Garrett Hill Master Plan & Overlay District

Board of Commissioners Presentation

June 16, 2008   Campbell Thomas & Company

URS

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:
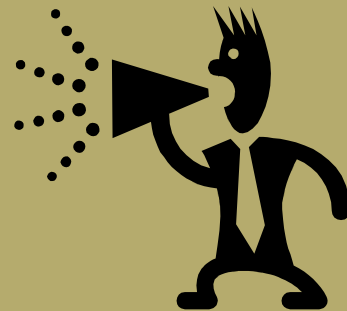Rick Barker, Garrett Hill Steering Committee Chair @ 610-525-1250 or damoca1@verizon.net
OR
Matt Baumann, Planning Manager for Radnor Township @ 610-688-5600 or mbaumann@radnor.org
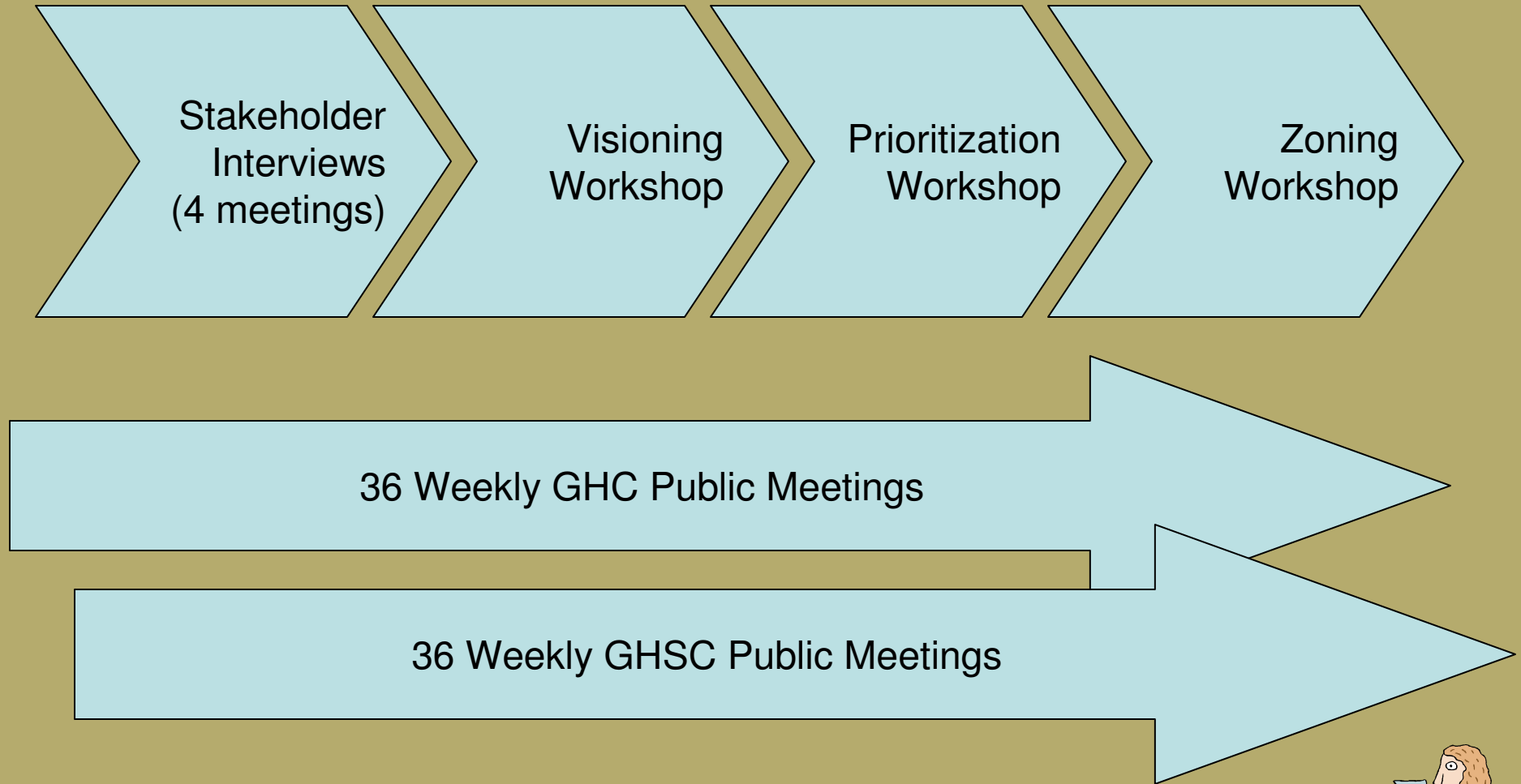
Focus on Public Participation

- **Public process guided plan recommendations**

- **Extensive outreach for each meeting**

- **All meetings welcomed public participation**
    - **Brainstorming**
    - **Surveys**
    - **Dot exercises**
    - **Discussion**
    - **Email**
    - **Website**

The Process

| Stakeholder Interviews (4 meetings) | Visioning Workshop | Prioritization Workshop | Zoning Workshop |

36 Weekly GHC Public Meetings

36 Weekly GHSC Public Meetings

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**

- **Poor sidewalk and streetscape conditions**

- **Heavy cut-through traffic**

- **Inadequate parking**

- **Good transit service, but poor station access**

- **Need to encourage ongoing reinvestment in the neighborhood**
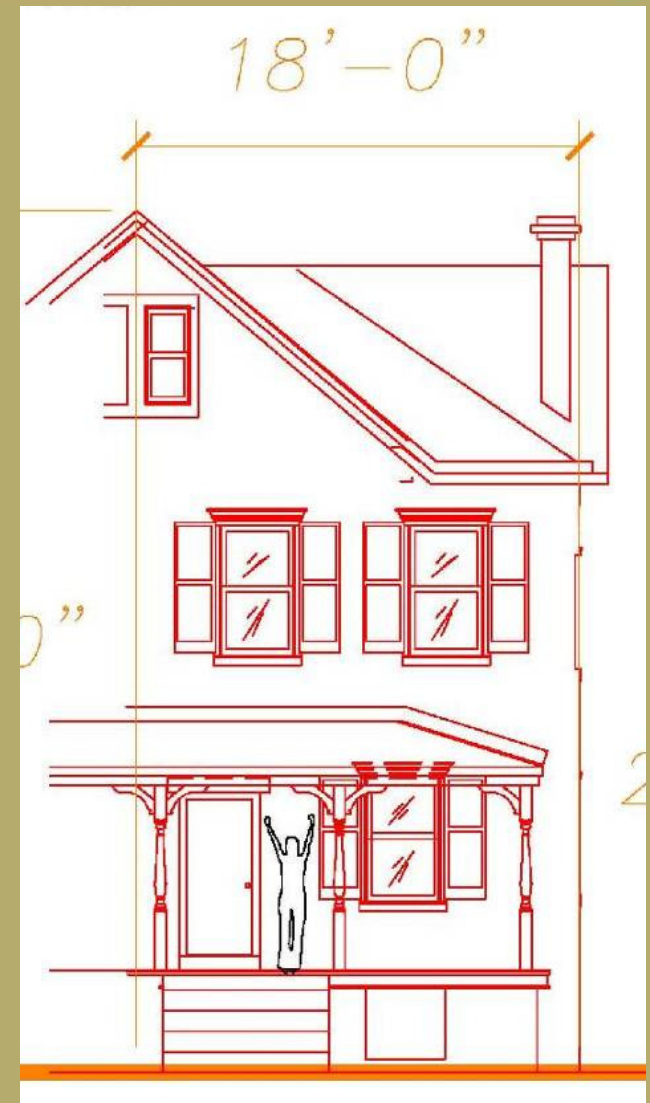
Community Priorities

- Preserve neighborhood feel

- Limit scale and density

- Preserve affordable housing

- Improve access to public transportation

- Ensure adequate parking

- Improve pedestrian safety

- Implement traffic calming

- Gateway, streetscape, lighting, building facade and & sign improvements

Preservation/Enhancement Key

- **Zoning to preserve the character of Garrett Hill**
  - **Land use**
  - **Development intensity**
    - **Minimum/maximum lot sizes**
    - **Building size/height**
    - **Setbacks**
  - **Design**
    - **Roof shape/building articulation**
    - **Signage**
- **Protect & invest in parks**
- **Streetscape improvements**
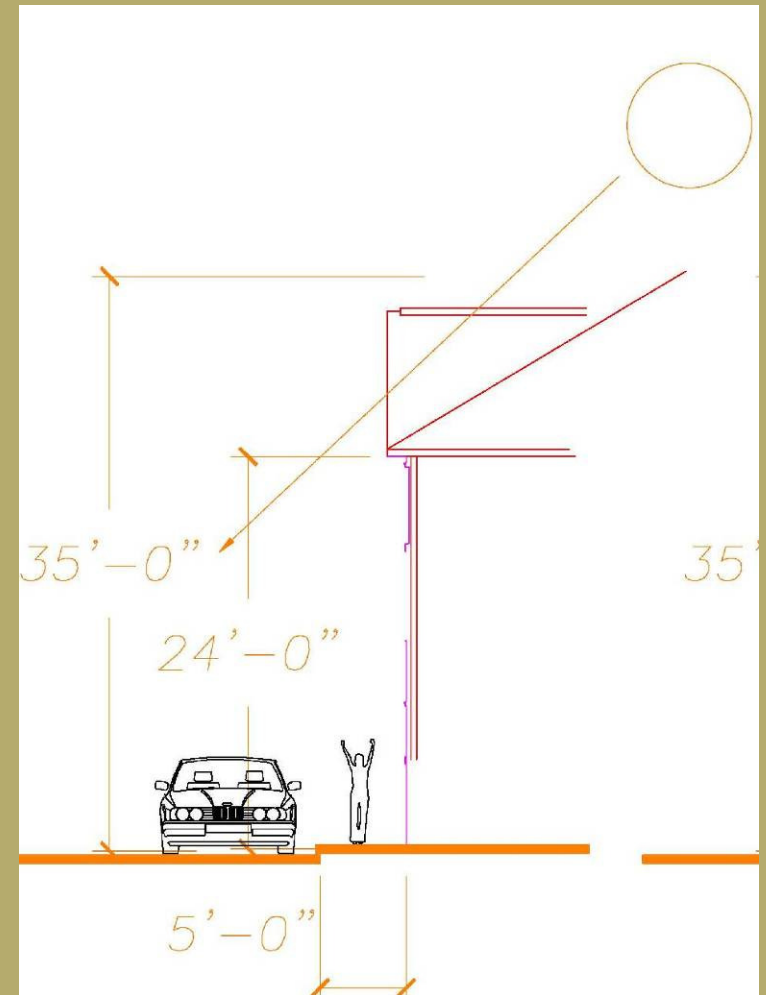
Parking

- 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
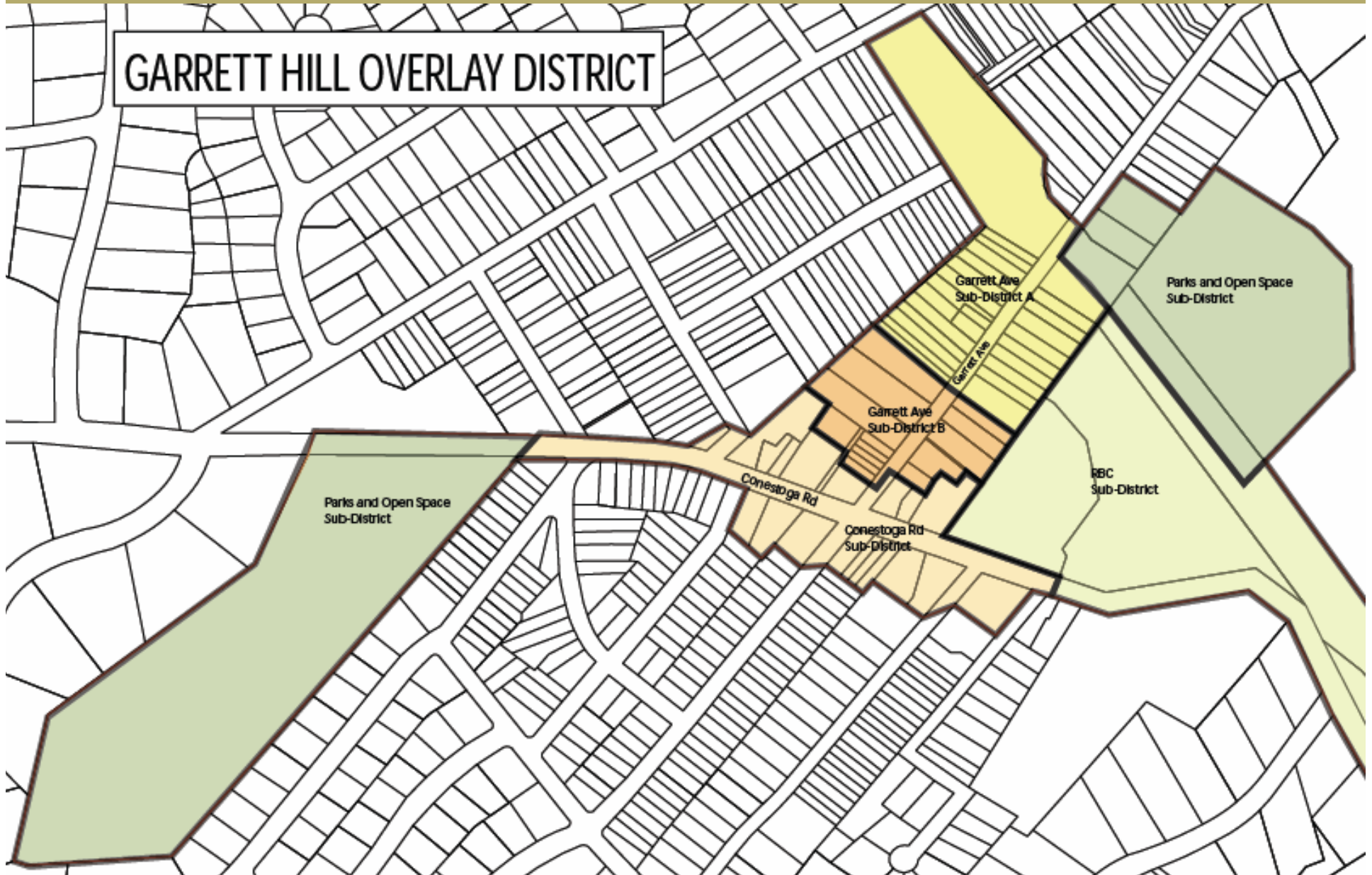- Path reconstruction
- New lighting

Parks

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

GHOD Zoning Overlay

GARRETT HILL OVERLAY DISTRICT

Garrett Ave
Sub-District A

Parks and Open Space
Sub-District

Garrett Ave
Sub-District B

Garrett Ave

RBC
Sub-District

Conestoga Rd

Parks and Open Space
Sub-District

Conestoga Rd
Sub-District

Garrett Ave. Sub-Districts

- **Transition from Conestoga to residential development**

- **Low intensity commercial/ residential uses**

- **Higher impermeable surface coverage**
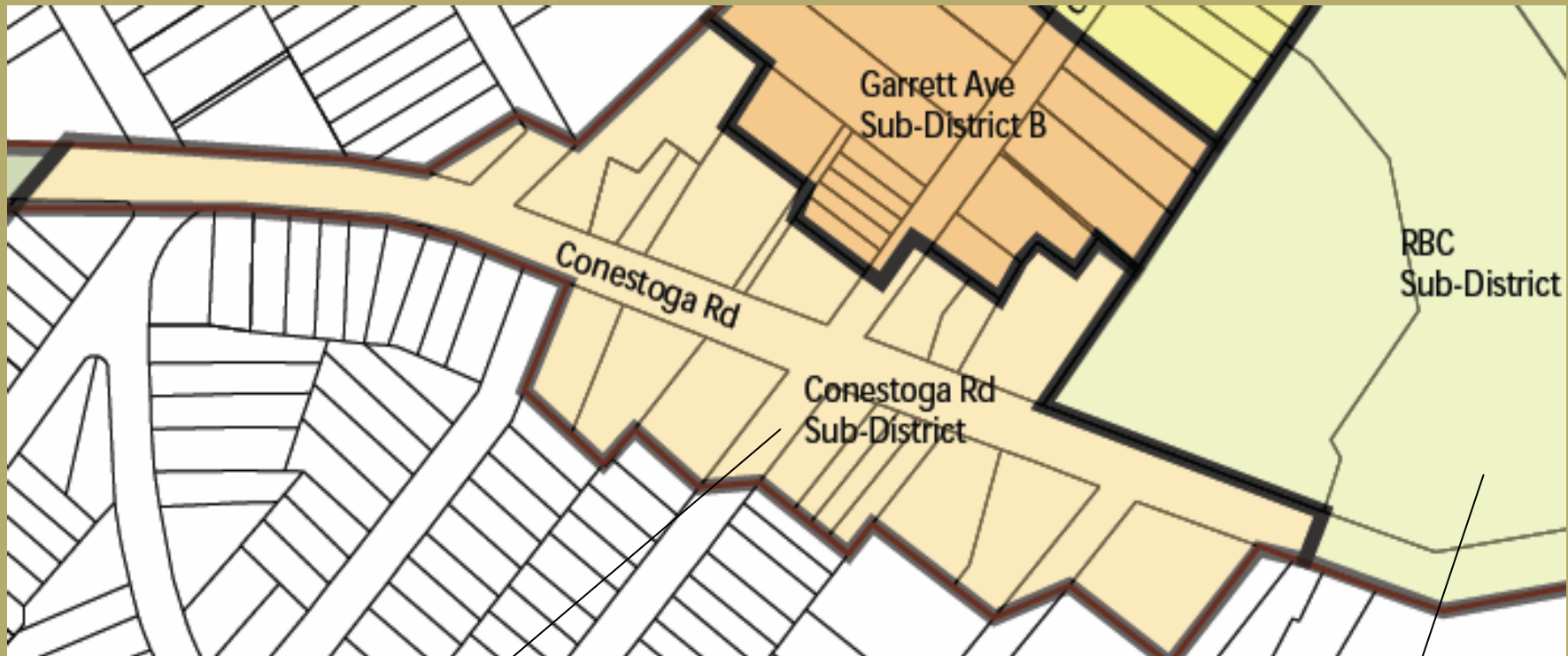
Garrett Ave Mixed Use Sub-District
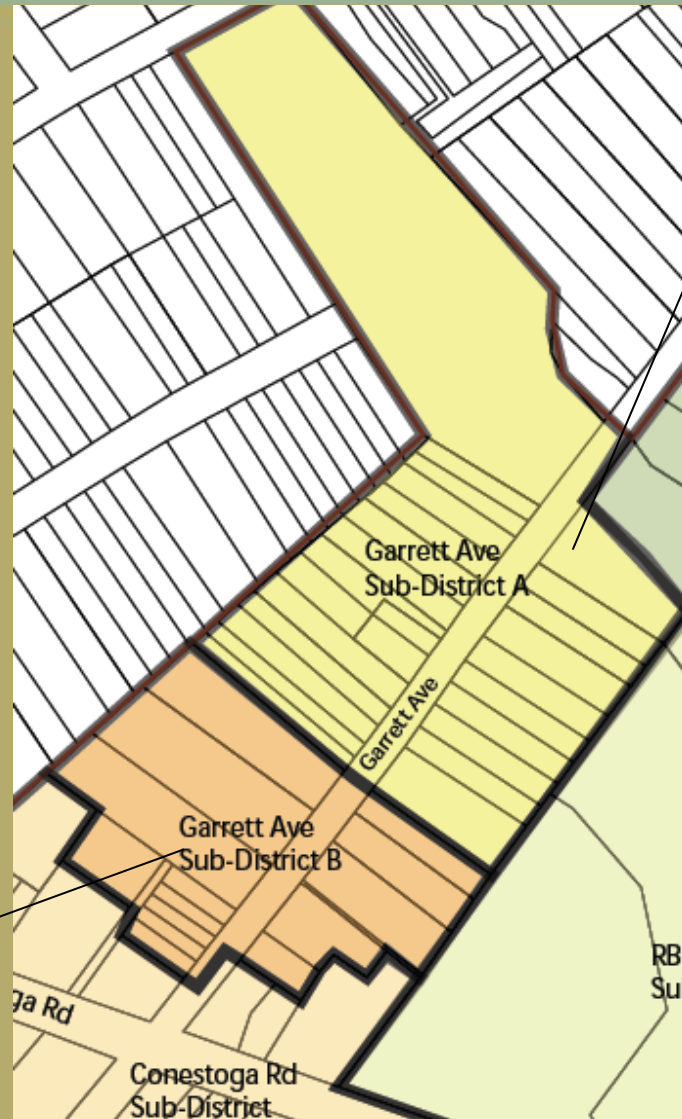
Garrett Ave Neighborhood Sub-District

- **Single-family residential similar to R-5**

- **More generous home occupation regulations**

- **Low impermeable surface coverage**

Garrett Ave Sub-District A

Garrett Ave Sub-District B

Garrett Ave

RBC Sub

Conestoga Rd Sub-District

...ga Rd

Conestoga Sub-Districts

Garrett Ave
Sub-District B

RBC
Sub-District

Conestoga Rd

Conestoga Rd
Sub-District

Conestoga Rd.
Mixed-Use

Rosemont Business Campus
Sub-District

Open Space Sub-District

Parks and Open Space Sub-District

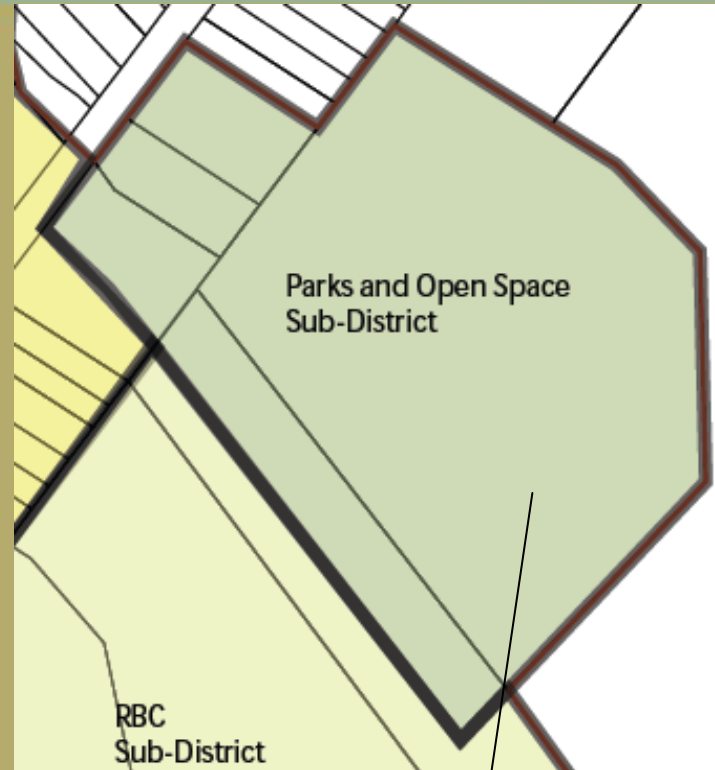Parks and Open Space Sub-District

RBC Sub-District
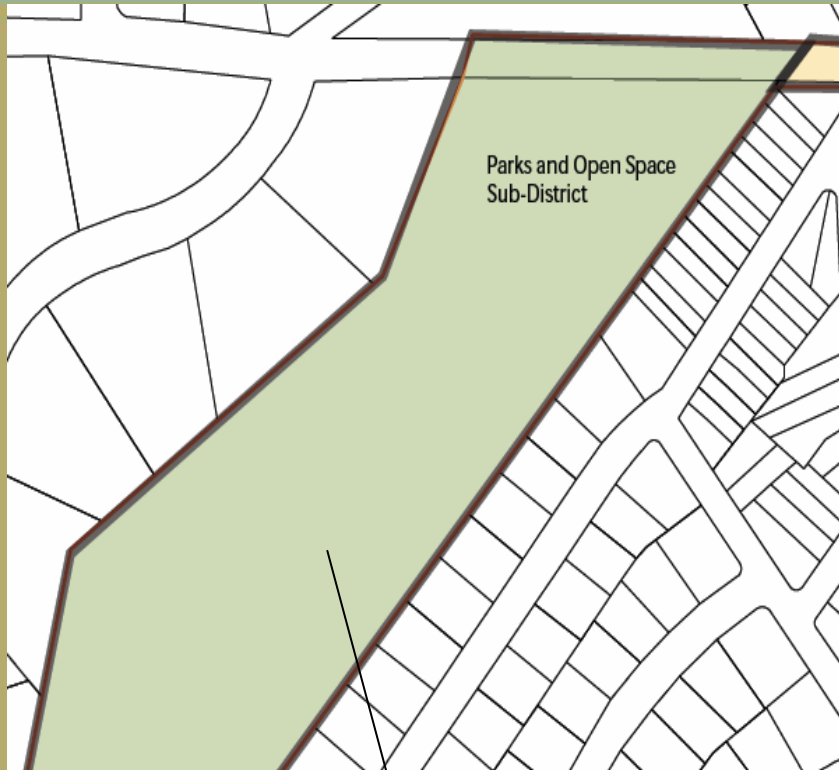
Clem Macrone Park

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

- Community Open House 6/24
- Steering Committee meeting to prepare final review drafts
- Present to Planning Commission in July to begin the formal adoption process

Questions?