

Garrett Hill Master Plan

Steering Committee

February 19, 2008



Campbell Thomas & Company



Agenda

- Debrief from the Visioning Workshop
- Review & revise preliminary draft vision
- Prioritization Workshop preparation

COMMUNITY DESIGN
Examples of Facade Improvement Program Results

1920's
BEFORE: [Image of a building facade] AFTER: [Image of the same building facade with improvements]

1940's
BEFORE: [Image of a building facade] AFTER: [Image of the same building facade with improvements]

House-based
BEFORE: [Image of a house facade] AFTER: [Image of the same house facade with improvements]

Row
BEFORE: [Image of a row of buildings] AFTER: [Image of the same row of buildings with improvements]

LAND USE
What kinds of development should be permitted in the Garrett Hill commercial district? The current C-1 zoning allows the following land uses. Tell us if they belong in Garrett Hill. Are they good for Garrett Avenue, Conestoga Road or both?

Garrett Ave. GOOD for Conestoga Rd. NOT GOOD for Either St.

The dot plot shows numerous colored dots (red, green, yellow) placed on the board to indicate responses to the survey question.



Land Use

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





Land Use

- Support for mixed uses on Garrett & Conestoga
- Concerns about increasing density
- Conestoga
 - Single-family homes
 - One apartment above a store
- Garrett
 - Single-family homes
 - Home with a business
 - Up to two apartments above a store





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





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

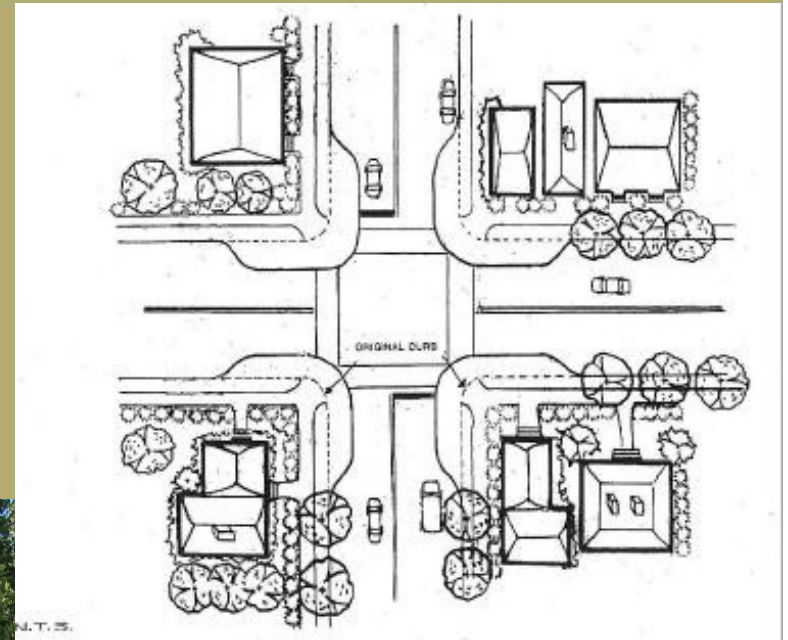
- Strong support for all ideas listed
- Gateways
 - Clem Macrone
 - Locust Grove





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
- Need to understand:
 - What improvements can be done at existing station without triggering ADA requirements
 - What new features could be created at a new location
 - Intermodal access
 - Bike access
 - On-site parking – users and local employees





Traffic Calming

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





Parking

- **Support for:**
 - Increasing the 30 minute time limit to **1 hour**
 - 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:**
 - Restrooms
 - Walking track improvements
 - Picnic pavilion at Clem Macrone
 - Stream bank/wetland restoration
 - 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**



Environmental

- **Stormwater management**
 - Effective management broader than a single neighborhood
 - Plan should address critical local sources
- **Spillway improvement**





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

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 Workshop

- **Similar format to Visioning Workshop**
 - Presentation
 - Exercise
 - Summarize findings
- **Displays will**
 - Illustrate how ideas with strong support could be implemented
 - Attempt to clarify low-response issues from Visioning Workshop
- **Garrett Hill \$\$ Prioritization Exercise**





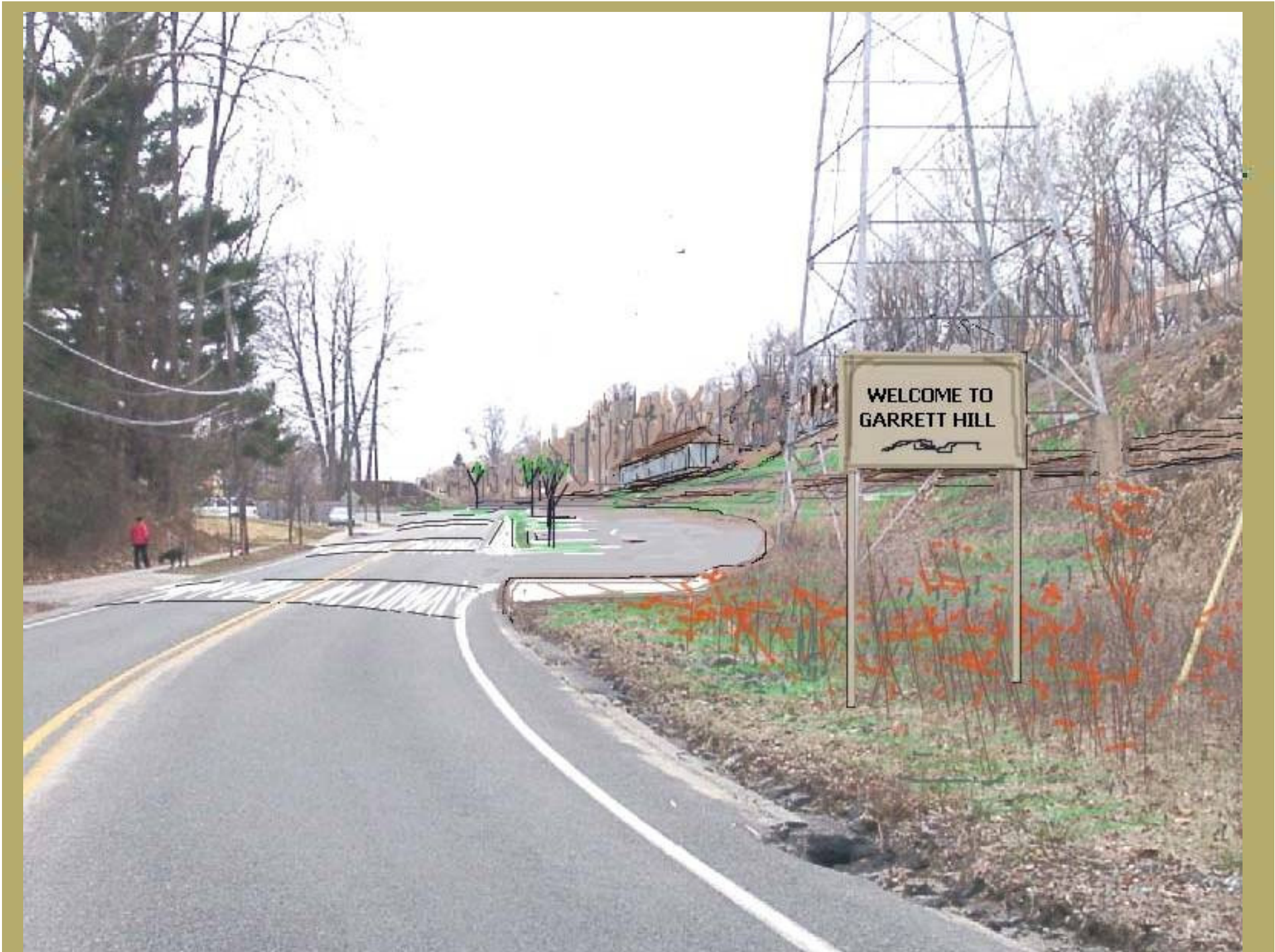
Microsoft
Virtual Earth™

Latitude 40°01'33.37" N
Longitude 75°20'02.14" W
Altitude 410 feet

© 2007 Microsoft Corporation © 2007 NAVTEQ
AND Image courtesy of USGS

30 yds

Conestoga Rd





Conestoga Rd

Bailey Rd

Latitude 40°12'34.58" N
Longitude 78°01'12.74" W
Altitude 425 feet

30 yds

© 2007 Microsoft Corporation © 2007 NAVTEQ
© NAD. Data courtesy of USGS

Microsoft
Virtual Earth





Steering Committee Guidance

- **Identify areas for further analysis/clarification**
 - Route 100 station location
 - Community center issues
 - Stormwater management
 - Spillway
- **Priorities for illustrations**
 - 3-4 sketches
 - Focus on issues best communicated through graphics
- **Issues to be explored further in Zoning Workshop**
 - Apartments above store
 - Setbacks, building/lot size/lot coverage maximums