



Garrett Hill Master Plan

Food For Thought



Campbell Thomas & Company



Critical 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

A real community



How do we stay as we are?

- 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
- Address critical challenges



Critical Challenges

- Parking
- High volume of through traffic
- Traffic speeds
- Pedestrian safety
 - Inadequate sidewalks
 - Lack of crosswalks
 - Lighting
- Nuisance issues





Commercial Parking Conditions

- **Two peak demand periods:**
 - Lunchtime – customers & deliveries
 - Weekend evenings
- **30 minute limit not enforced**
- **Lost spaces at the business park**
- **High degree of formal and informal shared parking already occurring**
- **Effective solution must involve increased supply**



Commercial Parking Ideas to Consider

- Study 30 minute limit for effectiveness
- Consider limiting delivery times
- 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



Residential Parking Issues

- Many homes lack off-street parking
- A number of houses have three or more cars
- Parking permit program is narrowly focused, not reaching all who need it
- Enforcement of parking regulation is a problem



Residential Parking Ideas to Consider

- **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 for surrounding land uses
- Trucks 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

- **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
- A few 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

- Clem Macrone & Emlen Tunnell are community treasures
- Preservation & enhancement are critical
 - Installation & upgrades to 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



Public nuisances

- **Issues:**
 - Loud patrons leaving bars late a night
 - Trash
 - Problem rental properties:
 - Excessive cars
 - Loud parties
 - Failure to maintain properties
- **Needs:**
 - Consistent enforcement
 - Engage property owners
 - Rental regulations



Why consider changing the zoning?

- **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



Why consider changing the zoning?

- **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**



Why consider changing the zoning?

- **Parking requirements don't reflect our physical environment:**
 - **No off-street parking can abut the street unless:**
 - It is separated by a raised curb; and
 - 5' wide planting strip or other barrier
- **Consider more detailed parking standards could help provide a better balance of supply**