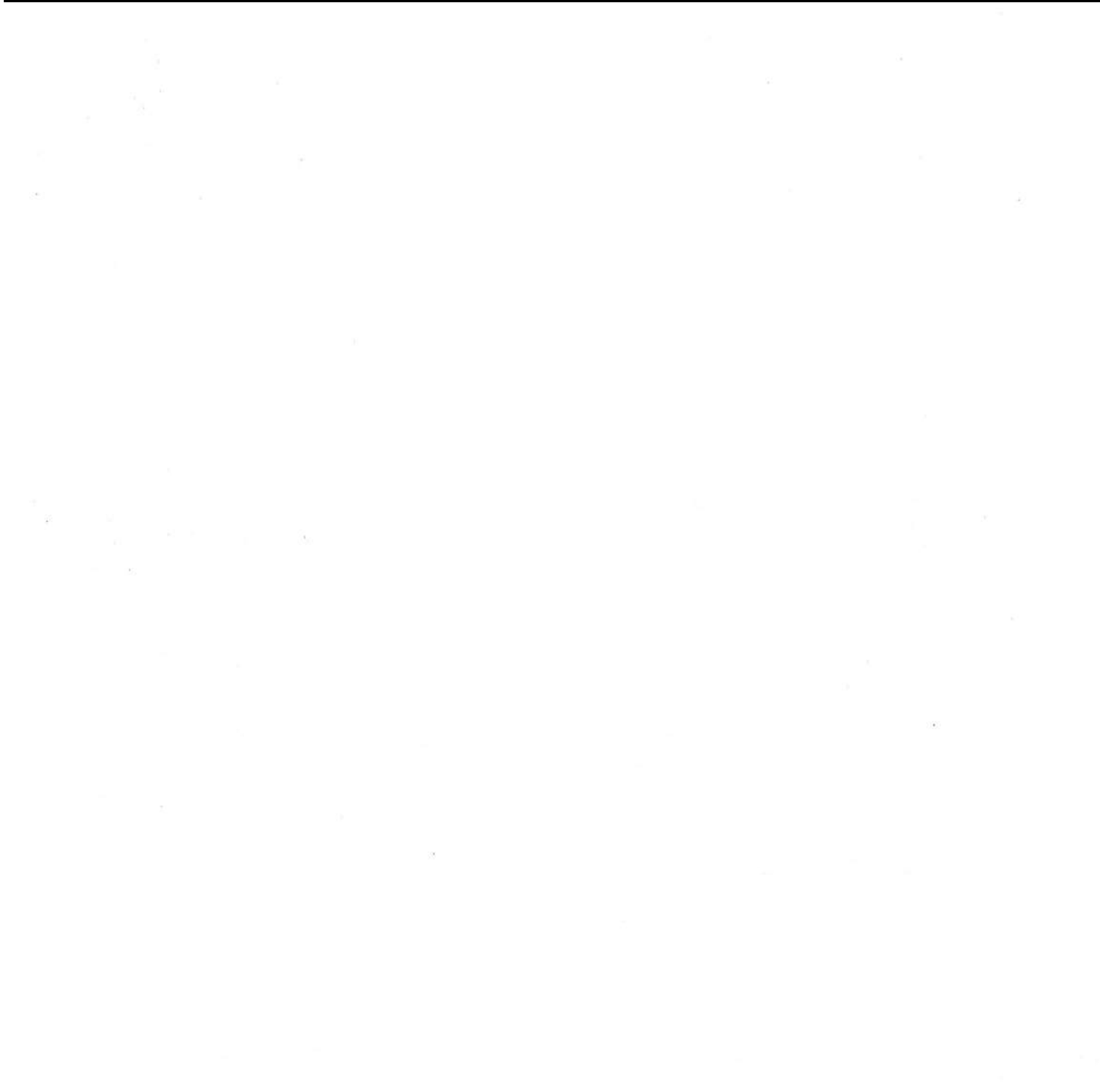
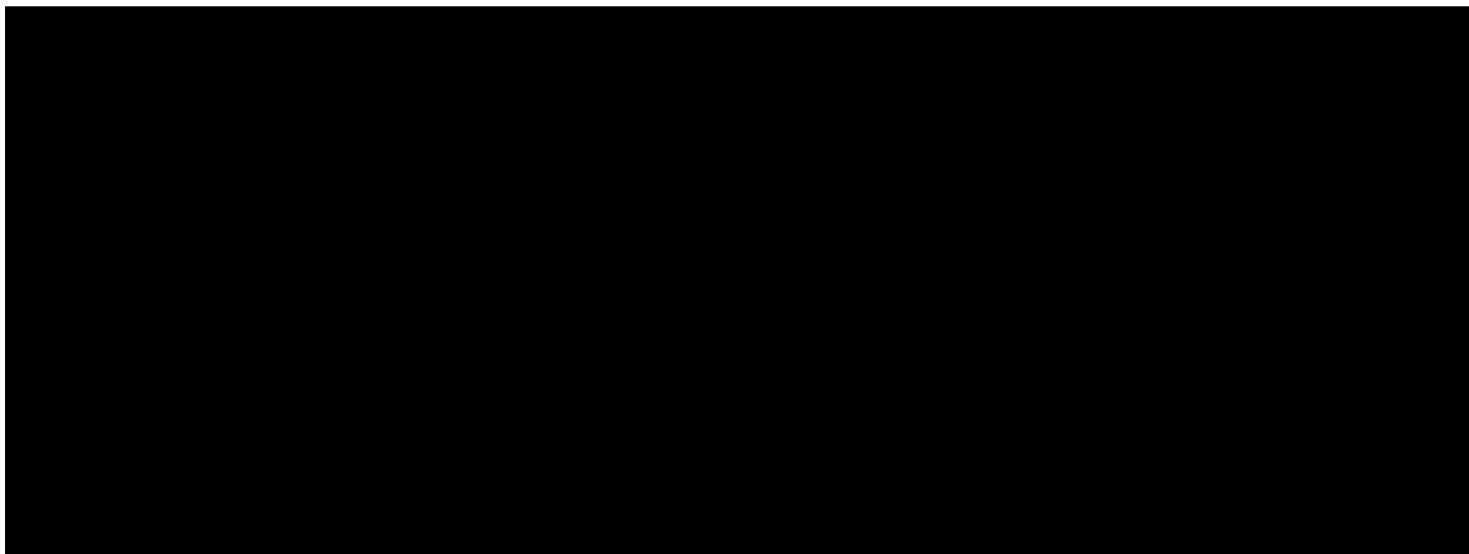
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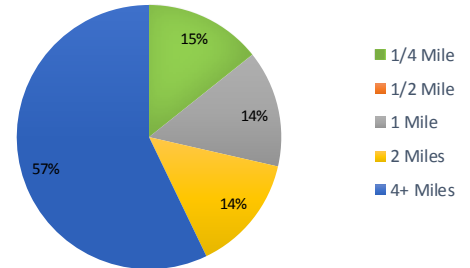
## New Britain Borough: Active Transportation Plan

### Public Meeting #1 at Covered Bridge Day – June 1, 2019

The first Public Meeting for our Active Transportation Plan took place at Covered Bridge Day, in the early afternoon of June 1, 2019. G&A staffed a table with survey handouts, interactive map and display boards, and health benefit displays.

Through the meeting we gathered public input on existing conditions for pedestrians and bicyclists and gauged just how far our residents are willing to go to get healthy!

#### How Far Would YOU Go to Get Healthy?



Findings include the following:

- *Residents are relatively knowledgeable about existing biking/walking routes*
- *Over 50% are willing to walk/bike 4+ miles to get healthy/ reach a destination*
- *Want connections to communities and*
- *Want routes to Schools and Health Care*
- *Want a connected sidewalk/trail network*
- *Want trail extensions/ loops for longer active routes*
- *Want more trees along routes*
- *Want to maintain a community feel*



Survey Handouts





# NEW BRITAIN BOROUGH

## *A Friendly Place to Live*

### Electric Bikes

Bikes are an important part of our multimodal network and a growing number of area residents are relying on them to get from A to B. Whether it be throttle-assist, pedal-assist, or classic manual, bicycles of all shapes and sizes are taking over the streets and it's time to prepare!

We're reshaping our community with new sidewalks, multi-use paths, greenways, and bike lanes, but what can we do to prepare for a new wave of electric bikes?

#### Rules & Regulations

	Federal	State	Local
Identified as a Vehicle	-	Yes	TIME
Max Speeds	20 mph	20 mph	TO
Electric Capabilities	750 watts	750 watts	PREPARE!

Pennsylvania recognizes bikes as vehicles, their rights are not restricted, and they are not required to use separate facilities. And, while Federal and State laws recognize an "under power" limit of 20 mph, the use of manual peddling power can legally increase speeds to those limited by vehicular limits.

#### Next Steps

- Continue developing bike lanes
- Enhance streetscapes to create safe roadway conditions for bikes
  - ie. Bikes can proceed through red lights if not detected
- Develop off road multiuse paths for bikes and pedestrians
- Increase resident awareness of rules and regulations
  - ie. Passing a bike? Not less than 4 ft to the left please!
  - ie. PA Distracted Driving Laws Enforced
  - ie. Pedestrians have the right of way on the sidewalks
  - ie. No sidewalks biking in a Business District!

#### OK TO BIKE



VEHICULAR LANES



BIKE LANES



SIDEWALKS



# Plans & Projects Reviewed



# New Britain Borough, Bucks County

## Plans & Projects Reviewed

### ***New Britain Borough Comprehensive Plan (2007)***

An update of the 1969 plan, the *New Britain Borough Comprehensive Plan* of 2007 focuses on improving resident quality of life and providing policies to address the future development of the borough. Borough Officials put their efforts and community goals into the plan to create a safer and more efficient place to live, while seeking to reduce the overall cost of living in the Borough.

### ***New Britain Borough Open Space Plan Update (2009)***

This update to the 2001 Open Space Plan took a fresh look at the open space opportunities and constraints for New Britain with nearly a decade's worth of new development to identify priorities and provide recommendations to protect and enhance open space within the Borough. Due to additional development, the plan shifts its main focus to the establishment of hiking trails and connections with neighboring municipalities.

### ***New Britain Borough Main Street Study (2016)***

The *New Britain Borough Main Street Study* was developed to define a complete vision that can encourage the economic development and revival of the Butler Avenue corridor within New Britain Borough, create a more visually attractive and accessible "Main Street," and closely bond the community to the two reachable rail stations and to Delaware Valley University.

### ***New Britain Borough 2017 Roadway Condition Plan and 5 Year Construction Plan***

New Britain Borough initialized a roadway maintenance program in May 2017 to evaluate and recommend improvements for the nearly 9 miles of roadway the Borough is responsible for. This reconstruction plan allows for upgrades to all roads, while reducing long term costs, resulting in less maintenance, to reduce the overall roadway maintenance funds required.

### ***New Britain Borough Street Light Plan (2013)***

The *New Britain Borough Street Light Plan* of 2013 makes recommendations for lighting standards within the borough. The members appointed to fix these problems examined the current state of the borough and identified implementation plans to better the communities and the people living in them through better lighting on streets, trails and in parks.

### ***Butler Avenue East Sidewalk Plan (2017)***

The sidewalk plan for Butler Avenue East was reviewed and referenced for the development of existing conditions and recommendations within this plan.

### ***New Britain Borough Act 537 Plan Update (2019)***

This plan serves as an update to the Interim plan from 2016, and includes a 10-year and ultimate sewer need projection, and examines the administrative and institutional procedures that are in place when it comes to sewer lines and conditions, extensions, treatment arrangements, and agreements regarding ownership, maintenance and operation.

### ***Wilma Quinlan Nature Preserve & Miriam Groner Property Stewardship Plan (2007)***

Developed with the *Natural Lands Trust*, this stewardship plan for the Wilma Quinlan Nature Preserve and Miriam Groner Property provides a detailed description of the current site and identifies site appropriate land stewardship recommendations, techniques and procedures to maintain and enhance the preserve for wildlife habitats and public enjoyment.

### ***Wilma Quinlan Nature Preserve- Natural Areas Stewardship Plan- Addendum (2014)***

In 2014, the *Natural Lands Trust* developed an Addendum to the 2007 Stewardship Plan to specifically focus on management techniques for invasive plants within the 24-acre preserve. The plan assesses the current stewardship techniques, issues, opportunities, and recommendations to manage invasive species.

### ***Strategic Plan for the Stewardship of the Wilma Quinlan Nature Preserve (2015)***

Developed as a follow-up to the 2007 Stewardship Plan and 2014 Addendum, this Strategic Plan identifies top priorities for the Preserve to direct the focus, energy and resources of the Nature Preserve Committee and supporters when it comes to management and stewardship efforts. Priorities include the removal of invasives, protection of vulnerable species, improvement of resources and habitat, and techniques to combat erosional effects of stormwater.

### ***Progress Report on Stewardship Goals-Wilma Quinlan Nature Preserve (2019)***

This report serves as a progress report for the stewardship goals identified in the 2015 Strategic Plan. It ranks each goal as either completed, in progress, or uncompleted with notes accompanying each goal. The report identified that nearly all goals are either complete or in progress, with few categorized as uncompleted.

### ***Orchard Park Strategic Plan (2016)***

Prepared by the *Parks and Recreation Committee* of New Britain Borough, this strategic plan evaluates the history of Orchard Park and outlines management and stewardship plans for the orchard, lawn, community garden, woods, wetlands, right-of-way, and wildlife habitat to protect and maintain this important community resource.

### ***Keeley Avenue Trail***

The trail and sidewalk plans for Keeley Avenue, stretching from Borough Hall to Lamp Post Road, were reviewed and referenced for the development of existing conditions and recommendations within this plan.

### ***Central Bucks Police Station***

The plans for a new Central Bucks Police Station within Doylestown Borough have been reviewed and referenced for the development of existing conditions and recommendations within this plan.

### ***PA DOT-Bristol Road Extension Study and Implementation***

The *Pennsylvania Department of Transportation's* plans for Bristol Road extension routes were reviewed and referenced for the development of existing conditions and recommendations within this plan.

## **Bucks County**

### ***Bucks County Comprehensive Plan (2011)***

Long-standing issues of traffic, flooding, economic development, etc. are fixed through the collective efforts of the county and each of its constituent. This comprehensive helps the communities by identifying regional issues, problems, and opportunities in guiding municipalities in the development of their own local planning and implementation programs. Top recommendations include the protection of natural, historic and scenic resources; expansion of parks and open space; promotion of energy conservation; mitigation of hazards to life and property; the provision of adequate community facilities and services; enhancing transportation mobility; and the promotion of economic opportunities, housing diversity and efficient use of land.

### ***Bucks County Open Space and Greenways Plan (2011)***

This plan is meant to assist in decision making, implementation and management tool designed to protect and create linkage between the county's natural resources, open space and farmland, recreational facilities, and historic and cultural resources. The plan identifies corridors that could potentially host trails for public recreation, wildlife viewing, lessons in history, and alternative transportation.

### ***Bucks County Bicycle Master Plan (2012)***

The purpose of this plan is to inventory existing conditions, advance opportunities for the improvement and expansion of a broader network of multimodal routes serving existing residential and business areas of the County, enhance the outreach and education of bicycle safety and leverage the existing recreational resources in the communities. The plan identifies that bicycle network will need to be implemented by municipalities and stresses goals to develop routes for users of all skill levels, residents and tourists.

### ***Green Spaces Great Places (2018)***

This program encourages each one of the county's townships and boroughs to examine the different spaces that they value and do something to protect them. The plan preserved thousands of acres of land with things like recreational value, environment and open spaces in all parts of Bucks County while also being cost-effective for taxpayers.

## **Regional**

### ***Connections 2045 (2017)***

The *Delaware Valley Regional Planning Commission's* long-range plan develops a vision for the growth and development of the Greater Philadelphia and Delaware Valley region for the next three decades, with a focus on transportation, land use, environment, economy, equity, and quality of life. Through multiple goals and recommendations, the plan will guide counties and municipalities to achieve the 5 Plan Principles: Sustain the Environment; Develop Livable Communities; Expand the Economy; Advance Equity and Foster Diversity; and Create an Integrated, Multimodal Transportation Network.

### ***Pedestrian Bicycle Friendly Policies, Practices, and Ordinances (2011)***

Prepared by the *Delaware Valley Regional Planning Commission*, this regional handbook presents information on practices, policies, and ordinances that support enhancements for pedestrian and bicycle safety and accessibility, to make improvements at the local level. The report specifically highlights planning for pedestrians and bicycles, educating and encouraging drivers and residents, and the typical codes and ordinances that deal directly with pedestrians and cyclists.

### ***Aging in Place-Municipal Implementation Tool #12 (2007)***

Prepared by the *Delaware Valley Regional Planning Commission*, this municipal implementation tool provides techniques to help municipalities accommodate the changing personal and physical needs of aging residents so they can remain in the community and maintain their independence. Techniques range from planning for affordable housing and promoting policies to enhance quality of life, to improving infrastructure to improve mobility and access to transit.

### ***Age Friendly Communities-Municipal Implementation Tool #30 (2017)***

Developed by the *Delaware Valley Regional Planning Commission* to support the fulfillment of the region's long-range plan, this municipal implementation tool provides techniques to help municipalities develop age-friendly communities, where older residents can age at their own pace/ability. This tool mainly focuses on improving the eight domains mentioned by WHO and AARP, including: The Public Realm, Transportation, Housing, Social Participation, Respect and Social Inclusion, Civic Participation and Employment, Communication and Information, and Community Support and Health Services.

### ***Taming Traffic- State of the Practice (2011)***

In 2011 the *Delaware Valley Regional Planning Commission* completed their five-year Context-Sensitive Solutions project, *Taming Traffic: Context Sensitive Solutions*. This report summarizes the 10 case studies of the project and focuses on Traffic Taming techniques by focusing on initial problems, design approaches, and improvements used to promote multi-modal transportation networks and a sense of place.



### ***PA Land and Water Trail Network Strategic Plan (2015)***

Pennsylvania's strategic plan lays out a strategy through 2019 to plan for future trails within the state by reviewing past efforts and accomplishments, calling out regional goals and recommendations, and identifying the top 10 Trail Gaps.

## **Community Health Needs Assessments**

### ***Abington Hospital-Jefferson Health Community Health Needs Assessment (2016)***

AJH is a nonprofit organization in Montgomery County that assists a community of about 544,000 people in portions of Montgomery and Bucks counties in regards to health problems and solutions within the community to fix them. This assessment identifies that these issues relate to all ages, genders, lifestyles, etc. and its main goal is to allow everyone in the community to benefit from their services in order to live a healthy lifestyle.

### ***Grand View Health Community Health Needs Assessment (2016)***

Many different things effect health, which include: social and economic conditions, the built environment, accessibility of healthy products, the behavioral choices people make on a day to day basis, and the access to and quality of the medical care system. Some of which are controlled by the individual, but some are not. The Grand View Health Needs Assessment tries to point these out and give recommendation/solutions to fix the problems people are facing.

### ***Doylestown Hospital Community Health Needs Assessment (2016)***

Doylestown Hospital conducted an assessment that determines the needs of the public based on their health and living situations, and comes up with methods that can solve/fix these problems. The solutions don't only benefit the overall public, but meet the requirements of the Affordable Care Act.

### ***Doylestown Hospital Community Health Needs Assessment 2016- Implementation Plan***

Doylestown Hospital created a comprehensive plan in order to gain information regards two specific priorities; (1) being to measure the health within the community and also to provide information to the local community regarding these issues, and (2) ways they can work to fix/address them with the use of amenities and agendas.

# Partnerships, Funding & Resolutions

## Funding Opportunities

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Funding in the form of grants and loans are provided through local, state and national organizations year round. Below is a list of potential funding sources that should be pursued for the implementation of recommendations made in the New Britain Borough Implementable Comprehensive Plan.



- **Automated Red Light Enforcement Program (ARLE)**

The *Pennsylvania Department of Transportation* provides funds through ARLE revenues to improve highway safety and reduce congestion through a wide range of projects that aim to reduce the number of violations and crashes at implementation sites, as well as provide benefits to highway users. Funded projects upgrade, improve, or install traffic-control signs and other forms of roadway markings and structures to increase road capacity and/or further pedestrian safety and mobility, and projects that work to enhance visibility or drainage, etc.

- Request Amount: Dependent upon available yearly revenues
- Match: None required

- **Better Utilizing Investments to Leverage Development (BUILD)**

The *Pennsylvania Department of Transportation* administers funds from National Infrastructure Investments to support capital projects for surface transportation infrastructure that improve, repair, and develop transportation frameworks, economic revitalization, community connections and safety. FY2018 BUILD will administer a greater share of the awards to rural areas.

- Request Amount: Not to exceed \$25 Million; Minimum \$1 Million in rural area
- Match: Minimum 20% in Urban; Minimum 0% in Rural

- **Green Light Go**

The *Pennsylvania Department of Transportation* administers state funds through competitive grants to improve safety and mobility through congestion reduction and improving the efficiency of existing traffic signals on state and local highways. Funded projects study, develop, and implement or remove traffic assets, technologies, and plans.

- Request Amount: N/A
- Match: 20%

- **Transportation Alternatives Set-Aside Program (TA Set-Aside)**

The *Pennsylvania Department of Transportation* administers funding assistance for alternative transportation programs and projects that improve accessibility and mobility, public transportation and school links, recreation and environmental mitigation.

- Request Amount: \$50,000 minimum construction cost; Not to exceed \$1 Million unless regional or of statewide significance
- Match: None required

- **Multimodal Transportation Funds Program**

The *Pennsylvania Department of Transportation* and the *Department of Community & Economic Development* provides grants for projects that support safe and reliable transportation systems and encourage economic development. Supported projects develop or rehabilitate transportation assets for communities including but not limited to lighting, sidewalks, pedestrian safety, and streetscapes, as well as improving connectivity and/or utilization of existing assets.



- Request Amount: \$100,000 - \$3,000,000
- Match: 30% Cash

- **Greenways, Trails, and Recreation Program (GTRP)**

The *Pennsylvania Department of Community & Economic Development* administers funds from the Marcellus Legacy Fund for the planning, acquisition, development, rehabilitation, and repair of greenways, recreational trails, open space, park and beautification projects.

- Request Amount: Not to exceed \$250,000
- Match: 15% Cash/Equivalent
- \$100 application fee

- **H2O PA: Water Supply, Sanitary Sewer and Storm Water Projects**

Established under the H2O Pa Act, the *Pennsylvania Department of Community & Economic Development* and the *Commonwealth Financing Authority* provide funding for municipalities and municipal authorities to support projects that address drinking water, sanitary sewer and stormwater issues. Eligible activities include construction, improvement, expansion, repair, rehabilitation or consolidation projects where the applicant owns and maintains the site.

- Request Amount: Project Min (\$500K), Max Request (\$20 Million)
- Match: 50%

- **H2O PA: High Hazard Dams and High Hazard Unsafe Dams**

Established under the H2O Pa Act, the *Pennsylvania Department of Community & Economic Development* and the *Commonwealth Financing Authority* provide funding for eligible applicants to repair, rehabilitate or remove all or part of a High Hazard Unsafe Dam that by definition could cause loss of lives or property as a result of dam failure. Eligible applicants must have approval of their conceptual plans, an emergency action plan in place, and comply with all inspection requirements.

- Request Amount: Project Min (\$500K), Max Request (\$20 Million)
- Match: 25%

- **H2O PA: Flood Control**

Established under the H2O Pa Act, the *Pennsylvania Department of Community & Economic Development* and the *Commonwealth Financing Authority* provide funding eligible applicants to construct, improve, repair or rehabilitate all or part of a flood control system, or repair or rehabilitate an existing flood projection project. Eligible projects include channel improvements, compacted earth levees, concrete channels, concrete floodwalls, detention dams and non-structural measures.

- Request Amount: Project Min (\$500K), Max Request (\$20 Million)
- Match: Cost Share Requirements for easements, maintenance, and alterations/rebuilding/relocation of bridges and utilities

- **Industrial Site Reuse Program (ISR)**

The Pennsylvania Department of Community & Economic Development administers low-interest loans and grant funds to support environmental assessments and remediation projects that will combat contamination at industrial sites to repurpose the damaged land.

- Request Amount: Environmental Assessment (\$200K/75%), Remediation (\$1M/75%)
- Match: 25%

- **Keystone Communities Program (KCP)**

The *Commonwealth Financing Authority* provides a grant and designation program for community and economic development by encouraging public and private partnerships to support local initiatives and target focus areas or regions. Funded projects include planning, façade, accessible housing, and development projects, which can incorporate streetscape and roadway improvements.

- Request Amount: Dependent upon designation
- Match: 50%

- **Municipal Assistance Program (MAP)**

The *Pennsylvania Department of Community & Economic Development* provides funds for local governments to the planning and implementation of multiple services including shared service activities, community planning, and floodplain management.

- Request Amount: Dependent upon available funds
- Match: 50%; 25% of which must be non-state funded

- **PA Small Water and Sewer**

The *Pennsylvania Department of Community & Economic Development* and the *Commonwealth Financing Authority* provide funding for municipalities and municipal authorities to support projects that address water, sewer, stormwater and flood control issues. Eligible activities include construction, improvement, expansion, repair, rehabilitation or consolidation projects where the applicant owns and maintains the site.

- Request Amount: Project Min (\$30K), Max Request (\$500K)
- Match: 15%

- **Watershed Restoration and Protection Program (WRPP)**

The *Pennsylvania Department of Community & Economic Development* administers funds from the Marcellus Legacy Fund for watershed restoration and protection projects, which involve the construction, expansion, improvement or repair, maintenance, or rehabilitation of a new or existing watershed protection Best Management Practices.

- Request Amount: Not to exceed \$300,000
- Match: 15%

- **Community Conservation Partnership Program (C2P2) Trails**

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the planning, acquisition, construction, enhancement, and maintenance of multi-use trails and trail-related facilities. This can include, but is not limited to, interpretive signs, trail amenities, access roads and parking areas, and equipment required to build and maintain trails.

- Request Amount: Reasonable requests
- Match: 50%

- **Community Conservation Partnership Program (C2P2) Community Recreation and Conservation Planning**

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants to prepare for future planning, acquisition, development, and management of parks, recreation facilities, critical habitat, open space, natural areas, greenways, and river/watershed passageways.

- Request Amount: Reasonable requests
- Match: 50%

- **Community Conservation Partnership Program (C2P2) Land Acquisition and Conservation**

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the purchase and/or donation of land for the purpose of recreation and park areas, critical habitat areas, greenways, and open space.

- Request Amount: Reasonable requests
- Match: 50%

- **Community Conservation Partnership Program (C2P2) Park Rehabilitation and Development**

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the rehabilitation and development of public parks, both indoor and outdoor recreation facilities, small communities, greenways, and river conservation and restoration projects.

- Request Amount: Reasonable requests
- Match: 50%

- **Community Conservation Partnership Program (C2P2) Peer Circuit Rider Program**

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for expanding the local capacity for parks, recreation, and conservation through the partnership of municipalities, counties, and government councils and the hiring of a shared professional who is jointly funded by the formal partnership, commission, or authority.

- Request Amount: Reasonable requests
- Match: 10%

- **Community Conservation Partnership Program (C2P2) *State and Regional Partnerships Funds***

The *Pennsylvania Department of Conservation & Natural Resources* presently offers matching grants for the formation of collaborative initiatives that improve the capacity to develop and manage park and recreation facilities and advance conservation of resources through education, training, and implementation.

- Request Amount: Reasonable requests
- Match: Varies

- **Environmental Education**

The *Pennsylvania Department of Environmental Protection* offers grants for projects which strengthen environmental education in Pennsylvania. Projects can range from imaginative and hands-on lessons for students, outdoor education resources, and teacher training programs, to conservation education for adults and communities.

- Request Amount: N/A
- Match: N/A

- **Growing Greener**

The *Pennsylvania Department of Environmental Protection* offers funding to support the reduction of nonpoint source pollution, improve water quality and address stream degradation through BMPs. It includes two funding sections: a main focus is within Chesapeake Bay, with split focus on Ohio, Allegheny, Monongahela, Genesee and Delaware River Basins.

- Request Amount: N/A
- Match: 15%

- **Treevitalize Watersheds Grant Program**

The *Pennsylvania Department of Environmental Protection* and *Aqua Pennsylvania* provide grants for riparian restoration and storm water management. Applicants must be certified Tree Tenders.

- **Section 319 Nonpoint Source Management Grants Program**

The *Environmental Protection Agency* provides funding to support projects that address NPS pollution from agriculture, stormwater runoff, stream channel degradation and AMD. Preference is given to those that effectively address areas of concern in cost-effective ways, with a second priority for statewide or regional projects.

- Request Amount: N/A
- Match: N/A

- **PECO Green Region Open Space Program**

Administered by *Natural Lands*, this program provides grants for municipalities in SE PA to preserve, protect, and improve open spaces. Eligible projects include: the acquisition of conservation easements or land for open space; habitat or capital improvements for passive recreation; and developing or updating open space plans.



- Request Amount: Not to exceed \$10,000; can fund up to 50% of eligible activities
- Match: Minimum 50% Cash

- **Redevelopment Assistance Capital Program (RACP)**

The *Pennsylvania Office of the Budget* administers funds from the Commonwealth for regional economic development, civic, cultural, recreational, and historical improvements through acquisition and construction projects.

- Request Amount: \$100,000 minimum total project cost
- Match: 50% non-state

- **Regional Trails Program**

The *Delaware Valley Regional Planning Commission* (DVRPC) provides grants from the William Penn Foundation to plan, design, and construct multi-use trails which assist in completing the Greater Philadelphia's trail network, the Circuit. Projects that contribute to connecting trails across the region and provide access to waterways are also supported, and can range from initial feasibility studies to the construction of trails.

- Request Amount: N/A (Phase V funding ranged from \$25,000-\$325,636)
- Match: N/A

- **Rivers, Trails, and Conservation Assistance Program**

The *National Park Services* provides funding assistance to support resource conservation and recreation projects throughout the United States of America. The program links national conservation and recreation planning professionals with applicants to design, conserve and improve natural and recreational opportunities and connect the public to these resources.

- Request Amount: N/A
- Match: N/A

- **Transportation and Community Development Initiative (TCDI)**

The *Delaware Valley Regional Planning Commission* offers grants for projects which analyze, plan, or design regional transportation systems that work to improve transportation efficiency, environmental protection, and quality of life for municipal residents and visitors. These grants promote projects that focus on public transit and alternative modes of transportation (bicycle and pedestrian) and growth management that aim to foster beneficial residential and commercial growth, while preserving lands and improving centers.

- Request Amount: \$25,000 – soft cap of \$100,000; \$175,000 for multi-municipal
- Match: 20%; 5% of which must be in-kind

- **Doppelt Family Trail Development Fund**

*Rails to Trails Conservancy* administers funds from the Doppelt Family Trail Development Fund to support the implementation and improvement of multi-use trails. Originally established in 2015 from an initial grant donation from the Doppelt Family, RTC awards around \$85,000 to 4-6 trail projects via a competitive grant round

- Request Amount: \$5,000 - \$50,000
- Match: N/A

- **Delaware Watershed Conservation Fund**

The *U.S. Fish and Wildlife Service* along with the *National Fish and Wildlife Foundation* provide funding to support conservation work throughout the 13,539-square-mile Delaware River watershed in Delaware, Pennsylvania, New Jersey and New York. Projects include restoration and conservation to improve habitat, water quality, water management and recreational opportunities.

- Request Amount: \$50,000 - \$250,000
- Match: 50%

BOROUGH OF NEW BRITAIN

COUNTY OF BUCKS

RESOLUTION 2019- 08

**Resolving to Implement Health in All Policies**

WHEREAS, the health and well-being of the residents of New Britain Borough are critical for a prosperous and sustainable community;

WHEREAS, WalkWorks, a program aimed at increasing opportunities for physical activity – with a focus on walking, has awarded funds to New Britain Borough for the development of an active transportation plan, which shall increase opportunities for physical activity and, ultimately, to improve the health status of the residents of the Borough;

WHEREAS, there is consistent epidemiological evidence that demonstrates that physical activity, including walking, is a major modifiable risk factor in the reduction of morbidity and mortality from many chronic diseases;

WHEREAS, there is growing awareness that health is influenced by the interaction of many factors and not simply by genetics, individual behavior, or access to medical care and it is now widely accepted that conditions in the environments in which people are born, live, learn, work, play, and age – known as the social determinants of health – have the greatest influence on health outcomes across populations;

WHEREAS, the social determinants of health affect chronic disease rates, mental illness, injuries caused by accidents and violence, they also influence the adoption of healthy lifestyles by making it more or less difficult for individuals to choose behaviors that either promote or diminish health;

WHEREAS, policies beyond the traditional health sector such as planning, land use, transportation, public safety, education, economic development, sustainability, climate change, parks, air and water quality, criminal justice, food access, and housing significantly affect the social determinants of health;

WHEREAS, addressing social determinants of health can lead to reduced health care costs;

WHEREAS, interagency collaboration can lead to improved decision-making and outcomes and greater efficiencies in service delivery;


WHEREAS, codes, policies and guidelines can and should promote physical and mental health for people of all ages, abilities and incomes; and

WHEREAS, by adopting a “Health in All Policies” approach, the Borough Council recognizes that diverse governmental entities and stakeholders have a role to play in attaining the highest level of health for all

people and simultaneously advance other goals such as promoting economic stability, transportation access and mobility, environmental sustainability and educational attainment;

THEREFORE, BE IT RESOLVED that it shall be the policy of the Borough Council of New Britain Borough to apply a Health in All Policies approach to its decision-making by considering the inclusion of "health" in all future policy development and implementation, budgeting, and delivery of services.

ADOPTED and APPROVED, this 14<sup>th</sup> day of May, 2019 in Council Chambers.

  
\_\_\_\_\_

Robyne Kelemen

Council President

  
\_\_\_\_\_

Borough Secretary

APPROVED this 17<sup>th</sup> day of May, 2019.

  
\_\_\_\_\_

David Holewinski, Mayor





## Proclamation

**Whereas**, the Borough of New Britain recognizes that the health and well-being of its residents are critical for a prosperous and sustainable community; and

**Whereas**, the Borough of New Britain has partnered with WalkWorks, a program that increases opportunities for walking as a means of physical activity, ultimately to improve the health status of the residents; and


**Whereas**, there is unmistakable evidence that demonstrates that physical activity is a major modifiable behavior that aids in the reduction and management of many chronic diseases; and

**Whereas**, walking is a single form of physical activity that has the power to heal bodies, connect generations and promote healthy mental well-being; and

**Whereas**, walking is accessible to almost everyone and is not expensive;

**NOW, THEREFORE BE IT RESOLVED**, I David Holewinski, Mayor of the Borough of New Britain, Pennsylvania do hereby proclaim walking as the official exercise of the Borough of New Britain throughout 2019 and 2020 and call upon the Borough residents to support the goals of the New Britain Borough's WalkWorks program by walking daily to transform their health and the health of our community.

Given under my hand and the seal of the Borough of New Britain this twentieth day of June in the year of our Lord two thousand and nineteen.

  
David Holewinski, Mayor

# Historic Resources from Main Street Study

## APPENDIX I HISTORIC PROPERTIES

Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance <sup>i</sup>	Notes
41 Aarons Avenue	25-005-029	1870	450-28.D(1)(e)[3]	Vernacular gothic style
42 Aarons Avenue	25-005-041	1859	450-28.D(1)(e)[4]	Vernacular stone and stucco
51 Aarons Avenue	25-005-030	1870	450-28.D(1)(e)[7]	Frame with German siding
54 Aarons Avenue	25-005-039	1872	450-28.D(1)(e)[2]	Benjamin Mathews property-brick
66 Aarons Avenue	25-005-038	1863	450-28.D(1)(e)[3]	Frame with German siding
71 Aarons Avenue	25-005-031	1859	450-28.D(1)(e)[2]	Land owned by JD Scott
100 Aarons Avenue	25-005-037-004	1760	450-28.D(1)(e)[4]	Stone farm house
115 Aarons Avenue	25-005-032-007	1800	450-28.D(1)(e)[4]	Stone barn
171 Aarons Avenue	25-005-033	1812	450-28.D(1)(e)[4]	Stone-built by Jose & Benjamin Mathews miller house
10 Beulah Road	25-006-014	1870	450-28.D(1)(e)[2]	Clymer homestead/federal style
25 Beulah Road	25-006-018-002	1870	450-28.D(1)(e)[3]	Second Empire Mansart victorian
64 Beulah Road	25-006-015-001		450-28.D(1)(e)[1], [3], and [4]	Gristmill, bank barn, and wagon shed
59 Iron Hill Road	25-009-057-001	1825	450-28.D(1)(e)[3]	Vernacular
76 Iron Hill Road	25-009-027	1925	450-28.D(1)(e)[3]	Vernacular
79 Iron Hill Road	25-009-057-003	1850	450-28.D(1)(e)[3]	Vernacular
84 Iron Hill Road	25-009-026	1925	450-28.D(1)(e)[3]	Vernacular
93 Iron Hill Road	25-009-058	1925	450-28.D(1)(e)[3]	Vernacular
102 Iron Hill Road	25-009-012	1925	450-28.D(1)(e)[3]	Vernacular
112 Iron Hill Road	25-009-011	1925	450-28.D(1)(e)[3]	Vernacular
113 Iron Hill Road	25-009-059	1920	450-28.D(1)(e)[3]	Vernacular
123 Iron Hill Road	25-009-060	1925	450-28.D(1)(e)[3]	Vernacular
137 Iron Hill Road	25-009-063	1925	450-28.D(1)(e)[3]	Vernacular
151 Iron Hill Road	25-002-018	1925	450-28.D(1)(e)[3]	Vernacular
56 Keeley Avenue	25-002-019	1913	450-28.D(1)(e)[1], [2], and [4]	Built as New Britain Library and Literary Society
50 Keeley Avenue	25-005-027	1930	450-28.D(1)(e)[3] and [7]	Early 20th century popular vernacular bungalow
32 Mathews Avenue	25-005-026	1901	450-28.D(1)(e)[2] and [3]	Victorian -- tenant house for Cornelia Mathews
40 Mathews Avenue	25-005-005	1876	450-28.D(1)(e)[3]	Victorian
45 Mathews Avenue	25-005-025	1871	450-28.D(1)(e)[3]	Victorian

Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance	Notes
50 Mathews Avenue	25-005-006	1876	450-28.D(1)(e)[3]	Victorian
65 Mathews Avenue	25-005-008	1863	450-28.D(1)(e)[3]	Victorian with German siding
71 Mathews Avenue	25-005-013	1876	450-28.D(1)(e)[2] and [3]	Victorian formerly part of Haldeman & Holban Carriage Works
125 Mathews Avenue	25-005-014	1918	450-28.D(1)(e)[3]	American Beaux Arts
137 Mathews Avenue	25-005-015	1900	450-28.D(1)(e)[2] and [3]	Cottage style - possible school use
149 Mathews Avenue	25-005-035-001	1878	450-28.D(1)(e)[2] and [3]	Victorian
170 Mathews Avenue	25-009-001	1878	450-28.D(1)(e)[2] and [3]	Victorian
Mathews Avenue Barn		1878	450-28.D(1)(e)[3]	Framed bank barn
45 North Shady Retreat Road	25-009-006	1870	450-28.D(1)(e)[1], [2], [3], and [4]	Shady Retreat one-room school, stone
155 North Shady Retreat Road				
31 North Tamanend Avenue	25-002-020	1859	450-28.D(1)(c) and D.(1)(e)[1], [2], [3], [4], and [7]	Victorian Italianate style, William Hawkins owned general store and post office (1864-1908), abolitionist, buried with wife in New Britain Baptist cemetery
47 North Tamanend Avenue	25-002-009	1853	450-28.D(1)(e)[2], [3], [4], and [7]	Vernacular farmhouse of early Victorian Era; built as parsonage to New Britain Baptist Church (1853-1973); minister William Whitehead was noted orator, doctor, and Civil War chaplain
49 North Tamanend Avenue	25-002-010	1930	450-28.D(1)(e)[4] and [6]	Sears kit house representing an innovation in housing
16 South Tamanend Avenue	25-002-045	1763/ 1815	450-28.D(1)(e)[1],[2], [3], [4], and [7]	Pioneer house in Welsh style, stone log cabin is built into the hillside; built by Benjamin Mathews (grandson of Simon Mathews an original settler in 1715)
22 South Tamanend Avenue	25-002-046	1925	450-28.D(1)(e)[3] and [7]	Cottage bungalow
26 South Tamanend Avenue	25-002-047	1930	450-28.D(1)(e)[2] and [7]	Cottage bungalow style, built in 1925 on foundation of Mathews 1817 barn
34 South Tamanend Avenue	25-005-001	1930	450-28.D(1)(e)[3] and [7]	1930 frame cottage is excellent example of early 20th century bungalow style



New Britain Borough  
Main Street Study

Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance	Notes
40 South Tamanend Avenue	25-005-002	1925	450-28.D(1)(e)[3] and [7]	1920 Colonial revival style
50 South Tamanend Avenue	25-005-003	1853	450-28.D(1)(e)[2], [3], [4], and [7]	Excellent vernacular farmhouse of early Victorian era; built with lumber from the Mathews mill by Joseph Mathews for his wife, Martha
94 South Tamanend Avenue	25-005-004	1870	450-28.D(1)(e)[2] and [7]	Weigh station, part of Meredith Lumber Yard and is the only structure of TW Meredith's businesses still standing (dealer in lumber, coal, lime, and fertilizer)
110 South Tamanend Avenue	25-005-028-001	1857	450-28.D(1)(c) and D.(1)(e)[1], [2], [4], and [7]	Italianate style; unusual as it is a bank building standing 2 stories in front and 3 stories in rear; JD Scott famous mapmaker lived in the house built by Charles D. Mathews
22 East Butler Avenue	25-002-048	1748	450-28.D(1)(c) and D.(1)(e)[1], [2], and [7]	cemetery, registered with Heritage Conservancy as historic site
22 East Butler Avenue	25-002-048	1815/ 1885	450-28.D(1)(c) and D.(1)(e)[1], [3], and [7]	Stone Greek revival, registered with Heritage Conservancy as historic site
3 East Butler Avenue	25-002-008	1848	450-28.D(1)(c) and D.(1)(e)[1] and [4]	Stone and stucco vernacular
9 East Butler Avenue	25-002-023	1808	450-28.D(1)(e)[1] and [4]	Stone - one of the first houses
15 East Butler Avenue	25-002-022-001	1866	450-28.D(1)(e)[1] and [2]	Former general store
25 East Butler Avenue	25-002-021	1885	450-28.D(1)(e)[1] and [4]	Stone wheelright and blacksmith shop
37 East Butler Avenue	25-003-018-001	1885	450-28.D(1)(e)[4]	Victorian
45 East Butler Avenue	25-003-019	1885	450-28.D(1)(e)[4]	Victorian
53 East Butler Avenue	25-003-020	1930	450-28.D(1)(e)[4]	Bungalow
60 East Butler Avenue	25-006-001	1930	450-28.D(1)(e)[4]	Block house
66 East Butler Avenue	25-006-002	1930	450-28.D(1)(e)[4]	Concrete block bungalow, German siding
74 East Butler Avenue	25-006-004	1930	450-28.D(1)(e)[4]	Early 20th century vernacular
80 East Butler Avenue	25-006-003	1926	450-28.D(1)(e)[4]	Concrete block
86 East Butler Avenue	25-006-005-001	1925	450-28.D(1)(e)[4]	Ruscitiade frame and stone
122 East Butler Avenue	25-006-002	1750	450-28.D(1)(e)[1] and [4]	Stone Federal/Greek revival
157 East Butler Avenue	25-006-021	1935	450-28.D(1)(e)[4]	Dutch colonial revival
189 East Butler Avenue	25-006-022	1830	450-28.D(1)(e)[3]	Federal style stone farmhouse

Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance	Notes
271 East Butler Avenue	25-006-024-023	1920	450-28.D(1)(e)[3]	Craftsman style cottage, was tenant house
284 East Butler Avenue	25-006-011	1850	450-28.D(1)(e)[3]	Dutch colonial revival stone
331 East Butler Avenue	25-006-047	1850	450-28.D(1)(e)[4]	Converted barn, stone
415 East Butler Avenue	25-006-057	1790	450-28.D(1)(e)[3]	Colonial stone farmhouse (Rist)
435 East Butler Avenue	25-006-058	1928	450-28.D(1)(e)[3]	Ranch style house
447 East Butler Avenue	25-006-059	1870	450-28.D(1)(e)[3]	Gothic revival, frame Victorian
463 East Butler Avenue	25-008-004	1925	450-28.D(1)(e)[3]	Concrete block bungalow
471 East Butler Avenue	25-008-005	1790/ 1840	450-28.D(1)(e)[3]	Colonial stone farmhouse, part of society land
East Butler Avenue	25-009-002	Knoell	450-28.D(1)(e)[7]	Knoell's formerly Hosiery Mill
542 East Butler Avenue	25-009-038	1925	450-28.D(1)(e)[3] and [7]	Masonry, Bitzer's part of borough for long time
550 East Butler Avenue		1930	450-28.D(1)(e)[3]	eliminated by Planning Commission
554 East Butler Avenue		1930	450-28.D(1)(e)[3]	eliminated by Planning Commission
558 East Butler Avenue	25-009-040	1925	450-28.D(1)(e)[3]	Masonry bungalow
564 East Butler Avenue	25-009-041	1925	450-28.D(1)(e)[3]	Masonry bungalow
568 East Butler Avenue	25-009-042	1915	450-28.D(1)(e)[3]	Masonry bungalow
572 East Butler Avenue	25-009-043	1915	450-28.D(1)(e)[3]	American foursquare
578 East Butler Avenue	25-009-044	1925	450-28.D(1)(e)[4]	Masonry and frame bungalow
584 East Butler Avenue	25-009-045	1925	450-28.D(1)(e)[4]	Masonry and frame bungalow
588 East Butler Avenue	25-009-046	1925	450-28.D(1)(e)[4]	Masonry and frame bungalow
589 East Butler Avenue	25-009-036	1920	450-28.D(1)(e)[4]	Masonry and frame bungalow
593 East Butler Avenue	25-009-035	1925	450-28.D(1)(e)[4]	Masonry and frame bungalow
599 East Butler Avenue	25-009-034	1935	450-28.D(1)(e)[4]	American foursquare
600 East Butler Avenue	25-009-047	1930	450-28.D(1)(e)[4]	Brick bungalow
603 East Butler Avenue	25-009-033	1930	450-28.D(1)(e)[4]	American foursquare
609 East Butler Avenue	25-009-032	1931	450-28.D(1)(e)[4]	Brick/stucco bungalow
612 East Butler Avenue	25-009-048	1930	450-28.D(1)(e)[4]	Colonial revival-masonry and stucco with demi lune window
622 East Butler Avenue	25-009-049	1935	450-28.D(1)(e)[4]	Masonry and stucco bungalow
625 East Butler Avenue	25-009-031	1930	450-28.D(1)(e)[4]	Masonry and stucco Colonial revival
638 East Butler Avenue	25-009-050	1927	450-28.D(1)(e)[4]	Masonry and stucco Cape Cod
643 East Butler Avenue	25-009-030	1930	450-28.D(1)(e)[4]	Masonry and stucco Colonial revival

New Britain Borough  
Main Street Study

Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance	Notes
675 East Butler Avenue	25-009-051	1925	450-28.D(1)(e)[3], [4], and [7]	Dutch colonial revival
681 East Butler Avenue	25-009-052	1930	450-28.D(1)(e)[4]	Masonry and frame bungalow
689 East Butler Avenue	25-009-053	1935	450-28.D(1)(e)[3] and [7]	Foursquare
700 East Butler Avenue	25-009-090	1875	450-28.D(1)(e)[1], [3] and [7]	Delaware Valley University campus
705 East Butler Avenue	25-009-054	1930	450-28.D(1)(e)[3] and [7]	Dutch colonial revival
715 East Butler Avenue	25-009-055	1930	450-28.D(1)(e)[3] and [7]	Dutch colonial revival
729 East Butler Avenue	25-009-065	1930	450-28.D(1)(e)[3] and [7]	Dutch colonial revival
737 East Butler Avenue	25-009-076	1880	450-28.D(1)(e)[3] and [7]	Building currently the only motel/hotel in the Borough
749 East Butler Avenue		1953	450-28.D(1)(e)[3] and [7]	eliminated by Planning Commission
2 West Butler Avenue				added by Jane and Robin
50 West Butler Avenue	25-002-042	1853	450-28.D(1)(c) and D.(1)(e)[1], [2], [3], [4], and [7]	Excellent example of Italiante style; JD Scott villa also occupied by William Hawkins
61 West Butler Avenue	25-002-004	1925	450-28.D(1)(e)[3] and [7]	Bungalow, 1 of 4 contiguous built by Harry Held
62 West Butler Avenue	25-002-041	1891	450-28.D(1)(e)[3], [4], and [7]	Built for Leitia Mathews
67 West Butler Avenue	25-002-005	1925	450-28.D(1)(e)[3] and [7]	Bungalow, 1 of 4 contiguous built by Harry Held
70 West Butler Avenue	25-002-040	1820	450-28.D(1)(e)[7]	Stone and stucco
73 West Butler Avenue	25-002-006	1925	450-28.D(1)(e)[3] and [7]	Bungalow, 1 of 4 contiguous built by Harry Held
78 West Butler Avenue	25-002-039	1930	450-28.D(1)(e)[3] and [7]	Bungalow
79 West Butler Avenue	25-002-007	1925	450-28.D(1)(e)[3], [4], and [7]	Bungalow, 1 of 4 contiguous built by Harry Held
88 West Butler Avenue	25-002-038	1858	450-28.D(1)(e)[2]	Isiah James home - vernacular
110 West Butler Avenue	25-002-036	1898	450-28.D(1)(e)[1] and [3]	Victorian
130 West Butler Avenue	25-002-035	1870	450-28.D(1)(e)[3]	Vernacular
138 West Butler Avenue	25-002-034	1872	450-28.D(1)(e)[1], [3] and [7]	New Britain/Cabbage Hill one-room school, stone
150 West Butler Avenue	25-002-033	1880	450-28.D(1)(e)[3]	Vernacular
158 West Butler Avenue	25-002-032	1860	450-28.D(1)(e)[2] and [3]	Vernacular
180 West Butler Avenue	25-002-030	1870	450-28.D(1)(e)[3]	Vernacular
194 West Butler Avenue	25-002-029-001	1876	450-28.D(1)(e)[3]	Vernacular

Address	Tax Map Parcel #	Year Built	Criteria from Section C of Ordinance	Notes
West Butler Avenue	25-002-025	1925	450-28.D(1)(e)[3]	Vernacular
302 West Butler Avenue	25-001-015	1920	450-28.D(1)(e)[3]	Tudor revival
314 West Butler Avenue	25-001-014	1812	450-28.D(1)(e)[3]	Vernacular - blacksmith shop
326 West Butler Avenue	25-001-013	1811	450-28.D(1)(e)[3]	Stone and brick - vernacular
341 West Butler Avenue	25-001-004	1809	450-28.D(1)(e)[2] and [3]	Stone - vernacular
433 West Butler Avenue	25-001-003	1880	450-28.D(1)(e)[3]	
470 West Butler Avenue	25-001-008	1900	450-28.D(1)(e)[3]	

<sup>i</sup> 450-28 Historic Overlay District<sup>1</sup>

D. Criteria and procedures for identifying buildings for inclusion in the New Britain Borough Historic Building Inventory.

- (1) Any building satisfying at least one of the following criteria may be included on the inventory:
  - (a) Any building designated by the Secretary of the Interior as a National Historic Landmark.
  - (b) Any building listed in the National Register of Historic Places.
  - (c) All buildings classified as "Certified Historic Structures" by the Secretary of the Interior.
  - (d) A building that is a contributing building that is listed on or eligible for the National Register of Historic Places.
  - (e) Any building that is at least 50 years old and:
    - [1] Is associated in some significant way with the historic, cultural or architectural development of the Borough, county, region, state or nation;
    - [2] Is associated in some significant way with an event or person of importance to the history or culture or architecture of the Borough, county, region, state or nation;
    - [3] Contains a feature or features associated with an era characterized by a distinctive architectural style;
    - [4] Contains a feature or features associated with a distinctive architectural style or building type or engineering specimen;
    - [5] Is the work of a designer, architect or engineer whose work significantly influenced the historical, economic, architectural or cultural development of the Borough, county, region, state or nation;
    - [6] Contains elements of design detail, materials or craftsmanship representing a significant innovation; or
    - [7] Owing to its unique location or some singular physical characteristic, represents an established and familiar landmark identifying a neighborhood or business district.



# Shade Tree Approved List

The New Britain Borough Shade Tree Commission Approved Tree and Shrub list is to be considered a guidance document or resource for land developers and home owners to encourage planting of suitable Shade Trees within New Britain Borough. This list consists of shade trees (any tree, shrub or other woody plant) that is approved to be planted in the Right-of-way (ROW) or new development area.

Every Shade Tree planted or replanted within the borough ROW or new development area shall be chosen from this list unless a waiver is obtained from New Britain Borough Council.

A glossary of terms has been provided to help you understand the category of plant material included on the New Britain Borough Shade Tree Commission Approved Tree and Shrub list and where it would be well suited for planting.

Glossary of Terms:

ROW- The area of any public street, road, highway, sidewalk, or other publicly held thoroughfare within the corporate limits of the Borough that has been designated by law as a ROW. ROW measurements for all roads within the borough is located on our website.

Canopy tree: Trees with tall trunks and dense, wide-spreading lateral branches. It is appropriate to plant these trees in wide open spaces.

Street Tree: Appropriate to be planted in the ROW

Flowering Trees: Trees that are grown for their flowers throughout their growing season.

Evergreen: Tree or shrub that retains its foliage year round. Many of these trees would be better suited in new development areas where there is a need for screening.

Hedge: A variety of shrubs that when planted close together will give a wall-like appearance; often used to separate areas.

Shrubs: Woody plants of relatively low height, having several stems arising from the base and lacking a single trunk.

Native: Plants that are endemic (indigenous) or common to a given area. Native plants will flourish and help create beautiful landscapes that provide wildlife habitat and have reduced maintenance costs.

The Shade Tree Commission of New Britain Borough may consider other trees or shrubs desired for specific locations. Please contact the New Britain Borough Administration Office for such requests or questions.

# New Britain Borough

## Shade Tree Commission

### Approved Tree and Shrub List

#### Canopy trees (Not for use in the Right of Way)

<i>Acer rubrum</i> – Red Maple	<u>native</u>
<i>Acer saccharum</i> – Sugar Maple	<u>native</u>
<i>Betula alba</i> – European White Birch	
<i>Betula nigra</i> `Heritage` – Heritage River Birch	<u>native</u>
<i>Betula papyrifera</i> – Paper Birch	
<i>Carpinus betulus</i> – European Hornbeam	
<i>Cercidiphyllum japonicum</i> – Japanese Katsura Tree	
<i>Fagus grandifolia</i> – American Beech	<u>native</u>
<i>Fagus sylvatica</i> – European Beech	
<i>Gleditsia triacanthos inermis</i> – Thornless Honeylocust	
<i>Liquidambar styraciflua</i> `Rotundiloba` – Roundleaf Seedless Sweet Gum	
<i>Liriodendron tulipifera</i> – Tulip Tree	<u>native</u>
<i>Nyssa sylvatica</i> – Black Tupelo	<u>native</u>
<i>Ostrya virginiana</i> – American Hophornbeam	<u>native</u>
<i>Platanus acerifolia</i> `Bloodgood` – Bloodgood London Planetree	
<i>Quercus alba</i> – White Oak	<u>native</u>
<i>Quercus borealis</i> – Red Oak	<u>native</u>
<i>Quercus coccinea</i> – Scarlet Oak	<u>native</u>
<i>Quercus palustris</i> – Pin Oak	<u>native</u>
<i>Quercus phellos</i> – Willow Oak	<u>native</u>
<i>Tilia americana</i> – American Linden	<u>native</u>
<i>Tilia cordata</i> – Littleleaf Linden	

*Ulmus americana* – American Elm ‘New Harmony’

‘Princeton’

‘Valley Forge’

‘Washington’

### **Street Trees** (May be used in the Right of Way)

*Acer rubrum* ‘Armstrong’ – Armstrong Red Maple

*Acer rubrum* ‘Bowhall’ – Bowhall Red Maple

*Acer saccharum* ‘Newton Sentry’ – Newton Sentry Sugar Maple

*Carpinus caroliniana* – American Hornbeam

native

*Ginkgo biloba* ‘Princeton Sentry’ – Princeton Sentry Ginkgo

### **Flowering Trees** (May be used in the Right of Way)

*Amelanchier spec.* – Serviceberry

native

*Cercis canadensis* – Eastern Redbud

native

*Chionanthus virginicus* – White Fringetree

native

*Cladrastis kentuckea* – American Yellowwood

*Cornus alternifolia* – Pagoda Dogwood

native

*Cornus florida* – Flowering Dogwood

native

*Cornus kousa* – Kousa Dogwood

*Cornus mas* – Corneliancherry Dogwood

*Cotinus coggygria* – Common Smoketree

*Halesia tetraptera* – Carolina Silverbell

*Laburnum vossii* – Goldenchain Tree

*Magnolia stellata* – Star Magnolia

*Magnolia soulangiana* – Saucer Magnolia

*Magnolia virginiana* – Sweetbay Magnolia

native

*Oxydendrum arboretum* – Sourwood

*Prunus serrulata* ‘Kwanzan’ – Kwanzan Cherry



*Prunus x yedoensis* – Yoshino Cherry

*Sophora japonica* `Regent` - Regent Japanese Pagodatree

*Stewartia pseudocamellia* – Japanese Stewartia

*Styrax japonicus* – Japanese Snowbell

*Syringa reticulata* – Japanese Tree Lilac

### **Evergreen** (Not to be used in the Right of Way)

*Cedrus atlantica* `Glauca` - Blue Atlas Cedar

*Cryptomeria japonica* – Japanese Cryptomeria

*Ilex opaca* – American Holly

native

*Picea abies* – Norway Spruce

*Picea omorika* – Siberian Spruce

*Picea pungens* – Colorado Spruce

*Pinus strobus* – Eastern White Pine

native

### **Hedge** (Not to be used in the Right of Way)

*Forsythia intermedia* – Border Forsythia

*Syringa chinensis* – Chinese Lilac

*Syringa vulgaris* – Common Lilac

### **Shrubs** (May be used in the Right of Way)

*Aesculus parvifolia* – Bottlebrush Buckeye

*Aronia arbutifolia* – Red Chokeberry

native

*Aronia melanocarpa* – Black Chokeberry

native

*Azalea spec.* - Azaleas

*Ceanothus americanus* – Jerseytea Ceanothus

native

*Callicarpa dichotoma* – Purple Beautyberry

*Clethra alnifolia* – Summersweet Clethra

native

*Cornus amomum* – Silky Dogwood

native

<i>Cornus sericea</i> – Redosier Dogwood	<u>native</u>
<i>Corylopsis glabrescens</i> – Fragrant Winterhazel	
<i>Fothergilla gardenii</i> – Dwarf Fothergilla	
<i>Fothergilla major</i> – Large Fothergilla	
<i>Hamamelis vernalis</i> – Vernal Witchhazel	
<i>Hamamelis virginiana</i> – Common Witchhazel	<u>native</u>
<i>Hydrangea arborescens</i> – Smooth Hydrangea	<u>native</u>
<i>Hydrangea quercifolia</i> – Oakleaf Hydrangea	
<i>Ilex</i> spec. – Evergreen Hollies	
<i>Ilex glabra</i> – Inkberry Holly	<u>native</u>
<i>Ilex verticillata</i> – Winterberry Holly	<u>native</u>
<i>Itea virginica</i> – Virginia Sweetspire	
<i>Juniperus</i> spec. – Juniper	
<i>Kalmia latifolia</i> – Mountain-laurel	<u>native</u>
<i>Lindera benzoin</i> – Common Spicebush	<u>native</u>
<i>Myrica pennsylvanica</i> – Norther Bayberry	<u>native</u>
<i>Rhododendron</i> spec. – Rhododendron	
<i>Taxus</i> spec. - Yew	
<i>Viburnum</i> spec. -	<u>native</u>

NOTE: These non-native Viburnums are considered invasive and are prohibited:

- Viburnum dilatatum* – Linden Viburnum
- Viburnum plicatum* – Doublefile Viburnum
- Viburnum sieboldi* – Siebold Viburnum
- Viburnum opulus* – European Cranberry Viburnum

## New Britain Borough Tree Selections Island A



*Halesia tetraptera*  
Carolina Silverbell

**Zone 4**  
**Height** 30-40'  
**Spread** 15'  
**Shape** rounded  
**Flowers** White clusters April-May  
**Foliage:** Yellowish green, yellow in fall



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## New Britain Borough Tree Selections Island A



*Aronia melanocarpa*  
Black Chokeberry

**Zone 3**  
**Height** 3-6' tall  
**Spread** 6' wide  
**Foliage:** emerge a medium green,  
turning to deep glossy green  
**Flowers** White clusters in the spring

Tolerates partial shade (up to 50 percent)  
but thrives in full sun.



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## New Britain Borough Tree Selections

### Island A



*Amelanchier x grandiflora*, 'Autumn Brilliance'  
**Serviceberry**

**Shape:** Upright, moderately spreading

**Foliage:** Medium, green

**Fall Color:** Bright red

**Flower:** White, in clusters

**Fruit:** Edible, purplish blue

A gracefully spreading small tree with excellent fall color. An excellent Amelanchier with good form and strong branching. It displays reliable spring bloom and bright fall colors

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## New Britain Borough Tree Selections

### Island A



*Acer rubrum* 'October Glory'

**October Glory® Maple**

**Zone:** 5

**Height:** 40'

**Spread:** 35'

**Shape:** Broadly oval to round

**Foliage:** Medium green, glossy

**Fall Color:** Deep red to reddish-purple

October Glory is a round headed selection which is the last cultivar to color in the fall. While it is less cold hardy than most cultivars, it seems to be better adapted to areas with mild winters and hot summer

4



## New Britain Borough Tree Selections

### Island A



*Ostrya virginiana*  
**American Hophornbeam**  
**Zone:** 4  
**Height:** 40'  
**Spread:** 25'  
**Shape:** Upright oval  
**Foliage:** Dark green  
**Fall Color:** Yellow

This handsome small tree performs well in urban settings. Pest resistant and tolerant of drought and alkaline soils, its hard wood resists damage from ice and snow. Hop-like fruits and finely serrated hornbeam-like leaves give this adaptable tree its name

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## New Britain Borough Tree Selections

### Island A



*Cronus florida*  
**Dogwood**  
**Zone:** 5  
**Height:** 30'  
**Spread:** 30'  
**Shape:** Horizontally layered, spreading  
**Foliage:** Dark green  
**Fall Color:** Orange to red  
**Flower:** White, in flat topped clusters  
**Fruit:** Blue-black, 1/4", clustered

Fast growing and wide spreading, with branches developing a horizontally tiered appearance. Flat topped clusters of white flowers often exceed 6" in diameter. Outstanding fall color; mottled orange yellow, red, and purple-red

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## New Britain Borough Tree Selections

### Island B East



*Magnolia stellata*  
**Star Magnolia**

**Zone:** 5  
**Height:** 15'  
**Spread:** 10'  
**Shape:** Upright spreading shrub, rounded  
**Foliage:** Green Fall Color: Yellow to bronze  
**Flower:** White



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## New Britain Borough Tree Selections

### Island B East



*Cornus stolonifera*  
**Red Osier Dogwood**

**Zone:** 2-7  
**Height:** 3'-6'  
**Spread:** 2-3'  
**Shape:** Upright spreading shrub, rounded  
**Foliage:** Dark Green Fall Color: Dull red, purple-red, or orange  
**Flower:** Clusters of white flowers appear in late May to early June, followed by white to pale blue fruit. Green stems turn reddish or purple-red from late summer into early fall, becoming brighter in winter



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## New Britain Borough Tree Selections

Island B East



*chionanthus virginicus*

**Fringe Tree**

**Zone 3-9**

**Height & Width:** 12-20 feet

**Flowers:** Showy, creamy white and fragrant

**Fruit or cones:** Dark blue in fall

**Habit:** Spreading, open crown; variable shape often multi stemmed

9

## New Britain Borough Tree Selections

Island B East



*Acer rubrum* 'Bowhall'

**Bowhall Maple**

**Zone:** 4

**Height:** 40'

**Spread:** 15'

**Shape:** Upright, very narrow

**Foliage:** Medium green

**Fall Color:** Yellow-orange to reddish-orange

Bowhall is a tightly formed, sturdy, narrow tree excellent for street plantings. It stays smaller than Armstrong and has better foliage color in both summer and fall.

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## New Britain Borough Tree Selections

### Island B East



*Carpinus caroliniana*  
**American Hornbeam**

**Zone:** 4  
**Height:** 25'  
**Spread:** 20'  
**Shape:** Oval  
**Foliage:** Dark green  
**Fall Color:** Yellow to bright orange-red

Fastigate form, smooth, gray, irregularly fluted trunk. A widely adapted small tree with outstanding fall color

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## New Britain Borough Tree Selections

### Island B West



*Magnolia virginiana*  
**Sweet Bay Magnolia**  
**Zone:** 5-9  
**Height:** 15-20'  
**Spread:** 15'  
**Shape:** Broadly oval to round  
**Foliage:** dark green, glossy,  
**Flowers** white 2'-3" with vanilla like sent  
Bright scarlet red seed clusters in late summer

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## New Britain Borough Tree Selections

### Island B West



*Cornus kousa*

**Kousa Dogwood**

**Zone:** 5

**Height:** 40'

**Spread:** 30'

**Shape:** Horizontally layered, spreading

**Foliage:** Dark green

**Fall Color:** red

**Flower:** White, emerging after leaves

**Fruit:** Blue-black, 1/4", clustered

Fast growing, more upright than the American Dogwood, and more disease resistant. Flat topped white flowers 3-5" in diameter. Outstanding fall color; red

13

## New Britain Borough Tree Selections

### Island B West



*Chionanthus virginicus*

**Fringe Tree**

**Zone 3-9**

**Height & Width:** 12-20 feet

**Flowers:** Showy, creamy white and fragrant

**Fruit or cones:** Dark blue in fall

**Habit:** Spreading, open crown; variable shape often multi stemmed



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