Ardmore Transit Center and Revitalization Project

Ad Hoc Ardmore Committee
April 24, 2013
Ardmore Transit Center

Project Goals

• Revitalized Ardmore commercial district
• Business, township and commuter parking
• New Ardmore train station and facilities
• Private mixed-use development
• Improved pedestrian and vehicular traffic
• Link Ardmore and Suburban Square
• Promote private investment in Ardmore
Ardmore Transit Center
Revised Plan – April 2013

• ATC
  – Phased Approach
  – Transit and accessibility improvements
  – ADA access across tracks via renovated tunnel
  – 2,000-3,000 square feet retail or commercial
  – 5 (+/-) level 520 (+/-) space parking garage

• Ardmore Goals Met
  – New Ardmore station facilities, tunnel and platforms
  – Improved ADA, pedestrian and vehicular circulation
  – Link Ardmore and Suburban Square
Ardmore Transit Center
Concept Plan Inbound – April 2013
Ardmore Transit Center
Concept Plan Inbound – April 2013

Ad Hoc Ardmore Committee Presentation
Current ATC Project

• Phase 1:
  – Station Facilities
    - $22.5M funded
    - Mixed-use building on Cricket Lot
    - $56M (+/-) funded

• Phase 2: Parking Garage
  – 520 (+/-) space garage construction cost estimate: $15.6 M (+/-)
Funding Total: $39.6M

- Federal Funding $5.8M 2005
- LMT Earmark Match $1.4M 2006
- RACP Grants (3) $15.5M 2008/2010
- MONTCO Revitalize $0.25M 2009
- PADOT Keystone $12.75M 2013
- SEPTA New Freedom $3.6M 2013
Ardmore MUST Zoning District

- Ordinance No. 3776 adopted April 26, 2006 by Township Board of Commissioners

- Encourages Transit Oriented Development in Ardmore

- Does not apply to residential buildings or lots in residential zoning districts

- Preserves traditional pedestrian-oriented and transit-friendly character of Ardmore
Ardmore MUST Zoning District

More than 10,000 square feet, but not likely to be developed

More than 10,000 square feet, large enough to be developed

More than 10,000 square feet, residential zoning, but commercial non-conforming use. If rezoned, large enough to be developed.

More than 10,000 square feet. Publicly owned land that could be developed.

Publicly owned parking lots not planned for development.

Property & buildings owned by Verizon.
Potential MUST Zoning Amendments

Objectives:

• Address needed updates since passage
• Amendments for Cricket and ATC projects
• Match up with Bryn Mawr Village Zoning
• Incorporate improvements from newer zoning
• Adjust parking requirements
Potential MUST Zoning Amendments

General:

• Updates to impervious surface, set-backs and build-to lines
• Add parking structures and transit facilities
• Clarify service and loading
• Update development and design standards
• Add car and bike share requirements
Potential MUST Zoning Amendments

• Use Regulations
  – Updates to residential, retail and commercial uses
  – Add separation requirements
  – Remove drive-through windows
  – New student home regulations

• Dimensional Standards
  – Adjust mixed use building formula
  – Update distance from platform and height measurements
Potential MUST Zoning Amendments

• Design Standards
  – Adjust Public Gathering Space
  – Add standards for Parking Structures
  – Adjust standards for municipal garage facades

• Density Bonuses
  – Add minimum public parking requirement
Potential MUST Zoning Amendments

• Parking
  – Add dimensional standards for parking structures
  – Modifications for municipal parking garages
  – Address parking space sizes in garages
  – Adjust parking ratios for restaurant uses
  – Add parking requirements for student homes
  – Modify façade requirements for municipal garages
<table>
<thead>
<tr>
<th>Lot Name</th>
<th>Total Spaces</th>
<th>Meters</th>
<th>Permits</th>
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<tbody>
<tr>
<td>Cricket Lot</td>
<td>175</td>
<td>175</td>
<td></td>
</tr>
<tr>
<td>Cricket Ave South</td>
<td>57</td>
<td></td>
<td>57</td>
</tr>
<tr>
<td>Ardmore Post Office</td>
<td>101</td>
<td></td>
<td>101</td>
</tr>
<tr>
<td>Athens Ave North</td>
<td>32</td>
<td></td>
<td>32</td>
</tr>
<tr>
<td>Athens Ave South</td>
<td>47</td>
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<tr>
<td>Cricket Terr.</td>
<td>22</td>
<td></td>
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<tr>
<td>Ardmore West</td>
<td>87</td>
<td>73</td>
<td>14</td>
</tr>
<tr>
<td>Schauffele</td>
<td>73</td>
<td>73</td>
<td></td>
</tr>
<tr>
<td>Athensville/PSB</td>
<td>47</td>
<td>47</td>
<td></td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>641</strong></td>
<td><strong>368</strong></td>
<td><strong>273</strong></td>
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</table>
Ardmore Parking Survey

Ardmore Parking Spaces

- Public lot meters: 368
- Total permit: 273
- Total lot spaces: 641
- On street meters: 211
- Total all spaces: 852

<table>
<thead>
<tr>
<th>Day</th>
<th>Max. Peak Hour</th>
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<tbody>
<tr>
<td>Friday</td>
<td>7:00 PM</td>
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<tr>
<td>Thursday</td>
<td>Noon</td>
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<tr>
<td>Wednesday</td>
<td>Noon</td>
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<tr>
<td>Saturday</td>
<td>Noon</td>
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<tr>
<td>Tuesday</td>
<td>Noon</td>
</tr>
<tr>
<td>Monday</td>
<td>10:00 AM</td>
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### Ardmore Parking Spaces

<table>
<thead>
<tr>
<th>Peak Day/ Hour</th>
<th>Cricket Lot Total Spaces</th>
<th>Total Cricket Spaces Occupied</th>
<th>Total Cricket Spaces Available</th>
<th>Total Other Ardmore Spaces</th>
<th>Total Other Ardmore Occupied</th>
<th>Total Other Available Spaces</th>
</tr>
</thead>
<tbody>
<tr>
<td>Friday 7:00 PM</td>
<td>175</td>
<td>132</td>
<td>43</td>
<td>677</td>
<td>491</td>
<td>186</td>
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</table>
Temporary Parking
Replace 175 Cricket Spaces

- Cricket Ave South Permit (57 spaces): convert 41 to meters; 16 permit remain.
- Ardmore Post Office Permit (101 spaces): convert 50 to meters; 51 permit remain.
- Athens Ave North Permit (32 spaces): convert to meters from permit.
  - Closet location to Lancaster/Cricket Avenue businesses.
- Cricket Terrace (22 spaces): convert to meters from permit.
  - Closest location to Rittenhouse Place and accessible to businesses.
Temporary Parking
Replace 175 Cricket Spaces

- Schauffele Plaza: 73 meter spaces
  - can absorb additional long and short term parking usage.
- Ardmore West: 69 meters/14 permit
  - can absorb additional long and short term parking usage
- Add new temporary signage
- Advertise temporary parking changes
- Utilize social media to provide ongoing information
- Create and distribute maps
Temporary Parking

- Permit Space Conversion = 145 spaces
- Add new meters:
  - Athens Avenue - between Simpson Road & Cricket Avenue
  - Ardmore Avenue – convert time zones
- Total new meters: 30
- Total meters added: 175
Project Next Steps

• Community Involvement (ongoing)
• Close Funding Gap (hopefully) for Phase 2
• Amtrak & SEPTA Agreements
• MUST Zoning Amendments
• Design & Final Engineering Underway
• Land Development Process
• Phase 1 Groundbreaking Mid 2014
Ardmore Revitalization

Discussion