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# Garrett Hill Master Plan

## Visioning Workshop

February 13, 2007



Campbell Thomas & Company



# Agenda

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- Welcome
- Existing conditions summary
- Critical issues
- Visioning exercise
- Summary & next steps



# Critical Assets

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- Locally-owned and operated businesses
- Great place to do business
- Great place to live
- Diverse range of single-family homes
- Small-scale neighborhood feel
- Parks

*Now is the time for a vision!*



# How do we stay as we are?

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- It takes conscious effort to preserve what we have
- We need to make changes if Garrett Hill is going to stay the same
  - Make it easier for locally-owned businesses to invest here
  - Provide for the types of uses we see here today
  - Maintain the small-scale neighborhood feel
  - Protect & invest in our parks



# Parking Issues

- Two peak demand periods:
  - Lunchtime – customers & deliveries
  - Weekend evenings
- Lost spaces at the business park
- Formal and informal “shared parking” already occurring
- Effective solution must involve increased supply





# Commercial Parking *Ideas to Consider*

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- Study 30 minute limit for effectiveness
- Consider limiting delivery times
- Effective solution must address supply
  - Explore providing employee parking
  - Re-engage the business park as a part of the solution
  - Consider spillway as a new supply location
- If we can obtain adequate supply, consider promoting “park once” shopping district
- Consider more detailed parking standards could help provide a better balance of supply



# Residential Parking *Ideas to Consider*

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- Consider expanding the permit parking program
  - Streets beyond Garrett Ave.
  - Include homes that have off-street parking
  - Create tools for visitor parking
  - Find ways to enforce maximum number of cars for permits
- Address commercial supply problem to reduce commercial parking on residential streets



# Traffic & Transportation Issues

- High speed
- High traffic volumes
- Truck traffic and loading
- Poor sidewalk conditions
- Limited street crossing options
- No bicycle facilities







# Garrett Avenue Issues

- Narrow width limits options
- Widening Garrett would hurt properties on the street
- Within the existing right-of-way, how do we balance:
  - Sidewalk width
  - Parking needs
  - Traffic movement





# Garrett Avenue

## *Ideas to Consider*

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- One-way traffic:
  - Could support wider sidewalks
  - Would decrease traffic conflicts
- BUT
  - Wouldn't be enough to allow parking on both sides
  - Could increase traffic speeds
  - Creates an awkward one-way couplet with Lowrys Lane
- Burying utilities would open up west sidewalk, but is expensive
- Consider limiting truck traffic to local deliveries
- Consider enhanced traffic calming to reduce speeds



# Conestoga Road

## *Ideas to Consider*

- State-owned regional facility
- Can't influence regional traffic, but can better manage speeds & enhance pedestrian safety:
  - Physical gateway at either end to alert motorists they have entered a special place
  - Curb extensions to narrow street & shorten pedestrian crossing distance
  - Textured and/or lit crosswalks
  - Continuous sidewalks





# Route 100 Station

- Many Garrett Hill employees use the station
- Some residents use it – mostly for occasional use
- Mixed opinion on station location
  - Some concerns about visibility and safety of current location – but not overwhelming
  - Some concerns that moving it would inconvenience current users
  - Interest in the potential for new public parking, new transit & trail connections

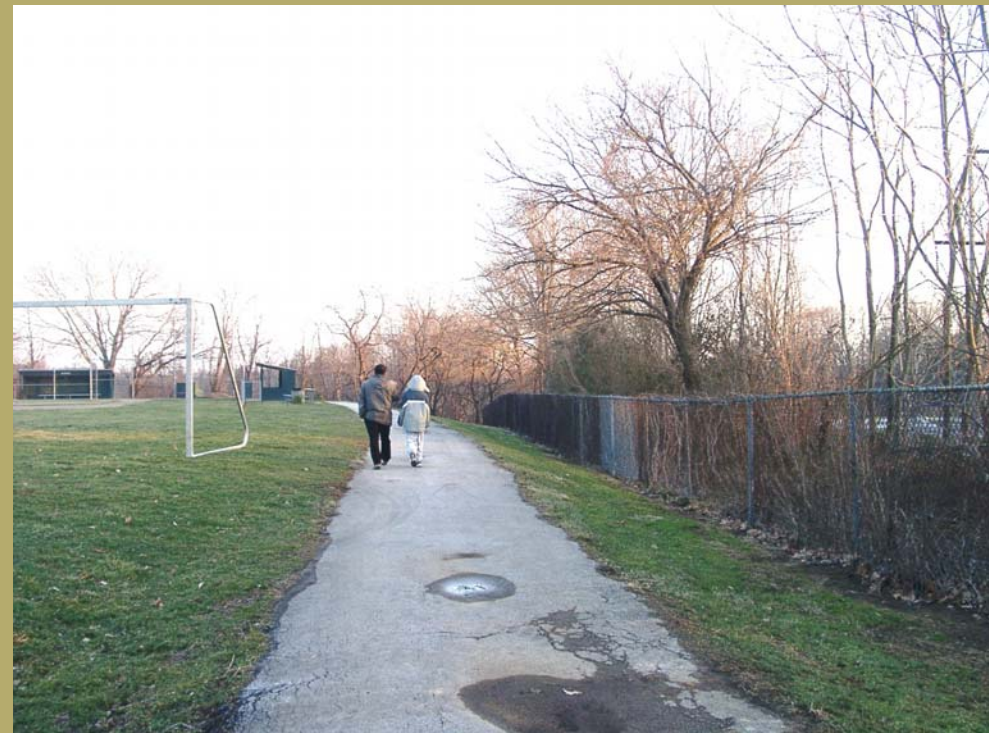




# Parks

## *Ideas to Consider*

- Preservation & enhancement are critical
  - Install & upgrade restrooms
  - Disabled access at Clem Macrone
  - Track improvements at Emlen Tunnell
- Consider “low impact” improvements
- Would one of the parks be an appropriate location for a sports-oriented community center?





# Maintaining Balance

- Between commercial and residential uses
  - Traffic, parking & noise concerns
  - Convenient access to services





# Maintaining Balance

- Between students and permanent residents
  - Noise issues & transient nature
  - Income & vitality added





# Maintaining Balance

- Between local interests & outside economic pressures
  - If outside investors began looking to Garrett Hill, is our zoning consistent with development here today?







# Why is zoning so important?

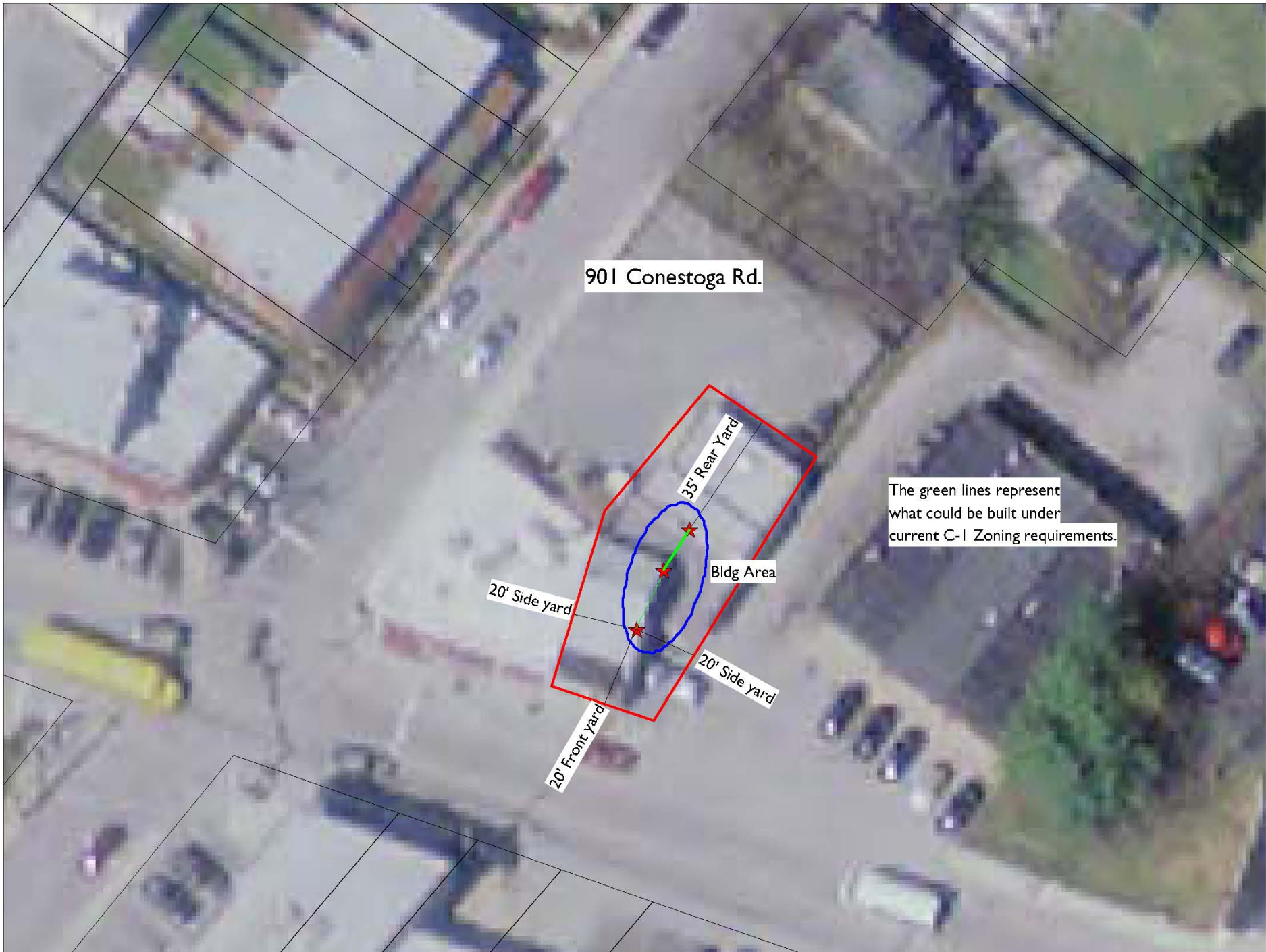
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- Zoning sets the parameters for what can be developed here
- Current zoning doesn't support what we have today:
  - Residential uses not allowed on Garrett or Conestoga
  - Laundry & dry cleaning processing are prohibited
  - One local auto repair shop is allowed under zoning, the other is not



# What's wrong with zoning today?

- Inconsistent development standards:
  - Minimum lot size: 15,000 SF
  - Minimum lot width: 100 feet
  - No more than 25% of site covered by buildings
  - No more than 60% of lot covered by impervious surface
  - Minimum yard depths:
    - Front: 20 feet
    - Side: 20 feet
    - Rear: 35 feet
- Owners must get waivers or consolidate sites to make investments



901 Conestoga Rd.

The green lines represent what could be built under current C-1 Zoning requirements.

35' Rear Yard

Bldg Area

20' Side yard

20' Side yard

20' Front yard



**C-3 Zoning Requirements**

**65' Front-yard Setback**  
**30' Side-yard Setback**  
**25' Rear-yard Setback**

**35' Maximum Height**  
**30,000 Sq. Feet Minimum Lot Size (.68 Acres)**

**Current Conditions**

**.45 Lot Size (19,642 sq. ft)**  
**100% Impervious**

**Building Size = 2275 Sq. Ft.**

**Hypothetical Build-Out Assuming Land is Vacant and C-3 Zoning Exists**

**C-3 Zoning Requirements**

**65' Front-yard Setback  
30' Side-yard Setback  
25' Rear-yard Setback**

**35' Maximum Height  
30,000 Sq. Feet Minimum Lot Size (.68 Acres)**

**30-foot Side-yard Setback**

**65 Foot Front-Yard Setback**

**30-foot Side-yard Setback**

**25-foot Side-yard Setback**

**25-foot Side-yard Setback**

**Maximum Build-out  
= 1,140 Sq. Feet  
or .02612 Acres**





# Next Steps

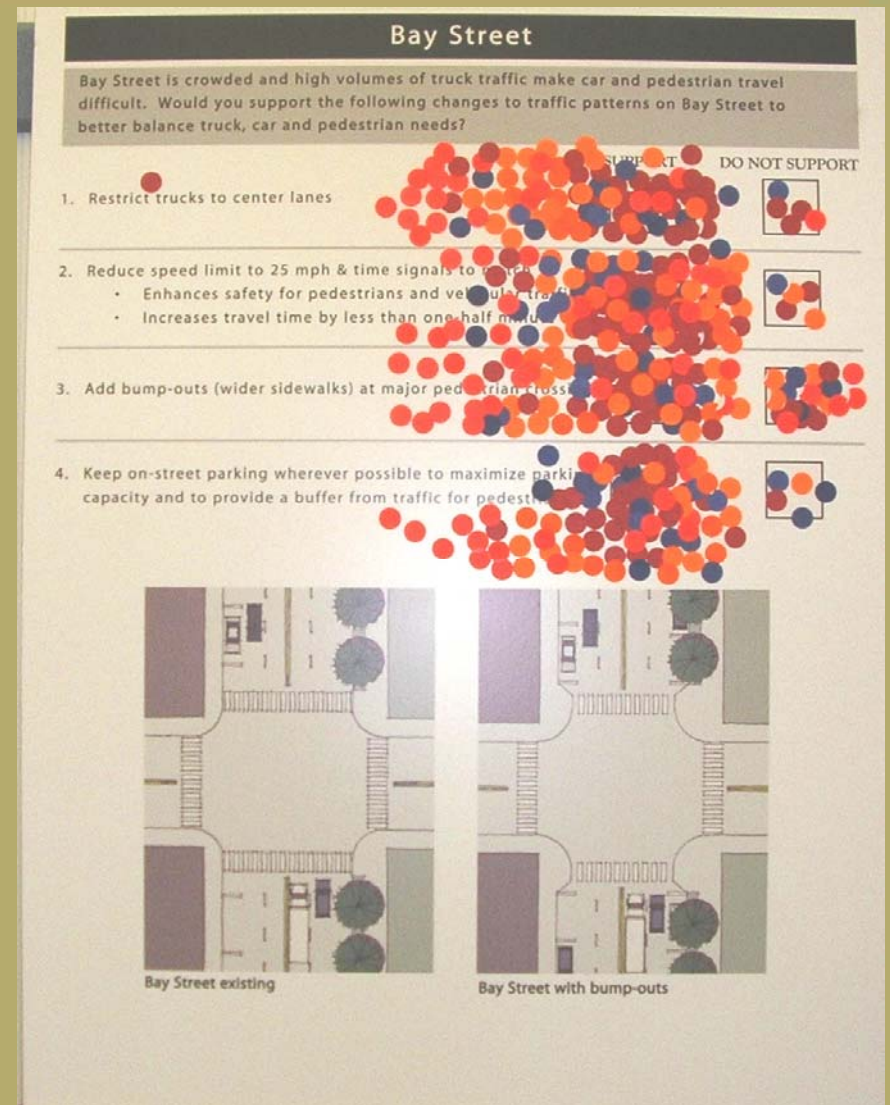
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- Tonight is about education & testing fairly broad concepts
- At 2/26 Prioritization Workshop, we will focus on refining issues you identify tonight:
  - Research some potential solutions
  - Present ideas to you
  - Ask you to evaluate & prioritize



# Ideas to Consider

- Land uses
- Community design
- Streetscape & pedestrian amenities
- Transportation issues
- Parks & recreation
- Parking





# Workshop Exercise

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- Stations around the room, each highlights an issue raised in the planning effort
- Review information on the displays, ask questions of consulting team or committee members
- Place stickers in appropriate boxes to indicate what you think
- Regroup for summary and questions at 8:30ish

*See you on the 26<sup>th</sup>!*