



Garrett Hill Master Plan & Overlay District Planning Commission Public Meeting



August 4, 2008

Campbell Thomas & Company



Comprehensive Plan Objective

✓ Strengthen the Garrett Hill district as a pedestrian-oriented neighborhood convenience district.

- Community concern that this meant drastic change
- Garrett Hill Coalition organized to steer future of the neighborhood

Garrett Hill Master Plan Open House/Community Meeting

Radnor Township and the Garrett Hill Coalition are creating a Master Plan to shape Garrett Hill's future & recommending Zoning and Subdivision changes for our neighborhood.

At this meeting, we will summarize these draft plans & recommendations & ask for your thoughts before we present the plan to the Township Board of Commissioners to consider for adoption.

Please join us!

Tuesday, June 24th at 7:00PM

Radnor United Methodist Church, 930 Conestoga Road.

For more information & to obtain copies of these documents, please contact:

Rick Barker, Garrett Hill Steering Committee Chair @ 610-525-1250 or
damoca1@verizon.net

OR

Matt Baumann, Planning Manager for Radnor Township @ 610-688-5600 or
mbaumann@radnor.org



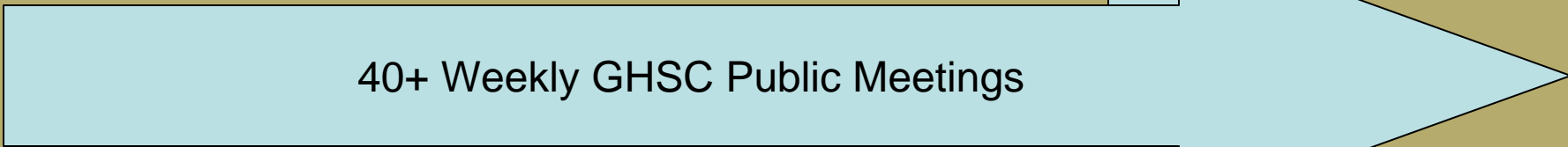
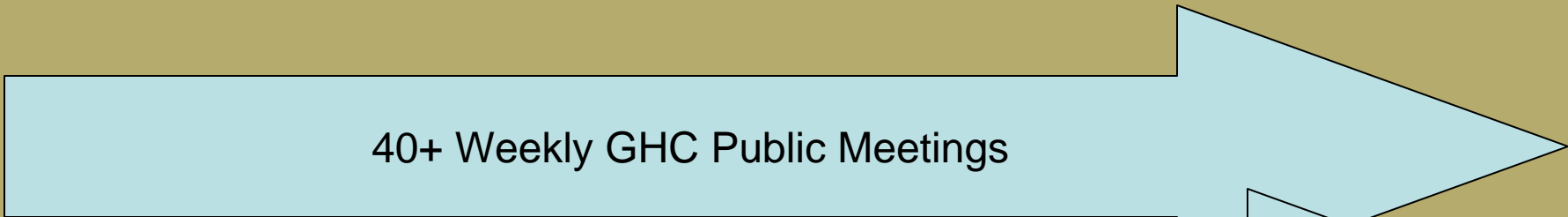
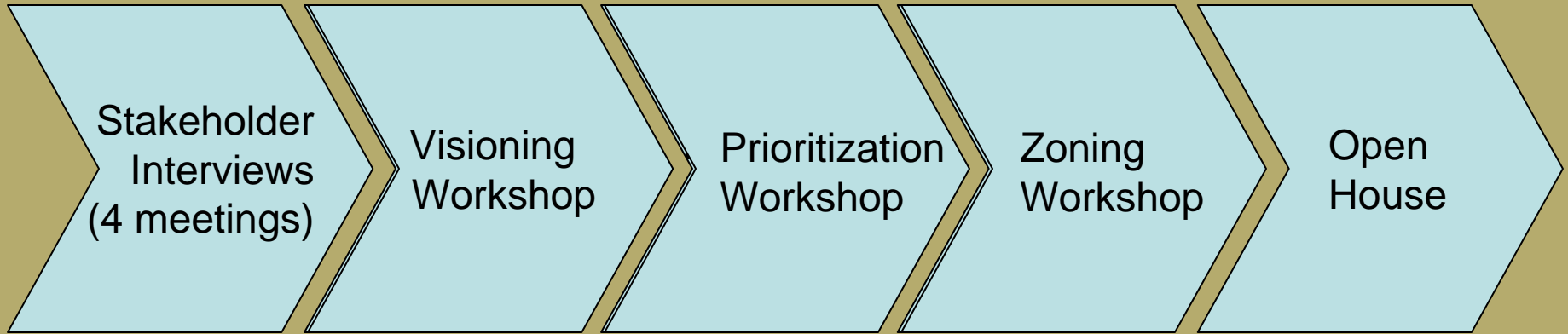
Focus on Public Participation

- Public process guided plan recommendations
- Extensive outreach for each meeting
- All meetings welcomed public participation
 - Brainstorming
 - Surveys
 - Dot exercises
 - Discussion
 - Email
 - Website





The Process





Garrett Hill Assets

- 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





Plan Findings

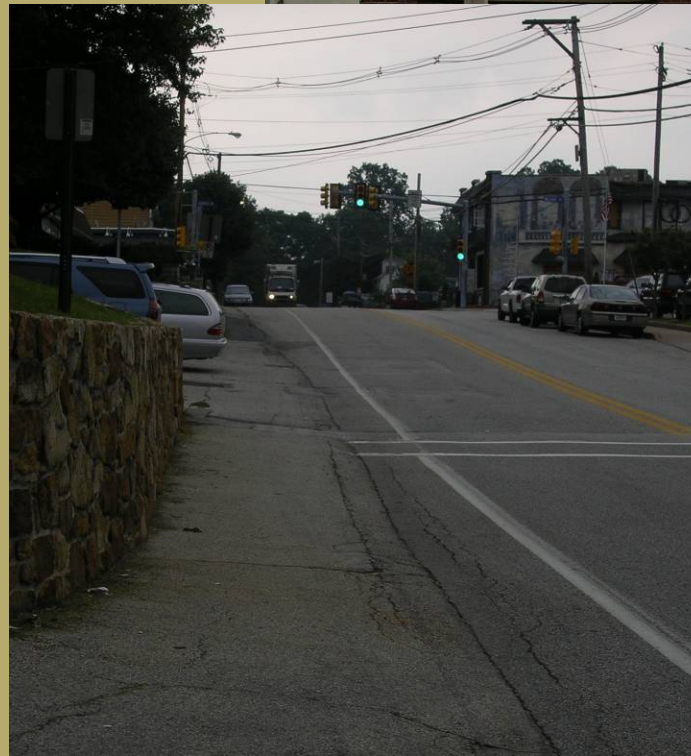
- Zoning not consistent with current uses
- Non-conforming construction
 - Setbacks
 - Building envelope
 - Impervious coverage





Plan Findings

- Need to encourage ongoing neighborhood reinvestment
- Poor sidewalk and streetscape conditions
- Heavy cut-through traffic
- Inadequate parking
- Good transit service, but poor station access





Community Priorities

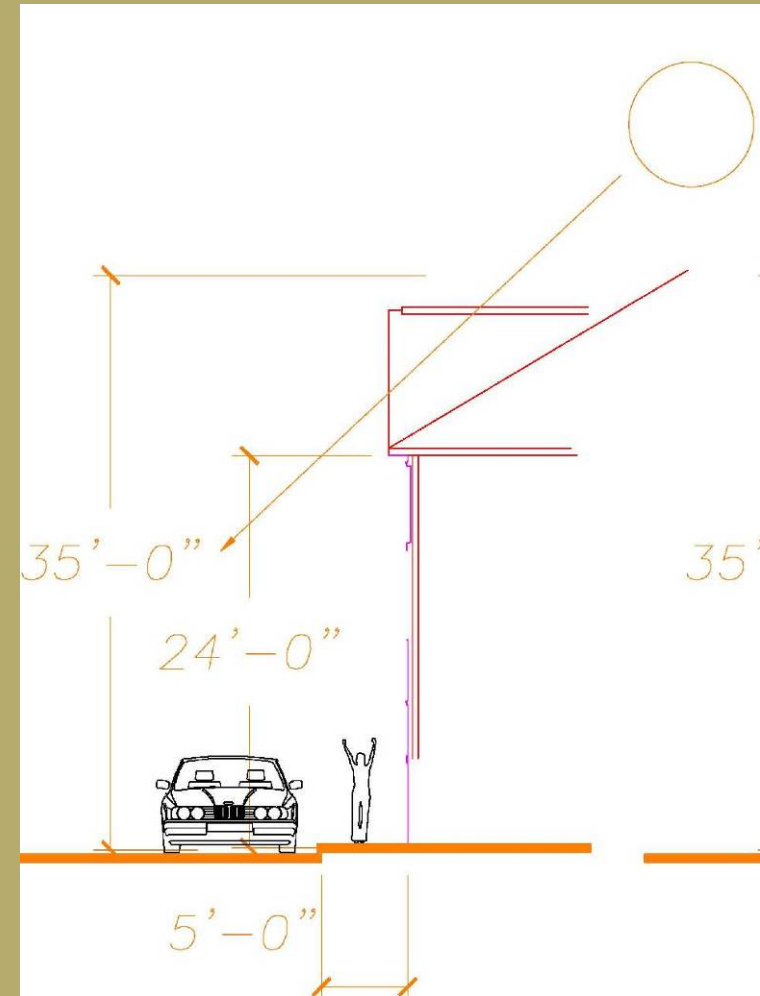
- Strong pedestrian-oriented neighborhood center
- Enriched business district
- Preserved open space & environmental resources
- Improved transit facilities and access
- Effective parking strategy
- Transparent planning & implementation process





Preservation/Enhancement Key

- Zoning to support development that preserves the character of Garrett Hill
 - Diverse, vibrant mixed-use neighborhood
 - Appropriate development intensity
 - Minimum/maximum lot widths
 - Building size/height
 - Setbacks
 - Quality design
 - Roof shape/building articulation
 - Signage
- Preserve affordable housing
- Protect & invest in parks
- Pedestrian-oriented streetscape





Parking

- Master Plan & Overlay provide tools to:
 - Ensure adequate parking is constructed for new development
 - Maximize parking availability on each site
- Parking needs to be dispersed throughout the district
- Plan proposes a “shared parking district”
- Success will require additional supply





- Signage
- Curb extensions
- Crosswalks



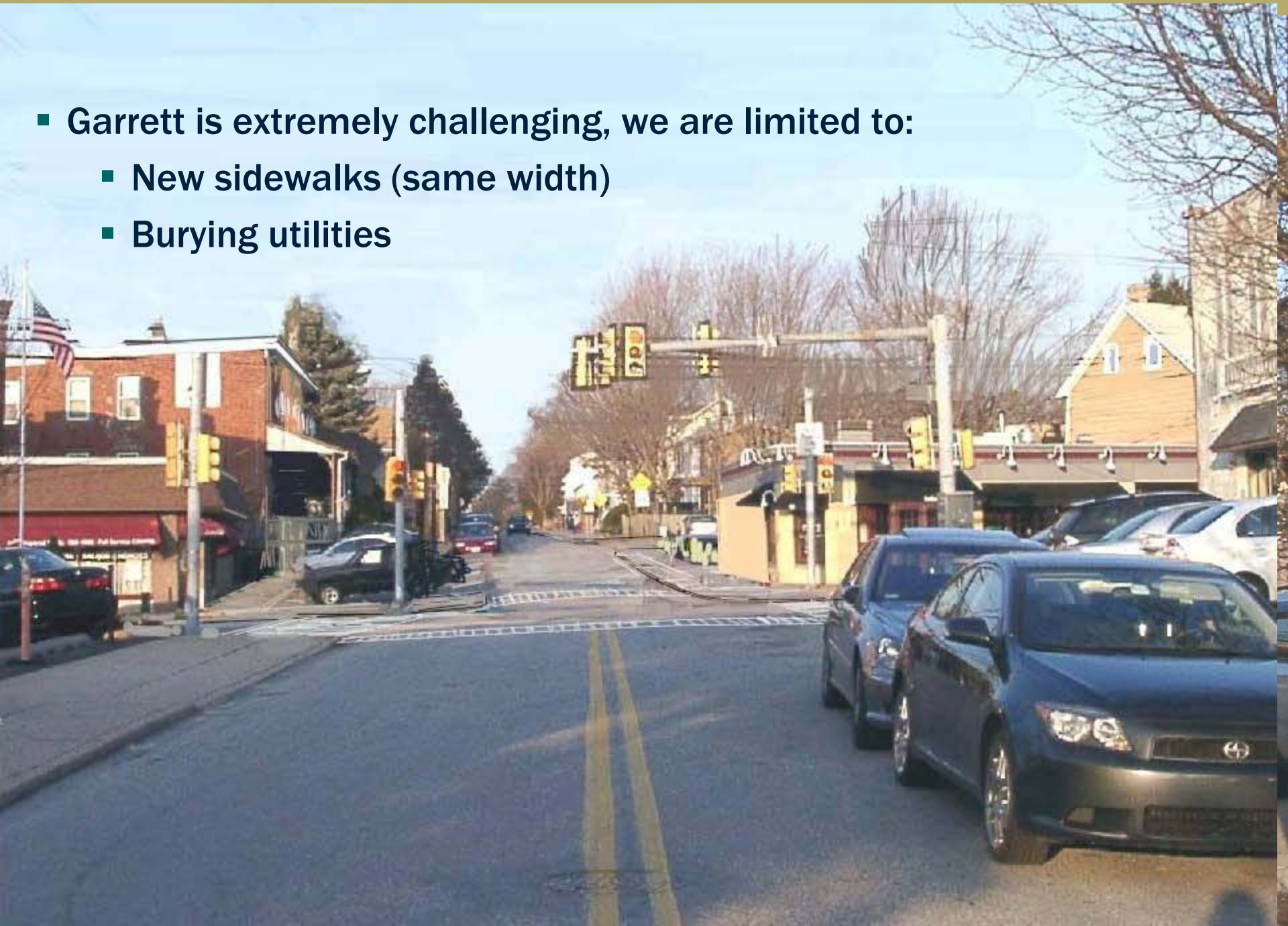
- Landscaping
- Stormwater storage capacity
 - Bio-swales
 - Detention basins
- Signage



- Buried utilities
- Wider sidewalks
- Landscaping, banners & streetlights
- Awnings/façade improvements
- Perpendicular parking



- **Garrett is extremely challenging, we are limited to:**
 - **New sidewalks (same width)**
 - **Burying utilities**



- Stair repairs & new railings
- Glass shelters
- Path reconstruction
- New lighting

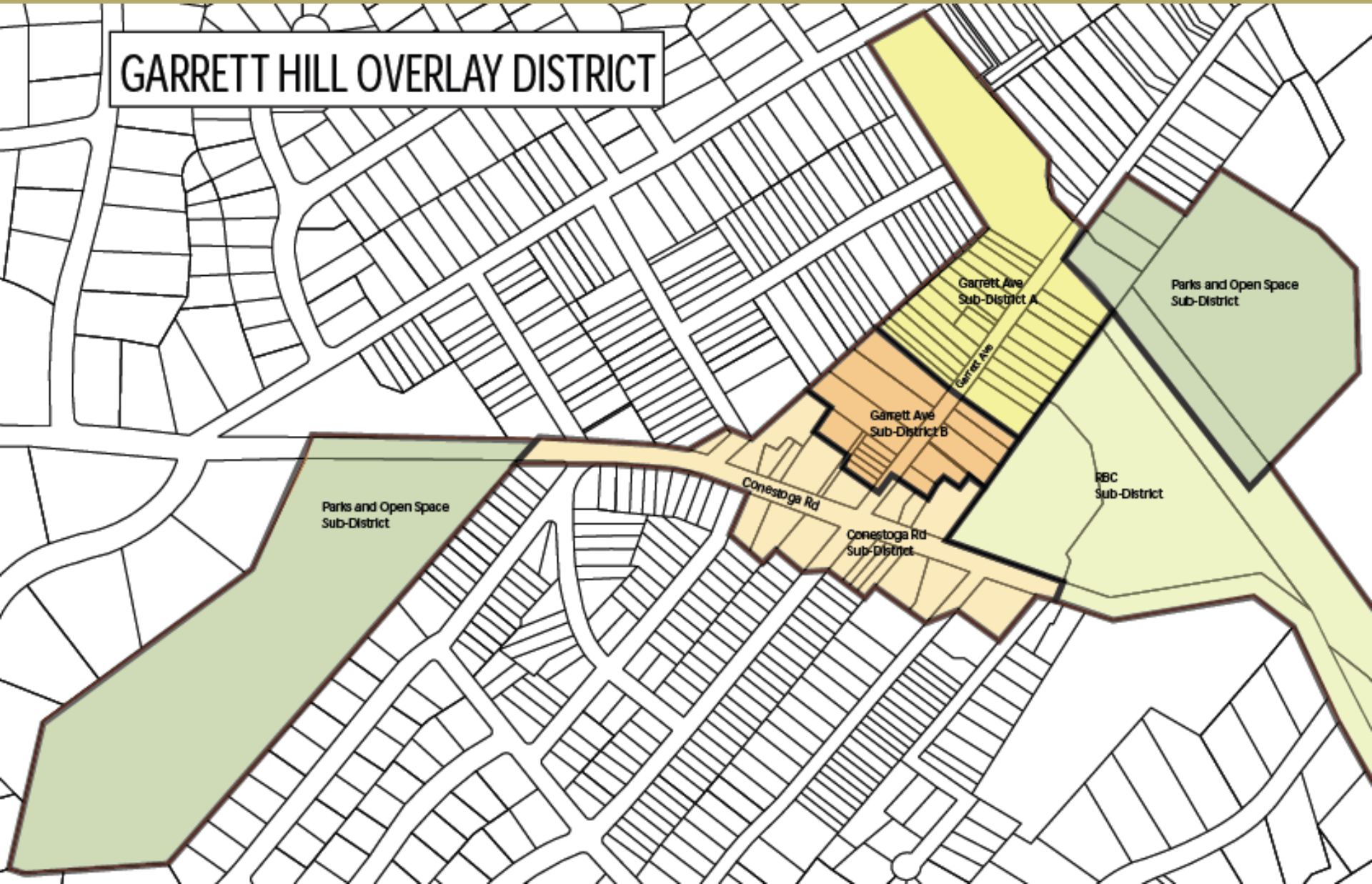


Parks



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

GHOD Zoning Overlay

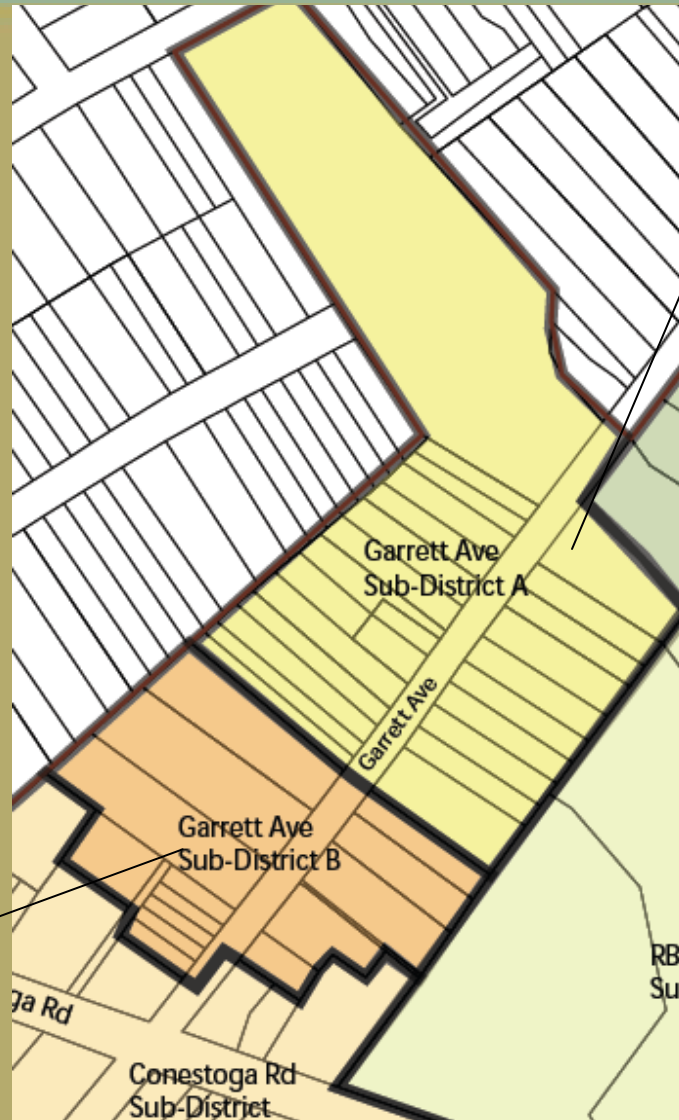




Garrett Ave. Sub-Districts

- Transition from Conestoga to residential development
- Low intensity commercial/residential uses
- Higher impermeable surface coverage

Garrett Ave
Mixed Use Sub-
District

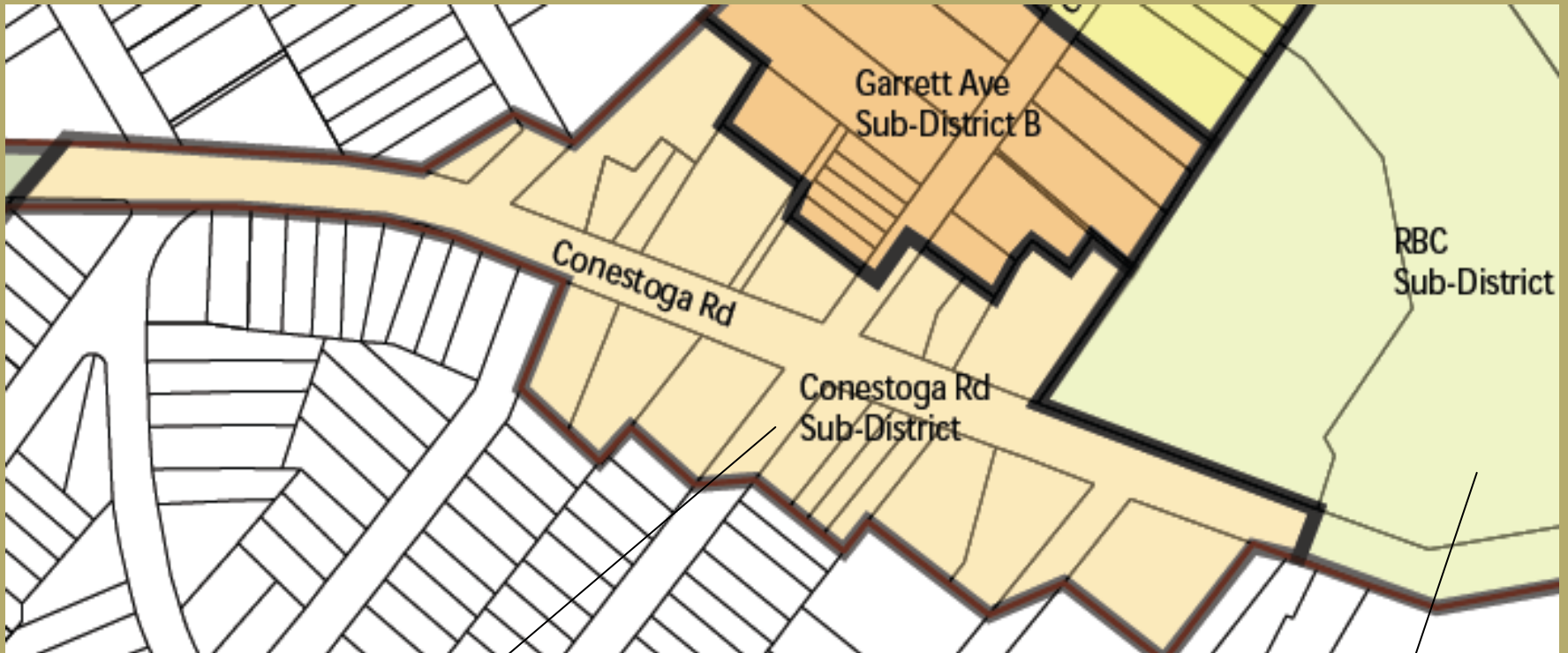


Garrett Ave
Neighborhood
Sub-District

- Single-family residential similar to R-5
- Low impermeable surface coverage
- Limits traffic impacts to Garrett



Conestoga Sub-Districts

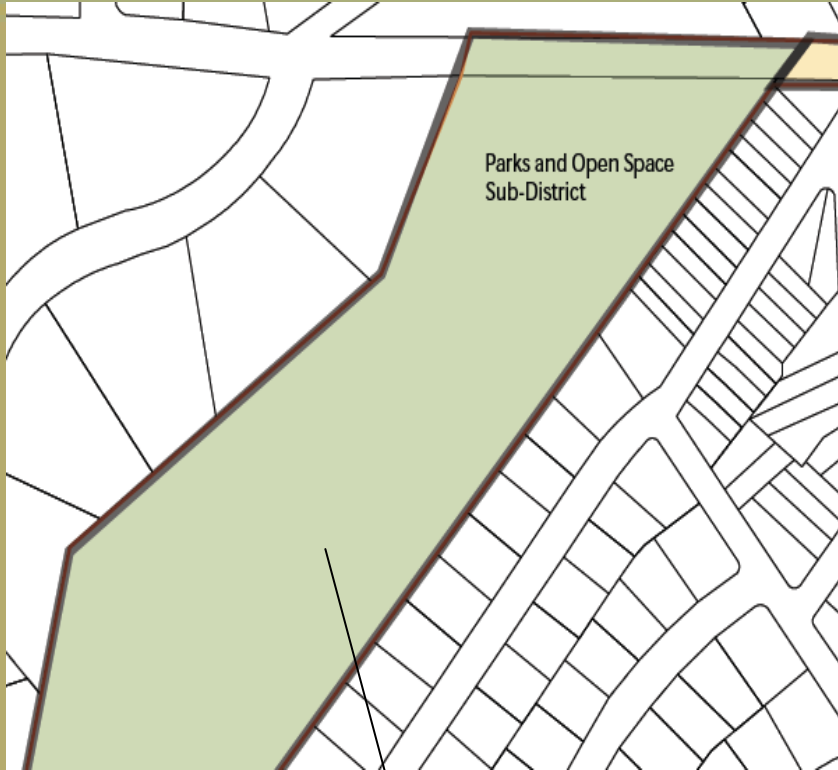


Conestoga Rd.
Mixed-Use

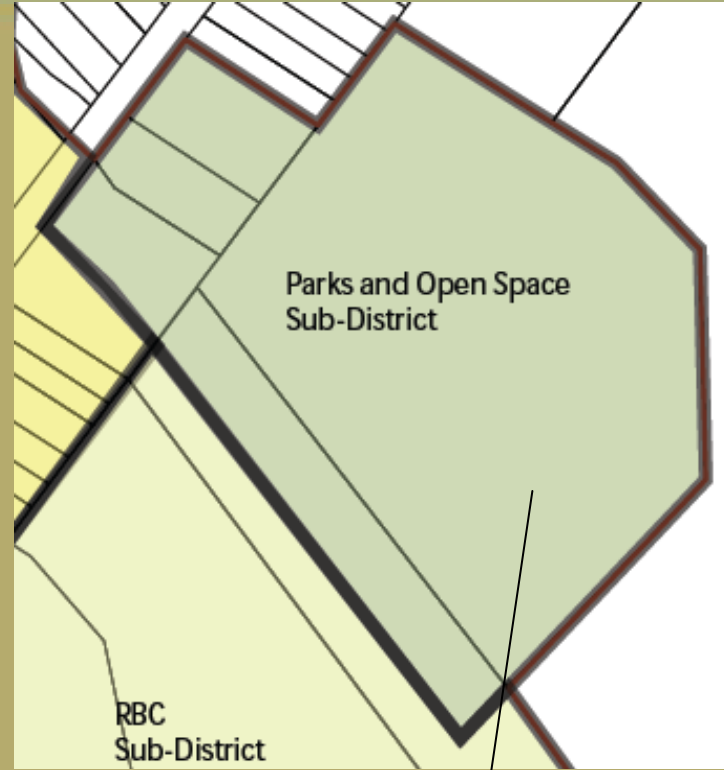
Rosemont Business Campus
Sub-District



Open Space Sub-District



Clem Macrone
Park



Emlen Tunnell
Park



Short-term Implementation Needs

- Catalyst investment
 - Gateway or streetscape enhancement
 - Parking supply
- Create a management structure
 - Garrett Hill Enhancement Trust





Next Steps

- Board of Commissioners public hearing scheduled for Sept. 8th
- Prepare revisions agreed upon during the public review period
- Considered for adoption at the September 22nd Board of Commissioners meeting

Questions?