



Garrett Hill Master Plan

Prioritization Workshop

February 26, 2008



Campbell Thomas & Company



Agenda

- Debrief from the Visioning Workshop
- Review preliminary draft vision
- Summarize issues to consider
- Prioritization exercise
- Summary & next steps

COMMUNITY DESIGN
Examples of Facade Improvement Program Results

1920's

BEFORE AFTER

1940's

BEFORE AFTER

House-based

BEFORE AFTER

Row

BEFORE AFTER

LAND USE
What kinds of development should be permitted in the Garrett Hill... zoning allows the following land uses. Are they good for Garrett Avenue, ...

GOOD for Conestoga Rd. NOT GOOD for Either St.



Land Use

- Generally supportive of uses allowed today
- Concerns about liquor-related uses – particularly on Garrett Ave.
- Support for some more intense uses on Conestoga
 - Automobile service & repair
 - Laundry service
 - Hotel/inn
 - Gasoline station





Land Use

- Support for residential uses on Garrett & Conestoga
 - Single family homes
 - Home with a business
 - Apartment above a store
- Concerns about increasing density
- Explore further in the Zoning Workshop





Scale

- Strong support for maintaining current scale of development
 - Reduce minimum lot size
 - Consider maximum lot or building size
 - Reduced side yard setbacks
 - Support for small front yards on Garrett Ave.
 - Low response/confusion to other setback issues, lot and building coverage
- Explore further in Zoning Workshop





Community Design

- Strong support for streetscape, lighting, building façade and & sign ideas





Transportation – Garrett Ave.

- Support for:
 - Limiting truck access
 - Wider sidewalks
 - Wider travel lanes
- Concerns about:
 - Making Garrett Ave. one way
 - Adding traffic humps





Transportation – Conestoga

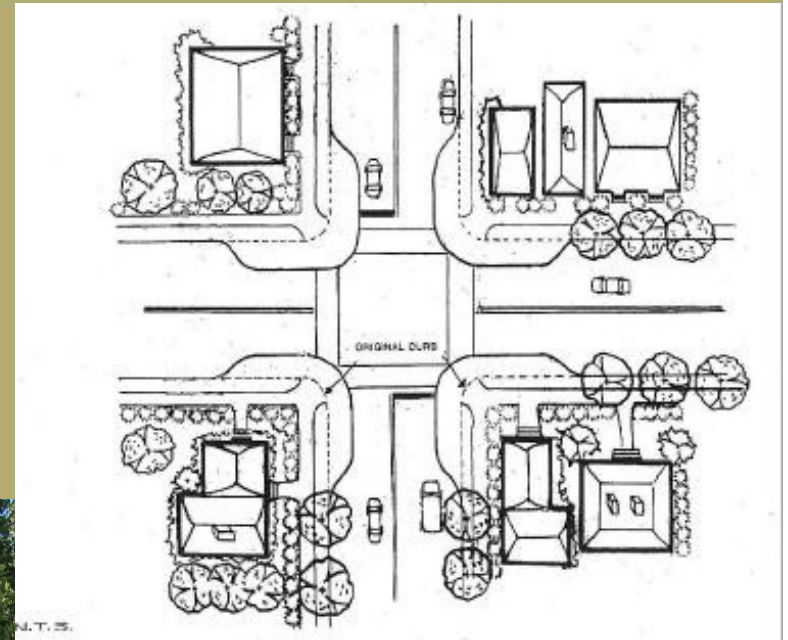
- Strong support for all ideas listed
- Gateways
 - Clem Macrone
 - Locust Grove





Transportation – Conestoga

- Continuous sidewalks
- Curb extensions – some concerns about how this would work
- Crosswalks at every intersection
- Interest in textured or lit crosswalks





Transportation – Route 100

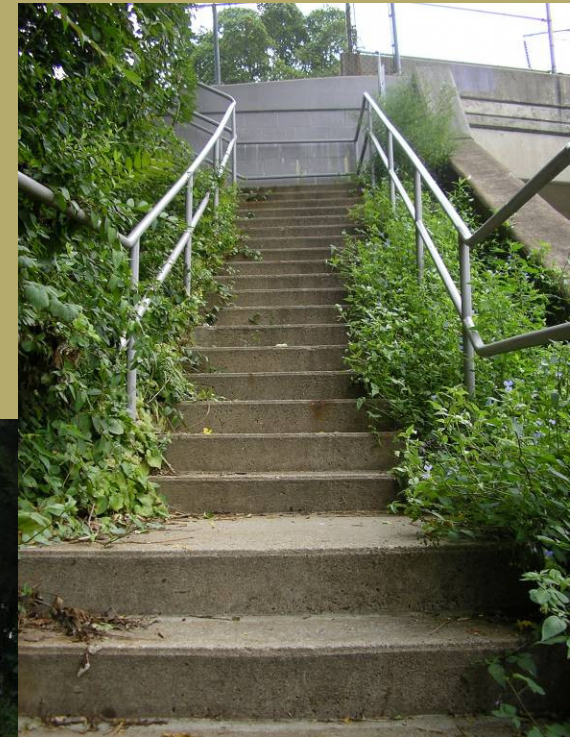
- Mixed response on moving the station
- Strong support for improvements to existing station
- Need careful design to avoid triggering full ADA requirements





Route 100 Station Improvements

- ADA standards differ for repair vs. replacement
- SEPTA has funds available for community-requested improvements
- Recommend repair or replacement of:
 - Railings
 - Stairs
 - Lighting
 - Shelters
 - Pathways
 - Platforms





Traffic Calming

- Support for:
 - Textured crosswalks
 - Raised crosswalks
 - Raised intersection
- Questions on curb extensions
- Concerns about:
 - Chicanes
 - Traffic circles





Parking

- **Support for:**
 - Expanding residential permit parking
 - Developing employee parking
 - Using public funds to purchase land for parking
- **Mixed on limiting delivery times**
- **Concerns about:**
 - Increasing cost of residential permit program



Parks & Recreation

- **Support for new recreation uses including:**
 - Dog park
 - Community pool
 - Bike trails & parking
 - Bike connection to the R-5
- **Concerns about non-park uses in Clem Macrone & Emlen Tunnell**
- **Mixed opinion on need for community center**



- Improved pedestrian access
- Picnic pavilion
- Restroom improvements
- Stream bank restoration

- Restrooms
- Track improvements
- Some interest in a pavilion here as well





Environmental

- Stormwater management
- Spillway improvement





Stormwater Management

- **Effective management broader than a single neighborhood**
- **Plan can address issues under local control**
 - **Adequacy of current system**
 - Storm drainage capacity
 - Curbs and gutters
 - **Can open space/parks play a role?**
 - **Requiring new/redevelopment to decrease impervious coverage or “over correct” for impacts of increased coverage**
 - **New development can be a powerful tool to decrease runoff**



Draft Vision

Garrett Hill is an exceptional community made up of new and long term residents and businesses that serve the community. We envision the preservation and enhancement of Garrett Hill, a place where local residents and businesses work together to protect our diverse population, small-town community character, diversity of homes, close community ties and locally-owned and operated businesses.



Draft Vision/Guiding Principles

In order to preserve our considerable community assets we need to:

- Encourage ongoing local investment in homes and businesses
- Ensure that the mix of land uses here today is permitted to remain
- Maintain the small-scale neighborhood character and density
- Improve pedestrian access and safety
- Slow traffic speeds through our community
- Protect and invest in our parks and natural environment
- Encourage development that supports the need to provide adequate parking



Prioritization Exercise

- **Confirm draft Vision and Guiding Principles**
- **Get feedback on proposed improvements for ideas that received strong support at the Visioning Workshop**
 - Streetscape
 - Gateways
 - Traffic calming
 - Spillway improvements
 - Station improvements
 - Parks
- **Take one more look at the idea of a new Route 100 Station**



Prioritization Exercise

- Ideas you see here are simply proposals
- Use the dots and provide comments to tell us whether you think they could work in Garrett Hill
- Use the “Garrett Hill Bucks” to tell us what your top priorities are
 - You each received \$10
 - Each proposed improvement has been assigned a cost loosely based on their relative cost to each other
 - Put the number of \$\$ requested in the envelope





- Signage
- Curb extensions
- Crosswalks



- Landscaping
- Stormwater storage capacity
 - Bio-swales
 - Detention basins
- Signage



Village Center Proposal

- Mix of streetscape improvements discussed at Visioning Workshop and “big ideas”
- Evaluate each element of the Village Center proposal on the display boards – you may love some of the ideas and hate others
 - Images show a “package”
 - Questions ask you to tell us what specific elements appeal to you
- We will use your feedback to shape what elements get included in the plan



- Buried utilities
- Sidewalk improvements
- Landscaping, banners & streetlights
- Awnings/façade improvements
- Outdoor seating
- Parallel parking & parking in rear



- Buried utilities
- Sidewalk & bike lane
- Landscaping, banners & streetlights
- Awnings/façade improvements
- Outdoor seating
- Shared diagonal parking

- Curb extensions
- Crosswalks
- Landscaping, banners & streetlights
- Flexible building setbacks
- Shared diagonal parking



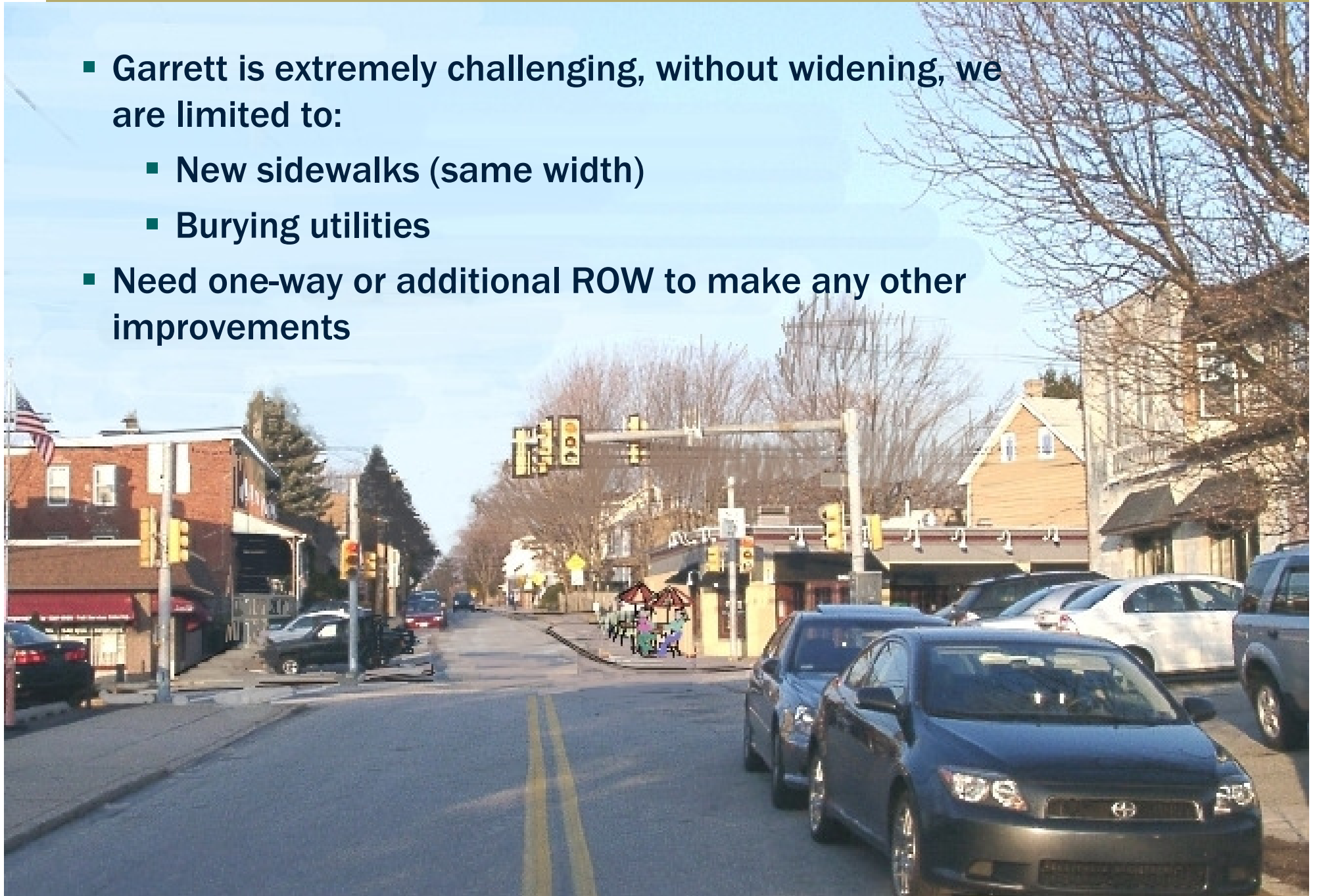


Village Center Parking Proposal

- Creates more total parking & improves pedestrian safety BUT moves some parking from private to public ownership
- Must be supportable by property owners
- Compensation for the land
- Credit for private parking lost
- Other Village Center improvements can stand without the parking proposal



- **Garrett is extremely challenging, without widening, we are limited to:**
 - **New sidewalks (same width)**
 - **Burying utilities**
- **Need one-way or additional ROW to make any other improvements**



- Wider sidewalk
- Outdoor seating
- Streetlights & banners
- Landscaping
- One-way loop into new parking created adjacent to Brothers lot



- Stair repairs & new railings
- Glass shelters
- Path reconstruction
- New lighting
- Eventual ADA access to Lowrys Lane



Station Proposal

- Keep existing station
- Consider adding a station at spillway





Station Proposal

- Station features create a strong eastern gateway
- Provides parking that can also be used for local employees
- The new activity to the area can help to calm traffic
- Construction can fund stormwater improvements that reduce flow from today's level





Next Steps

- Visit the stations around the room, ask questions & use the stickers to tell us what you think
- Use the Garrett Hill bucks to show your top priorities
- Regroup for summary and questions at 8:30ish

See you again on the April 1th

(No fooling!)