Study Area

Buildings

Lawrence Road Planning Study
Study Area
Study Area
Analysis of Conditions

• **Commercial core**
  – Well maintained locally owned businesses
  – Broad customer base of neighborhood residents and the traveling public
  – Community organizations: Firehouse, two houses of worship and 3 schools on the periphery

• **Residential neighborhoods**
  – Located along Route 206 on the periphery of the study area

Bossio’s Deli & Chiropractor’s office at the corner of Lawrence Road & Altamawr Avenue
Fire House at the corner of Lawrence Road & Pilla Avenue
Residential neighborhood along Altamawr Avenue
Analysis of Conditions

**Challenges**

- Excessive curbcuts
- Poor pedestrian and bicycle access
- Few street trees & other street amenities
- Excessive vehicle speed

Shops at the corner of Lawrence Road & Pilla Avenue

Streetscape along Lawrence Road
Analysis of Conditions

Challenges

- Parking in front of building
- Too little parking
- No open space
- No theme or branding for the commercial core

McGrath’s Pharmacy at the corner of Lawrence Road and Altamawr Avenue

Beauty shops & architect's office at the corner of Lawrence Road and Lawn Park Avenue

Sandwich Shop at the corner of Lawrence Road and Meriline Avenue
Recommendations

Right-of-way Configuration

• Work with NJDOT to reallocate striped area to the sides of the cartway
  – Provide median
  – Provide area for improved streetscape

Example median treatments
Recommendations

Vehicle Circulation

- Reduce speed of Lawrence Road from 40 mph to 30 mph
- Improve streetscape and provide traffic calming
- Reduce curbcuts

Streetscape in Kentlands, Maryland with parking located at the rear or off-site (top)

Example speed table also used as a crosswalk (top); example decorative crosswalk (left)
Recommendations

Parking

- Provide off-site locations for employee parking
  - Firehouse parking lot
- Require shared access and shared parking

Firehouse parking lot at the corner of Lawrence Road and Marlboro Avenue

Shared parking lot in Lawrenceville
Recommendations

_Streetscape Design & Pedestrian & Bicycle Circulation_

- **Improved Streetscape**
  - Wider sidewalks
  - Street trees
  - Pedestrian scaled lighting
  - Street furniture
- **Corner articulation at Lawrence Road intersections**

Example streetscapes that delineate commercial core
Recommendations

Streetscape Design & Pedestrian & Bicycle Circulation

- Gateways at northern and southern entrances

Example streetscapes that delineate commercial core in Moorestown (left), Livingston (top right), Lawrenceville (bottom right).
Recommendations

Bus Transportation

- Relocate and improve bus stops
  - Potential bus stop at firehouse lot
  - Potential bus stop at vacant lot adjacent to St. Ann’s Church

Example bus stop (top) and bus stop shelter (bottom)
Recommendations

Pedestrian Access to Lawrence Middle School

- Connect the end of Marlboro Road to the School property with a multi-use path
  - 10 feet wide
  - Low level of lighting
  - Signage

Example multi-use path

Delaware and Raritan Canal Towpath in Lawrence
Recommendations

**Building Character & Land Use**

- Revise zoning regulations to require:
  - Rear parking
  - Shared access
  - Traditional site design
  - Building along the sidewalk
  - Multi-story buildings

Mixed use buildings in Redbank (top) and Lawrenceville (bottom)
Opportunity for Improvement

Vacant Lot adjacent to St. Ann’s Church
Opportunity for Improvement

Firehouse Lot
Opportunity for Redevelopment

Pit-Stop