

Ardmore Transit Center and Revitalization Project

Ad Hoc Ardmore Committee
April 24, 2013



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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



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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



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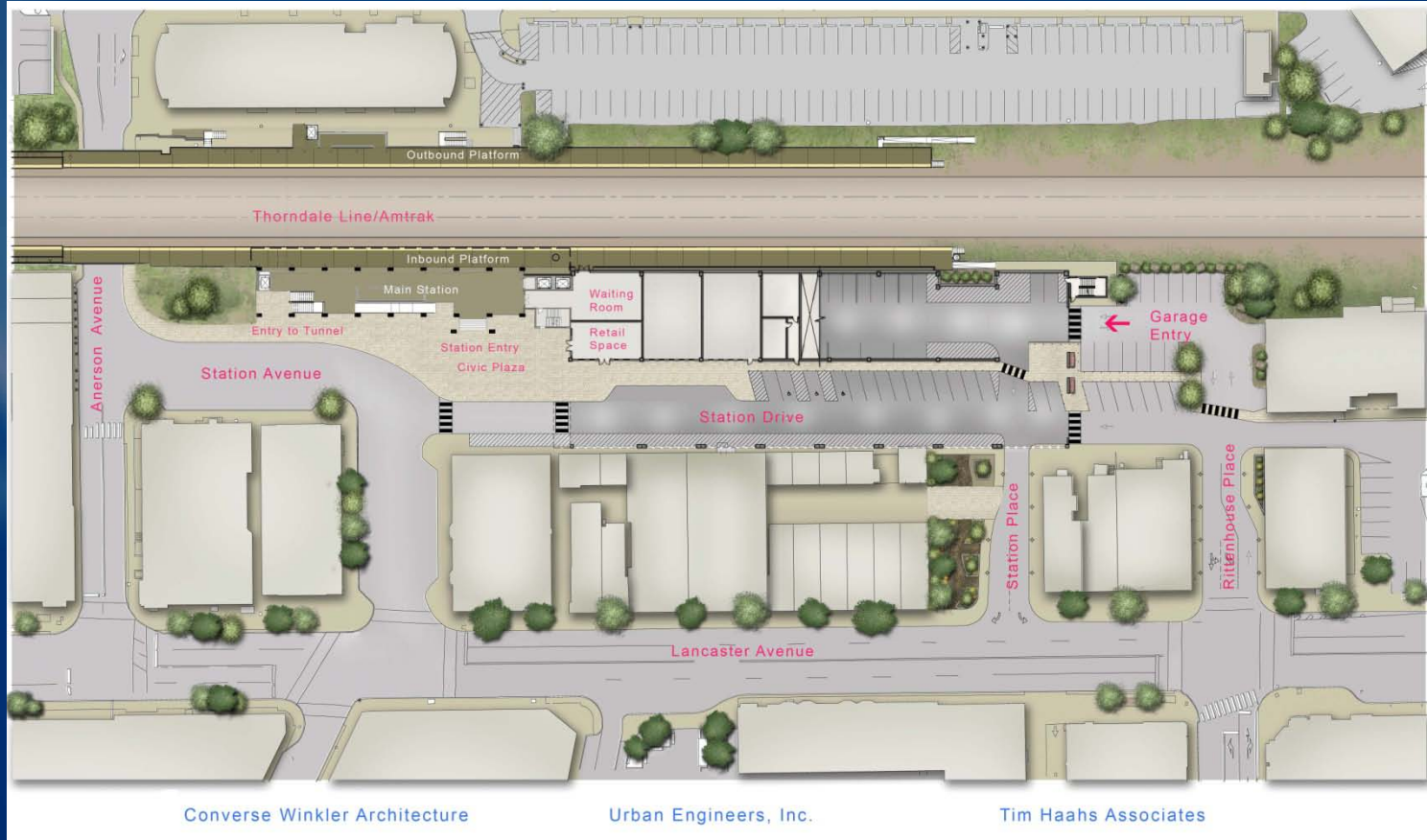
Ardmore Transit Center Revised Concept Plan – April 2013



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Ardmore Transit Center Revised Concept Site Plan – April 2013



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Ardmore Transit Center Concept Plan Inbound – April 2013



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Ardmore Transit Center Concept Plan Outbound – April 2013



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Ardmore Transit Center Concept Plan Inbound – April 2013



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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 (+/-)



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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



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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



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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.



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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



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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



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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



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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



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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

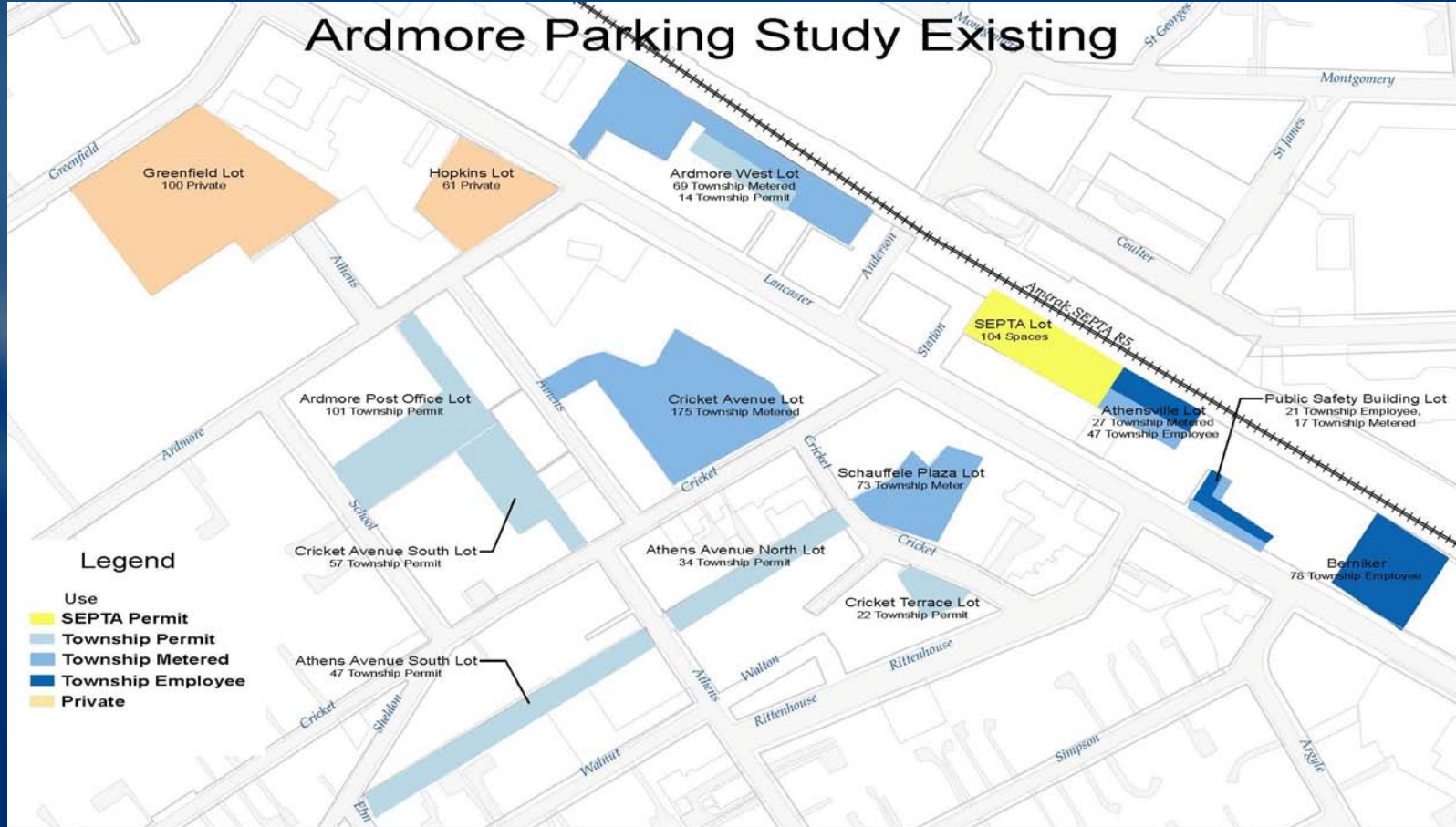


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Ardmore Parking

Ardmore Parking Study Existing



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Ardmore Parking Lots

Lot Name	Total Spaces	Meters	Permits
Cricket Lot	175	175	
Cricket Ave South	57		57
Ardmore Post Office	101		101
Athens Ave North	32		32
Athens Ave South	47		47
Cricket Terr.	22		22
Ardmore West	87	73	14
Schauffele	73	73	
Athensville/PSB	47	47	
Total	641	368	273



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Ardmore Parking Survey

Ardmore Parking Spaces

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

Day	Max. Peak Hour
Friday	7:00 PM
Thursday	Noon
Wednesday	Noon
Saturday	Noon
Tuesday	Noon
Monday	10:00 AM



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Ardmore Parking Spaces

Peak Day/ Hour	Cricket Lot Total Spaces	Total Cricket Spaces Occupied	Total Cricket Spaces Available	Total Other Ardmore Spaces	Total Other Ardmore Occupied	Total Other Available Spaces
Friday 7:00 PM	175	132	43	677	491	186



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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.



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Temporary Parking

Replace 175 Cricket Spaces

- Schaufele 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



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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



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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



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Ardmore Revitalization

Discussion



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