On Monday evening the joint committee will discuss the high density residential areas of the township and prepare recommendations to address issues facing these areas and to manage future growth. High density areas include properties zoned R6, R6A, R7 and ASDD-1. The joint committee should note that September’s meeting will focus on mixed use development in MUST, ROHO, M and City Avenue, which also includes high density development.

Criteria for appropriate location of new multi-family developments:

- Walking distance *(approximately ½ mile)* to commercial areas and employment centers (Institutions could be considered employment centers – 6 of the 10 top employers in the Township are institutions);
  - Benefit:
    - Reduce dependence on auto-mobiles thereby reducing auto emissions, energy consumption and traffic congestion.
    - Enhance vitality of commercial areas by putting “feet-on-the-street”.
    - Create an environment where elderly residents may age in place and young children can walk and bike to local destinations.
    - Improve access to employment centers.
- Proximate to transit facilities *(1/2 mile Buffer from rail stops shown on maps)*;
  - Benefit:
    - Encourage use of transit and reduce dependence on auto-mobiles.
    - Reduce need for unnecessary automobile parking at transit facilities.
    - Provide housing choices and increases housing supply near transit.
    - Improve transportation options for new residents.
- Proximate to major interstate and highway interchanges;
  - Benefit:
    - Reduce cut through traffic through the neighborhoods.
    - Access to regional employment centers.
- Located outside of environmentally sensitive areas including areas of floodplain, steep slopes and woodlands.
  - Benefit:
    - Advance public health and safety by keeping high density populations away from areas susceptible to severe damage and loss during major storm events.
    - Preserve environmentally sensitive land.
- Located in areas where property assembly and redevelopment is desired.
Preliminary Recommendations: High Density Residential Land Use

High density is a relative term. In relation to Lower Merion Township ‘high density’ refers to density higher than the predominant single-family pattern. In some cases, such as proximity to single family neighborhoods, twin homes are an appropriate higher density, while in other cases, such as commercial areas and near transit, apartment is an appropriate form for higher density. The following recommendations have been prepared to recognize the existing built environment and to utilize future higher density growth as a means to transform designated areas near commercial uses and public transportation.

1. In order to preserve stable, developed neighborhoods from unnecessary speculative redevelopment, and to preserve the supply of existing affordable housing it is recommended that areas zoned R6A be rezoned R6 to promote the established residential character of the township.
2. Consider reducing the density of townhouses in R6, R6A and R7 Districts.
3. Develop design standards for apartments and townhouses.
4. Ensure that higher density infill development in the TND district is consistent with the community character.
5. Ensure that guest parking and off street loading areas are provided for in apartments and townhouses.

The recommendations of this committee should complement the work of the Housing Committee. The Housing Committee developed specific recommendations for various transition areas in the community. These transition areas generally included residential neighborhoods abutting commercial districts throughout the Township that were identified in the 1990s PHPC Study as areas worthy of further study. The transition areas primarily fall in the medium and high density areas. The committee will review and refine these recommendations for inclusion in the residential chapter of the Land Use Element.

In many cases the committee recommended using Traditional Neighborhood Districts (TND) to ensure that future infill development would match the existing character of the residential neighborhoods. Staff conducted an analysis to build on the findings from the build-out scenario to identify the number of properties in the identified TND areas, which would be susceptible to future subdivision. A summary chart of both medium and high density parcels is included below. Of the 1028 parcels with subdivision potential in the high and medium density areas, approximately 64% of these parcels are located within the TND areas. The largest generation for potential dwelling units (1126) is within the R6A zone for townhouse development. This is an area that should be evaluated to ensure that future infill development is harmonious with the existing character of the established residential neighborhoods. The committee began looking at these areas last month, and will continue the discussion on Monday.

There is minimal area within the low density scenario which falls within TND area. In addition to the 234 parcels noted above, there are 15 parcels, totaling 85 acres, with subdivision potential that fall within the TND areas. These are in the North Ardmore- Glenn Rd (Map #7) neighborhood and in the Merion neighborhood.
### High and Medium Density: Residential Build Out Scenario in TND Area

<table>
<thead>
<tr>
<th>Overall Parcels with subdivision potential</th>
<th>Parcels with subdivision potential in TND area</th>
<th>Acres with subdivision potential in TND area</th>
<th>Potential new dwelling units (Net)</th>
</tr>
</thead>
<tbody>
<tr>
<td>R2</td>
<td>138</td>
<td>41 (30%)</td>
<td>147.8</td>
</tr>
<tr>
<td>R3</td>
<td>139</td>
<td>99 (71%)</td>
<td>154.0</td>
</tr>
<tr>
<td>R4</td>
<td>111</td>
<td>78 (70%)</td>
<td>60.6</td>
</tr>
<tr>
<td>R5</td>
<td>30</td>
<td>16 (53%)</td>
<td>13.6</td>
</tr>
<tr>
<td>R6*</td>
<td>70</td>
<td>52 (74.3%)</td>
<td>10.3</td>
</tr>
<tr>
<td>R6A*</td>
<td>422</td>
<td>339 (80%)</td>
<td>75.2</td>
</tr>
<tr>
<td>R7*</td>
<td>118</td>
<td>37 (31.4%)</td>
<td>31.9</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>1028</strong></td>
<td><strong>662 (64.4%)</strong></td>
<td><strong>493.4</strong></td>
</tr>
</tbody>
</table>

*Calculations from High Density Townhouse Build out Scenario.*

### Housing Committee Recommendations: Transition Areas

#### Medium/High Density Transition Area Recommendations:

These areas are bifurcated by medium and high density zoning districts.

**Map 4: North Bala Neighborhood (Montgomery Avenue/Bala Avenue)**

- Desired Outcome: Allow for the transitional multifamily pattern along Montgomery Avenue to remain and maintain the pattern of the residential neighborhood with larger outbuildings and carriage homes behind Montgomery Avenue.
- Strategy: Retain the R7 zoning designation along Montgomery Avenue, but recommend TND for the portion of the study area farther away from Montgomery Avenue.

**Map 5: Bala Avenue – Residential – Highlight this area as one of utmost importance in the Plan**

Bala Avenue:

- Desired Outcome: Encourage development that is appropriately scaled to match the existing character and provides a smooth transition to the higher density commercial areas along City Avenue.
- Strategy: Support the village concept in the area between Bala Avenue and the railroad tracks that is smaller scaled and well designed to match the residential character on the other side of Bala Avenue.
Standards for the area west of Bala Avenue should preserve the form and scale of this residential section of the roadway as the proposed Bala Village District ordinance is drafted.

Balwyn Place:
- Desired Outcome: Retain the existing form and scale of this unique neighborhood.
- Strategy: Recommend TND moving forward.

Map 6: South Bala Neighborhood
- Desired Outcome: Maintain the existing medium-density pattern by preventing the assembling of single family properties for the purpose of consolidation, demolition and higher density multi-family redevelopment.
- Strategy #1: Clean up the zoning around the edges of the residential neighborhood. All split zoned properties should be rezoned R4. The zoning district should follow the property lines. The following properties should be rezoned R4:
  - All properties between Union Avenue and Upland Terrace;
  - Properties fronting on Upland Terrace and Edgehill Road between Old Lancaster Road and Oakland Terrace;
  - Single family property fronting on Hampton Terrace between City Avenue and Edgehill Road.
- Strategy #2: This entire area should also be considered for TND.

Map 7: North Ardmore – Glenn Road
- Desired Outcome: Maintain the existing pattern, while also allowing increased densities to accommodate the needs of the aging population.
- Strategy: Retain the R7 zoning designation along Montgomery Avenue, with the exception of the properties located between School House Lane and Llanfair Road. Rezone these properties to maintain the existing single family pattern. ¹

Map 8: South Ardmore – Linwood Avenue
- Desired Outcome: Preserve older homes on Walnut Avenue.
- Strategy: Modify the R6A Zoning to allow the conversion of single family homes to multi-family units and to permit additions off the back to preserve the homes on Walnut Avenue.
- Desired Outcome: Maintain single family pattern on Grandview Road.
- Strategy: Rezone Grandview Road for single family dwellings.

High Density Transition Area Recommendations:

Map 9: Tudor Rowhomes (Edgehill Road/ Stoneway Lane)
- Desired Outcome: Preserve the unique, affordable housing stock in this neighborhood.
- Strategy #1: Retain the existing R6A zoning, which permits row homes.

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¹ In June 2013 the Committee discussed how the properties between Glenn Road and St. Georges Road should be treated and determined that the area works well under the existing R7 zoning. They determined that this area should retain the existing R7 zoning.
- Strategy #2: Consider this area for TND.
- Strategy #3: Consider this area for designation as a historic district.

Map 10: South Ardmore – Ardmore Avenue
- Desired Outcome: Create a smooth transition from the commercial areas to the residential neighborhood and preserve the older large homes lining the street. Allow nonconforming commercial uses to redevelop into multi-family.
- Strategy: Modify the R6A Zoning to allow the appropriate conversion of single family homes to multi-family units and to permit additions off the back to preserve the homes on Ardmore Avenue to maintain the form and scale of the neighborhood. Prohibit future townhouse development.

Map 11: South Ardmore – South Wyoming Avenue
- West Spring Avenue
  - Desired Outcome: Eliminate undesirable commercial uses and require that future residential development match the form and scale of the existing neighborhood.
  - Strategy: Rezone the commercially zoned properties as Residence R6A.
- South Wyoming Avenue and Holland Avenue
  - Desired Outcome: Allow additions off the back of the large homes that front onto S. Wyoming Avenue
  - Strategy: Utilize modified R6A zoning requirements on South Wyoming Avenue and Holland Avenue to allow the appropriate conversion of single family homes to multi-family units and to permit additions off the back to preserve the homes to maintain the form and scale of the street. Prohibit future townhouse development.

Map 12: South Ardmore – Wellington/Chatham
- Desired Outcome: Maintain the existing character.
- Strategy: Recommend TND moving forward.

Map 13: South Ardmore – Cricket Avenue
- Desired Outcome: Maintain the form and scale and limit commercial intrusions into the residential areas.
- Strategy: Rezone existing homes zoned commercially to residential. Revise the commercial zoning standards so that the existing commercial areas used commercially will be consistent with the form and scale of the neighborhood.

Map 14: South Bryn Mawr Neighborhood
- Desired Outcome: Preserve the affordable housing stock in this area.
- Strategy: Recommend TND.