

*Welcome to the
Community Open House*

EASTBURG 2025

at the Historic Dansbury Depot



WHY THIS COMPREHENSIVE PLAN

- In 2015, Borough Council determined that the previous comprehensive plan, from 1990, was no longer useful and a new plan should be prepared. Council appointed a Task Force of citizens, businesses, institutions, and borough government officials, staff and planning commission appointees and hired a consulting team to develop the plan.

GOALS FOR PLANNING

- To cast a new vision and collective identity for a more connected East Stroudsburg community that would catalyze investment
- To outline a strategic framework of projects, actions, and initiatives toward that vision with “how-to” action plans for the Borough and community partners to implement.

THE PURPOSE OF THE OPEN HOUSE

- To share what's been developed as the vision and recommendations for Eastburg 2025 and ask community members for feedback—comments, questions, and additional or alternative ideas—that will help shape the plan.
- The vision and recommendations are presented through the following series of posters
- Two options for your feedback are given on the final page.

1 Vision

2 Proposed Areas for Targeted Reuse and Redevelopment

3 Downtown

4 Prospect and Ridgeway

5 Lincoln Avenue and Braeside

6 Midtown and Uptown

7 Tools for the Vision for Reuse and Redevelopment

8 Transportation and Gateways

9 Character, Culture and Community Building Initiatives

10 Parks and Recreation



A COMMUNITY VISION FOR 2025

East Stroudsburg, Pennsylvania, is thriving. Good jobs anchor investments in well-kept homes and distinctive public spaces, and the town is alive with activity and a fresh wave of community pride. East Stroudsburg attracts college students, job-seekers, employers, shoppers, and outdoor enthusiasts. The community is characterized by:



Daily, destination, and drop-in businesses in downtown.

Downtown East Stroudsburg appeals to a variety of tastes with diners, cafes, coffee shops, and upscale restaurants offering quick bites and brews as well as leisurely dining; distinctive retail stores carrying books, jewelry, furniture, and gifts; outfitters meeting demand for outdoor recreation gear and guides; and independent and franchise operators providing personal/household and business services. Many establishments feature locally-themed merchandise or specialty dishes. Signs make it easy to find parking, and walking around downtown is pleasant, convenient, and safe.



A diverse economy of service and manufacturing. Commerce thrives at major intersections throughout town. Long-time manufacturers are a stable presence at the nexus of North Courtland and the railroad. A regional health care hub is growing along Prospect and East Brown Streets. Additional retail and auto-oriented services are readily available at the junction of US 209 and PA 447, and along Lincoln Avenue off Brown Street. East Stroudsburg University anchors the intersection of Prospect and Ridgeway Street; its Innovation Center helps transform entrepreneurial spirit into economic success.



Downtown living and distinctive residential neighborhoods. East Stroudsburg offers affordable housing options to suit residents in all stages of life, and distinctive neighborhoods are geared toward the specific needs of professionals, families, and students. Apartments and condominiums in downtown and other mixed-use settings offer opportunities to live near jobs, shops, and restaurants for a convenient, walkable urban lifestyle. Residential neighborhoods feature a range of single-family and two-family houses. Owners and renters are motivated to keep properties well maintained.



Everyday and adventure recreation for residents and visitors. Living in East Stroudsburg makes it easy to weave walking, bicycling, or group exercise into daily life. Local parks encourage both active and passive recreation, and the nearby Delaware Water Gap National Park and Appalachian Trail invite weekend adventures. Outdoor enthusiasts visiting the region seek out East Stroudsburg for supplies and services.

Festive celebrations of place and culture. Community events and activities draw residents, workers, students, and faculty of all ages. Downtown, Borough parks, and school and University grounds are venues for holiday festivities, educational and safety events, seasonal concerts, and student and professional performances. Public spaces are clean and safe.



A complete, multimodal transportation network. Downtown, business centers, neighborhoods, schools, and parks are all interconnected in East Stroudsburg. Sidewalks and bike routes encourage safe travel on foot or by bicycle. Interconnected trails loop around the town along Brodhead Creek and nearby woodlands. The street network, centered on Courtland and Brown/Ridgeway Streets, is easy to navigate. The Pocono Pony provides bus connections to regional shopping destinations. East Stroudsburg is efficiently connected to distant markets and destinations by highways and freight rail.



Underlined text indicates ideas and priorities expressed by local citizens during public outreach in 2016.

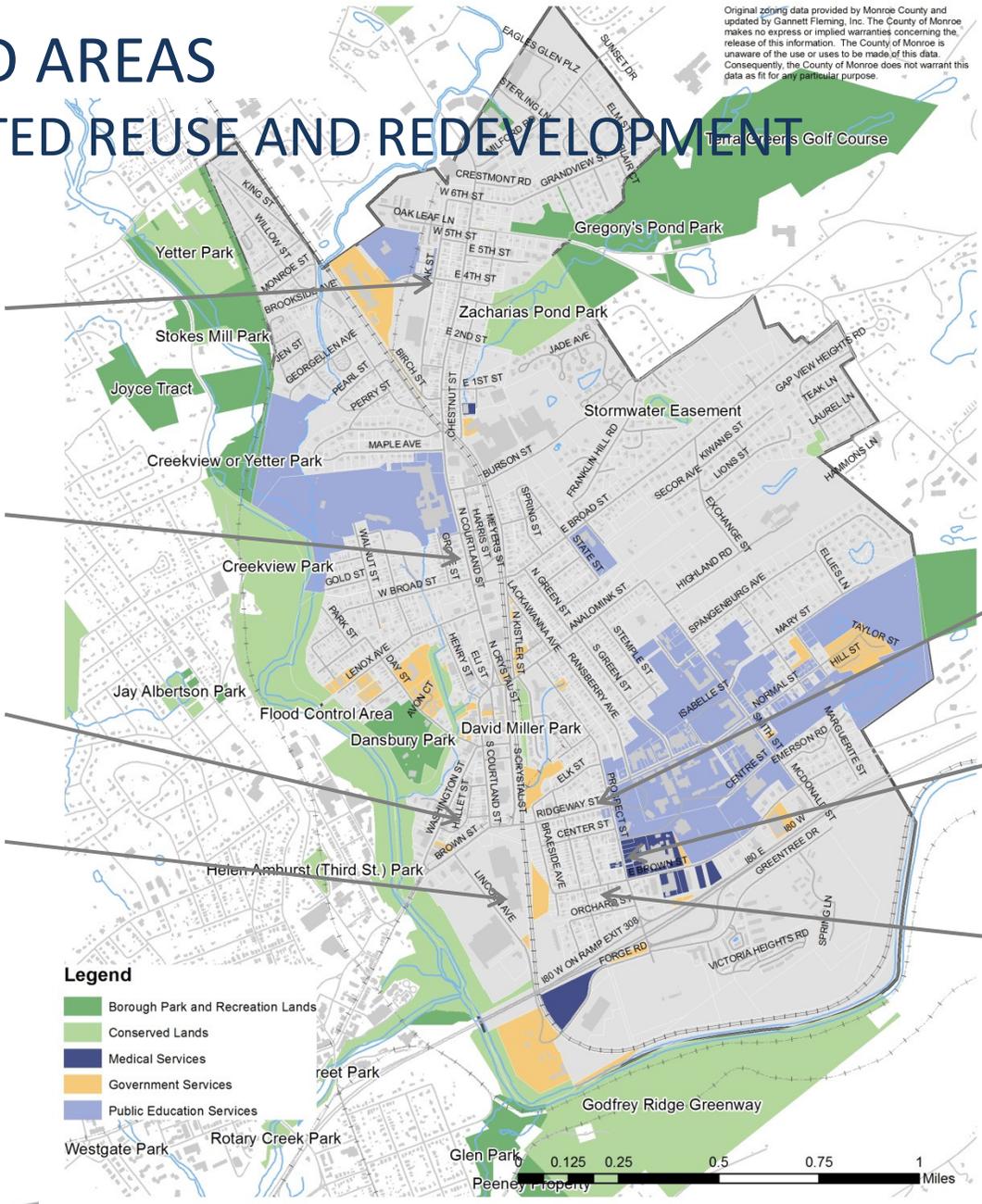


PROPOSED AREAS FOR TARGETED REUSE AND REDEVELOPMENT

Original zoning data provided by Monroe County and updated by Gannett Fleming, Inc. The County of Monroe makes no express or implied warranties concerning the release of this information. The County of Monroe is unaware of the use or uses to be made of this data. Consequently, the County of Monroe does not warrant this data as fit for any particular purpose.

- Uptown**
Mixed use, neighborhood commercial uses with apartments, townhomes etc.
- Midtown**
Mixed use, neighborhood commercial uses with apartments, townhomes etc.
- Downtown Triangle**
Mixed use, hotel/hospitality with retail, restaurants and apartments
- Lincoln Avenue**
Higher quality commercial reuse /redevelopment; pedestrian-scale site design

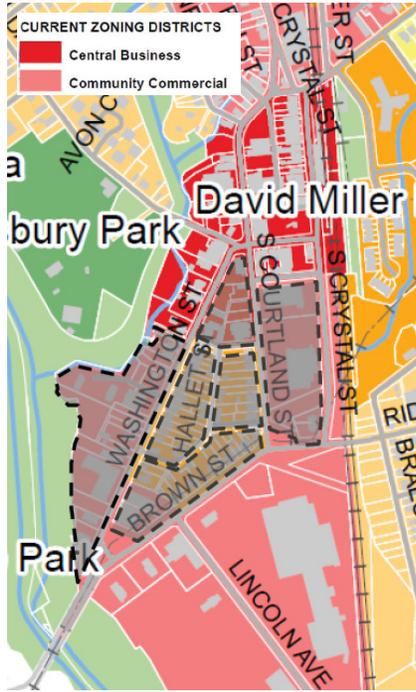
- Ridgway**
Mixed use, student-oriented commercial with apartments
- Prospect**
Mixed use, student-and medical-oriented commercial with apartments, restaurants
- Braeside**
Mixed use; office could be added to existing residential uses if specified conditions are met



- Legend**
- Borough Park and Recreation Lands
 - Conserved Lands
 - Medical Services
 - Government Services
 - Public Education Services



ZONING AND REDEVELOPMENT RECOMMENDATIONS FOR DOWNTOWN



About Downtown
Area: 85 parcels spanning 6 blocks totaling 14.95 acres
Purpose: Increase mixed use (more commercial uses/variety) and higher density residential units for redevelopment

Design and Use

Permitted Land Uses:

- Retail: merchandise, food, drink, restaurants, lodging
- Office/Service; limited automotive uses
- Residential Units – multi-family apts; prohibited on the ground floor
- Mixed use (within a single structure)
- Public and Semipublic
- Government Services
- Parking structure
- Transit stop with or without shelter

Buildings:

- Min height: 25 ft or 2 stories
- Max height
 - at building face: 40 ft or 3 stories
 - at rear: 100 ft or 6 stories

Complete Streets and Intersections

- Continuous 8-10 ft Pedestrian Sidewalks with Lighting and Street Trees
- Bicycle Facilities, including lanes, sharrows or alternate routes and parking
- Serviceable by Transit, preferably circulating through the downtown
- Accommodating local and thru traffic, both passenger vehicles and trucks
- Underground Utilities



Triangle Project Concept
 East Stroudsburg, Monroe County, PA

Concept Illustration provided by Schoonover & VanderHoof Architects, LLC

Character Elements

Greenspace Gateways

- Brown Street at Brodhead Creek
- Courtland Street at Analomink St
- Analomink St at the rail line

Wayfinding Signage to Downtown

- from Exit 308
- from Eagle Valley
- From PA 447
- at Brodhead Creek Gateway
- from Dansbury and Zach Pond parks

Building and Public Space Design Guidelines (voluntary)

Activity

- Retail Events to draw customers
- Community Events with downtown as the venue
- Pocket parks and green spaces
- Street-lined routes to nearby parks

ZONING AND REDEVELOPMENT RECOMMENDATIONS FOR PROSPECT

RIDGWAY 4

About Prospect

Area: 51 parcels spanning 4 blocks totaling 4.07 acres

Purpose: Increase mixed use (more commercial uses) and higher density residential units for redevelopment

Design and Uses

Permitted Uses

- Retail: merchandise, food, drink, restaurants, lodging
- Office/Service; no automotive uses
- Residential Units – multi-family apts; prohibited on the ground floor
- Mixed use (within a single structure)
- Public and Semipublic
- Government Services

Buildings

Min height: 25 ft or 2 stories
 Max height at building face: 40 ft or 3 stories
 Max height of building: 65 ft or 5 stories

Complete Streets:

- Continuous 10 ft Pedestrian Sidewalks with Lighting and Street Trees
- Bicycle Facilities, including lanes, sharrows or alternate routes and parking
- Serviceable by Transit
- Accommodating local and thru traffic, both passenger vehicles and trucks
- Underground Utilities



Concept Illustration provided by Gannett Fleming, Inc.

Traditional Neighborhood Mixed Use Development



Character Elements & Activity

- Community Events passing through Prospect , e.g. parade, race, etc.
- Green spaces
- Prospect Street Gateway at Orchard Street
- Prospect Neighborhood Banners
- Wayfinding Signage to Prospect/Exit 308 from Downtown
- Building and Public Space Design Guidelines (voluntary)

Character Elements

- Ridgway Neighborhood Banners
- Building Design Guidelines (voluntary)

About Ridgway

Area: 39 parcels spanning 6 blocks totaling 6.64 acres

Purpose: Increase mixed use (add commercial uses) and higher density residential units for redevelopment

Design and Uses

Permitted Uses

- Retail: merchandise, food, drink
- Office/Service; non-automotive only
- Residential Units – multi-family apartments; prohibited on the ground floor
- Mixed use (within a single structure)
- Public and Semipublic
- Government Services

Buildings

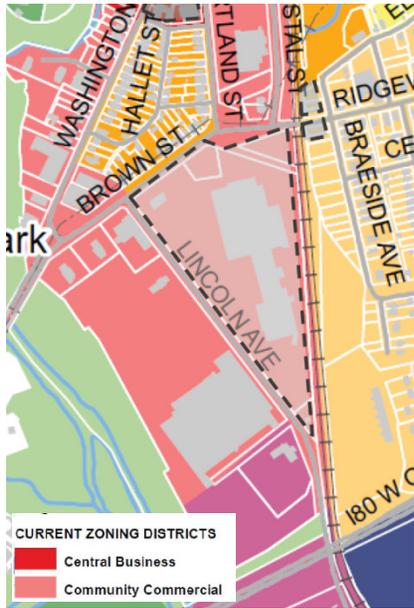
Min height: 25 ft or 2 stories
 Max height: 40 ft or 3 stories

Complete Streets :

- Continuous 10 ft Pedestrian Sidewalks with Lighting and Street Trees
- Bicycle Facilities, including lanes, sharrows or alternate routes and parking
- Accommodating local and thru traffic, both passenger vehicles and trucks
- Underground Utilities
- Community Events passing through Ridgway, e.g. parade, race, etc.

ZONING AND REDEVELOPMENT RECOMMENDATIONS FOR LINCOLN AVENUE EAST

BRAESIDE 5



Higher Quality Retail Plazas



Grove City, PA

Rendered Design

Character Elements & Activity

Integrated plaza space for outdoor Retail Events or Community Events

Commercial Building Design Guidelines (voluntary)

About Lincoln Avenue East

Area: 4 parcels on 1 block totaling 16.7 acres

Purpose: Redevelop as a higher quality commercial center; enhance walkability and pedestrian orientation

Design and Uses

Permitted Uses

- Retail: merchandise, food, drink, restaurants, lodging
- Office/Service; ; limited automotive uses
- Residential Units – multi-family apts; prohibited from ground floor
- Mixed use (within a single structure)
- Public and Semipublic
- Government Services
- Parking structure

Buildings

Min height: 25 ft or 2 stories

Max height

- at building face: 40 ft or 3 stories
- at rear: 65 ft or 5 stories

Complete Streets and Intersections

Continuous 8-10 ft Pedestrian Sidewalks with Lighting and Street Trees

Bicycle Facilities, including lanes, sharrows or alternate routes and parking

Serviceable by Transit

Accommodating local and thru traffic, both passenger vehicles and trucks

About Braeside

Area: 96 parcels spanning 8 blocks totaling 25.41 acres

Purpose: Transition to mixed use; retain residential use; allow medical and office uses conditionally

Design and Uses

Permitted Uses

R2 zoning provisions remain in effect unless

If proposed acreage meets a minimum size, e.g. 0.5 ac, then add'l uses are permitted

- Business office
- Professional office
- Medical office

Buildings

Min height: n/a

Max height: 40 ft or 3 stories

Complete Streets :

Continuous 5 ft Pedestrian Sidewalks with Street Trees

Attention to Bicycle Safety

Accommodating local traffic

Character Elements & Activity

Greenspace/Passive park, e.g. memorial or heritage park, along Braeside above railline with views to downtown

Building Design Guidelines (voluntary)

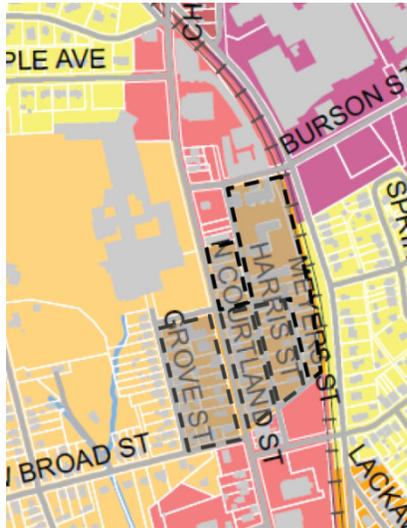


CURRENT ZONING DISTRICTS

- Central Business
- Community Commercial
- Heavy Commercial
- Institutional Education
- Institutional Medical
- Institutional University
- Institutional University Administration
- Office Manufacturing
- Single-Family Residential
- Two-Family Residential



ZONING AND REDEVELOPMENT RECOMMENDATIONS FOR MIDTOWN



- CURRENT ZONING DISTRICTS**
- Community Commercial
 - Office Manufacturing
 - Single-Family Residential
 - Two-Family Residential
 - One & Two Family Residential

Neighborhood Mixed Use Development



Lancaster, PA

About Midtown

Area: 107 parcels (plus condos) spanning 6 blocks totaling 7.56 acres

Purpose: Increase mixed use (more neighborhood-scale commercial uses) and higher density residential units for redevelopment

Design and Uses

Permitted Uses

- Retail: merchandise, food, drink, restaurants
- Office/Service; non-automotive
- Residential Units – multi-family apts
- Mixed use (within a single structure)
- Public and Semipublic

Buildings

Min height: 25 ft or 2 stories
 Max height at building face: 50 ft or 4 stories

Complete Streets and Intersections :

Continuous 8 ft Pedestrian Sidewalks with Lighting and Street Trees

Bicycle Facilities, including lanes, sharrows or alternate routes and parking

Serviceable by Transit

Accommodating local and thru traffic, both passenger vehicles and trucks

Character Elements & Activity

Midtown Neighborhood Banners

New Neighborhood Commercial district

UPTOWN



- CURRENT ZONING DISTRICTS**
- Community Commercial
 - Office Manufacturing
 - Single-Family Residential
 - Two-Family Residential
 - One & Two Family Residential

Neighborhood Mixed Use Development



Lancaster, PA

About Uptown

Area: 120 parcels spanning 8 blocks totaling 21.11 acres

Purpose: Increase mixed use (more neighborhood-scale commercial uses) and higher density residential units for redevelopment

Design and Uses

Permitted Uses

- Retail: merchandise, food, drink, restaurants, lodging
- Office/Service; non-automotive
- Residential Units – multi-family apts
- Mixed use (within a single structure)
- Public and Semipublic

Buildings

Min height: 25 ft or 2 stories
 Max height at building face: 50 ft or 4 stories

Complete Streets and Intersections :

Continuous 8 ft Pedestrian Sidewalks with Lighting and Street Trees

Bicycle Facilities, including lanes, sharrows or alternate routes and parking

Serviceable by Transit

Accommodating local and thru traffic, both passenger vehicles and trucks

Character Elements & Activity

Uptown Neighborhood Banners

New Neighborhood Commercial district

TOOLS FOR REUSE AND REDEVELOPMENT



Market Analysis to scale retail, office, etc. capacity to the regional market

Zoning Update, SALDO Update to modernize use and development regulations; to attract redevelopment and infrastructure investment; to distinguish residential neighborhoods by housing types and manage student rental housing



Development Guide to aid property owners and developers in navigating the development process and requirements

Design Guidelines to illustrate desired building and public space character through voluntary measures



Financial Incentives to incentivize redevelopment

TRANSPORTATION AND GATEWAYS

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Sidewalks

Some sidewalk replacement and widenings will occur through redevelopment.

Reuse / Redevelopment

Others will be need to be replaced and widened to provide modern pedestrian connections between redevelopment nodes.

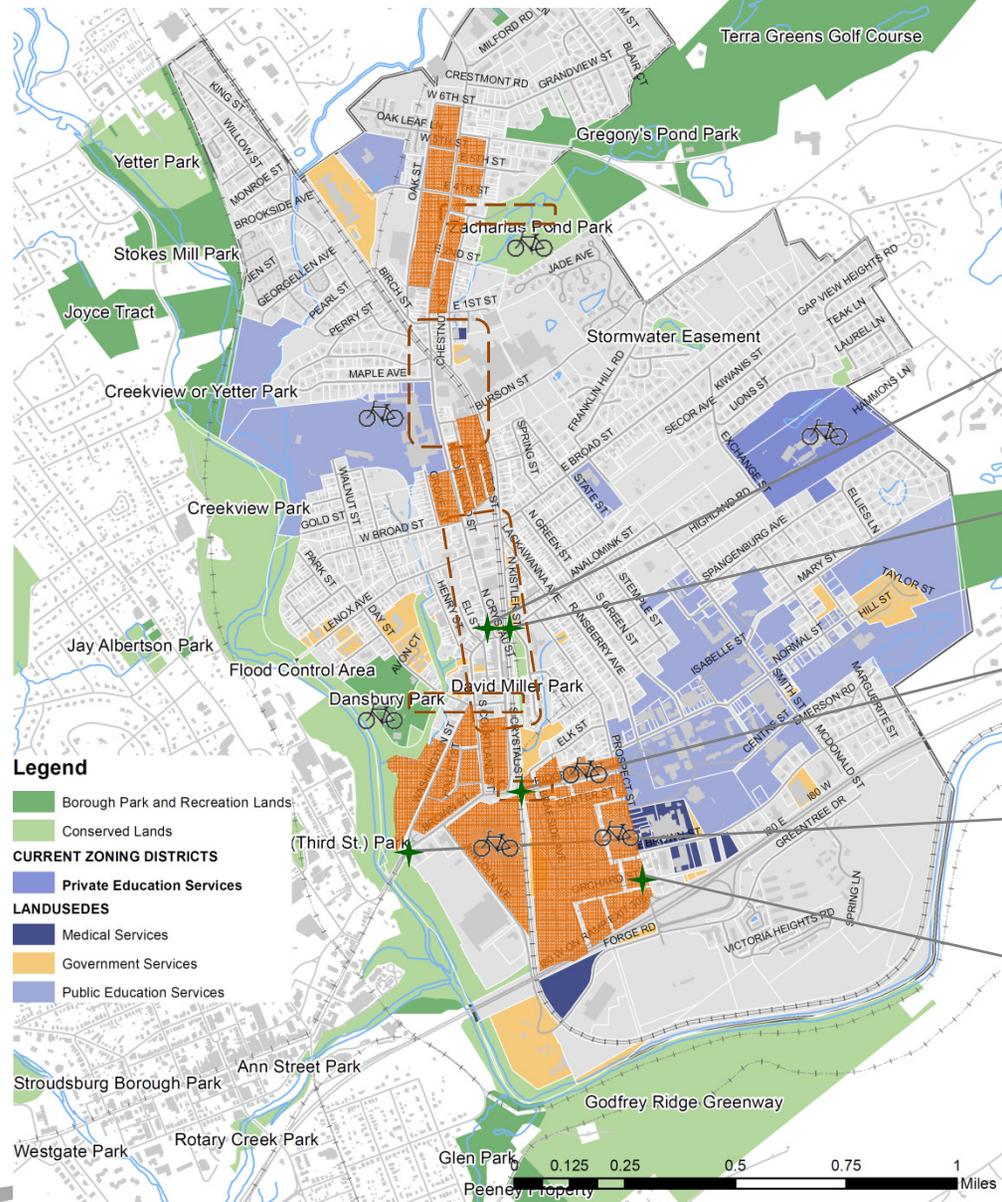
Capital Improvement:
Sidewalk Replacement

Bicycles

Making the community more bicycle friendly will entail route designations, especially on side streets, and bike parking at community destinations.

Transit

As the reuse/redevelopment nodes intensify in use, transit service to the nodes should become more feasible. Site planning should plan for pull-offs and shelters to make transit use convenient.



Gateways

Gateways are key points of entrance or transition between different districts or neighborhoods. Expressed through signage, and/or greenspace, they help residents and visitors navigate through town.

- ◆ Courtland Street at Analomink St / Crystal St
- ◆ Analomink St at or along the rail line
- ◆ Ridgeway at the bridge
- ◆ Brown Street at Brodhead Creek
- ◆ Prospect Street at Orchard Street



CULTURE, CHARACTER AND COMMUNITY BUILDING INITIATIVES

- **Marketing** sharing the quality of life East Stroudsburg offers in its hubs, neighborhoods and amenities—*online, in print, and most of all in person*
- **Retail/Service Recruitment**
- **District/Neighborhood Banners** celebrating hubs with unique identities
- **Events and Activities**
 - Downtown
 - Prospect, Ridgway and other Target Areas
 - Parks
 - Neighborhoods



PARKS AND RECREATION



IMPROVE PARKS

- Update master plans for all the parks; upgrade the ballfields with the fields at Zacharias Pond as the top priority.
- Select and install (replace) quality park furnishings: benches, tables, and trash receptacles
- Modernize play areas using interesting equipment that would attract more people to live in the downtown.
- Improve all the loop trails with surfacing and the addition of signage for mile markers.
- Create a “Medical Mile” in one of the parks where people can get their 10,000 daily steps in a gorgeous outdoor setting.
- Assess and manage the ponds for their long-term health



SIDEWALK AND TRAIL CONNECTIONS

- Connect the University with the downtown and the parks.
- Connect the Medical Center to the downtown and the parks.
- Connect the Borough to the Delaware Water Gap via safe routes and signage and support use with strategic promotion. The Delaware Water Gap is one of the best outdoor recreation areas in the nation.



REHABILITATE THE POOL

- As an anchor of the park system
- As a place to learn water safety



FORMALIZE A MAINTENANCE PLAN

- Begin by tracking costs to report cost centers such as facilities or by task.
- Convert some lawn to meadows.
- Develop a sports turf management program for fields.
- Develop a natural resources management and stewardship plan.
- Align rental fees with maintenance costs.

CONTINUE TO SUPPORT AND ACTIVELY ENGAGE WITH THE STROUD REGION OPEN SPACE AND RECREATION COMMISSION.

- Add the function of park planning to the role of the Commission for East Stroudsburg Borough.
- Empower the Commission to coordinate maintenance via planning, directing and evaluating maintenance management.



CONSIDER PARKS FOR TOMORROW

- The future of Terra Greens must be addressed with the goal of preserving this land whether it remains a golf course or changes use in the future. The land should remain as nature based recreation if not used for golf. In the meantime, retain a consultant to work with the golf course in creating the optimal operating conditions.
- An additional park is needed south of Route 80 where there are no borough public parks and access to town is limited. Work with the County to secure parkland here.



YOUR FEEDBACK

1. Which recommendation(s) are most likely to improve the community over the long term? Why.
2. Which recommendation(s) are you most hesitant to support? Why.
3. Were any critical issues missed? What is the issue and how do you feel it should be addressed?
4. Which one recommendation would you consider supporting with your personal or professional time, skills, knowledge or other resources?

For citizens viewing the posters online, send your feedback by [email](#) or use our [survey form](#).

THANK YOU FOR YOUR INTEREST IN THE FUTURE OF EAST STROUDSBURG!

