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# Garrett Hill Master Plan

Open House

June 24, 2008



Campbell Thomas & Company



# Agenda

- Update since Zoning Workshop
- Master Plan recommendations
- Zoning & SALDO approach
- Open house
- 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

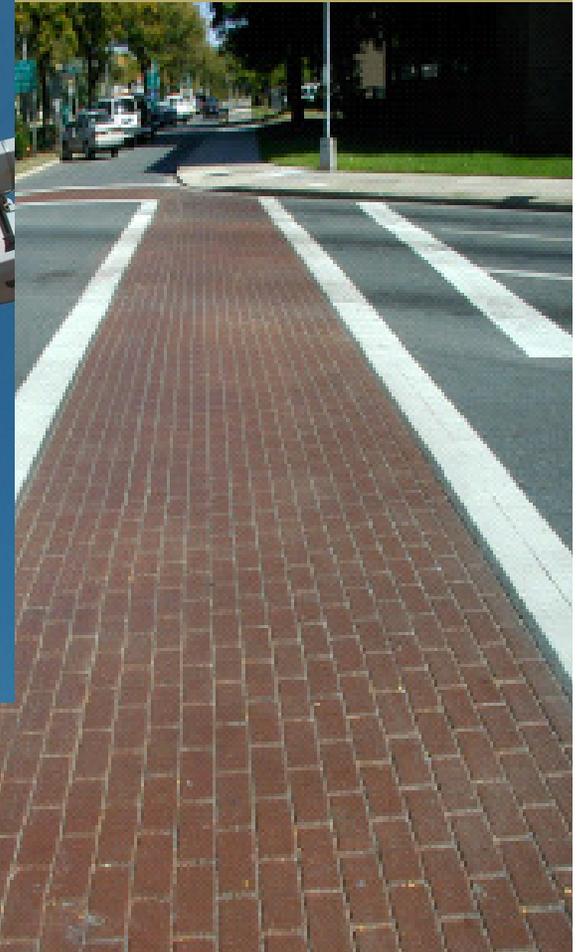
**LAND USE**  
What kinds of development should be permitted in the Garrett Hill...  
1. zoning allows the following land uses.  
2. Are they good for Garrett Avenue,

GOOD for Conestoga Rd. NOT GOOD for Either St.



# Master Plan

- Neighborhood investments
- Zoning and Subdivision overlays
- Other policy issues
  - Parking
  - Design guidelines
  - Stormwater
  - Truck access





# Park Preservation & Improvement





# Western Gateway





# Eastern Gateway





# Conestoga Village Center





# Garrett Avenue







# Route 100 Station Improvements





# Master Plan Parking Strategy

- **Supply**
  - New parking construction
  - Shared use of existing parking
  - Zoning to require adequate parking for future development
  - Codify head-in parking
- Residential permit
- Shared parking district





# Master Plan Policy Recommendations

- **Design guidelines**
  - Only minimal design standards in Zoning & SALDO overlays
  - Consider additional standards that recognize the neighborhood's traditional development patterns
    - Window patterns
    - Porches
    - Materials
- **Stormwater**
  - Ties to Twp. ordinance
  - Impervious coverage standards
- **Truck access on Garrett Ave.**



# Master Plan Implementation Strategy

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- Identifies for each action:
  - Timeframe
  - Implementers
  - Cost estimates
  - Funding sources
- Assumes a mix of private & public investment
  - Implemented through zoning and SALDO as redevelopment occurs
  - Grants
  - Township funds and actions



# Master Plan Implementation Strategy

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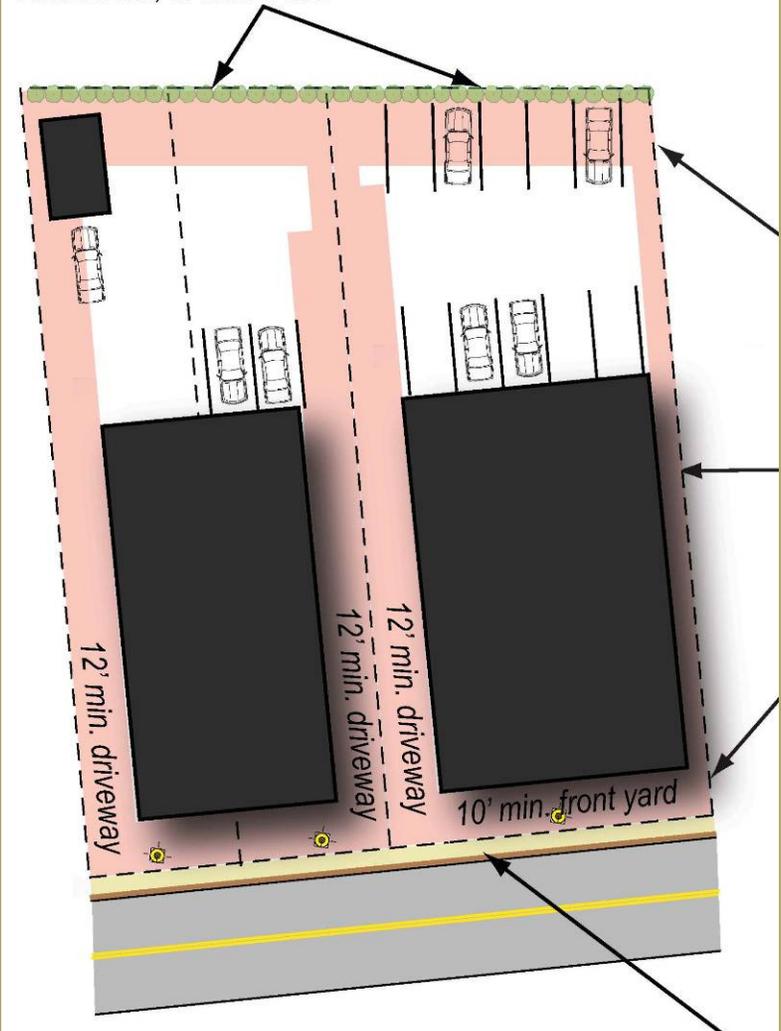
- **Ongoing oversight by Township & Community**
- **Consider formation of Garrett Hill Community Trust**
  - **Repository for funds to be used to complete improvements**
    - **Grants**
    - **Parking revenues**
    - **Developer fees**
  - **Provides tool to accumulate resources for investment**



# Zoning Overlay

- Zoning regulates:
  - Use
  - Density
  - Design of buildings on a site
  - Parking
    - Amount
    - Location
  - Signage

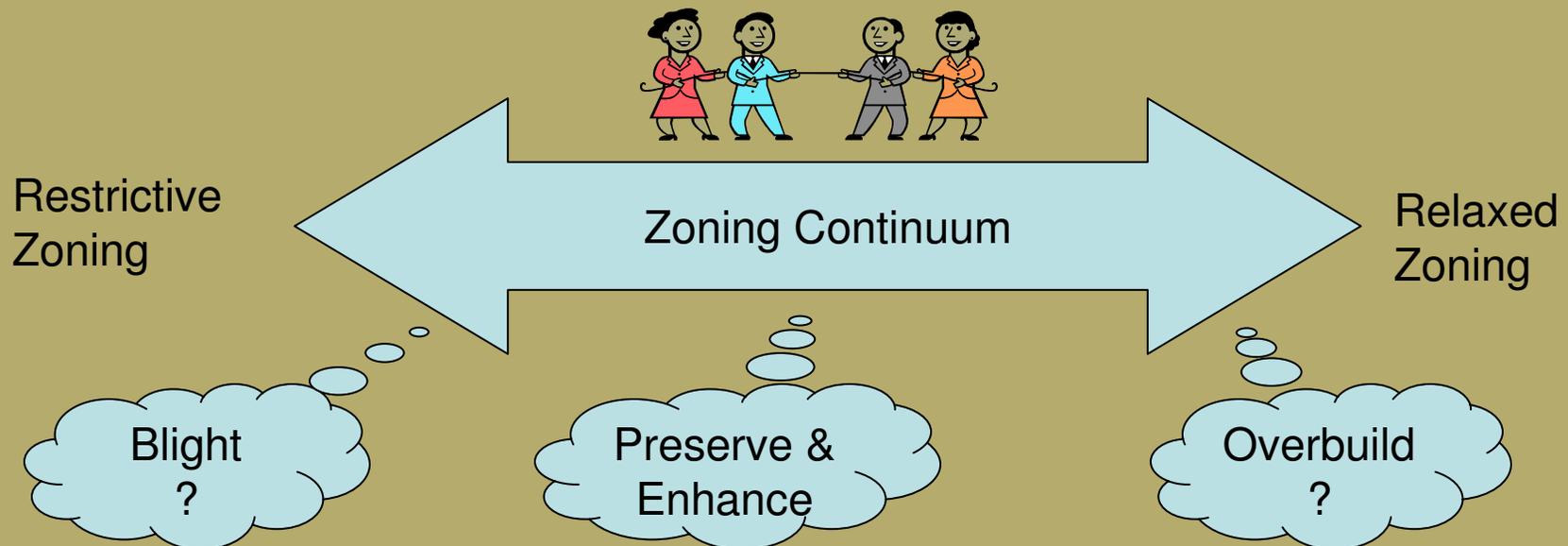
*Example configurations for semi-attached residential, commercial, or mixed use*





# Zoning Continuum

Struggle between preservation vs. allowing current conditions to dictate future development.





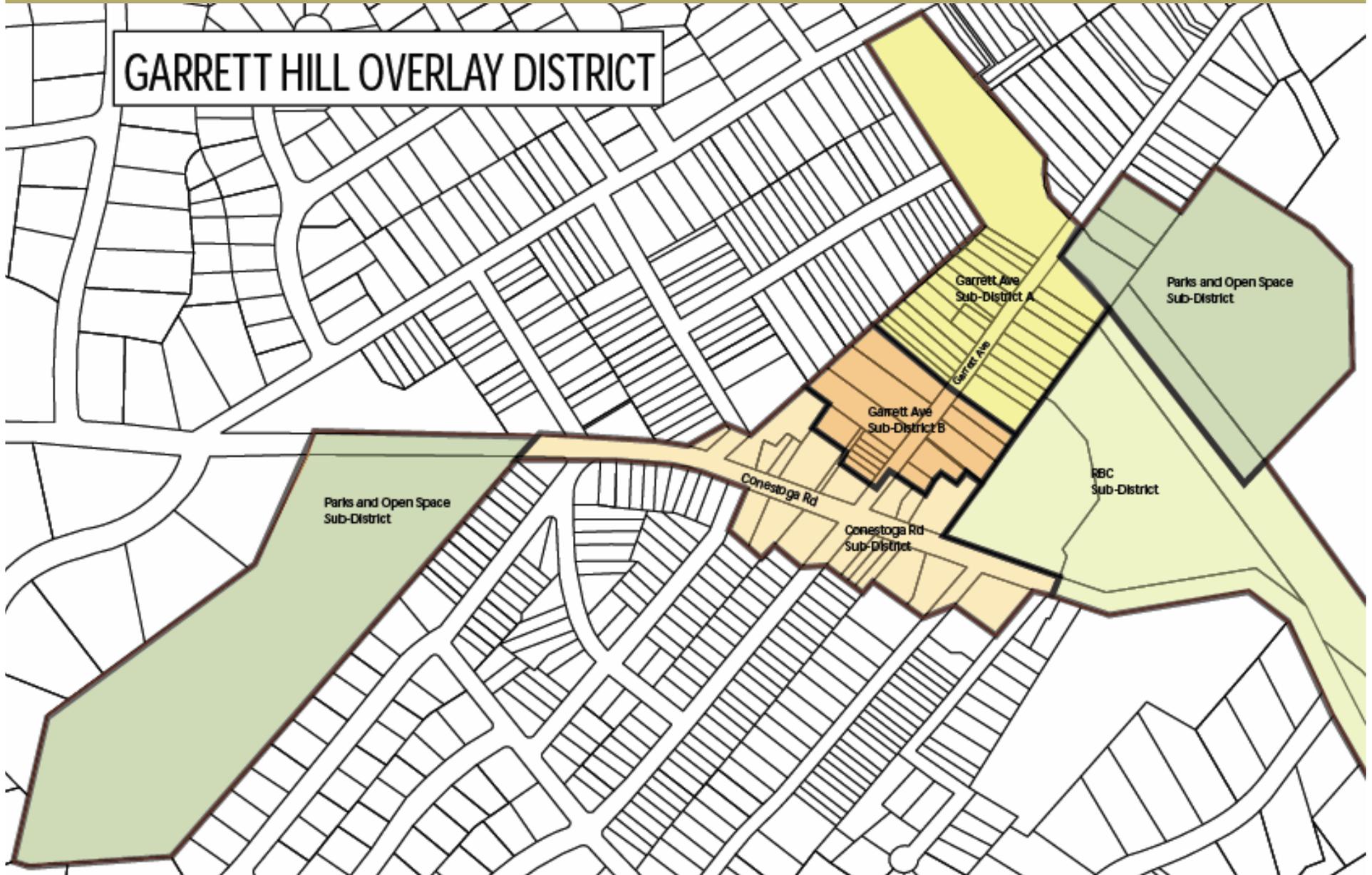
# Zoning Approach

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- **Create the tools to preserve existing:**
  - **Mix of uses**
  - **Density**
  - **Scale of development**
    - **Height**
    - **Building size**
    - **Lot coverage**
  - **Adequate parking**
  - **Quality buffers between commercial & residential uses**

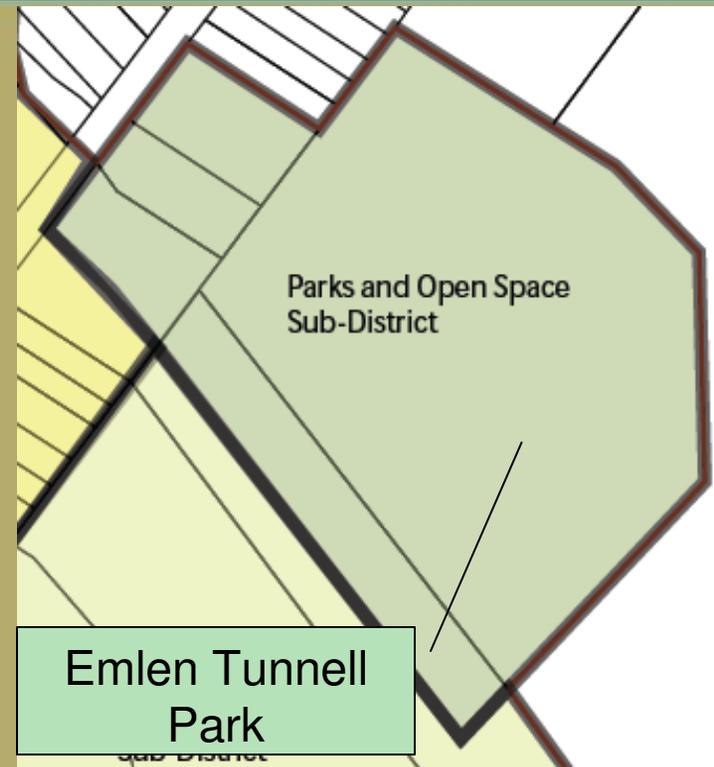
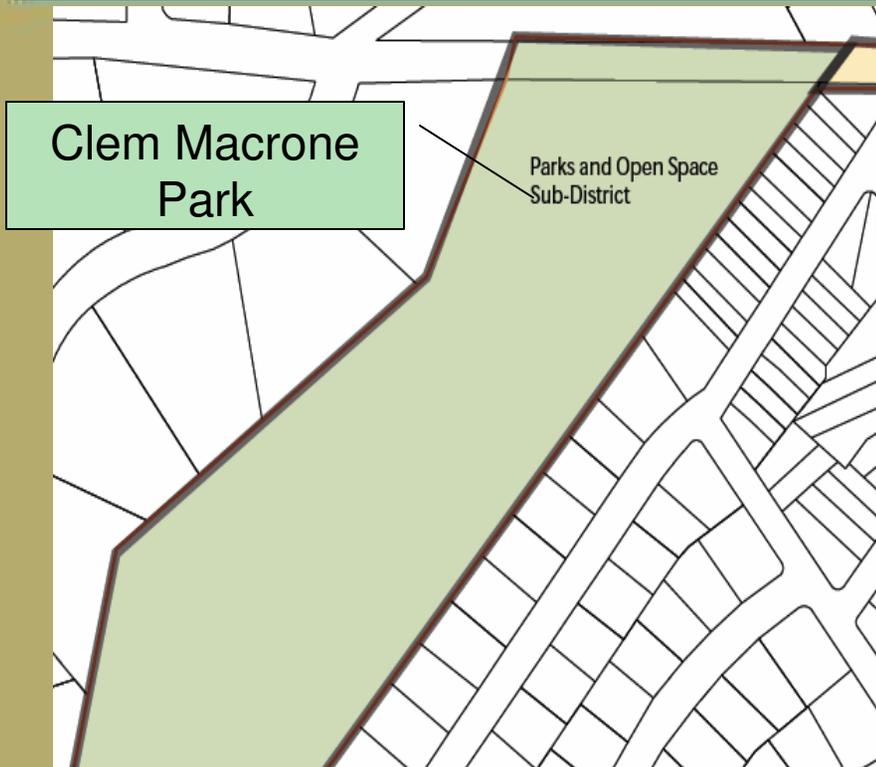


# GHOD Zoning Overlay





# Open Space Sub-District



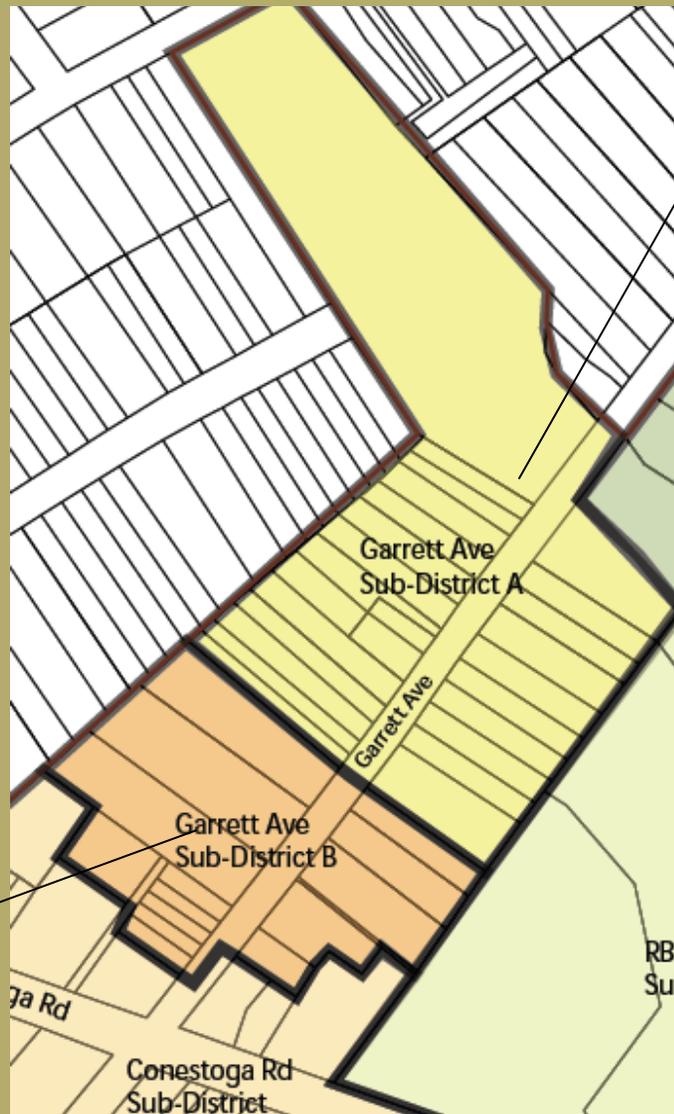
- Uses limited to open space and low intensity recreation



# 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
- Recognizes Garrett Ave. limitations for commercial development



# Zoning – Garrett Ave Mixed-Use

- Compare the zoning requirements of:
  - Commercial C1
  - Existing Conditions (many non-conforming)
  - GHOD Garrett Ave Mixed-Use Sub-District

C1(today)	Existing Conditions	GHOD GAMU
Front Setback 20' Side Setbacks 20' Rear Setback 35' Max Height 35' Max Building 25% Max Impervious 60%	Front Setback 11'-6" Side Setbacks 10'-5" Rear Setback 20'-0" Max Height 26' Max Building 50% Max Impervious 75-100%	Front Setback 26-36' Side Setbacks 12' & 5' Rear Setback 15' & 5' Max Height 30' & 25' Max Building 80% Max Impervious 95%*

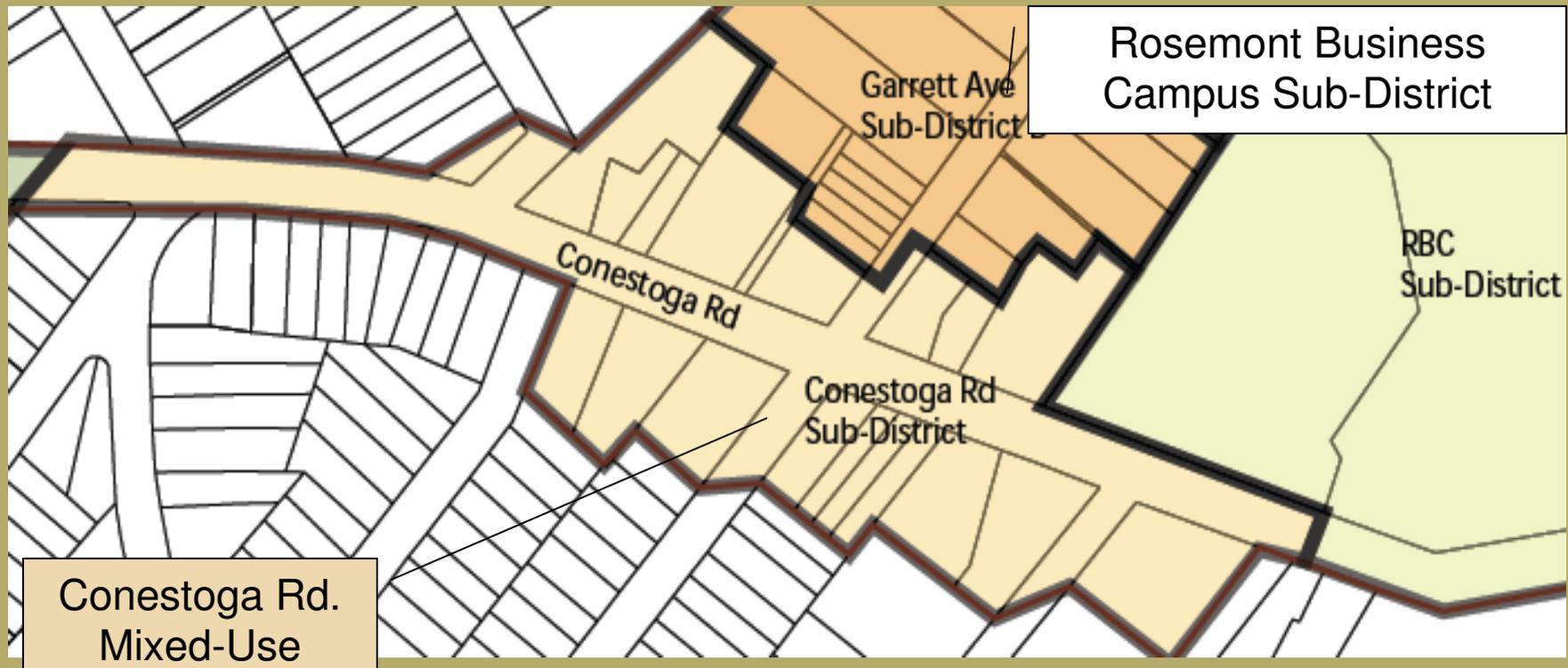
Assumes much larger lot sizes than found in Garrett Hill

Current uses setbacks, building limits and impervious coverage are non-conforming

\* Offset by reduction in GA Neighborhood



# Conestoga Sub-Districts



- Uses similar to C-1, with auto servicing added
- Design standards recognize small lot patterns
- Higher impermeable surface coverage to allow for parking



# Zoning – Conestoga

- Compare the zoning requirements of:
  - Commercial C1
  - Existing Conditions (most non-conforming)
  - GHOD 2008 Conestoga Road Sub-District

C1(today)	Existing Conditions	GHOD Overlay
Front Setback 20' Side Setbacks 20' Rear Setback 35' Max Height 35' Max Building 25% Max Impervious 60%	Front Setback 19-32' Side Setbacks 10-5' Rear Setback 20'-0' Max Height 35' Max Building 50-90% Max Impervious 90-100%	Front Setback 30-43'* Side Setbacks 12' & 5' Rear Setback 15' & 5'** Max Height 35' & 30' Max Building 80% Max Impervious 95%

Assumes much larger lot sizes than found in Garrett Hill

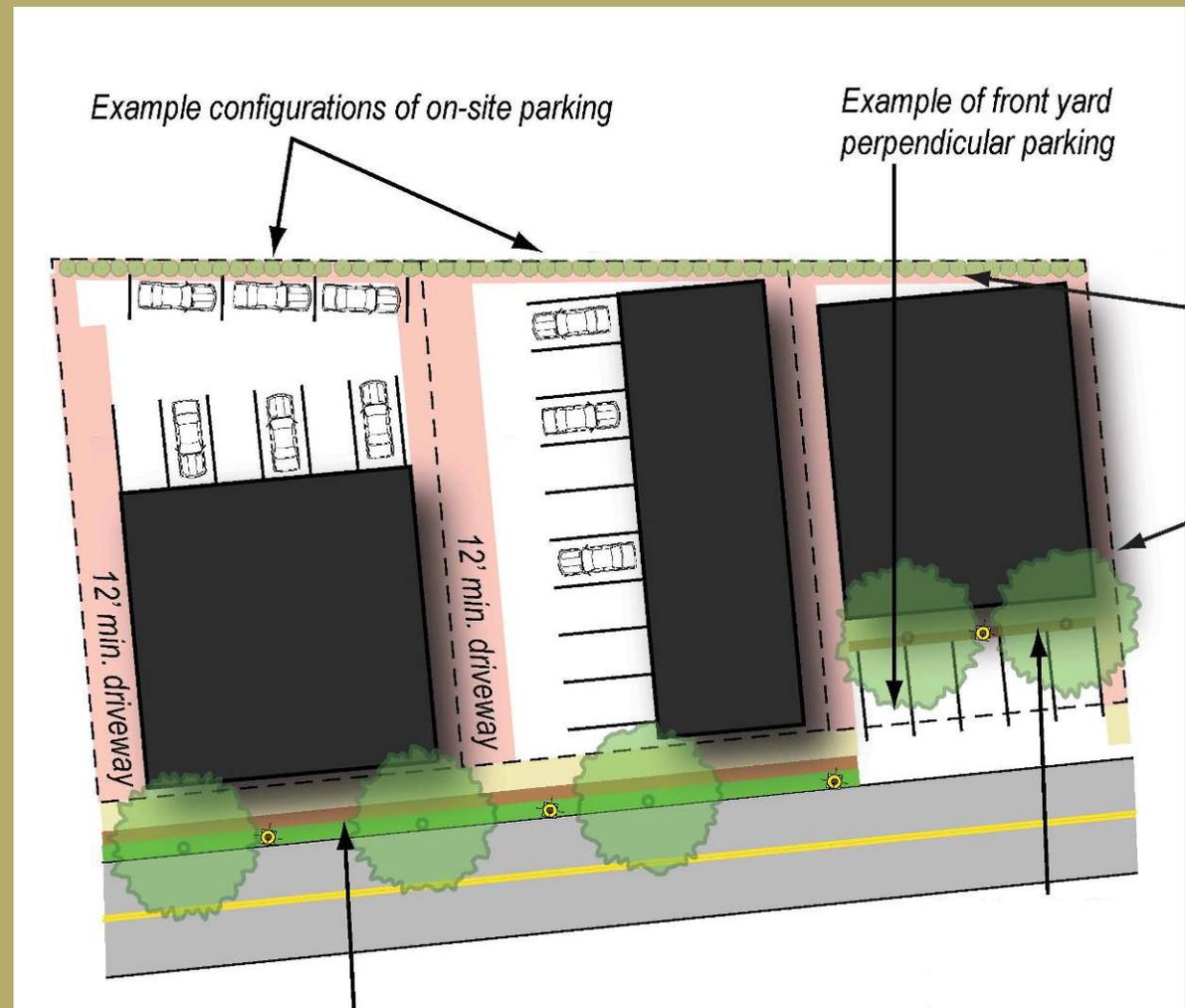
Current setbacks, building limits and impervious coverage are non-conforming

\* Perpendicular & Parallel Parking  
 \*\* 15' rear setback against residential



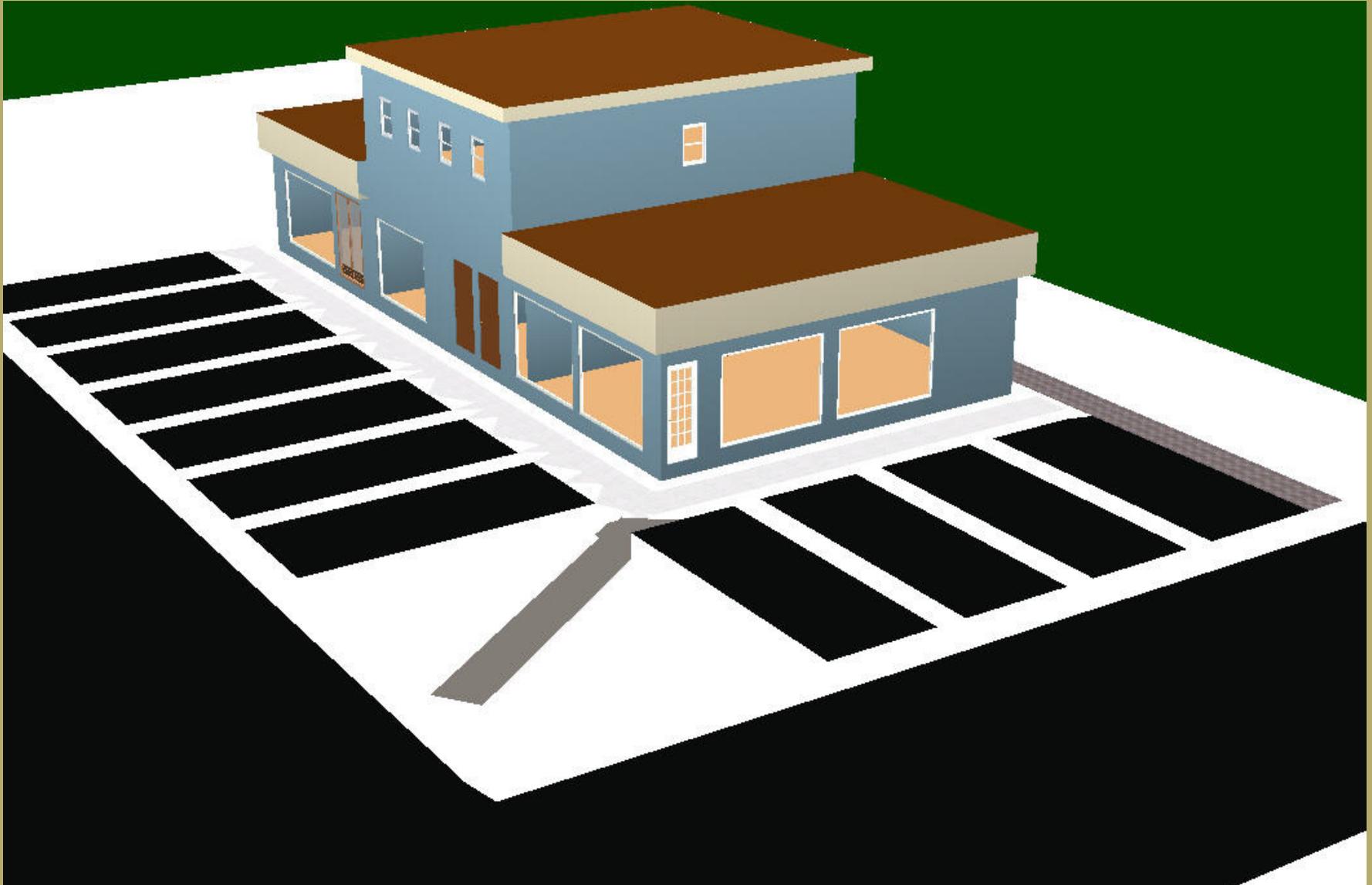
# Zoning Dilemma

- Need to change to stay the same
- Existing conditions are non-conforming
- Non-conformity discourages investment
- New zoning is a tool encourage reinvestment





# Existing Conditions Antonella's

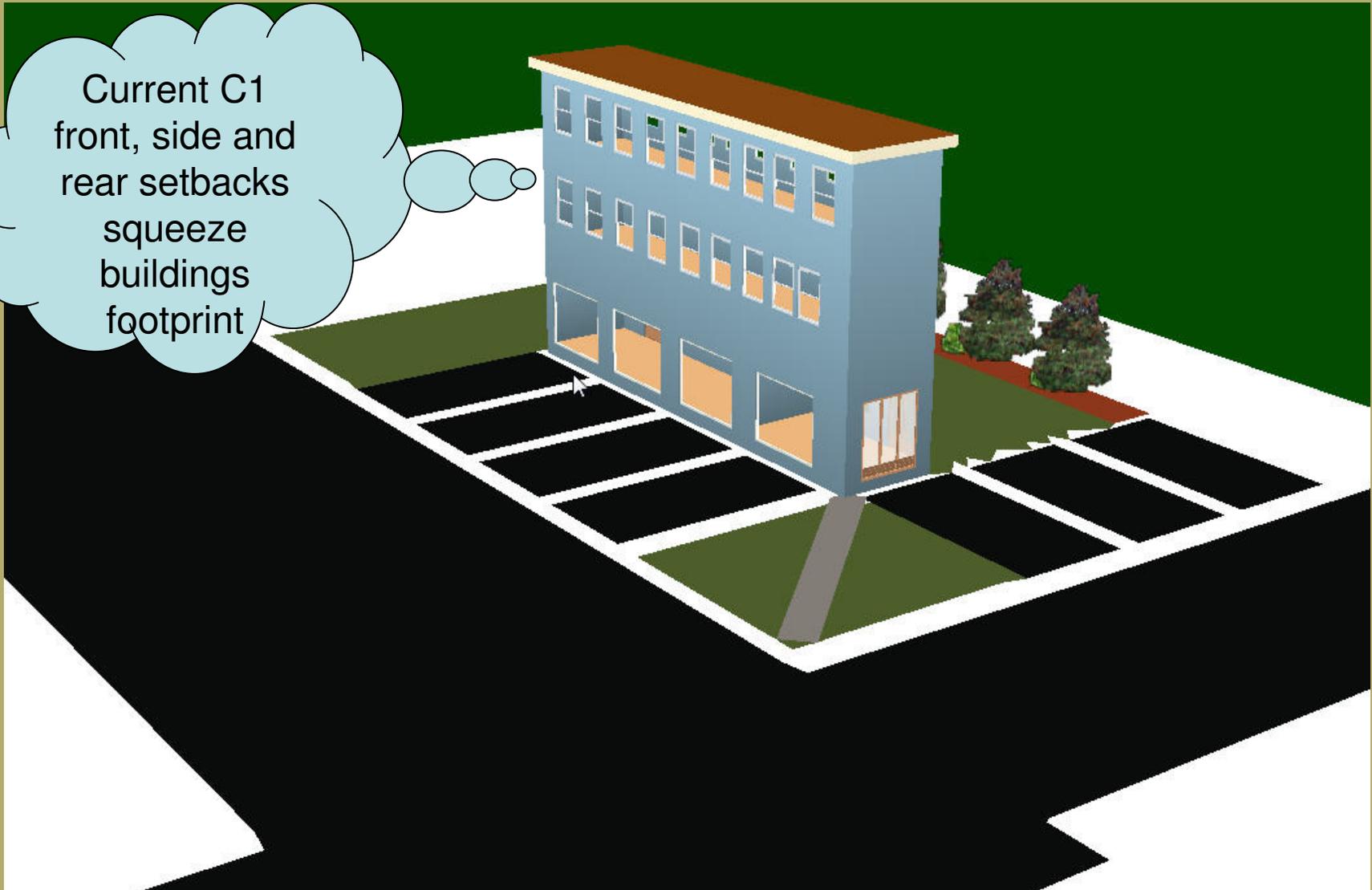






# C1 Dilemma for Antonella's

Current C1  
front, side and  
rear setbacks  
squeeze  
buildings  
footprint





# Overlay for Antonella's



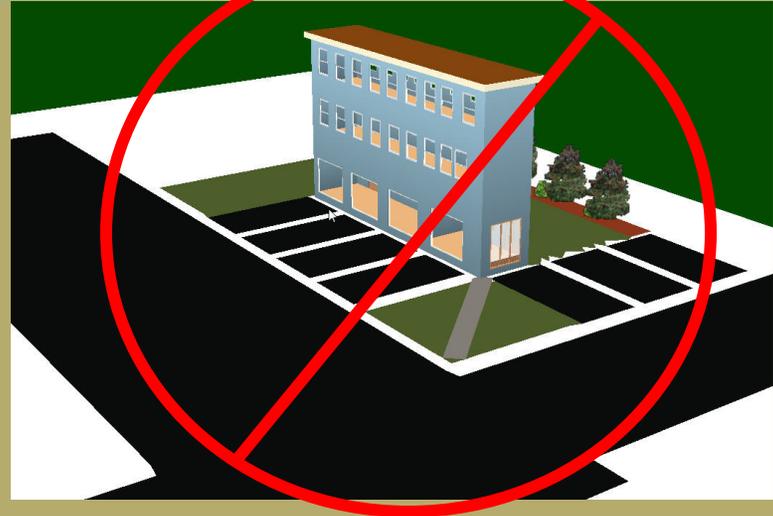
**Note: Building footprint may not be possible due to parking limitations depending on use**



# Need for Balance



Existing Conditions



C1



Overlay





# SALDO Approach

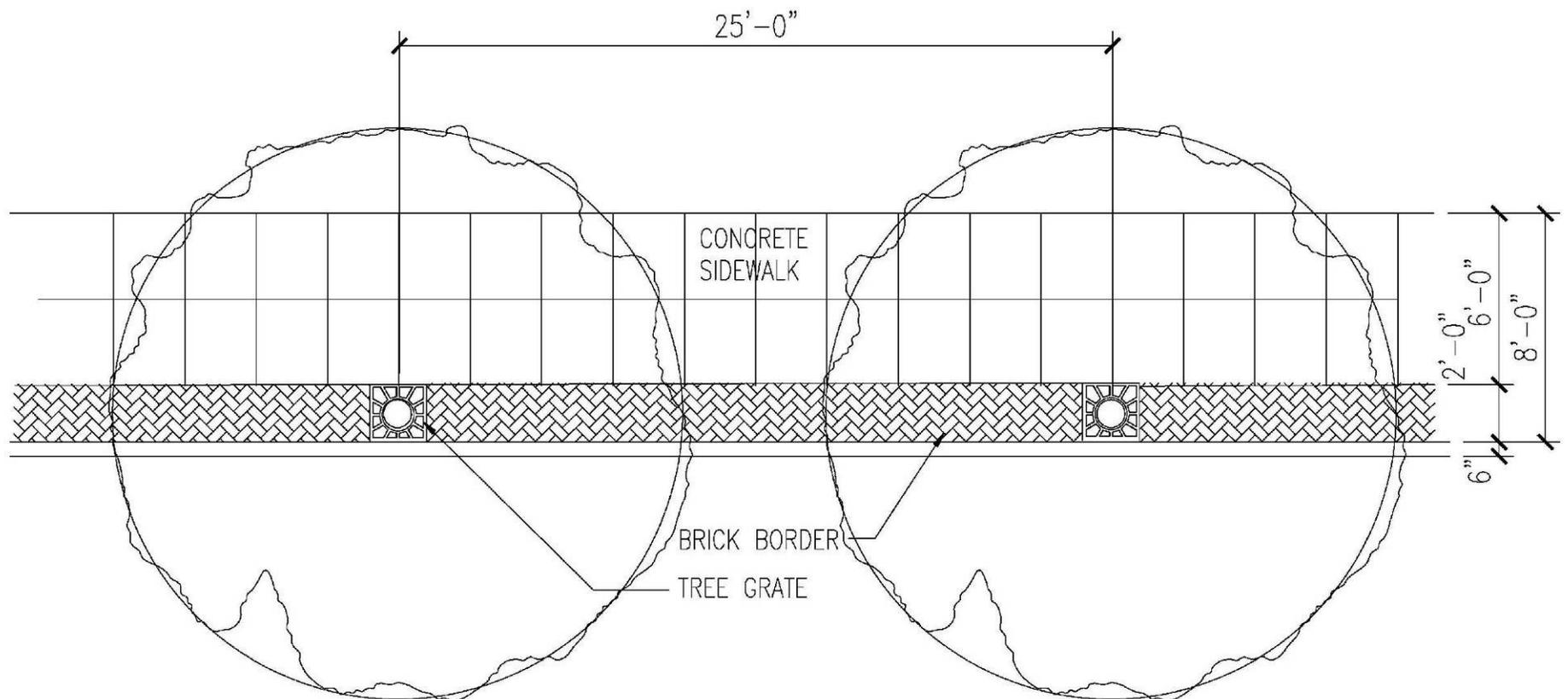
- SALDO regulates improvements to the “public realm”
- Codifies desired streetscape improvements
- Sets standards for future public & private improvements
- Framework to match private investment with public resources





# Sidewalks: Conestoga

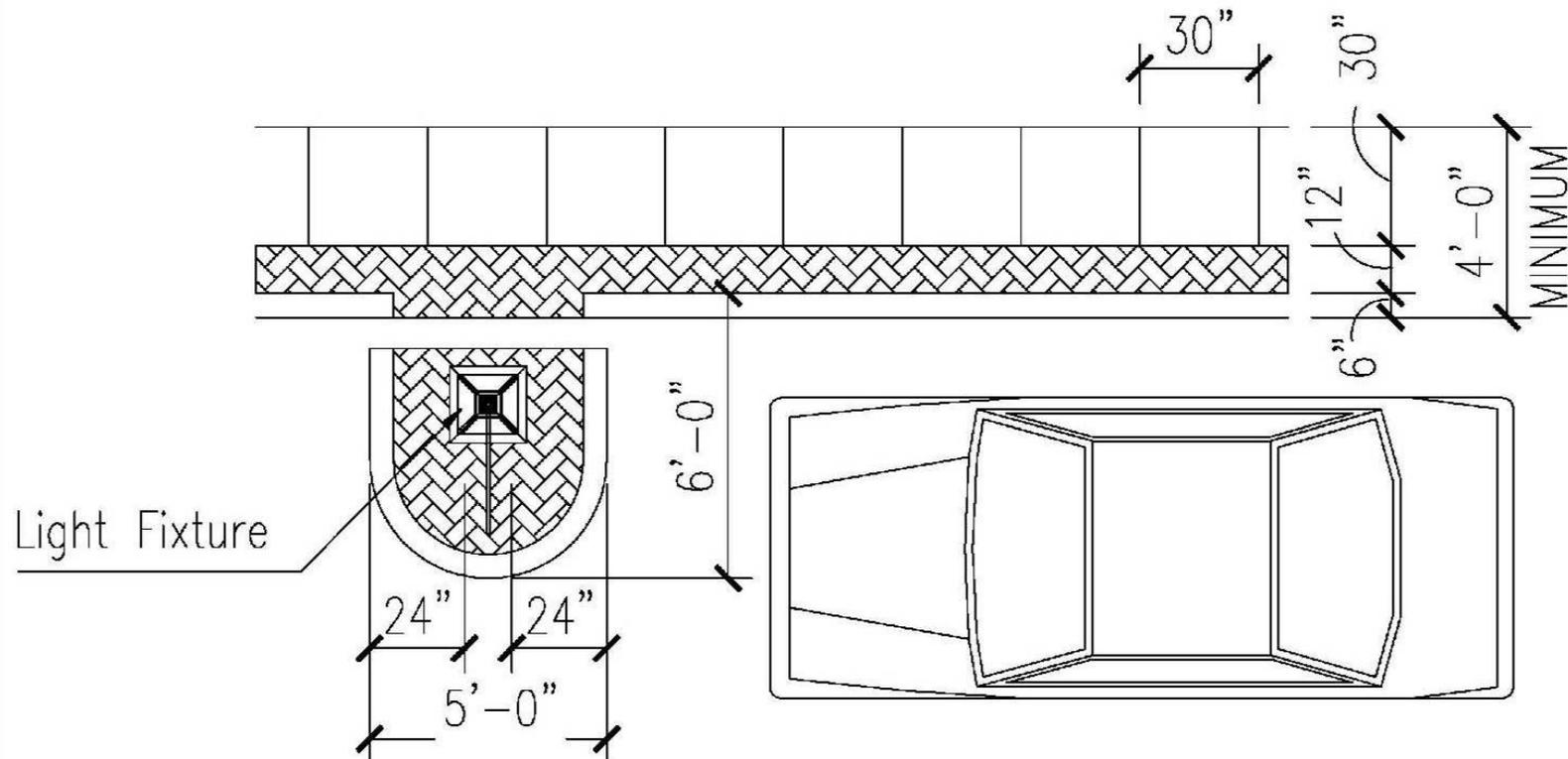
- 6' minimum width paved area
- Trees
- Brick & concrete paving
- Lighting





# Sidewalks: Garrett

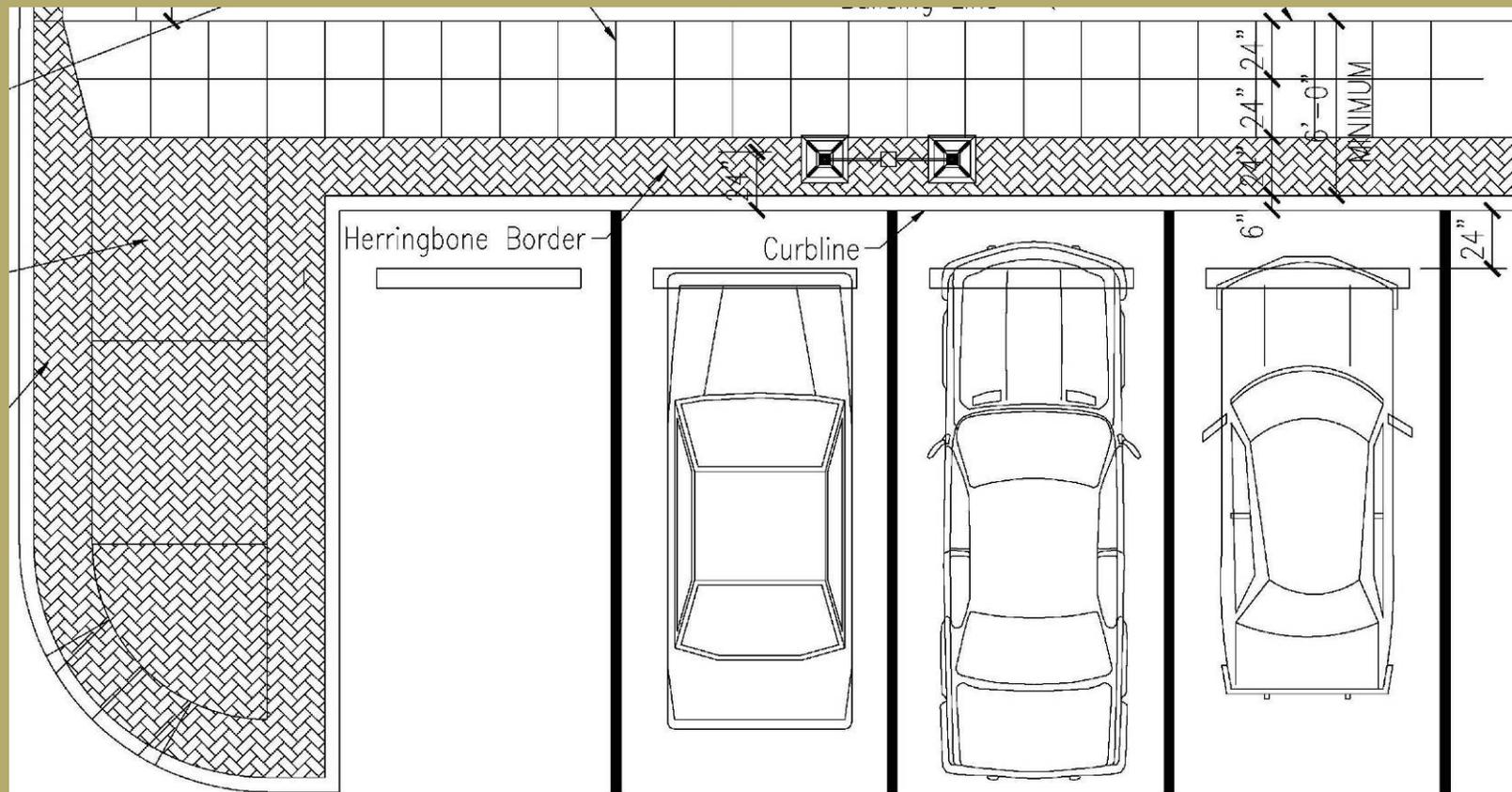
- Minimum 4' width
- Brick & concrete paving
- Lighting in bulbouts





# Parking

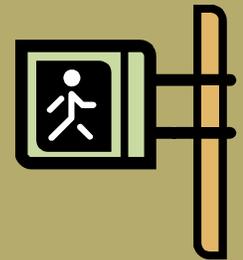
- Space size & design
- Relationship to sidewalk
- Corner treatments





# Impact?

- The GHOD changes are designed to:
  - Maintain the small-scale character, density and uses
  - Make Garrett Hill walkable
  - Buffer the businesses from our homes
  - Help existing properties be conforming so improvements are practical
  - Help re-invigorate investments to our area by granting some by-right relief
  - Improve parking for the area







# Next Steps

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- Visit the displays, provide comments on boards or comment sheet
- Regroup for summary and questions at 8:30ish
- Steering Committee meeting tomorrow night
- Revise Plan and Overlay
- Begin adoption process
  - Commissioners to refer to Planning Commission: July 21
  - Planning Commission Meeting: Aug. 5
  - Commissioners Hearing: Sept. 8
  - Scheduled Adoption: Sept. 22