

MEMORANDUM

TO: Haverford Township Planning Commission

Lori Hanlon-Widdop, Director
Codes Department

FROM: Thomas J. Comitta, AICP, RLA, ASLA

DATE: February 14, 2008

SUBJECT: **Comprehensive Plan Addendum (Report)**
Revised Draft dated February 14, 2008

Enclosed are 10 copies of the revised Report. Please let me know if anyone would like to see any other changes.

Also enclosed are five (5) full-size copies of Plan E for your review.

In order to comply with Act 247, we will need to send copies of the Report to adjoining municipalities, the School District and the Delaware County Planning Department 45 days prior to a Public Hearing. In that regard please let us know when you would like to schedule the Public Hearing. Thank you.

We have enjoyed working with you on this assignment!

Comprehensive Plan Addendum

Haverford Township - Delaware County, PA



A Plan to Enhance and Revitalize:

- Oakmont Village & Eagle Road Corridor
- Haverford Road Corridor



Draft Report: January 4, 2008
Revised Draft: February 14, 2008

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A Plan to Enhance and Revitalize:
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Haverford Road Corridor

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A Plan to Enhance and Revitalize:
Oakmont Village & Eagle Road Corridor
Haverford Road Corridor

1. INTRODUCTION

The Haverford Township Comprehensive Plan of 1988 included a recommendation to perform specialized studies for the Eagle Road Corridor and the Haverford Road Corridor. **The “Future Land Use Map” from the 1988 report appears on page 3 of this report. The two corridors are outline and identified in the Key as “Commercial Area Study”.** This Comprehensive Plan Addendum is focused on these two corridors.

Independent of the Comprehensive Plan Addendum, the Haverford Township Civic Council's Citizens Task Force for Commercial Revitalization has been very active in fostering the revitalization of Oakmont and Eagle Road. Their efforts have addressed not only the physical form of the problem (which is the primary topic of this Addendum), but also the sales and marketing aspects of the commercial environment. Utilizing the work products of the Citizens Task Force as a springboard for this Addendum, the Haverford Township Planning Commission and the Town Planning Consultant, Thomas Comitta Associates, Inc., have created several tangible work products including:

- + draft Amendments to the Haverford Township Zoning Ordinance for an Overlay District **with** enhancements;
- + draft Amendments to the Haverford Township Subdivision & Land Development Ordinance for the Overlay District;
- + a development strategy plan, Plan **E**: Oakmont Village & Eagle Boulevard;
- + a set of Design Guidelines for Oakmont Village & Eagle Road; and
- + a set of Design Guidelines for Haverford Road.

In addition, this Comprehensive Plan Addendum, includes:

- + an Implementation Strategy Table;
- + a rough cost estimate for the Plan **E** improvements, and
- + a menu of opportunities for grants and funding.

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After this Comprehensive Plan Addendum is adopted, detailed plans will be necessary to address the site engineering and construction aspects of the enhancement/revitalization program. While this Addendum is a good start, it must be considered as the conceptual basis for positive, future improvements. Detailed topographic surveys, and property boundary surveys will be needed before the site engineering and construction documents are prepared.

This Comprehensive Plan Addendum report should be useful to the design professionals that prepare detailed plans. **It should also be useful to** the grants administrator that applies for funding for the improvements.

Imagine what it would be like to convert **the** auto-dominated road corridor into a pedestrian-oriented boulevard. That is **the primary focus of this** Comprehensive Plan Addendum.

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2. IMPLEMENTATION STRATEGIES

In a perfect world, Haverford Township would obtain all of the funding to implement Plan **E**: Oakmont Village & Eagle Boulevard as one phase of enhancement/revitalization. However, given the scarcity of funds available (due in large part to the competition for funds by many municipalities), the enhancement program will need to be phased over **at least** a 10 year period.

Before evaluating how to best **phase the improvements**, a great deal of follow-up communication will be needed with the property owners and with Penn DOT. Refinements to Plan **E** will emerge through these communications.

Notwithstanding the detailed changes to Plan **E** that will take place, an overall strategy for the proposed enhancements could be as outlined in Table 1.

Table 1. Recommended Implementation Schedule for Oakmont Village & Eagle Boulevard as per Plan E dated 2-7-08

| <u>Item No.</u> | <u>Description</u> | <u>Timetable</u> |
|-----------------|---|--|
| 1.A. | Detailed Design Workshops With Property Owners and Penn DOT | Year 1 – After Adoption of Comprehensive Plan Addendum |
| 1.B. | Preparation & Adoption of Ordinance Amendments | Year 1 – After Adoption of Comprehensive Plan Addendum |
| 2.A. | Construction Documents; Permits | Year 2, 3 and 4 |
| 2.B. | Grant Administration for Funding | Year 2, 3 and 4 |
| 3. | Oakmont Village Enhancements | Year 4 |
| 4. | Eagle Road: Promenade | Year 4 and 5 |
| 5. | Eagle Boulevard: Substantial Completion | Year 6, 7 and 8 |
| 6. | Eagle Boulevard: Completion | Year 9 and 10 |

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Under the notion, that we have to start somewhere, a Rough Cost Estimate has been prepared to identify an order of magnitude cost for the entire project. A more precise cost estimate will be needed after the detailed site engineering plans are prepared.

Table 2. indicates an overall rough cost estimate of **\$4,892,000**. As time elapses, the Implementation Schedule may extend beyond 10 years (beyond 2018). The rough cost estimate will need to be adjusted to account for inflation from year to year.

Another aspect of implementation pertains to the preparation and adoption of the Amendments to the Haverford Township Zoning Ordinance, and the **Haverford Township** Subdivision and Land Development Ordinance. The materials in this Addendum go a long way toward the actual Amendments. However, the Township and the Solicitor will need to coordinate the final version of the Amendments and the adoption process.

Finally, it is assumed that the Haverford Township Civic Council's Citizens Task Force for Commercial Revitalization will continue their grass roots efforts to work with the business community to embrace the enhancement ideas. In the end, a more attractive, functional profitable business environment will emerge.

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3. Article XIV – TND-1 Overlay District

The draft Zoning Ordinance Amendment, and Zoning Map Amendment appears as pages 18370 and 18371 as if codified into the existing zoning text. The 11”x 17” colored Zoning Map Excerpt illustrates where the Oakmont Village & Eagle Road Corridor overlay would apply.

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4. Article VII – TND-1 Overlay District

The draft Subdivision & Land Development Ordinance (SLDO) Amendment appears as pages 16073 to 16075. In addition Plan A and Plan E, both intended as development strategy plans are referenced in and follow the text for the SLDO Amendments.

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5. Design Guidelines:
Oakmont Village & Eagle Road Corridor

These draft Design Guidelines are intended to be part of the draft SLDO Amendments suggested in the preceding section. They are referenced in proposed §160-16.B.

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6. Design Guidelines:
Haverford Road Corridor

The following Design Guidelines should be considered for the enhancement of the Haverford Road Corridor.

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APPENDIX – A

Potential Grant/Funding Sources

- Notes:
1. The information that follows is excerpted from the “Municipalities Resource Guide, Funding Opportunities in New Jersey and Pennsylvania, Delaware Valley Regional Planning Commission, 2006”.
 2. After the Comprehensive Plan is adopted, Haverford Township can pursue these funding opportunities to help implement the enhancements proposed for Oakmont Village and the Eagle Road corridor.

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Smart Growth & Economic Development

Business in Our Sites *

Eligibility: Pennsylvania municipalities, municipal authorities, redevelopment/industrial development agencies, private developers

Purpose: To empower communities to attract businesses by helping them build an inventory of ready sites

Terms: Grants may not exceed 50% of the total amount of financing provided or \$5 million (whichever is less). Site must be previously utilized property or undeveloped property that is planned and zoned for development. Private developers are only eligible for loans, not grants

Deadline: Continual

Contact: Pennsylvania Department of Community and Economic Development Customer Service Center

Phone: 800-379-7448

Website: www.newpa.com

Community Development Block Grant (CDBG) *

Eligibility: Pennsylvania local governments, nonprofits and for-profit developers

Purpose: Grants and technical assistance for federal designated municipalities for any type of community development

Terms: 70% of each grant must be used for activities that benefit low-moderate income persons. Competitive Program - \$500,000 maximum

Deadline: Quarterly

Contact: Pennsylvania Department of Community and Economic Development or County Housing Department

Phone: 866-GO-NEWPA (866-466-3972)

Website: www.newpa.com

Community Revitalization Program *

Eligibility: Pennsylvania local governments, redevelopment authorities, industrial development agencies and nonprofits

Purpose: Supports local initiatives that promote the stability of communities

Terms: Grants of \$5,000-\$25,000

Deadline: Three funding rounds during fiscal year. No more than one application is allowed in any one fiscal year

Contact: Pennsylvania Department of Community and Economic Development, Customer Service Center

Phone: 866-GO-NEWPA (866-466-3972)

Website: www.newpa.com

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Smart Growth & Economic Development (continued)

Delaware County Revitalization Program (formerly Renaissance Program) *

Eligibility: Targeted areas in Delaware County

Purpose: To invest in and stabilize older boroughs and townships in Delaware County

Terms: Vary; Renaissance action plans must be completed prior

Deadline: Annually

Contact: Delaware County Department of Planning

Phone: 610-891-5131

Website: www.co.delaware.pa.us/hcd

Economic Development Administration Assistance Programs

Eligibility: Varies with program

Purpose: Intended to empower people in distressed communities and fund needed infrastructure improvements to spur redevelopment.

Terms: Vary

Deadline: Annually

Contact: U.S. Department of Commerce, Economic Development Administration, Philadelphia Regional Headquarters

Phone: 215-597-4603

Website: www.eda.gov

Economic Stimulus Package Technical Assistance *

Eligibility: Pennsylvania local governments

Purpose: Provides for an interdisciplinary team of economic development professionals to help communities maximize their use of funding programs. Services provided include expertise on community's economic development priorities and the TIF Program.

Terms: Technical assistance based on community's needs

Deadline: Varies

Contact: Pennsylvania Governor's Center for Local Government Services

Phone: 888-223-6837.

Website: www.newpa.com

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Smart Growth & Economic Development (continued)

Industrial Sites Reuse Program (ISRP) *

Eligibility: Pennsylvania local governments, counties, redevelopment authorities, economic development agencies, private companies and developers

Purpose: To provide grants and low-interest loans for environmental assessments and remediation

Terms: Assessment: 75% of total cost or \$200,000, whichever is less; Remediation: 75% of total cost or \$1 million, whichever is less; Industrial Sites Reuse: Loans at 2% interest for 5 years for assessments and 15 years for remediation

Deadline: Varies

Contact: Pennsylvania Department of Community and Economic Development, Center for Business Financing, Infrastructure Development Program

Phone: 717-787-7120

Website: www.newpa.com

Land Use Planning and Technical Assistance Program (LUPTAP) *

Eligibility: Pennsylvania cities, boroughs, townships, counties or multi-municipal entities

Purpose: For the purpose of developing and strengthening community planning and management capabilities

Terms: 50% of total costs; \$100,000 maximum per fiscal year

Deadline: Continual

Contact: Pennsylvania Department of Community and Economic Development, Southeast Regional Office

Phone: 215-560-2256

Website: www.landuseinpa.com

Local Economic Revitalization Tax Assistance (LERTA) *

Eligibility: Pennsylvania local governments and school districts

Purpose: To encourage economic development in targeted areas

Terms: Tax abatements up to 100% on improvements to a property for as long as 10 years

Deadline: Continual

Contact: Pennsylvania Governor's Center for Local Government Services

Phone: 215 -560-3013

Website: www.newpa.org

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Smart Growth & Economic Development (continued)

Local Municipal Resources and Development Program (LMRDP) *

Eligibility: Pennsylvania local governments and nonprofits

Purpose: Provides grants to municipalities for improving the quality of life within the community

Terms: No maximum or minimum

Deadline: Continual

Contact: Pennsylvania Department of Community and Economic Development, Customer Service Center

Phone: 800-379-7448

Website: www.newpa.com

Main Street Program

Eligibility: Pennsylvania municipalities and downtowns

Purpose: Provides funds for administrative costs associated with Main Street Manager positions and offices, physical improvements, and acquisition costs

Terms: \$115,000 over a 5-year period; Downtown Reinvestment and Anchor Building components: up to \$250,000 or not to exceed 30% of project costs.

Deadline: Varies

Contact: Pennsylvania Department of Community and Economic Development

Phone: 866-GO-NEWPA (866-466-3972)

Website: www.newpa.com

Infrastructure

Infrastructure Development Program (IDP)

Eligibility: Pennsylvania local governments, counties, industrial development authorities, redevelopment authorities, local development districts

Purpose: For specific infrastructure improvements necessary to complement eligible capital investments by private development

Terms: Requirement of private matching funds. Grant maximum of: \$1.25 million for public improvements. Loan maximum of: \$1.25 million for privately owned improvements.

Deadline: Varies

Contact: Pennsylvania Department of Community and Economic Development, Infrastructure Development Program

Phone: 717-787-7120

Website: www.newpa.com

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Infrastructure (continued)

Public Works & Development Facilities Program (Title I) *

Eligibility: Pennsylvania municipalities, political subdivisions, municipal authorities or Indian tribes

Purpose: To empower distressed communities to revitalize, expand, and upgrade their physical infrastructure to attract new development

Terms: Vary

Deadline: Varies

Contact: Pennsylvania Department of Commerce, Southeast Region

Phone: 215-597-4603

Website: www.doc.gov

Transportation

Home Town Streets /Safe Routes to School (HTS/SRS)

Eligibility: Federal or state agencies, Pennsylvania county or local governments, school districts, nonprofits

Purpose: To encourage the reinvestment in and redevelopment of downtowns and establish safe walking routes for children commuting to school

Terms: 80% of total costs

Deadline: Varies

Contact: Delaware Valley Regional Planning Commission (DVRPC)

Phone: 215-592-9215

Website: www.dvrpc.org

Municipal Bus Shelters *

Eligibility: Delaware County local governments and businesses

Purpose: To assist municipalities in the provision of safe bus shelters

Terms: Vary

Deadline: Continual

Contact: Delaware County Transportation Management Association

Phone: 610-892-9440

Website: www.delcotma.org

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Transportation (continued)

Pennsylvania Infrastructure Bank

Eligibility: Pennsylvania local governments and contractors

Purpose: To provide low-cost financing to municipalities and contractors for eligible transportation improvements

Terms: Low-interest loans from \$50,000 to \$3.9 million through a revolving loan fund for implementation

Deadline: Continual

Contact: Pennsylvania Department of Transportation (PennDOT)

Phone: 717-772-1772

Website: www.dot.state.pa.us

Surface Transportation Program (STP)

Eligibility: State and local governments

Purpose: Provide funding that can be used on any federal-aid highways, bridge projects, public roads, transit capital projects and intra-intercity bus terminals

Terms: Vary

Deadline: Varies

Contact: County Planning Transportation Department

Transit Revitalization Investment District (TRID) Planning Grants *

Eligibility: Pennsylvania local governments, counties, transportation authorities and public transit agencies

Purpose: To fund TRIO planning studies to encourage private sector investment and revitalization of areas immediately adjacent to transit

Terms: 25% local match required for TRID planning study

Deadline: Continual

Contact: Pennsylvania Department of Community and Economic Development

Phone: 717-783-1132

Website: www.newpa.com

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Transportation (continued)

Transportation & Community Development Initiative (TCDI)

Eligibility: Eligible municipalities

Purpose: Support local planning projects to improve transportation and encourage redevelopment

Terms: Grants up to \$100,000 for single projects and \$125,000 for multi-municipal projects; 20% local match required

Deadline: Every two years

Contact: Delaware Valley Regional Planning Commission (DVRPC)

Phone: 215-592-1800

Website: www.dvrpc.org/planning/tcdi.htm

Transportation Enhancements Program (TE)

Eligibility: Pennsylvania local governments, counties, state or federal agencies, nonprofits

Purpose: For the funding of nontraditional projects designed to enhance the transportation experience, to mitigate the impacts of transportation facilities on communities and the environment, and to enhance community character through transportation-related improvements.

Terms: 80% to 90% of costs can be funded

Deadline: Varies

Contact: Delaware Valley Regional Planning Commission (DVRPC)

Phone: 215-592-1800

Website: www.dvrpc.org/transportation/capital/te.htm

Environmental & Recreation

Growing Greener Grants

Eligibility: Pennsylvania municipalities, authorities or private entities eligible under PennVEST

Purpose: To fund infrastructure improvements such as drinking water, wastewater or stormwater

Terms: Vary

Deadline: Varies

Contact: Pennsylvania Infrastructure Investment Authority (PennVEST)

Phone: 717-783-6798

Website: www.pennvest.state.pa.us

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Environmental & Recreation (continued)

Growing Greener II *

Eligibility: Pennsylvania local governments and nonprofits

Purpose: Provides redevelopment grants to municipalities and nonprofits to help community downtown redevelopment efforts, focusing on the improvement of downtown sites and buildings

Terms: No minimum or maximum; typical grants average between \$250,000 and \$500,000

Deadline: Varies

Contact: Pennsylvania Department of Community and Economic Development, Customer Service Center

Phone: 866-GO-NEWPA (866-466-3972)

Website: www.newpa.com

Tree Improvement Grant

Eligibility: Pennsylvania local governments, volunteer groups, nongovernmental organizations for urban and community forestry projects

Purpose: To help communities initiate programs for public trees that are not receiving regular care and to develop local resources for continuing tree care

Terms: Grant funds must be matched with nonfederal dollars. For municipalities with populations of less than 5,000; 10 trees/year, \$1,500 maximum grant. For municipalities with population of 25,000 - 50,000; 40 trees per year, \$4,500 maximum grant.

Deadline: Varies

Contact: Pennsylvania Urban and Community Forestry Council

Phone: 717-783-0385

Website: www.dcnr.state.pa.us

TreeVitalize *

Eligibility: County and local governments in southeastern Pennsylvania

Purpose: To develop private-public partnerships to address tree coverage in southeastern Pennsylvania

Terms: Grants and technical assistance

Deadline: Varies

Contact: Pennsylvania Horticultural Society

Phone: 215-988-8874

Website: www.treevitalize.net

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Implementation & Construction

Delaware County Demolition Fund

Eligibility: Local governments in Delaware County

Purpose: To provide funding for ongoing demolition projects within the county

Terms: Only properties that are vacant at the time of application will be considered

Deadline: Continual

Contact: Delaware County, Office of Housing and Community Development

Phone: 610-891-5425

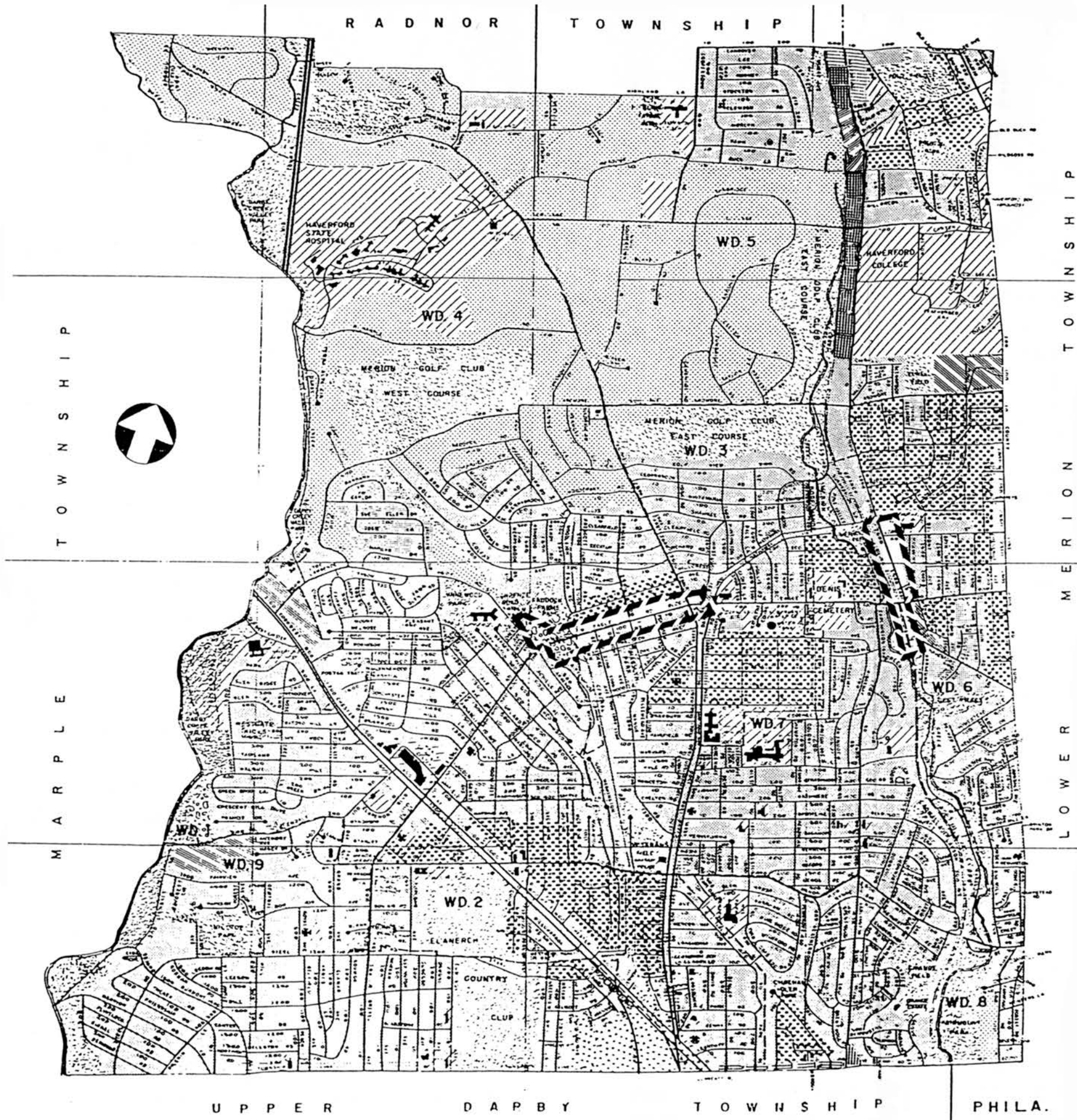
Website: www.co.delaware.pa.us/hcd

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APPENDIX – B

Alternative Plan: C was prepared by Gary Bogossian, Architect, and is dated 12-31-07. This Plan should be reviewed during the detailed site planning stage, as it has merit in devising the final solution for “Eagle Boulevard”.

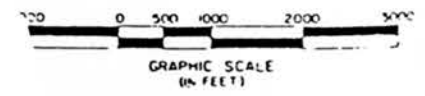


- KEY:
- LOW DENSITY SINGLE FAMILY RESIDENTIAL
 - MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL
 - HIGH DENSITY SINGLE FAMILY RESIDENTIAL
 - MULTI-FAMILY RESIDENTIAL
 - INSTITUTIONAL
 - UNRELATED COMMERCIAL
 - OPEN SPACE, RECREATIONAL
 - SHOPPING CENTER
 - OFFICE
 - UTILITY
 - LIGHT INDUSTRIAL
 - HIGH INTENSITY MIXED USE
 - COMMERCIAL AREA STUDY

FUTURE
LAND USE
MAP

1988

TOWNSHIP OF HAVERFORD
DELAWARE COUNTY, PA.





THOMAS COMITTA ASSOCIATES, INC.
Town Planners & Landscape Architects

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Table 2. Rough Cost Estimate Pertaining to Plan E Dated 2-7-08
Oakmont Village & Eagle Boulevard

| <u>Item</u> | <u>Description</u> | <u>Units</u> | <u>Unit Cost</u> | <u>Price</u> |
|-------------|--|--------------|------------------|--------------|
| 1. | Proposed Street Trees | 171 | \$ 375.00 | \$ 64,125.00 |
| 2. | Promenade Trees | 56 | 325.00 | 18,200.00 |
| 3. | Tree Grates | 56 | 550.00 | 30,800.00 |
| 4. | Tree Guards | 56 | 350.00 | 19,600.00 |
| 5. | Promenade | 1,445 LF | 80.00 | 115,600.00 |
| 6. | Promenade Crossing | 210 LF | 85.00 | 17,850.00 |
| 7. | Sidewalk (5 feet wide) | 7,090 LF | 18.75 | 132,937.50 |
| 8. | Crosswalks (6 feet wide) | 1,000 LF | 21.50 | 21,500.00 |
| 9. | Raised Speed Tables | 7 | 45,000.00 | 315,000.00 |
| 10. | Pedestrian Pockets | 7 | 8,500.00 | 59,500.00 |
| 11. | Pedestrian Plaza | 1 | 12,000.00 | 12,000.00 |
| 12. | Gateway Piers | 6 | 8,500.00 | 51,000.00 |
| 13. | Proposed Street Lights (New locations) | 10 | 2,600.00 | 26,000.00 |
| 14. | Proposed Street Lights (Existing locations) | 45 | 3,600.00 | 162,000.00 |
| 15. | Angled Parking | 110 | 2,200.00 | 242,000.00 |
| 16. | Parking Lot Islands | 8 | 5,000.00 | 40,000.00 |



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Table 2. Rough Cost Estimate Pertaining to Plan E Dated 2-7-08
Oakmont Village & Eagle Boulevard

| | | | | |
|-----|---|----------|------------|-------------------|
| 17. | Landscaped Street Edge (5 feet wide) | 7,960 LF | 120.00 | 955,200.00 |
| 18. | Banners (Vertical Pole Mounts) | 55 | 350.00 | 19,250.00 |
| 19. | Wayfinding Signage | LS | 80,000.00 | 80,000.00 |
| 20. | Curbs | 6,530 LF | 12.00 | 78,360.00 |
| 21. | Wheel Stops | 110 | 50.00 | 5,500.00 |
| 22. | Curb Cut Modifications | 71 | 2,500.00 | 177,500.00 |
| 23. | Repave Eagle Road/Milling | 3,600 LF | 75.00 | 270,000.00 |
| 24. | New Darby Road Access Spur | LS | 5,000.00 | 5,000.00 |
| 25. | General Demolition | LS | 350,000.00 | 350,000.00 |
| 26. | Drainage Inlets | LS | 150,000.00 | 150,000.00 |
| 27. | Relocation of Freestanding Signs | LS | 30,000.00 | 30,000.00 |
| 28. | Relocation of Utilities | LS | 150,000.00 | 150,000.00 |
| 29. | Miscellaneous | LS | 100,000.00 | <u>100,000.00</u> |
| 30. | Subtotal | | | 3,698,922.50 |
| 31. | Contingency 15% | | | 554,838.37 |
| 32. | A&E Fees 15% | | | <u>638,064.12</u> |
| 33. | Total | | | \$ 4,891,824.90 |
| 34. | Total (Rounded) | | | \$ 4,892,000.00 |

Note: The prices above are in 2008 dollars. As the proposed improvements are phased, an inflation factor should be used from year to year.

ARTICLE XIV
Traditional Neighborhood Development – 1 (TND-1)
Overlay District: Oakmont Village & Eagle Road Corridor

§182-1401. Specific Intent.

The purpose of this Article is to provide regulations to:

- A. Improve the function and appearance of Oakmont Village & the Eagle Road corridor as a means of implementing the Comprehensive Plan Addendum of Haverford Township, and the Goals, Objective and Strategies contained therein.
- B. Address the Purposes, Objectives, and Standards of Article VII-A, Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code.
- C. Reference the Manual of Written and Graphic Design Guidelines in the Subdivision & Land Development Ordinance to assist applicants with development in accordance with Section 708-A of the Pennsylvania Municipalities Planning Code.
- D. Provide effective opportunities for infill development and redevelopment.
- E. Enhance the Streetscape.
- F. Provide for a Pedestrian Promenade.
- G. Require principal buildings to be at a **minimum** height of 20 feet or two-stories.
- H. Promote the use of effective and attractive signage.

§182-1402. Applicability.

- A. Refer to the TND-1 Overlay District map dated revised January 4, 2008, which is incorporated herein by reference and made a part of the Zoning Ordinance.
- B. All new infill development and redevelopment shall also be consistent with Article VII, the “Development Strategy Plan”, and the Design Guidelines contained in the Haverford Township Subdivision and Land Development Ordinance, Chapter 160 of the Code of Ordinances of Haverford Township.

§182-1403. Definitions.

For the purposes of this Article, the following terms shall apply:

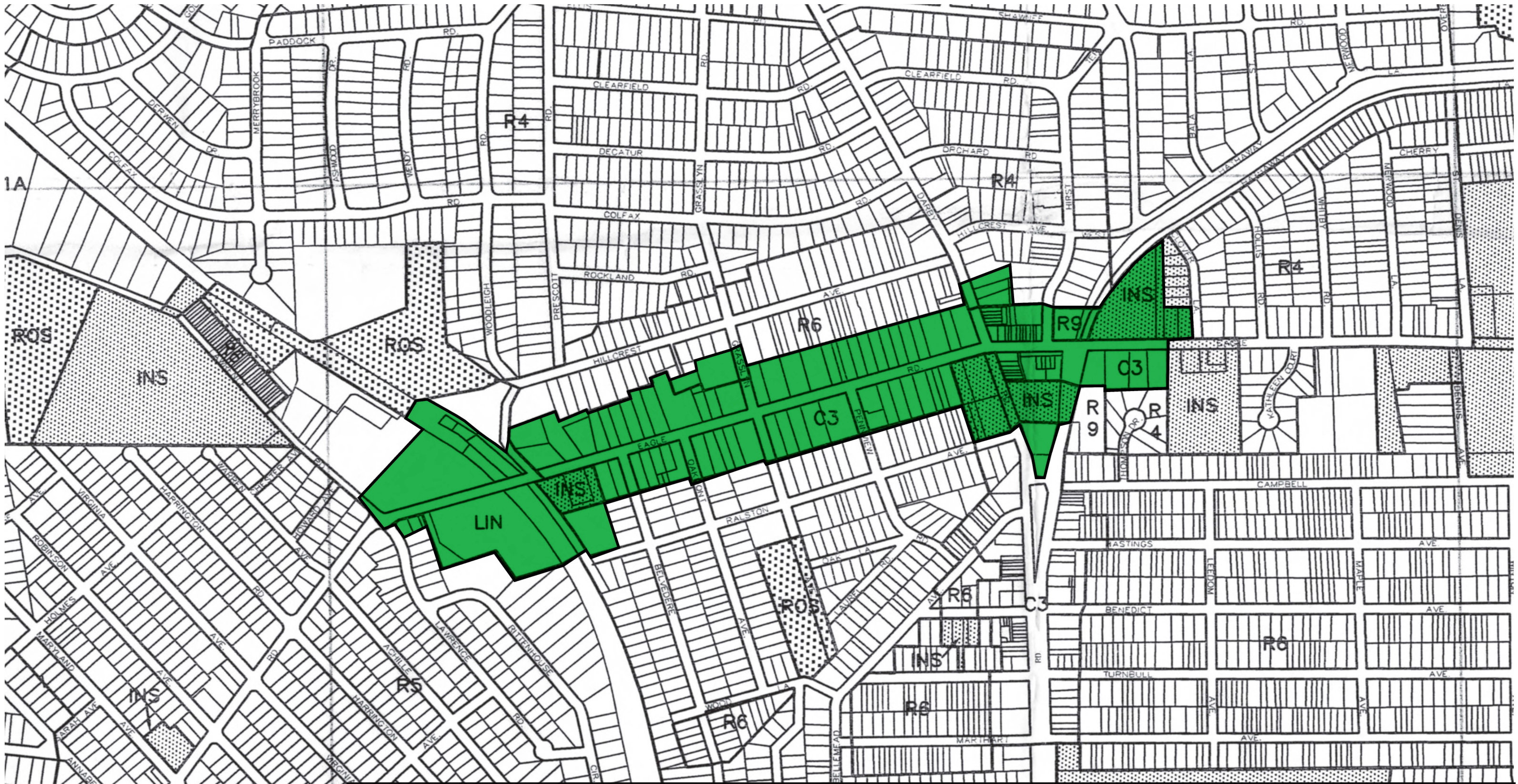
INFILL DEVELOPMENT – New development, adaptive re-use of existing buildings, redevelopment, and the like.

REDEVELOPMENT – The re-use, alteration, enlargement or extension of a building by one-third (33 1/3%) or more of the gross floor area of the building, **including demolition and new construction.**

STREETSCAPE – The space formed by buildings adjoining the street, which is embellished with sidewalks, street trees, street lights, **benches**, curbs, on-street parking, and cartways. The streetscape is framed by buildings, which create the “outdoor room” character of the street.

§182-1404. Written and Graphic Design Guidelines.

Refer to Article VII of the Haverford Township Subdivision and Land Development Ordinance, Chapter 160 of the Code of Ordinances of Haverford Township.



Zoning Map Excerpt

TND-1 Traditional Neighborhood Development -1 Overlay District

 = TND-1 Overlay District



**Oakmont Village & Eagle Road Corridor
Haverford Township - Delaware County, PA**

Revised: January 4, 2008
December 12, 2007

ARTICLE VII
Traditional Neighborhood Development – 1 (TND-1)
Overlay District: Oakmont Village and Eagle Road Corridor

§160-15. Legislative Intent.

The purpose of this Article is to provide regulations and written and graphic design guidelines to:

- A. Improve the function and appearance of Oakmont Village & the Eagle Road Corridor as a means of implementing the Comprehensive Plan Addendum of Haverford Township and the Goals, Objectives and Strategies contained therein.
- B. Address the Purposes, Objectives, and Standards of Article VII-A, Traditional Neighborhood Development, of the Pennsylvania Municipalities Planning Code.
- C. Provide a Manual of Written and Graphic Design Guidelines to assist applicants with development in accordance with Section 708-A of the Pennsylvania Municipalities Planning Code.
- D. Provide effective opportunities for infill development and redevelopment.
- E. Enhance the Streetscape.
- F. Provide for continuous pedestrian circulation with sidewalks and crosswalks.
- G. Provide for a Pedestrian Promenade as shown in Plan **E**, a development strategy plan, dated **February 7, 2008**.
- H. Provide pedestrian scaled street lights.
- I. Minimize the width **and number** of existing and proposed curb cuts to provide safe pedestrian circulation and control vehicular access.
- J. Provide for an Eagle Boulevard concept as shown in Plan **E**, a development strategy plan, dated **February 7, 2008**.
- K. Promote the articulation and detailing of buildings according to context sensitive design principles.

§160-16. Applicability.

- A. Refer to Plan A, and Plan **E**: a development strategy plans dated December 12, 2007 and **February 7, 2008** for the location of proposed Streetscape Enhancements pertaining to such features as:

- (1) Existing Street Trees.
- (2) Proposed Street Trees.
- (3) **Landscaped Street Edge.**
- (4) Promenade.
- (5) Promenade Crossing.
- (6) **Sidewalk.**
- (7) Crosswalk/Unit Pavers.
- (8) **Pedestrian Pocket.**
- (9) Gateway Pier.
- (10) Existing Street Lights.
- (11) Proposed Street Lights.

B. All new development and redevelopment shall be consistent with **Plan A and Plan E**, and the Design Guidelines in §160-18.

§160-17. Definitions.

For the purposes of this Article, the following terms shall apply:

BUILD-TO LINE – The line which defines the placement of the building from the street on which the building fronts. The build-to line of the building forms the street wall line. On a corner lot, the build-to line is located on each side of a lot abutting a street. A Build-To line may have a recess or projection up to four (4) feet in order to promote variations of building placement on a block.

CURB CUT – The opening of a curb to allow for vehicular access onto a lot.

GATEWAY – The area through which travelers pass upon entering the Eagle Road Corridor, within which monuments, piers, signage, street trees, street lights, sidewalks, crosswalks, and the like, are located.

INFILL DEVELOPMENT – New development, adaptive re-use of existing buildings, redevelopment, and the like.

PEDESTRIAN PROMENADE – A walkway of at least **twelve (12)** feet in width as shown on **Plan E – a development strategy plan dated February 7, 2008.**

PRIMARY FAÇADE – The façade of a building where the front entrance door is located. On a corner lot, there shall be two (2) primary facades.

PRIMARY FRONTAGE – The frontage of a building that faces the street.

REDEVELOPMENT – The re-use, alteration, enlargement or extension of a building by one-third (33 1/3%) or more of the gross floor area of the building, **including demolition and new construction.**

STREET WALL – The wall of a building adjoining a sidewalk at the edge of the street right-of-way or at the edge of the Pedestrian Promenade; or approved architectural or landscaping elements at least 30 inches but not more than 42 inches in height such as walls, pillars, and colonnades, fences, and hedges, in lieu of a building wall when an existing building is already set back from the street wall line. A street wall shall extend the entire length of the edge of the Eagle Road right-of-way, except where curb cuts, driveways and pedestrian access is provided, and except where existing buildings are already set back.

STREETSCAPE – The space formed by buildings adjoining the street, which is embellished with sidewalks, street trees, street lights, **benches**, curbs, on-street parking, and cartways. The streetscape is framed by buildings, which create the “outdoor room” character of the street.

§160-18. Written and Graphic Design Guidelines.

Written and Graphic Design Guidelines applicable to all infill development and redevelopment within the TND-1 Traditional Neighborhood Development Overlay District shall be in accordance with the Design Guidelines attached to this Article VII, dated January 4, 2008.