

UPPER TOWNSHIP

The Process

Every opinion matters.

Upper Township has received a \$50,000 grant from the New Jersey Office of Smart Growth (NJOSG) to prepare Form-Based Code guidelines for two of the Township's designated Centers – Marmora and Seaville located along Route 9. The Township has hired Maser Consulting, PA to work with an Advisory Committee of Township officials to prepare the guidelines.

The NJOSG grant requires that the process thoroughly engage the public in a phased participation process, first assessing existing conditions, then generating design concepts through workshops, and finally preparing the guidelines so that the public understands the document, its significance and basis. The process will begin with a **WORKSHOP** on MARCH 7, 2009 at the Upper Township Middle School Cafeteria from 10am to 3pm.

Outline of the process.

- Background analysis
- First workshop
- Analysis
- Second workshop
- Refinement
- Public presentation

First workshop.

The first workshop will present a PowerPoint that introduces the process, smart growth, plan endorsement and gives background information and graphics. It will explain what a form-based code is and will highlight photos of existing conditions in each of the Centers.



A short question and answer session will help consultants and participants to determine issues and opportunities specific to the Centers that should be further studied.

Next, a Community Vision (CV) survey will then be conducted to gather ideas on what the community feels is important design concepts and approaches. The CV utilizes pictures to gain a sense of what participants feel is appropriate for the future of Upper.

The photos are divided into categories - streets, pedestrian realms, building types, signage, parking, open space – and evaluated on a scale of -5 to + 5. The higher the positive number, the more appropriate the participant feels the picture is for the municipality. The lower the negative number, the less appropriate the participant feels the picture is for the municipality.

Next, the larger group breaks into smaller groups to complete hands-on mapping exercises, which will allow participants to interact and provide valuation information to the consultants. Each group will share their results to the larger body of participants. Finally, the participants fill out a questionnaire and comment sheet.

Analysis.

Following the public workshop meeting, the results of the question and answer session, CV, mapping exercises and questionnaire will be tabulated and analyzed to inform the consultants of what residents feel is appropriate for the future of each of the Centers. These workshop tools will help to generate appropriate densities, design guidelines, etc. A draft code will be composed, along with graphic representations of the code.

Handouts will be made with the results from the workshops for the second workshop. A draft vision statement, based on public input, will be outlined for comment and feedback from the public.

Second workshop.

The second workshop will be held about a month after the first workshop and present display boards, interactive maps and work areas to provide for interaction and feedback from the public.

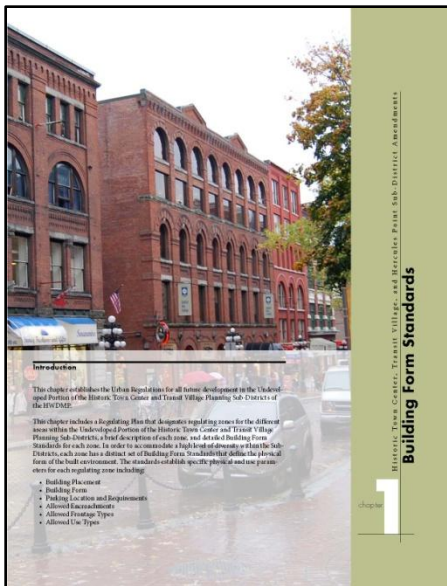
A presentation of the results from the CV, mapping exercises, and questionnaire will be followed by the public unveiling of the draft form-based code. A question and answer session will conclude the second workshop.

Refinement.

The consultants will then refine the draft form-based code, associated maps and other documents as per the public comments. They will meet with the Advisory Committee to review the refined code and discuss any issues or revisions needed prior to the public presentation.

Public Presentation.

Finally, a public presentation will be made to the Planning Board and Council of the process results. A final PowerPoint will be presented depicting the process results, community vision, and the final code (based on public input). Graphics of the code will be included in the presentation.



Following the presentation, a question and answer session will follow. The final code handbook will be given to the municipality that can be adopted into the zoning ordinance. A final camera ready copy and adobe file of the handbook will be provided to the Township.

Opticos: Waterfront District Master Plan