

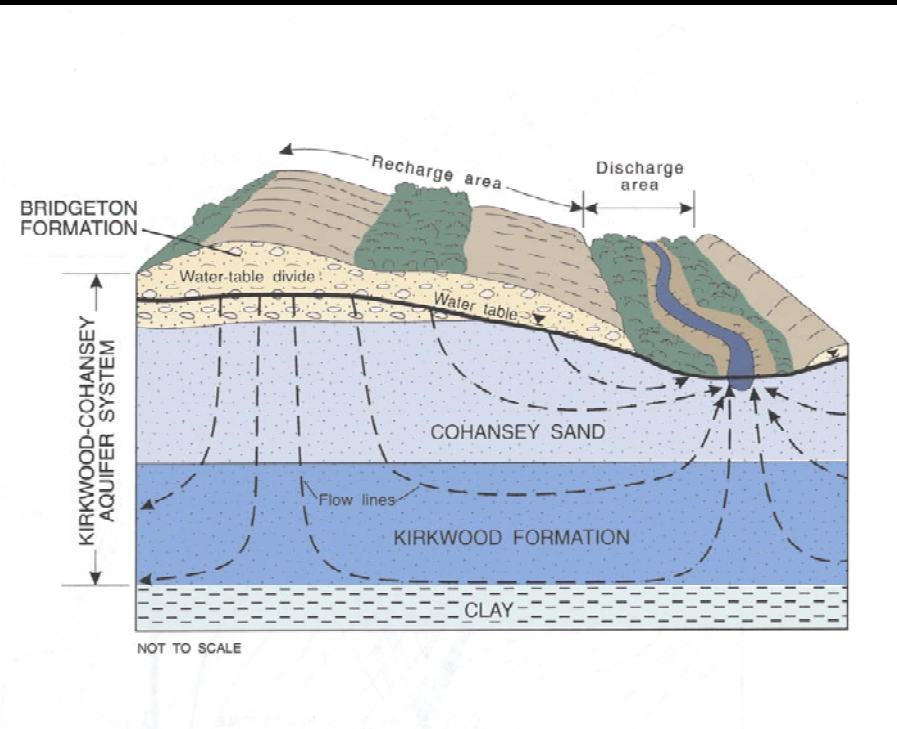
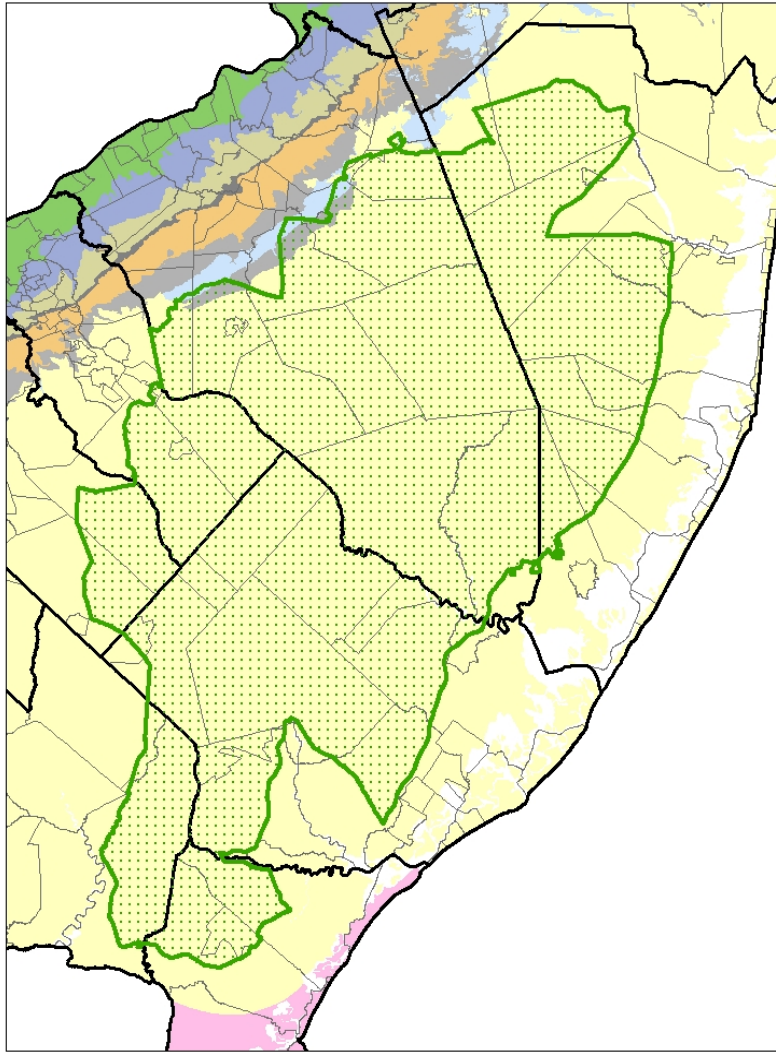
Livable Community Design

Pinelands Excellence Program



- **The Pinelands Environment – A Quick Look**
- **The Pinelands Commission's Mission**
- **Community Design – What's It All About?**
- **Pinelands Excellence Program**
 - **Round 1- Winslow/Hamilton**
 - **Round 2- Egg Harbor Township**

The Pinelands
Environment



Large, Intact, Forested Landscapes



Pine-Oak Uplands



Pitch Pine Lowlands



Pygmy Plains



Atlantic White Cedar Swamps





Acid-water Stream Communities



Savannahs





Intermittent Ponds

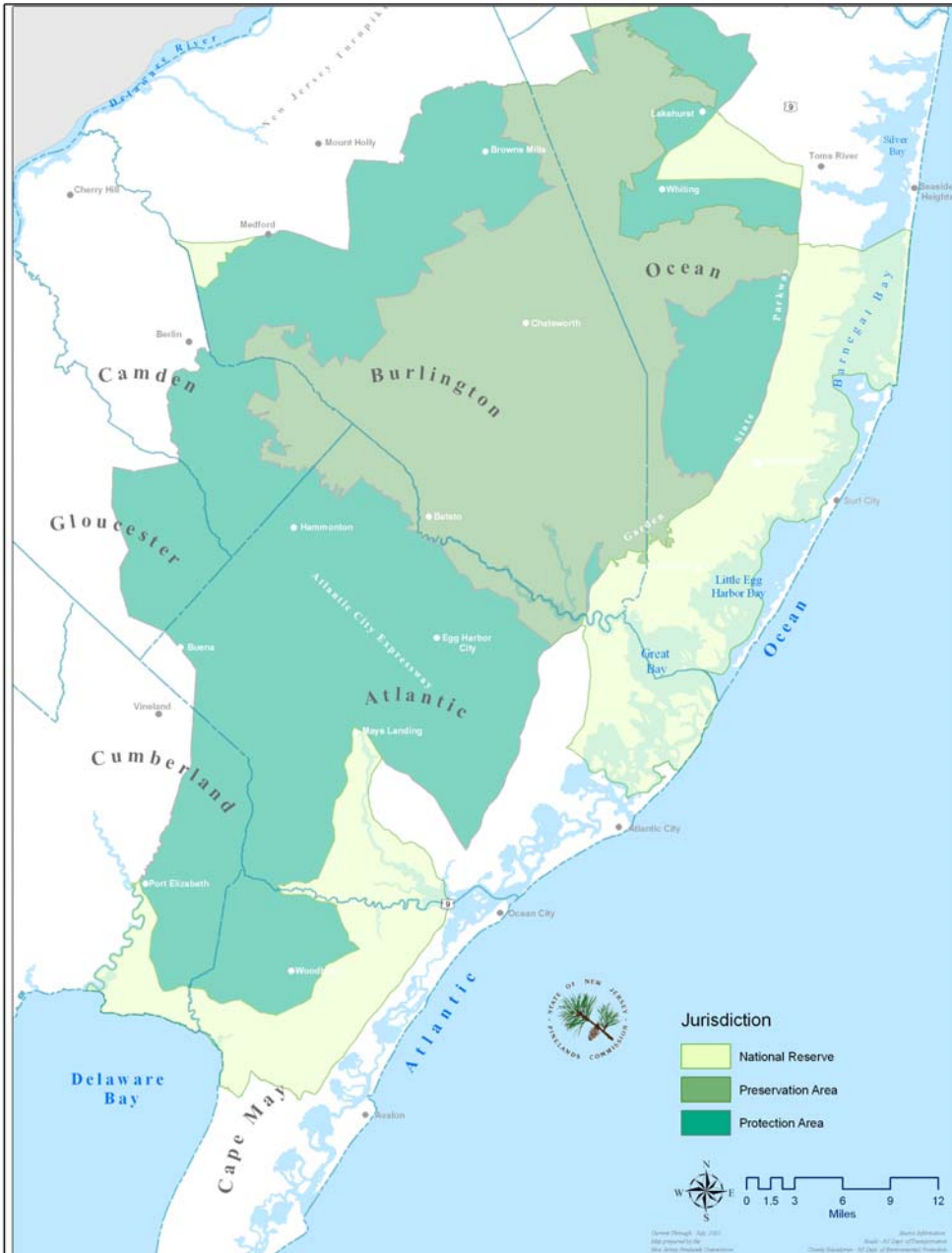


Historic/Cultural Resources



Commission's
Mission

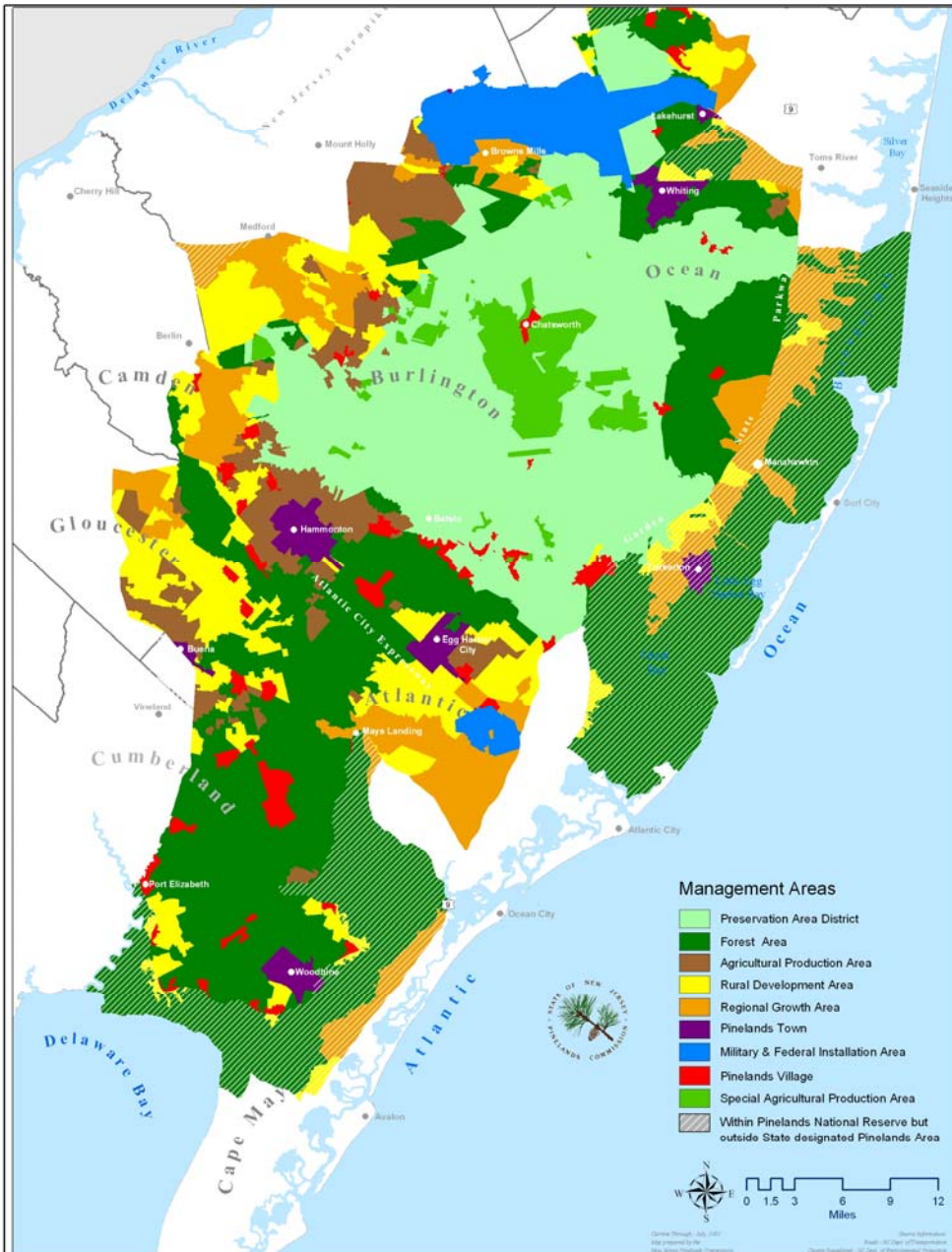
Protection Area Goals



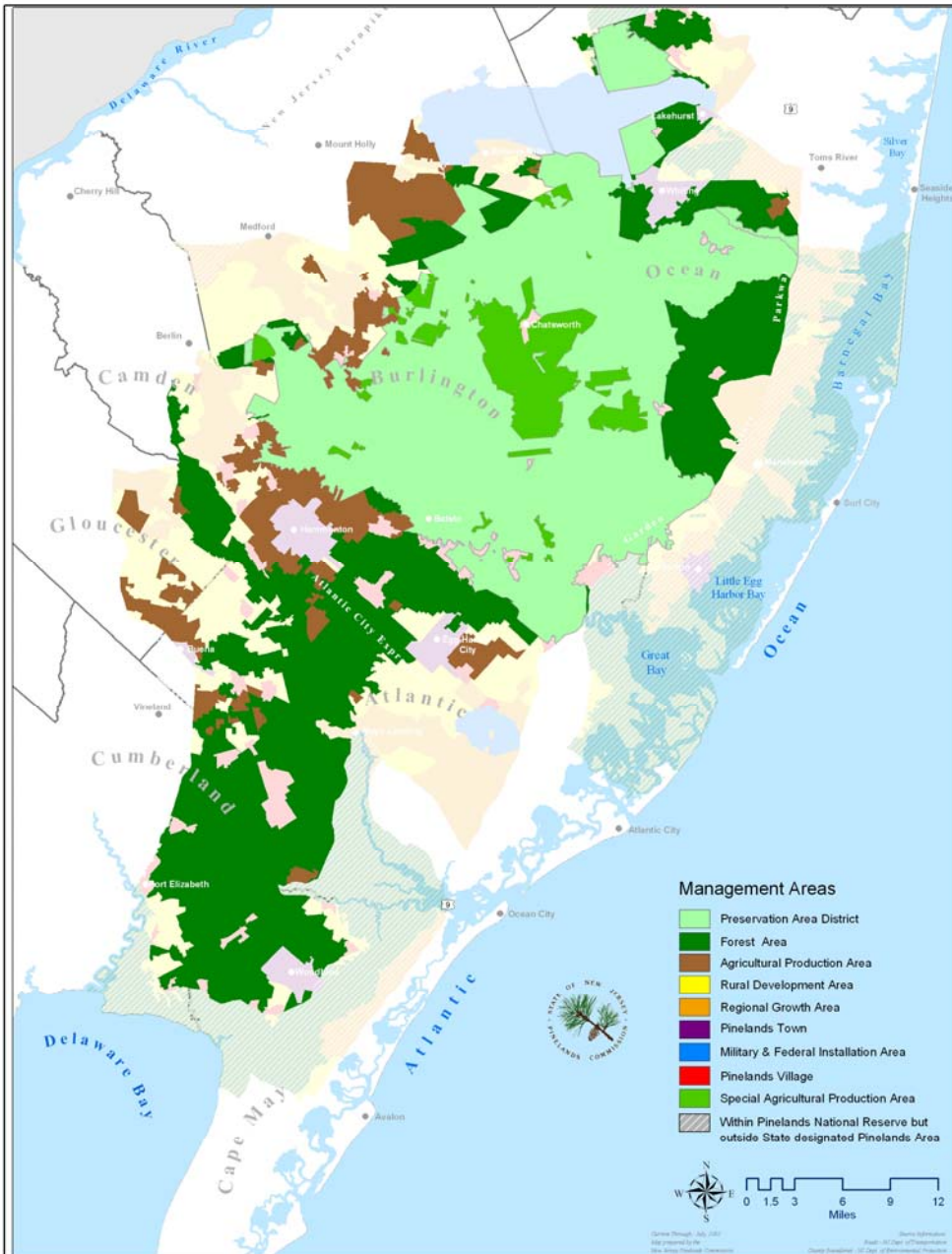
- Preserve and maintain the essential character of the existing pinelands environment
- Protect and maintain the quality of surface and ground waters
- Promote the continuation and expansion of agricultural and horticultural uses
- Discourage piecemeal and scattered development
- Encourage appropriate patterns of compatible development

9 Management Areas

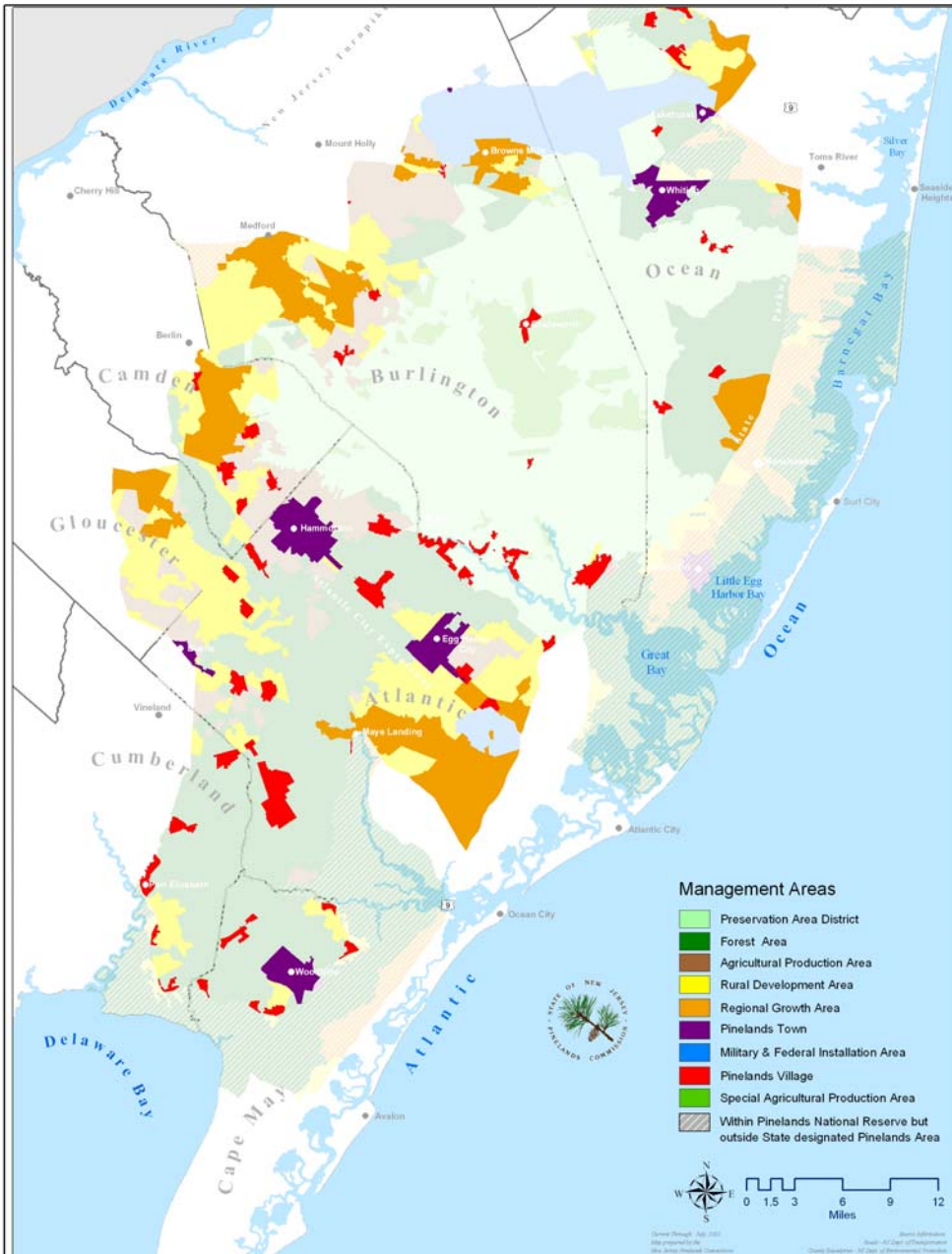
- Preservation Area District
- Forest Area
- Agriculture Production Area
- Rural Development Area
- Regional Growth Area
- Pinelands Town
- Military and Federal Installations
- Pinelands Village
- Special Agricultural Production



Conservation Areas



- Preservation Area, Forest Area, Agricultural Areas
- Approximately 641,000 acres; approx 70% of Pinelands Area
- Less than 6% of approved development



- Regional Growth Areas, Rural Development Areas, Towns, Villages
- Where development pressures and housing needs should be accommodated
- Approximately 25% of Pinelands Area or 237,300 acres
- More than 95% of approved development

Why Community Design?

Livable Places

What does it mean?

**“Places are spaces you can remember,
that you can care about,
and make a part of your life.”**

Charles W. Moore

**Instead of building places . . .
we've been building no-places**



214 acres
an hour



Despite tremendous development
and construction activity...

... New Jersey pop. grew by
just 8% in the last 10 years

Conventional Response to Overdevelopment

Zoning

“ALMOST everywhere in the United States laws prohibit building the kinds of places that Americans themselves consider authentic and traditional. Laws prevent the building of places that human beings can feel good in and can afford to live in. Laws forbid us to build places that are worth caring about.”

James Howard Kunstler

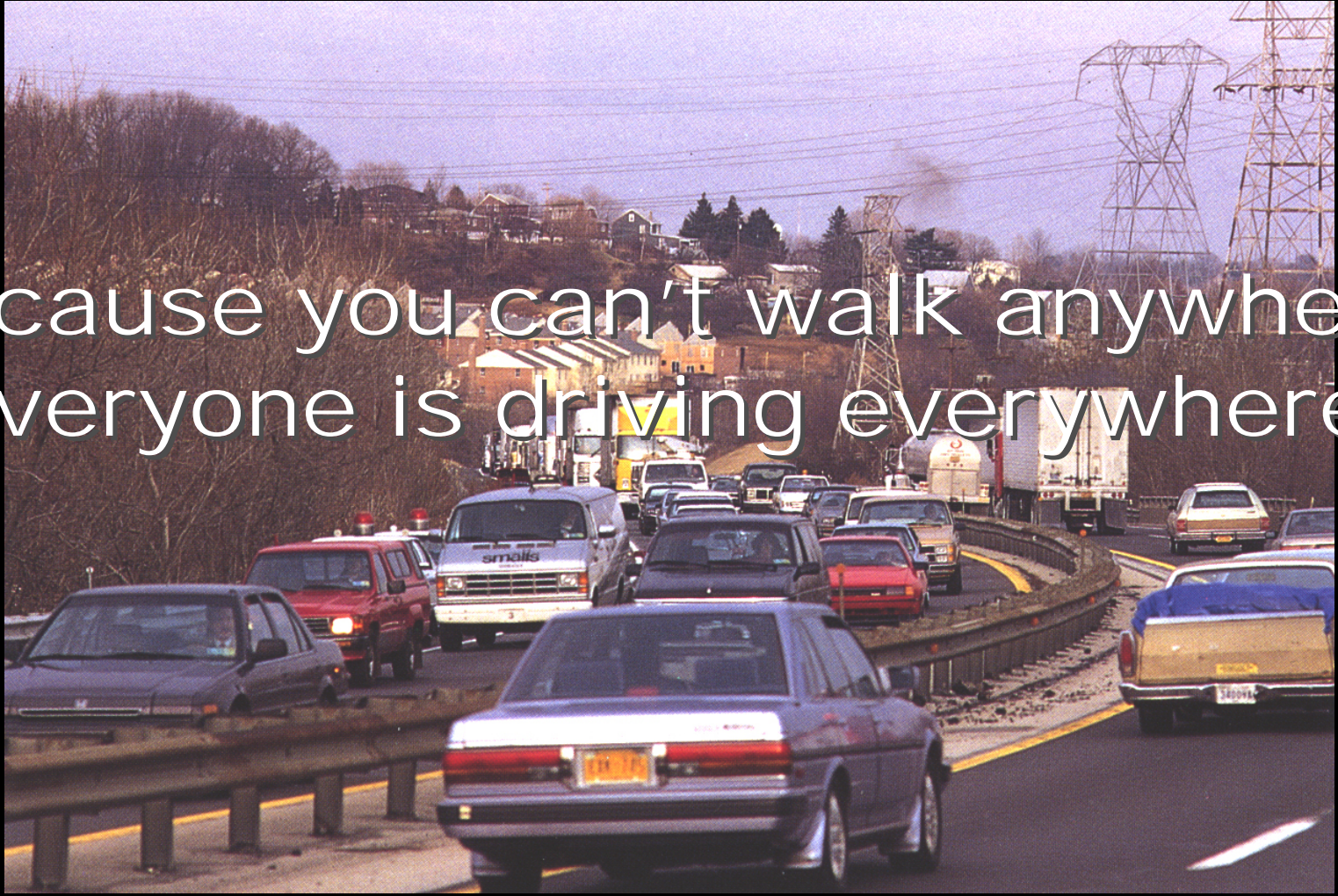
You have to drive everywhere...



...to accomplish the simplest task



Isolation



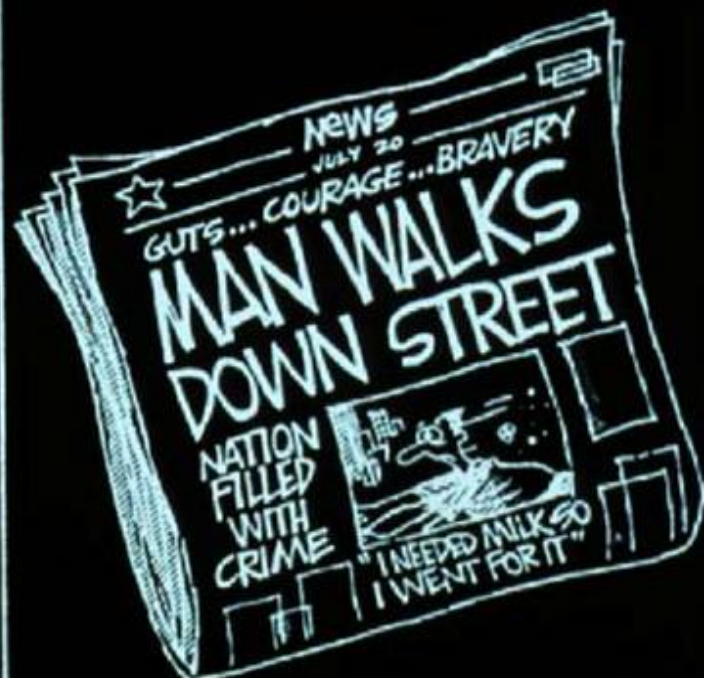
Because you can't walk anywhere,
everyone is driving everywhere!

1969



WALT HANDELSMAN THE TIMES-PICAYUNE/TMS

1994

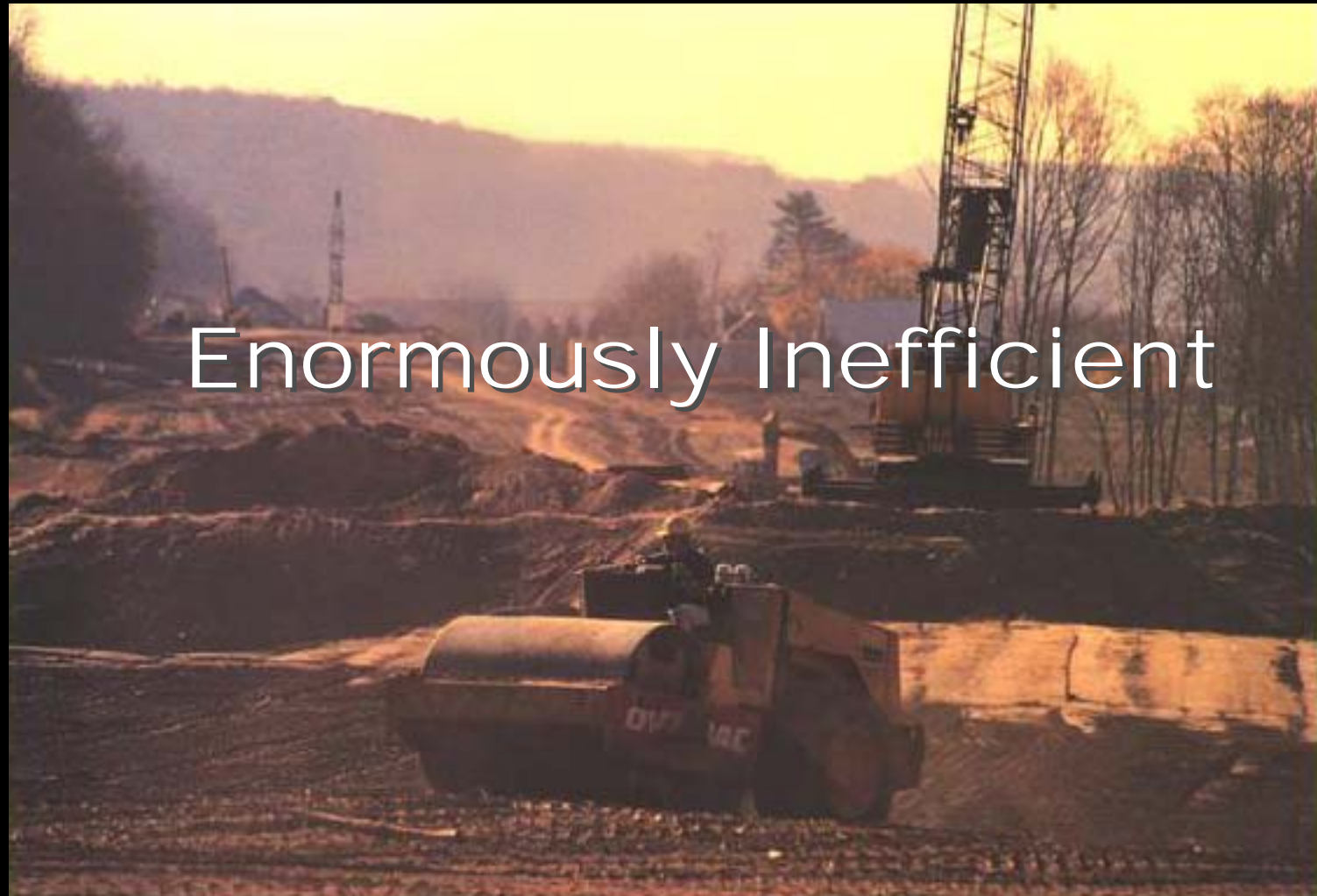


HANDELSMAN/THE TIMES PICAYUNE



Loss of Community





Enormously Inefficient

Environmental Degradation



Obesity/Overweight



- One in four adults is obese
- 61% of adults are overweight
- Rates of seriously overweight children more than doubled since the 1970s.
- There has been a dramatic increase in the number of children with adult-onset diabetes in the last five years.

How do we get livable places?

***By focusing on the fundamentals
of place making***

- Street designed for cars *AND* pedestrians
-

- Pedestrian scale blocks
-

- The relationship of building to streets
-

- Mixing of land uses

Streets should accommodate pedestrians and cars



New redevelopment pushed to the street

Buildings pushed closer to the street with small courtyard spaces

Blocks should be pedestrian in scale



Streets need to become public “outdoor rooms”



Land uses should be mixed within building and district



Can it happen in New Jersey?

It already is . . .

Pinelands
Excellence

Typical Planning Process

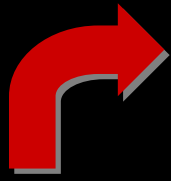
Comprehensive
Plan



Not Place
Specific



RESULT
Not a
Place



Land
Development
Regulations

Community Building Process

Comprehensive
Plan



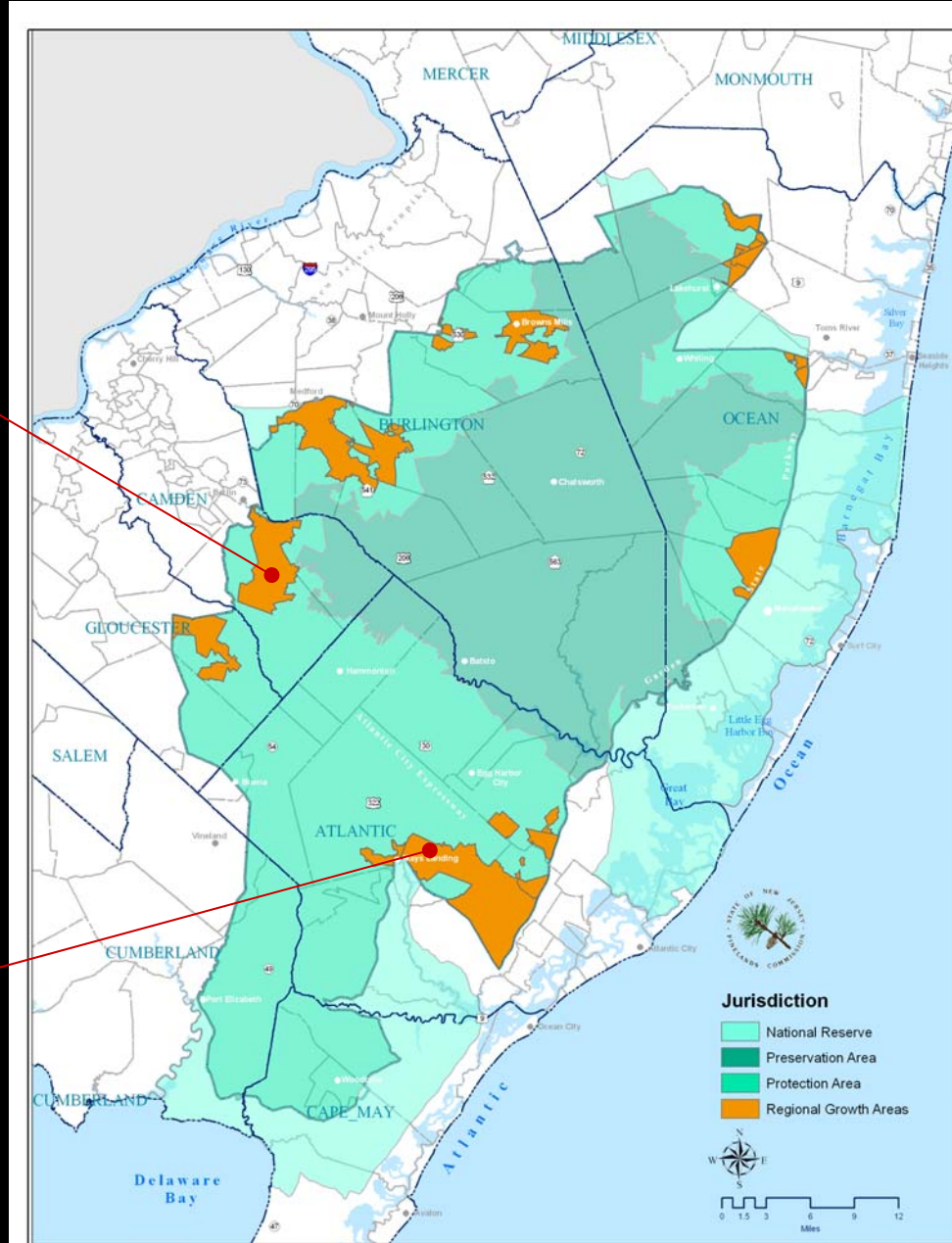
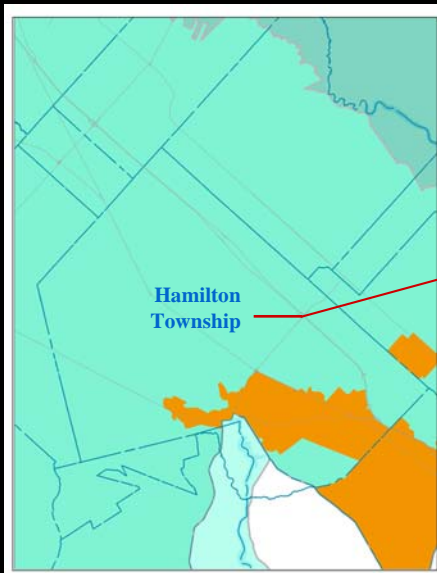
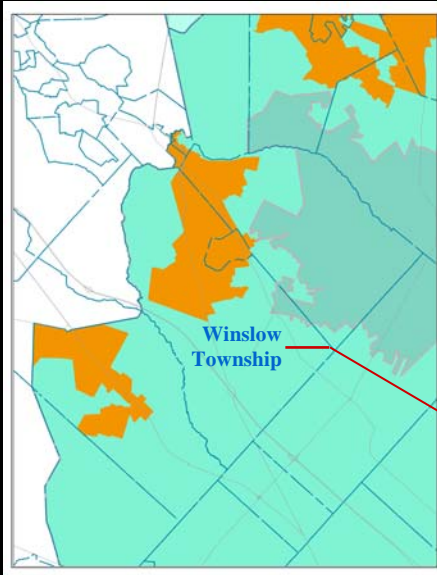
Create
a Place



VISION
Place
Specific



Land
Development
Regulations



Round 1

The Visioning Team:

- Township Mayor
- Environmental Commission
- Local Architect
- Merchants' Association
- Township Committee
- Industrial Commission
- NJDCA Main Street New Jersey
- School District
- Historic Commission
- Local Developer
- Residents

Community-Based Observation Technique (CBOT):



*Visioning Team to lead the visioning process
by photographing and captioning images of their community*

Want

- Homes “tucked into the landscape”;
- Narrow streets with natural drainage;
- Nice townhouse development with well-landscaped entrances;
- Commercial ratables;
- Nice new construction in historic district
- Historical “main street” atmosphere, reflects community’s agricultural roots, small scale

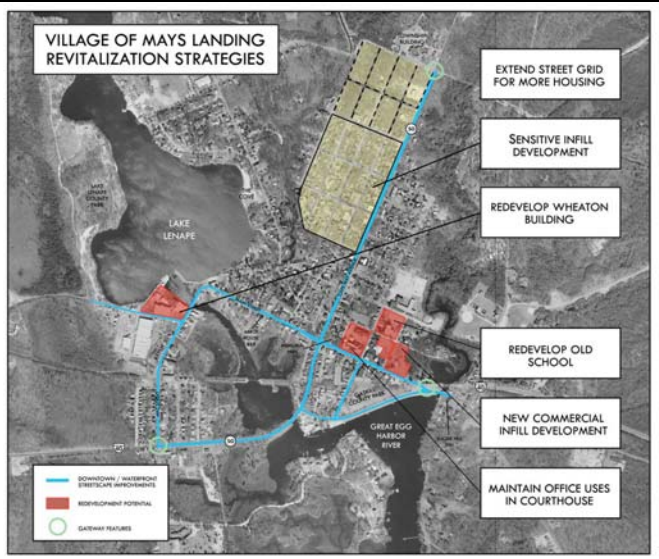


Getting:

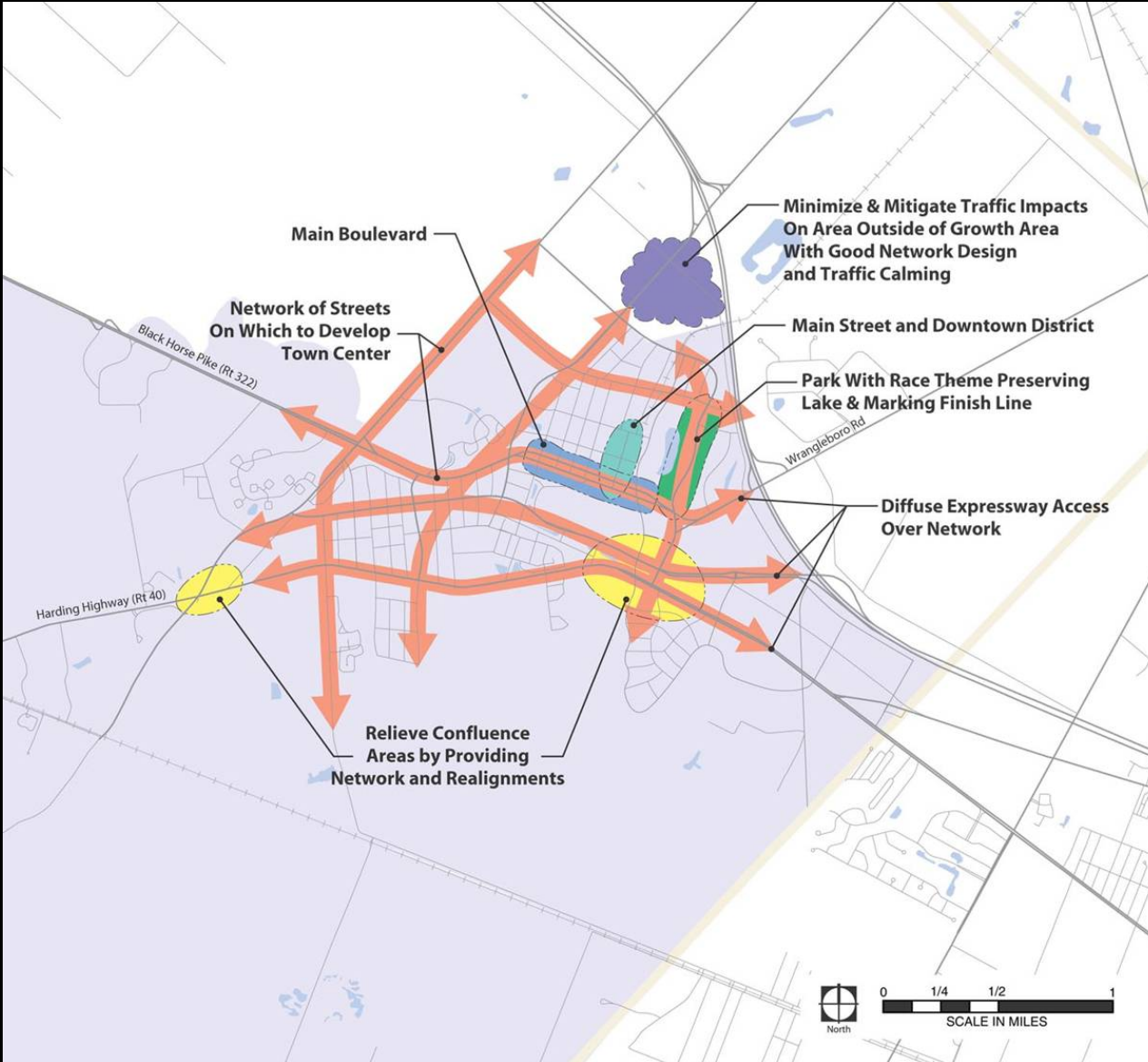
- Overly large streets with development that all looks the same;
- No commercial along streets, low-rise, no mix of uses
- Apartments on clear-cut, clear-graded sites;
- Inappropriate architecture for historic district;
- Traffic congestion and roadside blight.



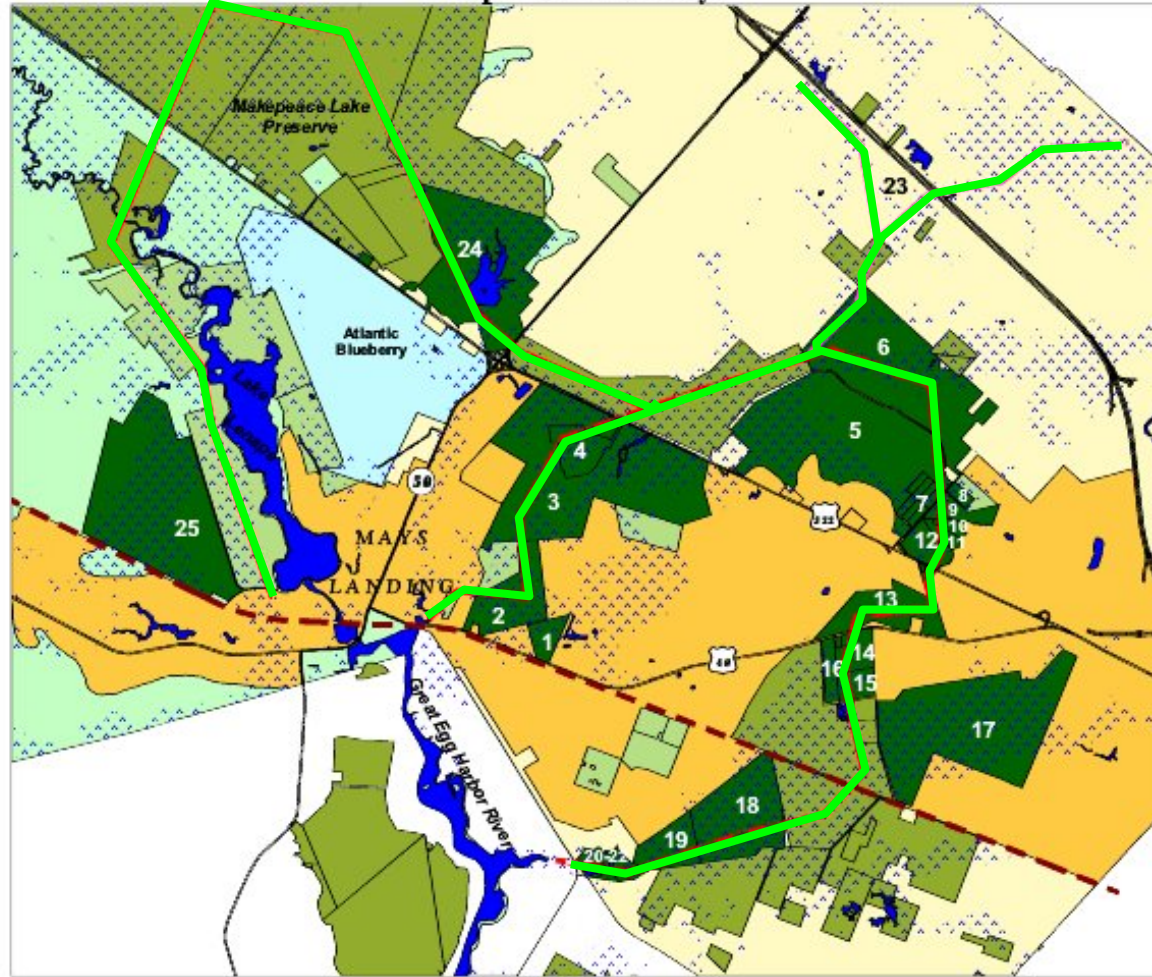
Strategic Plan for Mays Landing - Hamilton



Strategic Plan for Hamilton Racetrack District

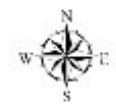


Hamilton Township Regional Growth Area Proposed Greenways



EXPLANATION

- 12 Parcel ID Number
- Proposed Greenway Loops
- Laurel Dale Greenway Extension
- Target Parcels for Proposed Greenway
- State Owned Land
- Municipal Land
- Wetlands
- Pindlands Management Areas
 - Regional Growth Area
 - Rural Development Area
 - Forest Area
- Proposed "Rail to Trail" Bike Path

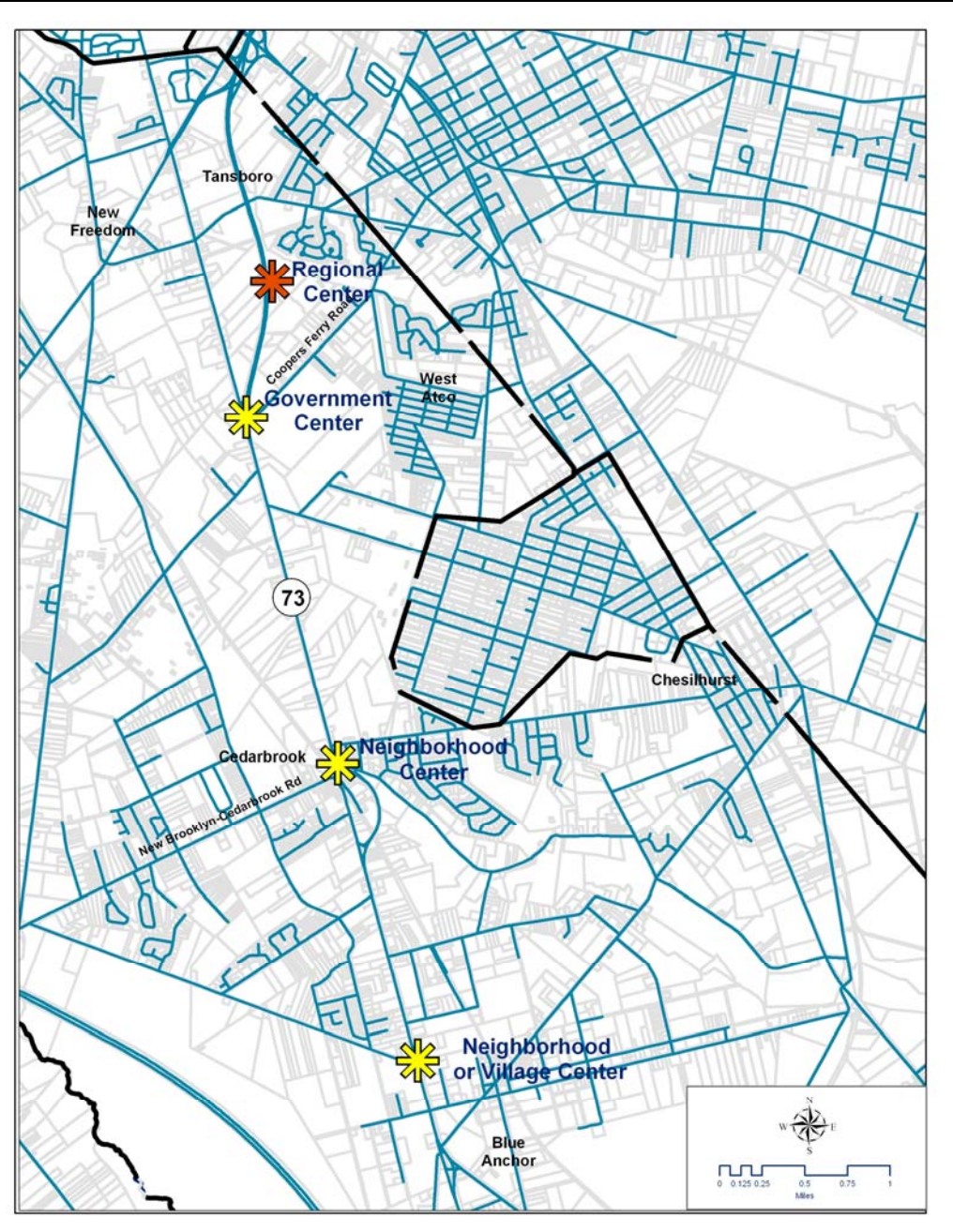


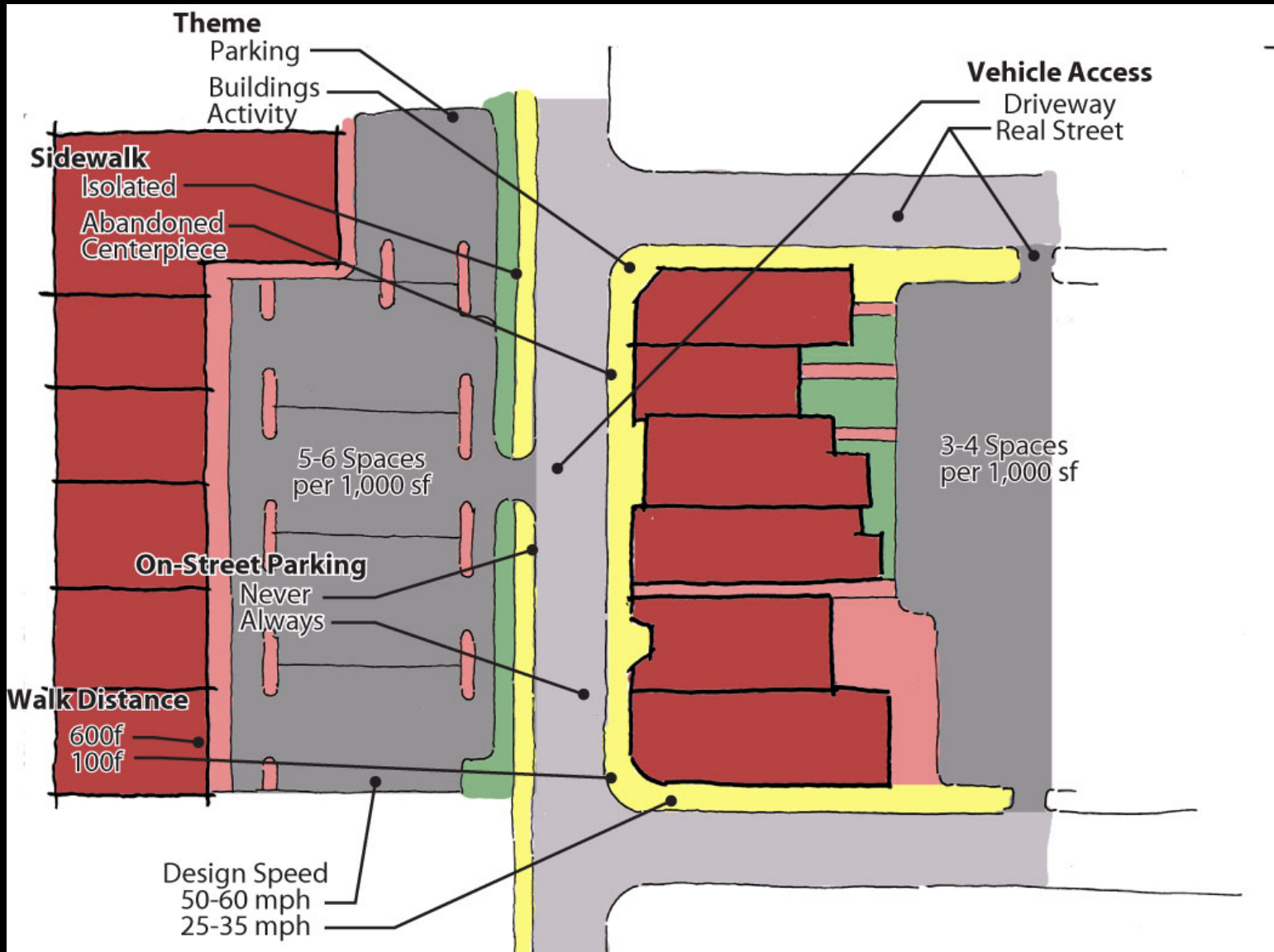
Created April, 2002



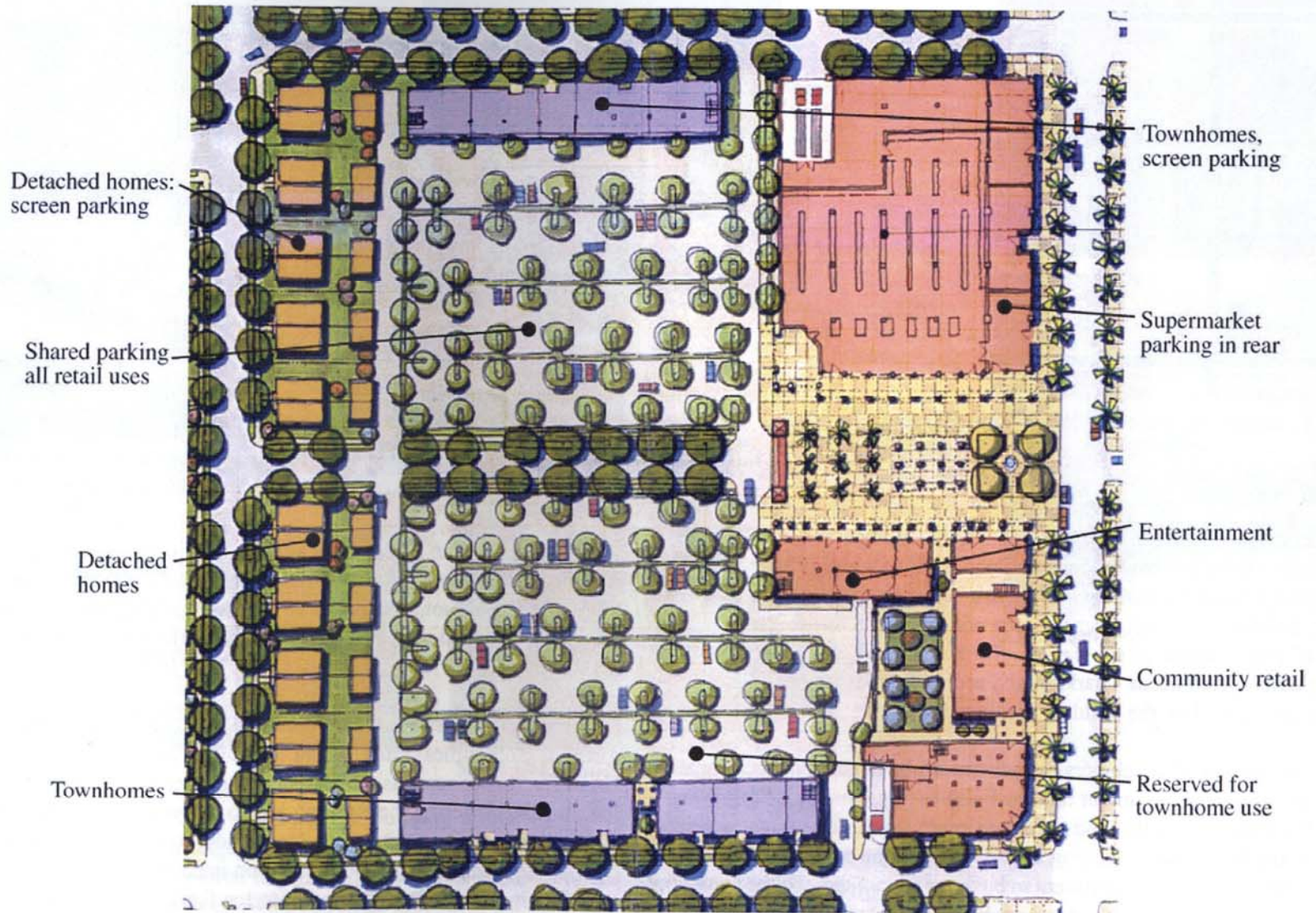
New Jersey
Pinelands Commission
Post Office Box 7
New Lisbon, NJ 08994



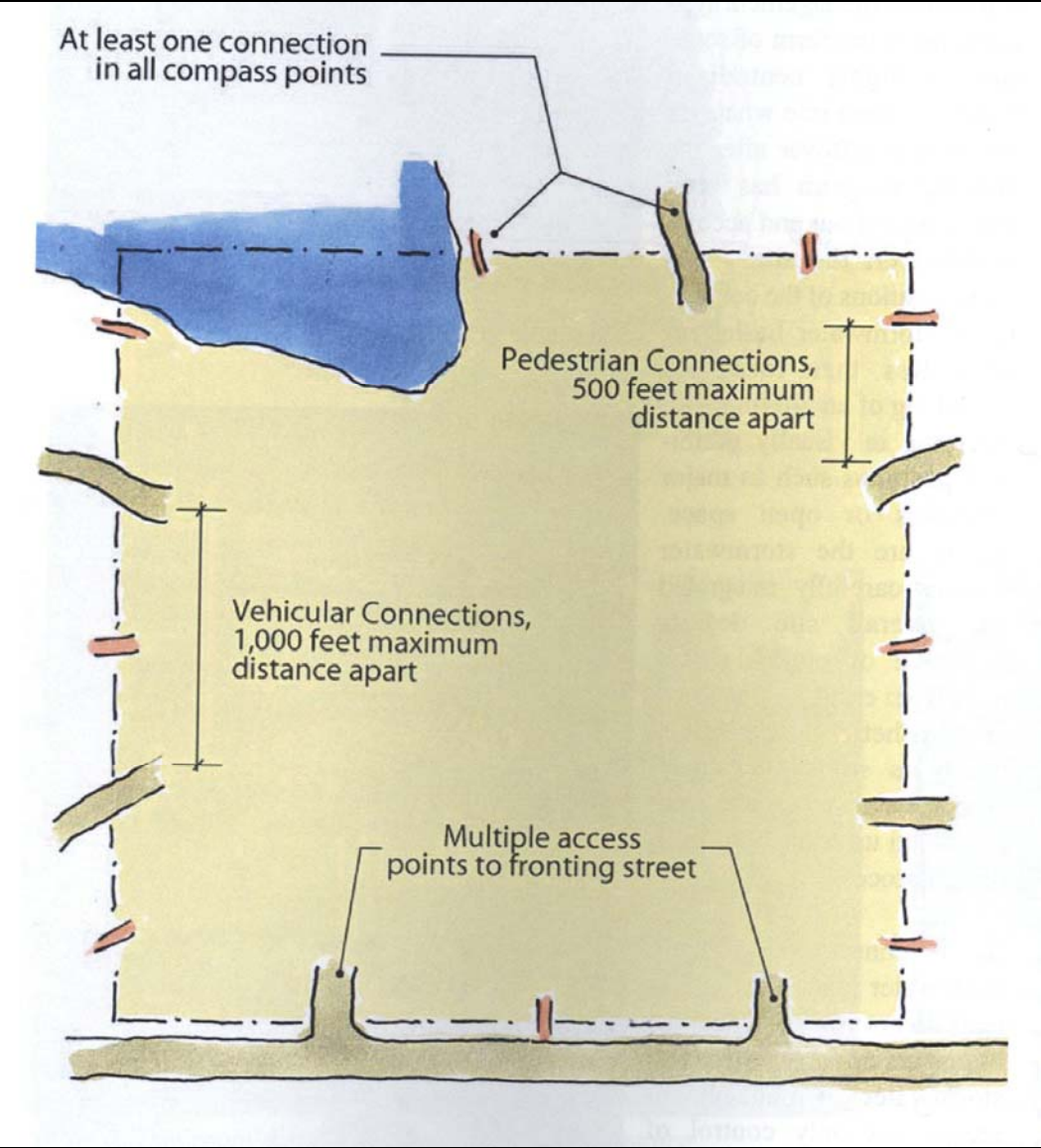




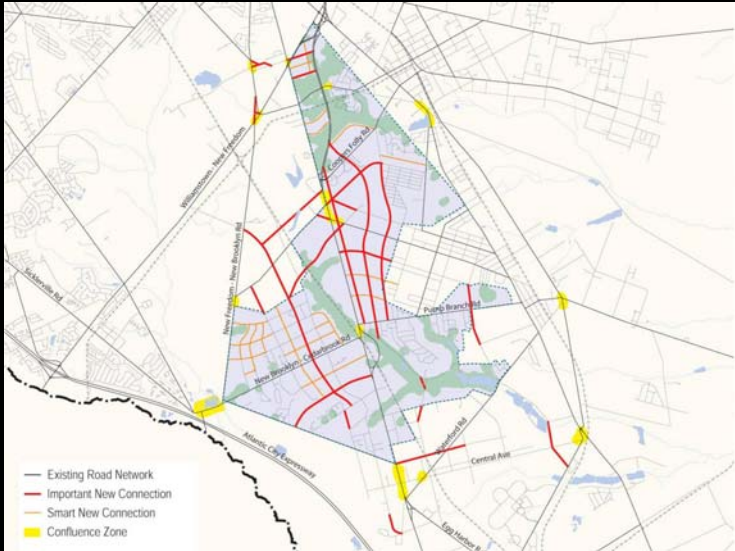
Revise Parking Requirements



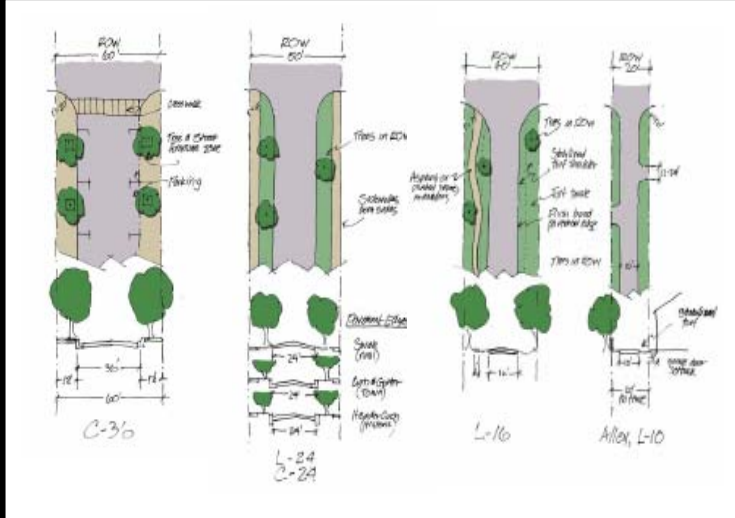
Shared Parking



Require Connectivity



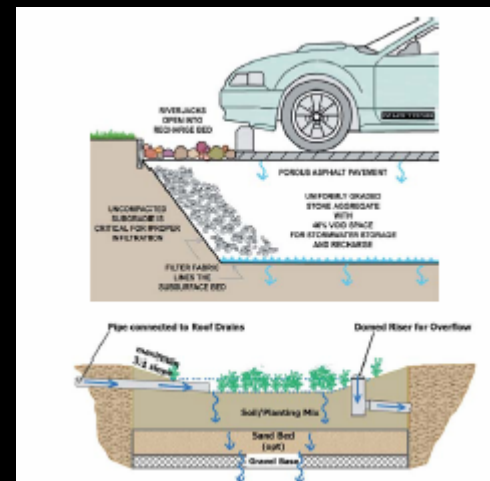
Interconnect Neighborhoods



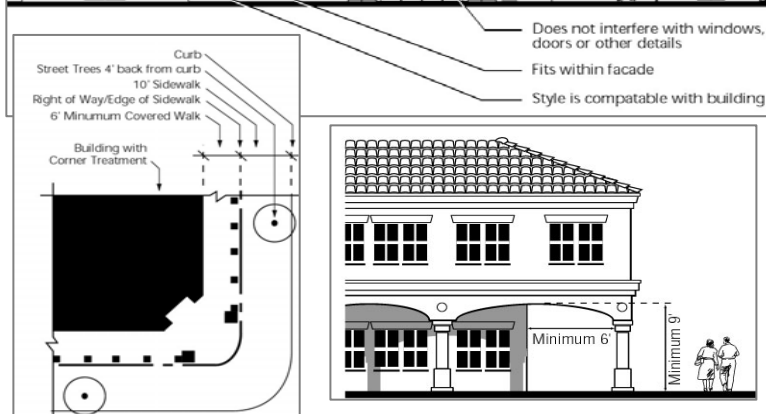
Pedestrian Access/Reduce R-o-W/Landscaping

Open Space – Stormwater Connection

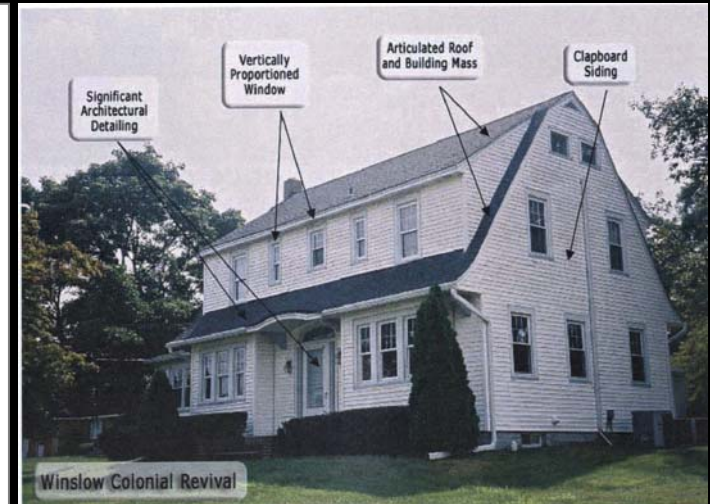
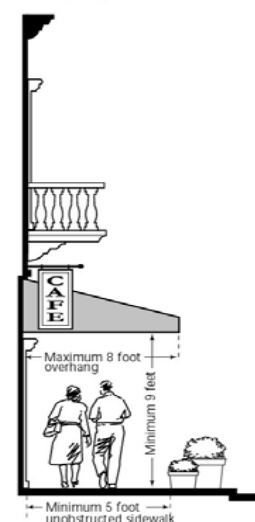
- Encourage stormwater management techniques that also provide open space
- Approach:
 - Require set-aside of gross area for open space
 - Reduce minimum lot size to allow for set-aside
 - Permit shallow basins to be counted towards open space
 - Require basins to be extensively landscaped

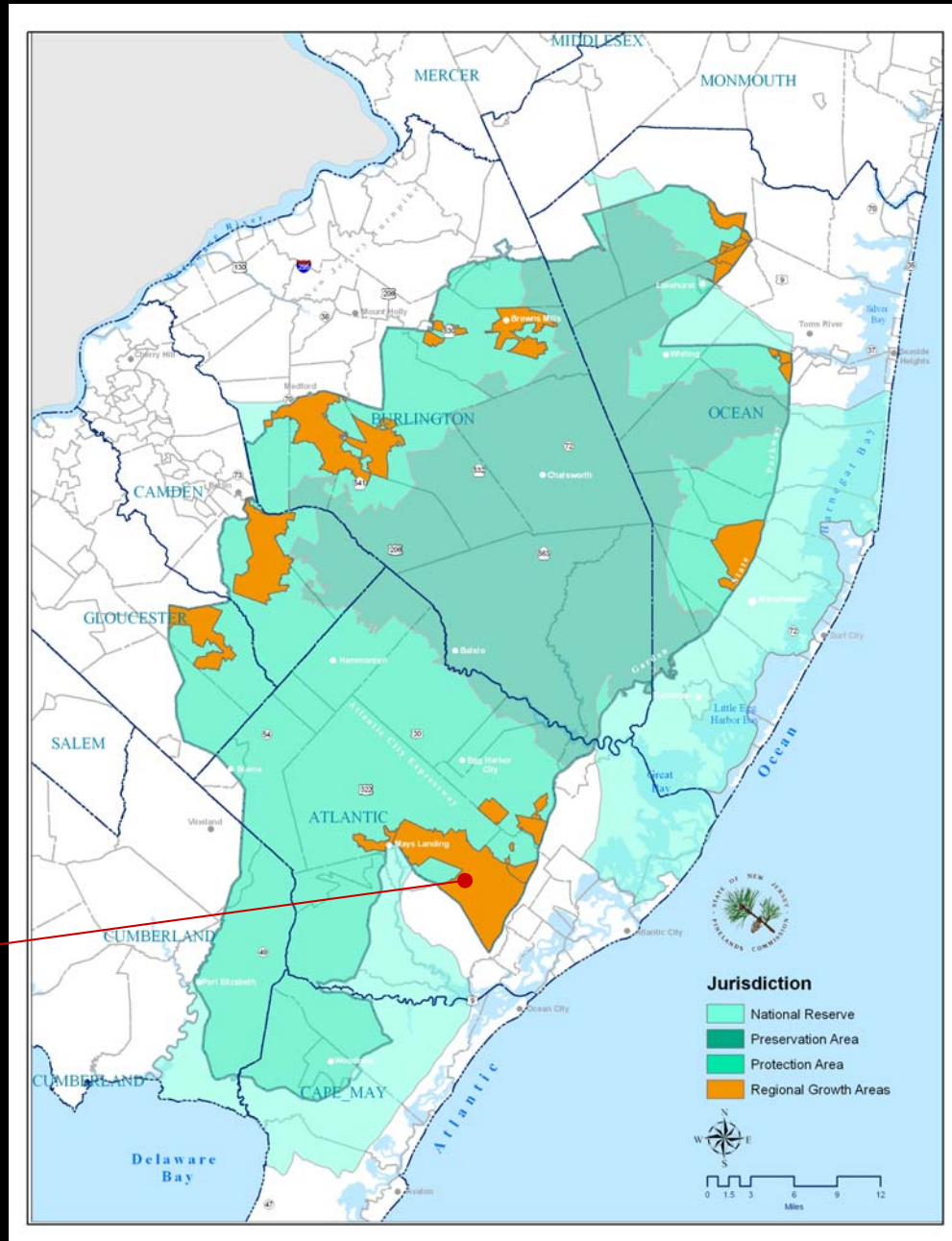
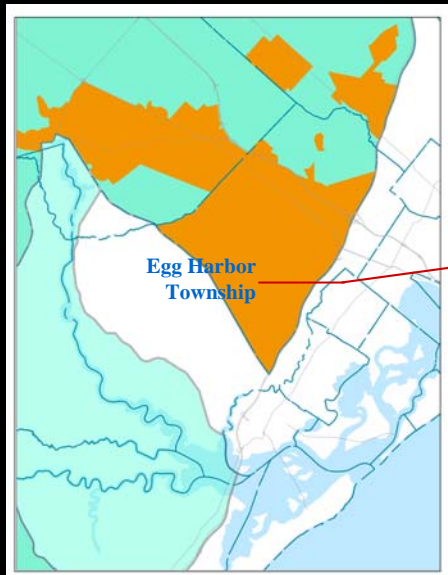


CATEGORY	SINGLE FAMILY			ACCESSORY	COTTAGE
LOCATION	East-West Street	North-South Street	Zero-Lot Line	All Streets	All Streets
BUILDING HEIGHT					
DIMENSIONS					
PARKING					
PERMITTED ENCROACHMENTS					



Building Projections





Round 2

The Process





- Township Mayor
- Township Administrator
- Township Planning and Zoning
- Environmental Commission
- Utilities Authority
- Local Realtor
- Political Clubs
- School District
- Local Developer
- Residents

■ Traffic Congestion

- More people are driving faster- ignoring stop signs
- Need more sidewalks
- Back roads now crowded
- Lack of public transit
- More access Parkway



■ School Growth

- Children cannot walk/bike to school/friends/play
- Decreased funding per pupil from the state
- Taxes are high



■ There is no Center

- Need higher density town center/village nodes to offset sprawl
- No sense of identity in Township
- Whole in market for generation X
- No interconnections between developments



■ Wooded Areas Are Being Lost

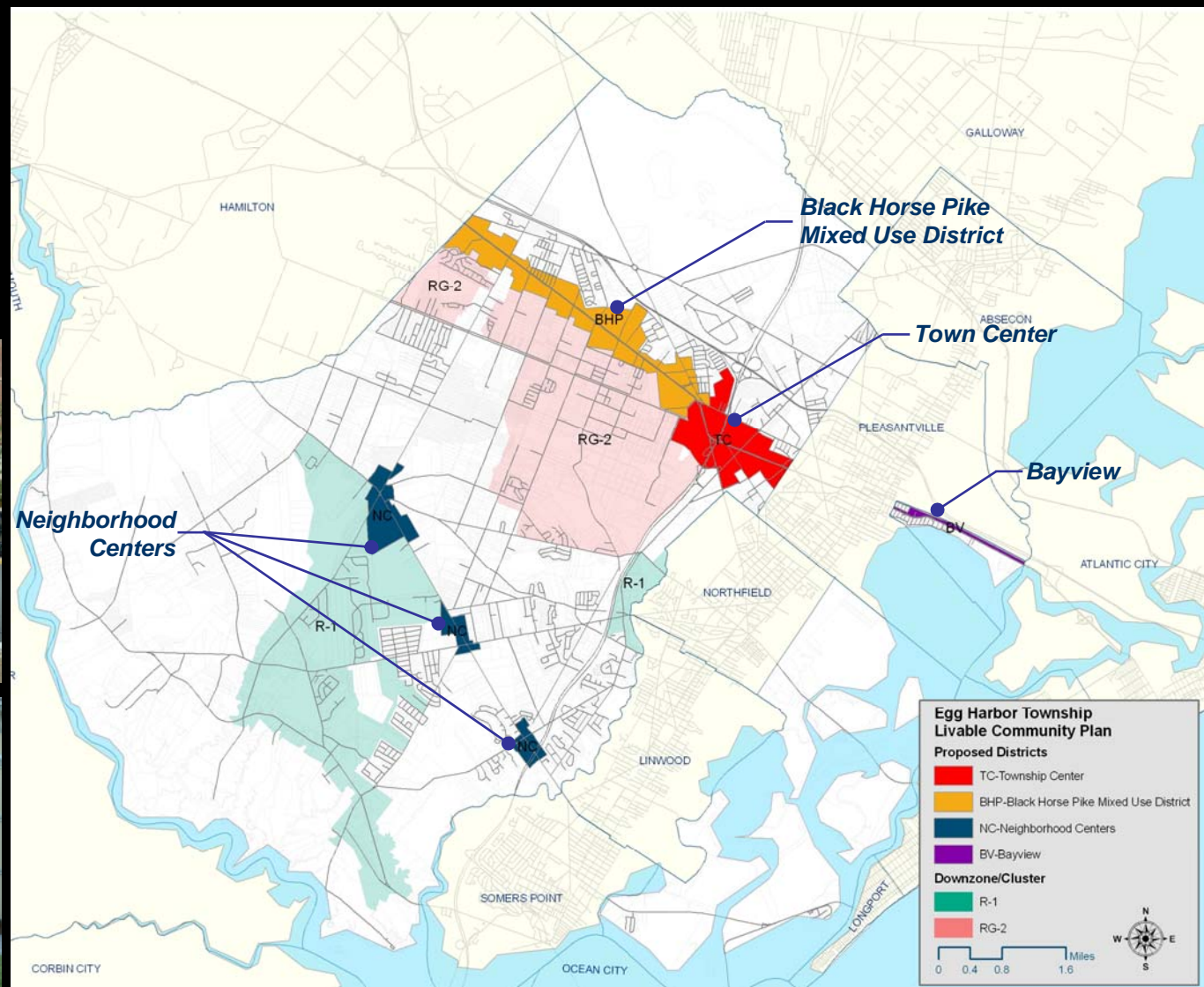
- Trees are clear-cut for new development
- Environmental issues are important - especially with the marsh areas in the south
- Reinforce preservation along Great Egg Harbor River



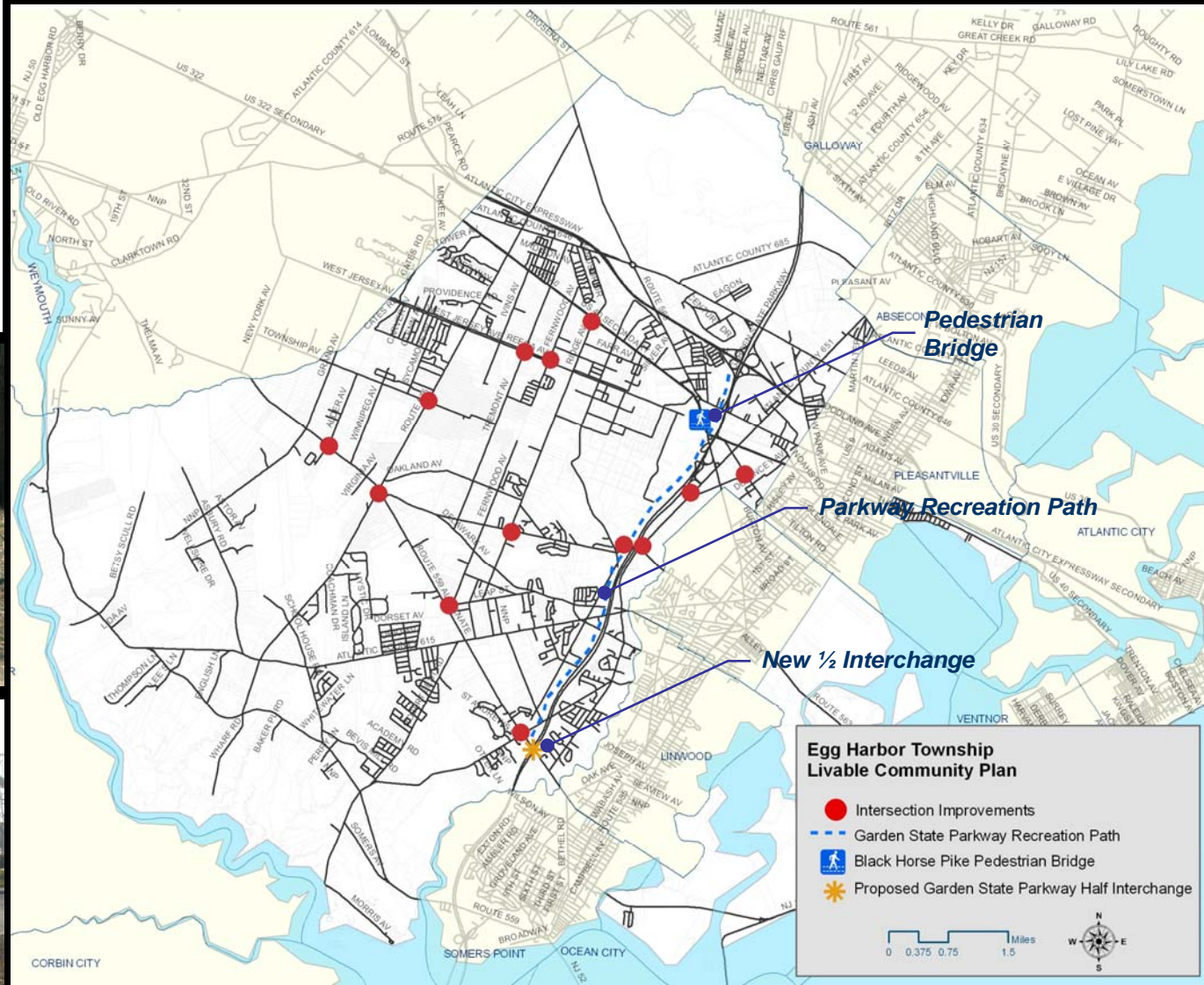
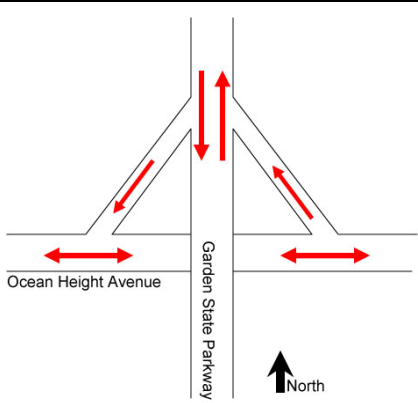
■ Pinelands Commission Needs to Support Growth

- Pace “irresponsible – it’s too much, too fast” – places unfair burden on Township
- State obligated to provide more funding to help community spread-out mandated growth
- Lack of Legislative support

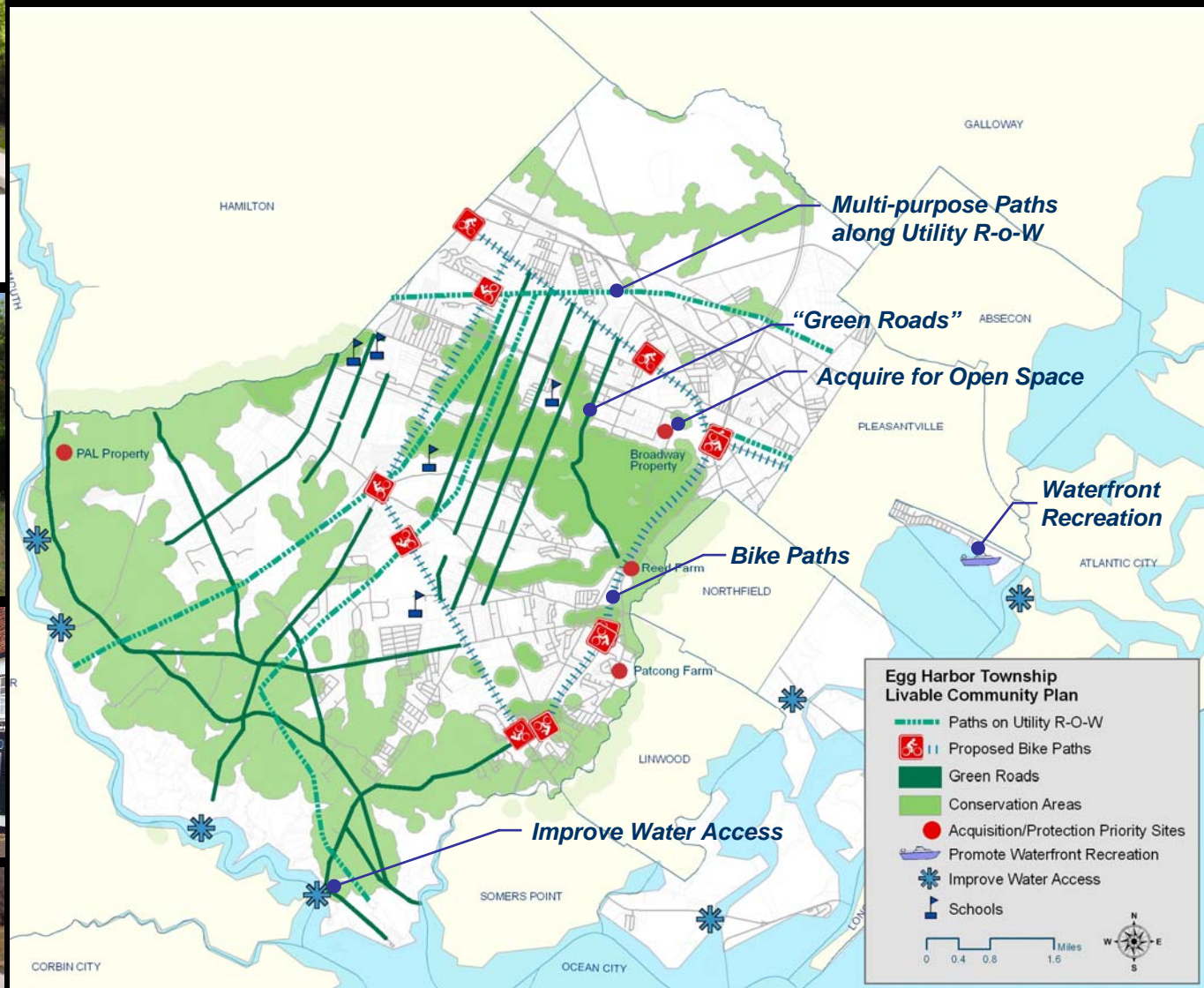




Promote Mixed-Use Centers



Connected Networks: Non-Auto Access



Connected Networks: Non-Auto Access



Livable Community Design

Pinelands Excellence Program

