

SOMERSET COUNTY INVESTMENT FRAMEWORK CHARACTERISTICS

Priority Growth Investment Areas



Division Street Somerville



The Ballpark Bridgewater

Alternative Growth Investment Areas



Barns at Gladstone



Montgomery Woods

Local Priority Areas



Far Hills Village



Warren Town Center

Limited Growth Investment Areas



Somerset Hills Country Club



Bernardsville

Priority Preservation Investment Areas



Staats Farm, Bedminster



Sourland Mountains

Greenway Linkages



Canal Crossing



Ardmaer Park Bridgewater

DRAFT UPDATE: SOMERSET COUNTY INVESTMENT FRAMEWORK MAP OVERVIEW

INVESTMENT AREA CATEGORY	COUNTY INVESTMENT FRAMEWORK STRATEGY	LAND USE CHARACTERISTICS	DEVELOPMENT TYPE AND SCALE	SAMPLE LAND USE BEST PRACTICES	EXAMPLES
Priority Growth Investment Areas (PGIAs)	Centers for regional and community-focused economic and civic activity, where primary economic growth and community development strategies that enhance quality of life and economic competitiveness are preferred; and where appropriate growth-inducing policies and investments that will transform these areas into vibrant, thriving, sustainable and resilient places are encouraged.	Downtown business centers, mixed-use redevelopment areas, commercial corridors, employment nodes and adjoining established residential neighborhoods that include a mix of attached and detached housing types at all levels of affordability; well-served by infrastructure and utilities such as public sewer, water and transit systems; where jobs, services, civic, cultural and community amenities are concentrated. Each has a unique history and sense of place. These are vibrant, walkable, live-work-play environments that contain redevelopment, adaptive re-use and infill development opportunities.	Medium-to-higher density development patterns. Large-to-medium scale mixed-use, commercial, office, retail and industrial buildings primarily 2 to 5 stories, with a few taller mixed use buildings. Mix of 1 to 3 story single-family detached housing on small- to mid-size lots, multifamily housing complexes and alternative housing options, with some taller apartment buildings (4+ stories) within walking distance of transit.	1) Promote transit-oriented higher density residential and mixed-use infill and redevelopment in walking distance of passenger rail and bus stations and create densities that support expanded transit service. 2) Incorporate workforce housing into redevelopment projects that will transform underutilized and vacant areas; attract and retain employers; renew existing infrastructure; and revitalize downtowns and commercial corridors. 3) Establish close-knit, inclusive neighborhoods by providing a mixture of housing types ranging from single-family, duplexes and townhouses to condominiums, apartments, accessory units and alternative living options at all levels of affordability. 4) Layer green infrastructure, parks, civic spaces and "complete streets" to create a pedestrian realm that promotes active, healthy lifestyles, connects people with nature and promotes sustainable communities.	Bound Brook Borough, Manville Borough, Somerset Regional Center
Alternative Growth Investment Areas (AGIAs)	Predominantly suburban residential areas located within adopted sewer service areas where policies and investments that strengthen neighborhood character, maintain and enhance infrastructure, ensure a healthy, safe environment, enhance civic amenities and increase community sustainability are preferred.	Existing substantially developed mature suburban neighborhoods and emerging suburban areas that have experienced rapid population growth during the past 30 years, comprised predominantly of single family homes with some community-oriented shopping and service establishments. Served by public sewer and water systems. Generally auto-oriented; with high-quality public schools, parks and open space amenities. Contain some redevelopment and infill development opportunities.	Medium-density development patterns. Predominantly Single-family neighborhoods, 1 to 2 stories with mid-sized lots interspersed with 1 to 2 story small- to medium-scale community and neighborhood oriented commercial, office and retail clusters with some interspersed community facilities such as schools.	1) Promote holistic, healthy lifestyles by enhancing pedestrian linkages to schools, parks and commercial areas. 2) Enhance and preserve the existing housing stock by promoting maintenance and rehabilitation; supporting alternative housing options such as home-sharing and accessory apartments, and the continuation of affordability controls where applicable. 3) Infuse greater housing choices and options by allowing for higher density attached housing types as part of residential and mixed-use infill and redevelopment projects.	Basking Ridge in Bernards, Martinsville in Bridgewater, Griggstown in Franklin
Local Priority Areas (LPAs)	A subset of AGIAs, LPAs are distinct small town and village centers and employment nodes that have limited growth opportunities due to their historic character, environmental, infrastructure and/or access constraints and community preferences; where investments that maintain and enhance small-town atmosphere, historic character and pedestrian amenities and community sustainability are preferred.	Historic towns, villages and hamlets with walkable neighborhoods, comprised of a mix of single family and attached housing types and neighborhood oriented shopping and service establishments; as well as locally important employment nodes comprised primarily of corporate campuses. Most are well served by public sewer, water and utilities. Some are served by transit. Contain limited infill and redevelopment opportunities.	Medium-density development patterns. Traditional downtowns comprised of small- to medium-scale, 1 to 3 story community and neighborhood oriented commercial, office and retail buildings, some with second floor residences and some 1 to 3 story attached housing (townhouse/condominium/apartment complexes) surrounded by medium density traditional residential neighborhoods comprised predominantly of 1 to 2 story single family detached homes on small-to-mid-size lots with a few 2- to 4- family homes interspersed.	1) Reinforce the historic character and vibrancy of existing traditional town, village and hamlet centers by requiring the use of compatible architectural styles and scale for all infill and redevelopment projects. 2) Leverage residential redevelopment and infill to achieve infrastructure renewal and increase affordable and workforce housing options within walking distance of transit, jobs and civic amenities.	Millstone Borough, Far Hills Village Center, Warren Town Center
Limited Growth Investment Areas (LGIAs)	Low-density residentially developed areas that are outside public sewer and/or water service areas where policies and investments that strengthen existing rural/residential character, protect and restore environmental assets and enhance neighborhood health, safety, tranquility and sustainability are preferred.	Existing Large-lot single-family auto-oriented neighborhoods and farmettes in rural and natural settings, which are served by onsite septic systems and/or private wells. Limited remaining undeveloped lands continue to experience strong development pressure.	Low-density development patterns. Predominantly large-lot, 1 to 2 story single family detached homes, interspersed with a few small-scale farms, a small number of 1 - 2 story neighborhood-scale retail and commercial buildings and a few interspersed community facilities.	1) Reduce the impacts of existing and future residential development by preventing the exceedance of septic carrying capacity standards for all new development and promoting septic management. 2) Create high-performance landscapes that recharge ground water; mitigate stormwater runoff; sustain ecological communities; and support small-scale agriculture. 3) Provide open space linkages that enable residents to enjoy nature and the outdoors. 4) Preserve rural, agricultural and historic features.	Portions of Bernards, Bernardsville and Montgomery Townships
Preservation Priority Investment Areas (PPIAs)	Areas where preserved farmland and agricultural lands, open space preserves, environmentally sensitive areas and large estate homes are concentrated and public utilities are limited. These areas define regional and local identity and sense-of-place; and are where policies and investments aimed at conserving agricultural and environmental resources, protecting water supply, habitat and ecological communities and preserving the area's scenic rural and bucolic landscape character are preferred.	Rural and open space resource areas with prime agricultural soils, existing agricultural operations and idle farmland, some of which have been preserved through farmland preservation programs; large, contiguous publicly-owned active and passive open space areas; and large, affluent, auto-dependent estate homes with ties to local equestrian, agricultural, golf and other nearby activities. Remaining undeveloped lands continue to experience strong development pressure.	Low- to very low-density development patterns. Natural landscape (woods, fields and riparian corridors) interspersed with preserved open space, preserved farmland, agricultural uses including active farm operations, farmhouses, barns and outbuildings, very large lot 1 to 2 story single family estate homes, and active and passive open space and recreation uses.	1) Avoid additional fragmentation of the landscape by discontinuing large-lot residential development patterns. 2) Promote land stewardship best management practices and adopt conservation ordinances aimed at regenerating and sustaining publically and privately-owned and managed natural lands (forests, wetlands, riparian corridors, ecological communities and steep slopes). 3) Make agriculture a principle land use; and promote the use of agricultural best practices. Preserve the historic agricultural character of the landscape.	T, Staats Farm in Branchburg, Sourland Preserve in Hillsborough & Montgomery, the Highlands Preservation Area in Bedminster
Priority Preservation Investment Areas - Greenway Linkages	Greenway corridors that serve as an overlay to all other CIF Categories, their widths should vary based on stream category, and are approximated using a 600" buffer symbol on the CIF Map. these areas contain important water resources and associated environmentally sensitive riparian features of major water supply and ecological importance. These are areas where investments that restore, protect and enhance water quality and ecological integrity; strengthen connections between open space areas to enable safe movement of both people and wildlife; and protect flood prone areas from development and reduce exposure to flood risks are preferred.	River and stream corridors with diverse historical land use patterns including wooded/forested conditions; agricultural pastures and cultivated fields; varying intensities of adjoining developed lands including historic village and town settlement areas; and industrial and public utility uses along the banks of rivers and streams. All of the stream corridors in Somerset County experience varying degrees of impairment due to point and non-point source pollution and as a result of the impacts of development, agricultural and human activity within riparian/flood zones. Managing these areas in a way that reduces vulnerability to flood damage is a high priority.	Riparian Corridors that protect and enhance water quality, link open space resources and reduce exposure to flood risks.	1) Avoid new development within flood hazard areas and relocate development and land uses that have been subject to repetitive losses. 2) Restore riparian areas to enhance their natural flood mitigation capacity and ecological integrity. 3) Complete greenway linkages through targeted open space acquisition efforts. 4) Use green and blue acres acquisition areas for locating green infrastructure projects and stormwater management and wetland mitigation initiatives. 5) Integrate stream corridor restoration and green infrastructure solutions in redevelopment and adaptive re-use projects along greenways.	The Peter's Brook Greenway in Somerville, Raritan River Greenway through central Somerset County, Middlebrook Greenway in Bridgewater

Note: This document is based on Form-based Code and Transect Concepts. For more information, please see: <http://formbasedcodes.org/>
Please see the accompanying set of images that provides a visual representation of some aspects of each CIF Category.