

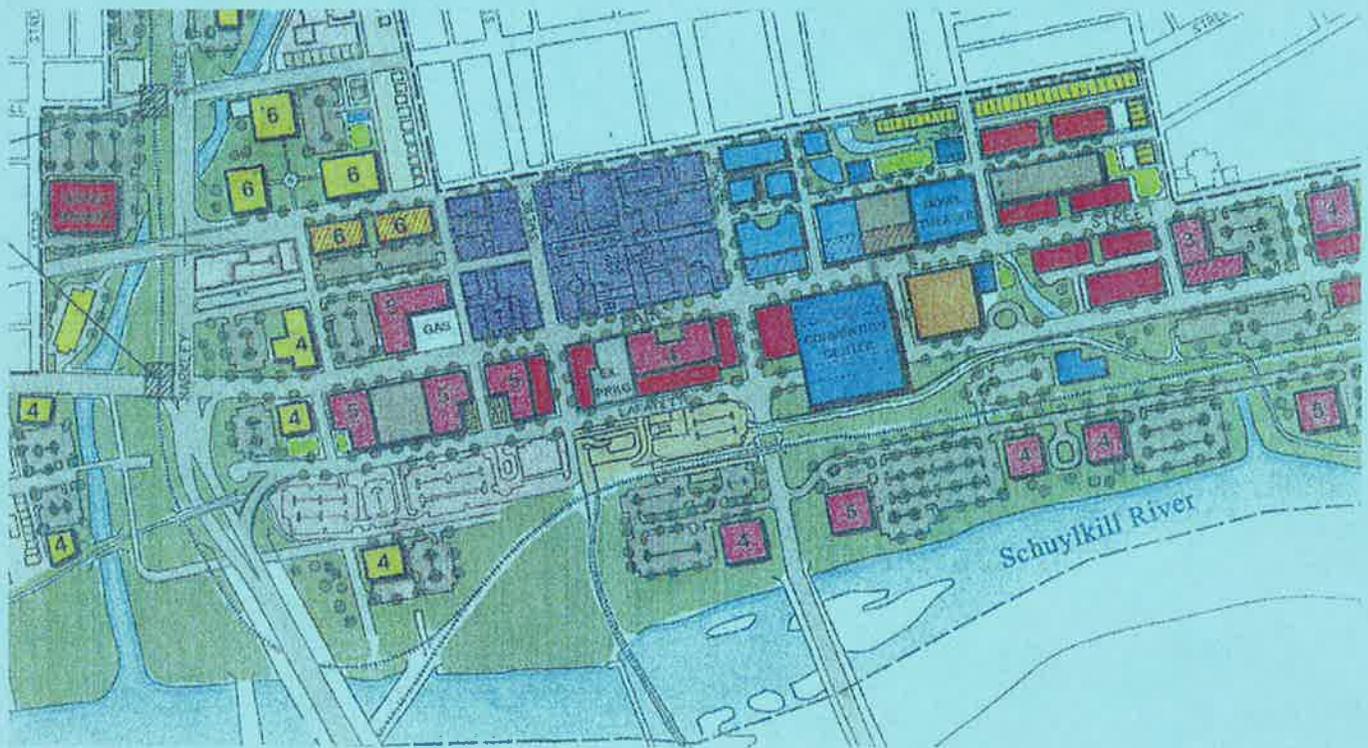
REDEVELOPMENT AREA PLAN

FOR THE

RIVERFRONT REDEVELOPMENT AREA

BOROUGH OF NORRISTOWN MONTGOMERY COUNTY, PENNSYLVANIA

PREPARED IN ACCORDANCE WITH THE
URBAN REDEVELOPMENT LAW
OF THE
COMMONWEALTH OF PENNSYLVANIA



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In Conjunction With:
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Paoli, PA

LAST REVISED
June 2002

EXISTING LAND USE AND CONDITIONS REPORT

FOR AN AREA WITHIN THE

**RIVERFRONT REDEVELOPMENT AREA
NORRISTOWN, PA**

**RECEIVED
JUN - 2 2006
MC RDA**

REVISED: June, 2006

**RESOLUTION OF THE MUNICIPALITY OF NORRISTOWN PLANNING COMMISSION
FINDING AND DETERMINING AN ADDITIONAL AREA TO BE INCLUDED IN THE
RIVERFRONT REDEVELOPMENT AREA WITHIN THE MUNICIPALITY OF
NORRISTOWN TO BE BLIGHTED**

WHEREAS, the Redevelopment Authority of the County of Montgomery, at the request of the Municipality of Norristown, has caused to have conducted a study to determine whether certain areas within the Municipality of Norristown are blighted and thereby qualify as redevelopment areas as defined by the Urban Redevelopment Law (Public Law 991); and

WHEREAS, such a study has been conducted by the firm of Mullin and Lonergan, being called Riverfront Redevelopment Area, Norristown, PA, Existing Land Use and Conditions, it was completed in November of 1996 and the initial resolution of the Norristown Planning Commission, designating the Redevelopment Area, was approved March 11, 1997. The boundary of the Riverfront Redevelopment Area was revised in May of 2001, in October of 2001 and in June 2006;

WHEREAS, the Planning Commission of the Municipality of Norristown has received the report, has examined the report, has inspected the area under consideration in the report, said area being described in Exhibit "A" and outlined on the map attached hereto as Exhibit "B"; and

WHEREAS, certification of blight and the creation of a redevelopment area is the first step in proceeding for redevelopment under the Urban Redevelopment Law; and

NOW, THEREFORE, be it resolved by the Norristown Planning Commission that:

1. The areas in the Municipality of Norristown identified on Exhibits "A" and "B" are found and determined to be blighted because of the existence of one or some of the characteristics listed below which warrant the areas being considered redevelopment areas as defined by the urban Redevelopment Law (Public Law 991 approved May 24, 1945 as amended).

- a) Unsafe, unsanitary, inadequate or overcrowded conditions or dwellings thereon.
- b) Inadequate planning of the area.
- c) Excessive land coverage of the buildings thereon.
- d) Lack of proper light, air and open space.
- e) Defective design and arrangement of the buildings thereon.
- f) Faulty street and lot layout.
- g) Economically or socially undesirable.

2. The areas identified in Exhibits "A" and "B" in the Municipality of Norristown are hereby certified by the Norristown Planning Commission as a redevelopment area as defined by the Urban Redevelopment Law; and

BE IT FURTHER RESOLVED, that the Norristown Planning Commission wishes to express its concerns that certain matters be incorporated into and considered in the development of any redevelopment area plans, to the extent permitted and allowed by law:

1. That any redevelopment area plan and redevelopment proposal to be prepared by the Redevelopment Authority of the County of Montgomery incorporate provisions that will allow the residents of the Municipality of Norristown to benefit from new jobs created as a result of

redevelopment and in the furtherance of that goal, efforts be made in working with the appropriate governmental agencies to see that job training programs are in place to teach residents the skills needed to acquire jobs which may be created as a result of redevelopment.

2. That any redevelopment area plan and redevelopment proposal require, before power of eminent domain be used to acquire properties housing operating businesses or homes of residents living in the area designated blighted, that there be reasonable assurances, such as a letter of intent or a commitment letter from a developer, that the property so acquired is to be reused and that the property will not stand vacant after being so taken.

3. That the redevelopment area plan and redevelopment proposal provide adequate and appropriate funding to assist any and all displaced parties in relocating and obtaining just compensation for their property as may be required under appropriate Federal and State laws.

4. That any redevelopment area plan and redevelopment proposal be sensitive to buildings with historic significance, and, when consistent with the Municipality's broader goals of redevelopment, to avoid elimination of such buildings. Any review of proposed development plans shall consider compatibility of the new development with what exists nearby in terms of bulk, scale, materials and character.

5. That any redevelopment area plan and redevelopment proposal along the Schuylkill River encourage the creation of riverfront open space and increased access to and enhanced recreational opportunities along the river.

The above Resolution was adopted on a motion of _____, seconded by _____, and carried by a vote of (Yes) (No) and (Abstention) at the _____, meeting of the Norristown Planning Commission.

Secretary

REDEVELOPMENT AREA PLAN
RIVERFRONT REDEVELOPMENT AREA
BOROUGH OF NORRISTOWN, PENNSYLVANIA

TABLE OF CONTENTS

Background		Page 1
Plan Elements		Page 3
(1)	The boundaries of the project area with a map showing the existing uses of the real property herein	Page 3
(2)	A land use plan of the project area showing proposed uses following redevelopment	Page 3
(3)	Standards of population densities, land coverages, and building intensities in the proposed redevelopment area	Page 7
(4)	Preliminary site plan of area	Page 8
(5)	A statement of the proposed changes, if any, in zoning ordinance and maps	Page 8
(6)	A statement of any proposed changes in street layouts and proposed traffic regulation, including separation of vehicular traffic partially or totally from pedestrian traffic where feasible	Page 8
(7)	A statement of the extent and effect of the rehousing of families which may be made necessary from the redevelopment area and the manner in which such rehousing may be accomplished	Page 9
(8)	A state of the estimated cost of acquisition of the redevelopment area and all other costs necessary to prepare the area for redevelopment	Page 9
(9)	A state of such continuing controls as may be deemed necessary to effectuate the purposes of the act	Page 9
Appendix A	Map #1 – Riverfront Redevelopment Area	A-1
Appendix B	Redevelopment Area Boundary Description	B-1
Appendix C	Map #2 – Existing Land Use	C-1
Appendix D	Map #3 – Land Use Plan	D-1
Appendix E	Unified Development Overlay Districts, Article XXXIV of the Norristown Borough Zoning Ordinance and Map	E-1
Appendix F	Map #4 – Redevelopment Area Illustrative Site Plan	F-1

BACKGROUND

In the fall of 1999, the Board of Commissioners of Montgomery County, in partnership with the Borough of Norristown, initiated a study of the factors which had contributed to the borough's decline as an urban center during the latter half of the twentieth century, during which time the surrounding county enjoyed a boom in both population and commercial development. That study (NORRISTOWN: Economic Revitalization Strategy), prepared by consultants Abeles Phillips Preiss and Shapiro, Inc. and Real Estate Strategies, Inc. and adopted October 3, 2000, was the result of an extensive analysis of the economic, social and historic factors which contributed to this decline and incorporates input from a wide range of participants, including county and borough officials, representatives of the local business community, civic and neighborhood groups and the general citizenry. The study culminated in a set of strategies designed to reverse this downward trend, which strategies include the creation of a new gateway and regional attraction along Norristown's waterfront as well as the stimulation of new office and mixed use development in the borough's downtown district. This Redevelopment Plan is among the specific steps identified for immediate implementation of the study recommendations.

Redevelopment Process

The redevelopment process, as prescribed by the "Urban Redevelopment Law" Act of 1945, P.L. 991, No. 385, provides a process for identifying those areas within a community which have become blighted and, on the basis of that determination, developing a plan to eliminate those areas of blight through sound social and economic development policies and programs. The first step of this process is the finding of blight, which may be determined if one or more of the following conditions is present:

- Unsafe, unsanitary, inadequate or overcrowded conditions of dwellings therein
- Inadequate planning of the area
- Excessive land coverage of the buildings thereon
- Lack of proper light and air and open space
- Defective design and arrangement of the buildings thereon
- Faulty street and lot layout
- Economically or socially undesirable land use

In 1997, an area known as the Washington/Markley Corridor Area was certified as a redevelopment area. Subsequently, on the basis of a field survey conducted in May of 2000, some or all of the above-listed conditions of blight were also observed in two additional areas adjacent to the original Washington/Markley Corridor Area (on its eastern and northern edges). This area combined with the original area was then designated as the Riverfront Redevelopment Area. Finally in 2001 the Elm Street Expansion, a small area generally north of Elm Street and east of Markley Street, was certified as blighted and added to complete the redevelopment area. As required by the

Act, resolutions of the Norristown Borough and Montgomery County Planning Commissions certified these areas as blighted as the chart below documents:

Plan Name	Borough Planning Commission Approval	Montgomery County Planning Commission Approval
Washington/Markley St. Corridor (the original area)	March 11, 1997	June 11, 1997
Riverfront Redevelopment Area (the original area plus the area along the Stony Creek and south of Sandy Hill Road in the East End)	July 11, 2000	July 12, 2000
Elm Street Expansion (Elm St. area and the area inadvertently excluded)	January 8, 2002	February 13, 2002

The entire area including all three areas listed above is now known as the “Riverfront Redevelopment Area,” and based upon these three blight certifications, the preparation of a redevelopment area plan by the Redevelopment Authority of Montgomery County was authorized for the entire area. This document is that redevelopment area plan.

Contents of the Plan

The contents of the plan, are as follows:

- Boundaries of the Plan Area and Existing Land Uses within it
- Land Use Plan following redevelopment
- Standards for population density, land coverage, building intensities
- Preliminary site plan of area
- Proposed zoning changes
- Proposed changes in street layout, traffic flow
- Provisions for rehousing families, if required
- Estimated cost of acquisition and redevelopment
- Continuing land use controls for after redevelopment

Upon adoption of the Redevelopment Plan, the Redevelopment Authority will prepare a Redevelopment Proposal to implement the Plan. The Plan will be reviewed by the County and Borough planning commissions and forwarded to the County Commissioners and Borough Council for approval. Upon acceptance of the Redevelopment Proposal, the Redevelopment Authority will be authorized to use the power of eminent domain, as needed, to facilitate the plan’s implementation by private developers.

PLAN ELEMENTS

- (1) *The boundaries of the project area with a map showing the existing uses of the real property therein*

The boundaries of the Riverfront Redevelopment Area are shown on Map #1 – Riverfront Redevelopment Area, enclosed in Appendix A, and described in Appendix B. Generally, the boundaries can be described as bordered on the south by the Schuylkill River between the eastern Borough Line and Hamilton Street and the western Borough Line. The area extends along the Stony Creek and SEPTA right-of-way; including a portion of the western border of Elmwood Park and the eastern boundary of the Norristown State Hospital Grounds. Norristown's Central Business District and Montgomery County Courthouse/Government Complex are in the central section of the Redevelopment Area, including the Main Street Corridor to the eastern Borough Line.

Existing land uses are represented on Map #2 – Existing Land Use, enclosed in Appendix C, which shows a broad range of uses, including residential uses to the west, mixed, and office uses along the Main Street Corridor, containing the Government Complex in the vicinity of Swede Road and Main Street (the approximate center of the Redevelopment Area). Industrial uses can be found the length of the Schuylkill River edge of the Redevelopment Area and along the Stony Creek Corridor to the north; also existing along the river (though not graphically shown), is the Schuylkill River Multi-Use Trail. Larger retail parcels and a large undeveloped tract of land make up the majority of land uses in the eastern triangle of the Redevelopment Area. The Elm Street Expansion area is primarily residential in character.

- (2) *A land use plan of the project area showing proposed uses following redevelopment*

(a) A land use plan has been prepared based on the following goals and objectives:

1. To re-establish Norristown Borough as a vibrant community in which to live and work and as a viable seat of county government.
2. To develop a flexible and market-based plan for redevelopment, which will be phased to reflect short-term economic realities and which will create long-term economic stability within the community and surrounding region.
3. To capitalize on the borough's strategic locational advantages and to enhance access via new and improved connections to the regional transportation network.
4. To develop a new, commercially viable Main Street, with an emphasis on specialty shopping, which does not attempt to compete with surrounding

malls, instead creating a unique, urban shopping experience which complements and supports the borough's residential and office populations.

5. To capitalize on the Schuylkill riverfront's recreational opportunities, both active and passive; this will serve to redefine the area as a destination location. (e.g. walking trails, bike routes, boating, etc.)
6. To maintain the existing private office market and government work force and encourage new office development through improved access, adequate parking and other amenities (e.g. restaurants, shopping, etc.) as well as appropriate regulatory measures and tax incentives.
7. To encourage the rehabilitation of the existing housing stock and the stabilization of existing neighborhoods, while also providing for the development of new, affordable housing, both rental and owner-occupied, through strict code enforcement, tax incentives and other appropriate regulatory measures as well as the provision of adequate community facilities and services.
8. To create a pedestrian-friendly environment through measures such as dispersed parking, improved lighting, landscaping, and other streetscape amenities (e.g. benches) as well as enhanced public safety, both real and perceived. Encourage pedestrian activity in the evening by creating attractive nighttime destinations (e.g. restaurants, entertainment opportunities) and providing a secure environment with adequate (free?) parking.
9. To develop a plan that provides employment, services, and leisure opportunities for the borough's existing resident population.
10. To develop a plan that capitalizes on the opportunities offered by the presence of the transit center.
11. To preserve and enhance the borough's rich architectural heritage through regulatory measures (e.g. façade controls) and design guidelines for signage, lighting, etc.
12. To develop comprehensive and flexible zoning techniques to encourage rehabilitation of existing structures as well as new development which is responsive to market demands.
13. To create a productive partnership of public and private entities to eliminate the blight characteristics, documented in the blight certification reports for the Washington/Markley Corridor and the Riverfront Redevelopment Area, to increase employment opportunities within the borough, encourage home ownership and to protect and enhance the area's environmental assets.

- (b) The Land Use Plan, Map #3 – Land Use Plan, included within Appendix D, for the Riverfront Redevelopment Area reflects the above-listed goals and objectives and is consistent with the Statement of Legislative Intent, Section 320-209, of the Unified Development Overlay (“UDO”) Districts, drafted by Borough staff with technical assistance by the Montgomery County Planning Commission and adopted on January 2, 2001 as an amendment to the Zoning Ordinance for the Borough of Norristown. This statement declares, in part, that it is the intent of this legislation “to encourage and permit uses that are compatible and complementary with the historic character of the community and its downtown, to assist in its revitalization, and which are in accordance with the goals and objectives of the Redevelopment Plan, the Norristown Economic Redevelopment Strategy and other applicable policies. Pedestrian-oriented uses and an urban character of design are permitted and encouraged. Also, uses that traditionally accompany and strengthen the commercial core are permitted, such as office, cultural, residential, educational, entertainment, recreational and related uses.” (The full text of the Unified Development Overlay Districts, Article XXXIV of the Norristown Borough Zoning Ordinance, is provided in Appendix E.)

The Land Use Plan, Map 3, included herein, for the Riverfront Redevelopment Area includes the following general land use categories:

Mixed Use 1

This land use classification represents the “downtown” area and is intended to be the most intensive of the three mixed-use categories. It would include residential, office, hotel, institutional, educational, retail and service uses. Building heights and coverage would be high in this area. It is anticipated that parking would be structured, for the most part. This would include either freestanding garages or buildings that have parking on their lower levels with primary uses above. A building might have a single primary use (an office tower, for example) or be multi-use (retail/office, or office/residential, etc.). This land use category includes the area around the intersection of Main and Markley Streets, which is definitely seen as a new focal point for downtown. With the removal of the Main Street train station, a significant gateway opportunity will be created. More intensive use of all of the properties at this intersection would be appropriate given its key location.

Mixed Use 2

Similar uses to the Mixed Use 1 area are envisioned, though at a reduced scale. In addition to providing employment opportunities, some of the other uses would be support services for the adjacent residential uses, including uses as large as a supermarket; a movie theater or similar use would also be an appropriate use to locate in this area. A movie theater is a use that is currently not provided in the Borough, and would provide an opportunity for nightlife. In this land use category shown in the southwestern portion of the redevelopment area, uses would be limited to residential, office, and restaurant uses, consistent with the uses permitted in the UDO Sub-district III regulations of the Borough’s recent zoning ordinance amendment. This land use category is also shown at the northeastern corner of the

redevelopment area, which includes the existing shopping center and office complex along Sandy Street, and vacant lands to its rear; a residential development has recently been approved on this vacant area, terraced on the hillside.

Riverfront Mixed Use

Here, too, similar uses to the other mixed use areas are envisioned. In this area, height would be similar to Mixed Use 1, to maximize views of the river and work within the confines of the restrictions imposed by the floodplain. This use category includes the current site of the Borough's Sewage Treatment Plant (to be relocated) as well as some industrial and fallow land. Commercial (structured) recreational development is also possible in this area, particularly since it will have enhanced regional access via the slip ramp from the turnpike; because of this and larger land areas, the recreational uses may be more appropriate in the eastern portion of the Riverfront Mixed Use area. A stadium would be a possibility here, as would be a major indoor facility such as indoor basketball courts, tennis courts, and perhaps year-round batting and golf practice facility. There would be opportunities for shared parking between office development, which may occur in this area, and the active recreation uses, since these have complementary peak periods.

Residential

Encourage retention of existing residences, with rehabilitation and conservation, where appropriate. In-fill on vacant lots (or those which become vacant due to need to raze existing structures) should be consistent with surrounding residential uses. The residential area adjacent to the Stony Creek Office Center is anticipated as new, higher density development taking advantage of the adjacent rail station and the ability to walk to other downtown facilities (including the Transportation Center, offices/employment and other services). Depending upon the vacancy rates in the Stony Creek Office Center, either some or all of this facility could also become residential space. The residential area in the western portion of the redevelopment area anticipates including some compatible non-residential uses such as some employment uses and restaurants.

Business Campus

Across from the State Hospital, which has been approved as a Keystone Opportunity Zone, one area, located along Stanbridge Street, is included in the Business Campus land use category. Upgrading and intensifying the existing industrial usage in this area would be anticipated. Service establishments for the business uses in this area would also be included in this land use category.

Transportation/Utility

This category includes the rail rights-of-way and Elm Street train station area, as well as the existing water filtration plant (along the river, east of the Dannehower Bridge).

Rail Related

Uses intended are those that provide direct services for rail users of the Elm Street station, including small convenience retail and personal service shops. These would be uses likely to be frequented either before or after a commuting trip. Should the Schuylkill Valley Metro be implemented, the Elm Street station would be eliminated, in addition to the Main Street station; if this occurs, revisions to the Land Use Plan in the area shown as "Rail Related," would be necessary.

Government Center

This area includes the County Court House complex, the adjacent One Montgomery Plaza (housing a number of County offices), and the U.S. Post Office. Parking in the garages located under the Court House and One Montgomery Plaza could supplement parking for the adjacent mixed use and culture/entertainment areas, if made available in the evening hours.

Culture/Entertainment

This area is envisioned as an extension of the "Avenue of the Arts" concept, which has already begun taking shape along DeKalb Street, where the Montgomery County Cultural Center already exists. Restaurants, galleries, and similar uses would be expected to concentrate here, though some of these uses would also be scattered in adjacent mixed-use areas. A facility for any community theater groups would also be appropriate in this area. Parking for the entertainment uses could take advantage of shared space with the adjacent mixed use areas and government center, all of which would substantially empty out at the end of the workday.

Waterfront Open Space

A continuous green space along the river is envisioned, including the existing Schuylkill River Multi-Use Trail; this green space extends throughout the redevelopment area along the river, as well as along both sides of Stony Creek and is expected to include additional bikeways and walking trails and additional linear green space serving as linkages. It includes existing parkland and anticipates a new park east of the existing water filtration plant (on the river). A small area in this category is also shown along the Stony Creek, between the creek and rail line, adjacent to Sterigere Street.

- (3) *Standards of population densities, land coverages, and building intensities in the proposed redevelopment area*

The standards for population densities, land coverages, and building intensities will be governed by the control of the Borough of Norristown Zoning Ordinance and specifically as they relate to the Unified Development Overlay Districts of that Ordinance. The Unified Development Districts establish three (3) sub-districts, which apply to various portions of the Redevelopment Area; uses and development standard are established in each sub-district. These are consistent with the recommendations within the Land Use Plan.

(4) *Preliminary site plan of the area*

Included within Appendix F is a preliminary site plan. It is an illustration of one way in which development could occur within the parameters of the land development controls of this Redevelopment Area Plan. As assumed on the preliminary site plan, the possibility of relocation of the Borough's water filtration plant, as well as the sewage treatment plant, should be noted, in order to make the riverfront available and attractive for new uses.

(5) *A statement of the proposed changes, if any, in zoning ordinances and maps*

No changes are anticipated to the text or the mapping of the sub-districts of the recently adopted Unified Development Overlay Districts.

The Use Regulations of the UDO - Unified Development Districts (Article XXXIV of the Norristown Zoning Ordinance) are outlined in Section 320-211. (A copy of the UDO is included in its entirety in Appendix E.) In summary, the UDO I District permits a variety of retail uses, business and professional offices, institutional and educational facilities, restaurants, banks, hotels, cultural and recreational uses, transit and parking facilities, multifamily residential uses, parks and other open space uses. The uses in the UDO I District are permitted at the highest intensity allowable in the borough, thereby encouraging a critical mass of office and retail development in the downtown and creating a pedestrian-friendly, urban environment. The UDO I District generally incorporates the Mixed Use 1, Riverfront, Government, Transportation and Culture/Entertainment land use categories described above.

With some minor exceptions, the UDO II District permits the same range of uses, but at a lesser intensity than those permitted in the UDO I District, and incorporates the Mixed Use 2, Residential, Business Campus and Rail Related land use categories. Similarly, the UDO III District further restricts the range and intensity of permitted uses. Reflecting primarily the Mixed Use 2 and Residential land use categories of the Riverfront Redevelopment Plan, the UDO III District is intended to encourage the preservation of existing residential neighborhoods in the borough's West End.

(6) *A statement of any proposed changes in street layouts and proposed traffic regulation, including separation of the vehicular traffic partially or totally from pedestrian traffic where feasible*

Lafayette Street is proposed to be extended from its eastern termination point at Ford (High) Street to the eastern Borough Line, and connect to Conshohocken Road in Plymouth Township. A "slip-ramp" from the Pennsylvania Turnpike (I-276) to Conshohocken Road is anticipated. Traffic exiting the Turnpike via the slip ramp, would then be able to access the Redevelopment Area through the extension of Lafayette Street. In addition to the extension to the east, an interchange with the

Dannehower Bridge is planned at Lafayette Street. These roadway improvements are very significant since they will make downtown Norristown easily accessible to the statewide and regional highway system. In addition to the direct linkage to the Turnpike which will allow access to the east and north, the Lafayette Street extension will enhance access to I-476 (the "Blue Route") and thereby simplify connections to the Schuylkill Expressway and to I-95. The Dannehower Bridge interchange will facilitate traffic accessing the Turnpike at Valley Forge (via Route 202) for travel to and from the west.

- (7) *A statement of the extent and effect of the rehousing of families which may be made necessary from the redevelopment area and the manner in which such rehousing may be accomplished*

Relocation assistance will be provided according to federal requirements and the Uniform Relocation Assistance and Real Property Acquisition Regulations. All relocation will be administered by the Redevelopment Authority of the County of Montgomery

It is anticipated that the relocation of households (families and/or individuals) and businesses will occur in phases. As Redevelopment Proposals are prepared for specific parcels and/or areas exact relocation numbers will be identified. It is expected that the Redevelopment Authority of Montgomery County will find suitable replacement housing and business locations in the area.

- (8) *A statement of the estimated cost of acquisition of the redevelopment area and all other costs necessary to prepare the area for redevelopment*

The cost of acquisition and all other cost necessary to prepare the area for redevelopment is expected to be in the millions of dollars. Specific cost estimates will be presented each time a Redevelopment Proposal is prepared for parcels and/or areas within the Riverfront Redevelopment Area Plan. The estimated costs will be made a part of this Redevelopment Area Plan. As in any Redevelopment Project, exact costs will not be known until acquisition is negotiated, relocation needs are identified, and infrastructure improvements are bid.

- (9) *A statement of such continuing controls as may be deemed necessary to effectuate the purposes of the act*

The Riverfront Redevelopment Area Plan shall remain in effect for a period of twenty (20) years from the date of approval of the Redevelopment Proposal, which includes the Redevelopment Area Plan and the Redevelopment Plan Proposal, by the Borough Council of the Borough of Norristown.

APPENDIX A
MAP #1 – RIVERFRONT REDEVELOPMENT AREA



REVISIONS
October 30, 2001

BOROUGH OF NORRISTOWN
MONTGOMERY COUNTY, PENNSYLVANIA
RIVERFRONT REDEVELOPMENT AREA
REDEVELOPMENT AUTHORITY OF THE COUNTY OF MONTGOMERY

APPENDIX A
REDEVELOPMENT
AREA BOUNDARY

MAP 1



Date: July 12, 2000
10000 0 10000 20000 30000 Feet

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APPENDIX B
REDEVELOPMENT AREA BOUNDARY DESCRIPTION

The Riverfront Redevelopment Area is generally bounded by the Schuylkill River on the south; on the west by the eastern property line of an existing cemetery between the Schuylkill River and Jackson Street extended; then on the north by Jackson Street extended between the eastern property line of an existing cemetery and Hamilton Street; then by Hamilton Street on the west, between Jackson Street extended and Lafayette Street; Lafayette Street on the north between Hamilton Street and Chain Street; then on the west and north by Chain Street between Lafayette Street and Main Street; Main Street between Chain Street and Astor Street; Astor Street between Main Street and Marshall Street; Marshall Street between Astor Street and Corson Street; Corson Street between Marshall Street and Oak Street; Oak Street between Corson Street and Astor Street; Astor Street between Oak Street and Elm Street; Elm Street between Astor Street and George Street; George Street between Elm Street and Beech Street; Beech Street between George Street and Hope Alley; Hope Alley north of Beech Street to a property line which marks the northerly most property line of a series of five residential properties; by said property line of residential properties between Hope Alley and Haws Avenue; Haws Avenue from said property line of said residential properties to James Street; James Street between Haws Avenue and an unnamed Alley; by the unnamed Alley between James Street and the southerly property line of Amatex Corporation; by the southerly property line of Amatex Corporation between the unnamed Alley and Stanbridge Street; Stanbridge Street between the southerly property line of Amatex Corporation and Locust Street extended; Locust Street extended between Stanbridge Street and the westerly boundary of Elmwood Park; then on the east and north by the westerly boundary of Elmwood Park between Locust Street extended and the point of intersection of Chain Street extended and Wayne Avenue extended; then by the point of intersection of Chain Street extended and Wayne Avenue extended between Chain Street extended and Markley Street; Markley Street from Wayne Avenue to Spruce Street; Spruce Street from Markley Street to Maple Alley; Maple Alley from Spruce Street to W. Elm Street; W. Elm Street westerly between Maple Alley and Cherry Street; Cherry Street between Elm Street and Airy Street; Airy Street between Cherry Street and Walnut Street; Walnut Street between Airy Street and Main Street; Main Street between Walnut Street and Ford Street; Ford Street between Main Street and the southerly property line of McCann Park; by the southerly property line of McCann Park between Ford Street and the westerly property line of Tremount Cemetery; the westerly property line of Tremount Cemetery between the southerly property line of McCann Park and Sandy Street; Sandy Street between the westerly property line of Tremount Cemetery and the easterly Borough line; and finally on the east by the easterly Borough line between Sandy Street and the Schuylkill River. The above described area is wholly within the Borough of Norristown, Montgomery County, Pennsylvania. The above described boundary is also illustrated on a map herein.

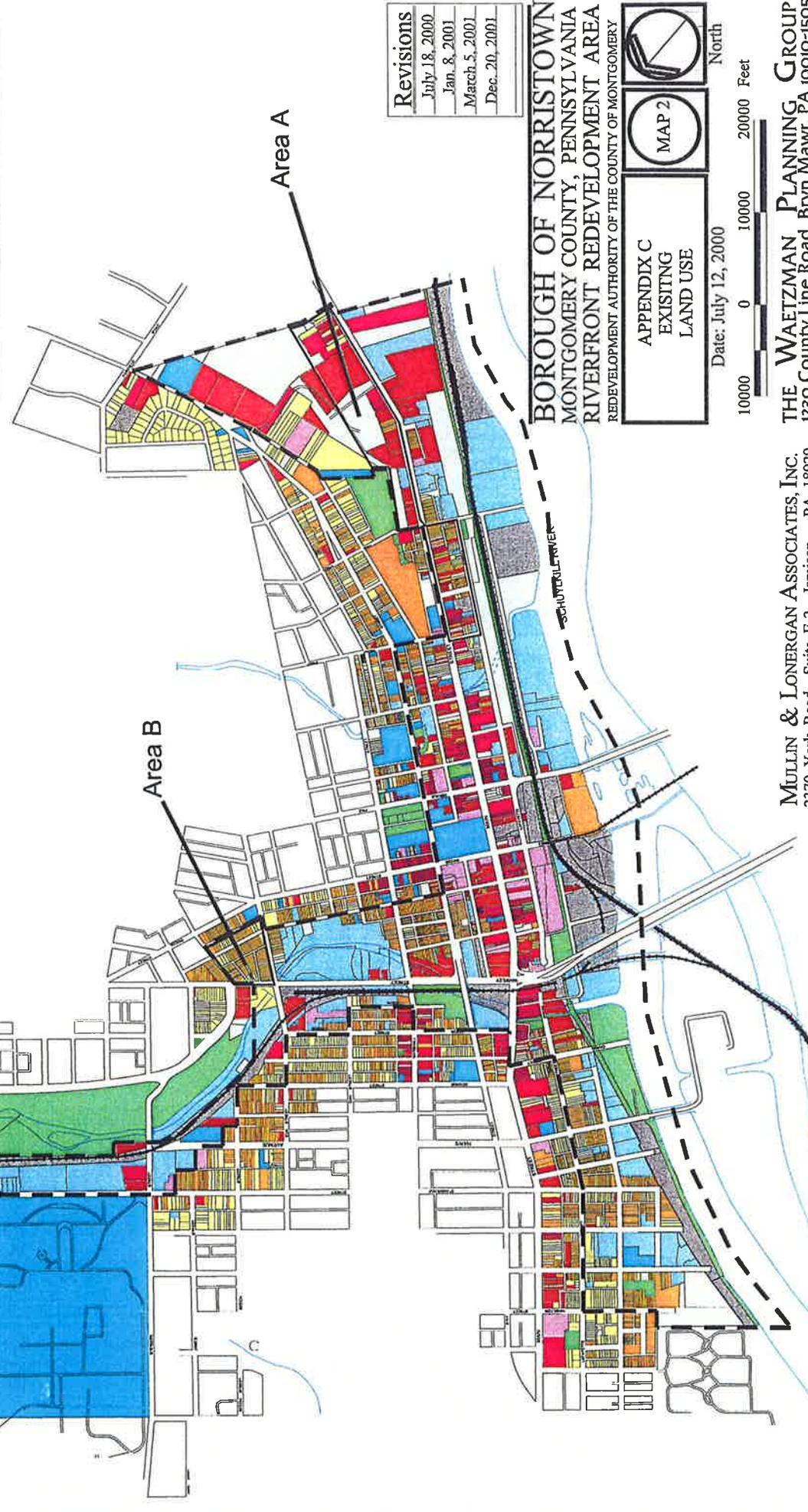
APPENDIX C
MAP #2 – EXISTING LAND USE

LEGEND:

— Redevelopment Area Boundary

Land Use

- 1 & 2 Family Residential
- Single-Family Attached & Multi-Family
- Mixed Use
- Retail
- Office
- Industrial
- Institutional
- Utilities
- Undeveloped
- Public Open Space
- Unknown (Outside Redevelopment Area)



Revisions

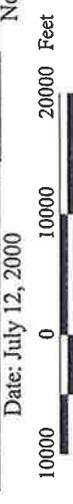
July 18, 2000
Jan. 8, 2001
March 5, 2001
Dec. 20, 2001

BOROUGH OF NORRISTOWN
 MONTGOMERY COUNTY, PENNSYLVANIA
 RIVERFRONT REDEVELOPMENT AREA
 REDEVELOPMENT AUTHORITY OF THE COUNTY OF MONTGOMERY

APPENDIX C
 EXISTING
 LAND USE

MAP 2

North



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APPENDIX D
MAP #3 – LAND USE PLAN



LEGEND:

Redevelopment Area Boundary
 New Lafayette Street Alignment

Proposed Land Use

- Mixed Use 1
- Mixed Use 2
- Riverfront Mixed Use
- Residential
- Business Campus
- Transportation/Utility
- Rail Related
- Government Center
- Culture/Entertainment
- Waterfront Open Space

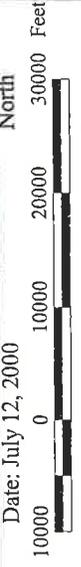
Revisions
 July 18, 2000
 January 8, 2001
 March 5, 2001
 January 2, 2002

DRAFT
BOROUGH OF NORRISTOWN
 MONTGOMERY COUNTY, PENNSYLVANIA
 RIVERFRONT REDEVELOPMENT AREA
 REDEVELOPMENT AUTHORITY OF THE COUNTY OF MONTGOMERY

APPENDIX D
 LAND USE
 PLAN

MAP 3

Date: July 12, 2000



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APPENDIX E
UNIFIED DEVELOPMENT OVERLAY DISTRICT
ARTICLE XXXIV OF THE NORRISTOWN BOROUGH ZONING ORDINANCE

ARTICLE XXXIV

Unified Development Overlay Districts

Applicability.

§ 320-208 The Unified Development Overlay (“UDO”) Districts shall apply to all areas located within the established Redevelopment Area boundary, as created by the Montgomery County Redevelopment Authority within the Municipal boundary of Norristown Borough, Montgomery County, Pennsylvania as of the date of the adoption of this Ordinance, and the following regulations shall apply in addition to those of the underlying zones.

Statement of Legislative Intent.

§ 320-209 The purpose of the Unified Development Overlay Districts is to encourage and permit uses that are compatible and complementary with the historic character of the community and its downtown, to assist in its revitalization, and which are in accordance with the goals and objectives of the Redevelopment Plan, the Norristown Economic Redevelopment Strategy and other applicable policies. Pedestrian-oriented uses and an urban character of design are permitted and encouraged, while automobile-related uses and design qualities that promote a suburban mall or strip commercial appearance are restricted. Also, uses that traditionally accompany and strengthen the commercial core are permitted, such as office, cultural, residential, educational, entertainment, recreational and related uses. Parking lots shall be separated and buffered from streets and sidewalks by low-lying walls and decorative fences, while new construction should utilize traditional building materials and accepted principles of urban design. Furthermore, all new construction shall preserve the existing streetscape by requiring that all new buildings be built at or close to the edge of the public sidewalk.

§ 320-210 Establishment of UDO Districts

The UDO Overlay consists of three districts as follows: (see map following this text)

- A. The following area is hereby established as the UDO I District:
- B. The following area is hereby established as the UDO II District:
- C. The following area is hereby established as the UDO III District:

§ 320-211 Use Regulations. A building may be erected, altered or used, and a lot may be used or occupied for any of the following purposes and no other

A. In the UDO I District:

- (1) Retail establishments, including department stores for the sale of dry goods, variety and general merchandise, books, magazines, clothing, food, medical supplies, drugs, flowers and floral arrangements, furnishings or other household supplies, and the sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
- (2) Business offices, professional offices, governmental offices and office buildings.
- (3) Research and Development Facilities for Technology, Pharmaceuticals and Similar Uses.
- (4) Institutional and educational facilities and accessory complementary services, including college dormitories; studios for dance, music, photography or martial arts; private schools or colleges, including, but not limited to a barber school or business or technical college.
- (5) Banks, savings-and-loan associations and financial institutions, provided that no drive-through window service shall be permitted.
- (6) Public or private transit stations or terminals; public or private communications company offices, studios, information transmittal and data transfer facilities.

- (7) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, including outdoor restaurant and dining facilities and walk-up windows, provided that no drive-through restaurants or similar uses disbursing food and beverages by means of a drive-through window shall be permitted.
- (8) Hotels, convention centers and similar facilities.
- (9) Sports and recreational facility including, but not limited to, stadiums, arenas, fitness center, health club, racquet club, indoor theater, performing arts center, river-oriented recreation uses such as boathouses, marinas, boat launch, waterfront recreation facility and associated uses.
- (10) Parks, urban plazas, and other active or passive open space, including public or private spaces available for the enjoyment of the general public.
- (11) Job printing and photocopying.
- (12) Multifamily Residential Uses, including Mid and High Rise Apartment buildings, which may include a mix of residential and non-residential uses. (e.g.; office/ residential or retail/residential.)
- (13) Parking garages and parking lots, provided that a lot is buffered from any street or sidewalk by a low-lying wall, not to exceed three (3) feet in height, in conjunction with a decorative iron fence or other decorative boundary acceptable to the Borough.
- (14) Pet stores.
- (15) Museums, Art Galleries or aquariums.

- (16) Adult or child day-care facilities, provided that such facilities are subject to, and compliant with, applicable state regulations and Section 320-123 of this Ordinance.
- (17) Personal services shops, including tailors, barbers, beauty salons, dressmaking, shoe repair and similar shops.
- (18) Any of the following uses if authorized by the Borough Council as a Conditional Use:
 - (a) Rooming houses, if in accordance with the conditions specified in §320-134;
 - (b) Retail dry cleaning and laundrette drop-off facilities;
 - (c) Fully enclosed, indoor automobile showrooms;
 - (d) Helistop.
- (19) Signs, subject to the provisions of Article XXXIII of the General Laws of Norristown.
- (20) Accessory uses on the same lot with and customary incidental to any principal use permitted by this Section, including home occupations.

B. In the UDO II District:

- (1) Retail establishments, including department stores, for the sale of dry goods, variety and general merchandise, books, magazines, clothing, food, medical supplies, drugs, flowers and floral arrangements, furnishings or other household supplies, and the sale and repair of jewelry, watches, clocks, optical goods or musical, professional or scientific instruments.
- (2) Business offices, professional offices, governmental offices and office buildings.
- (3) Research and Development facilities for technology, pharmaceuticals and similar uses.

- (4) Institutional and Educational facilities and accessory complementary services, including college dormitories; studios for dance, music, photography or martial arts; private schools or colleges, including, but not limited to a barber school or business or technical college.
- (5) Banks, savings-and-loan associations and financial institutions, including drive-through window service.
- (6) Public or private transit stations or terminals, public or private communications company offices, studios, information transmittal and data transfer facilities.
- (7) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, including outdoor restaurant and dining facilities and walk-up windows, provided that no drive-through restaurants or similar uses disbursing food and beverages by means of a drive-through window shall be permitted except along a state-numbered PA or US route roadway.
- (8) Parks, urban plazas, and other active or passive open space, including public or private spaces available for the enjoyment of the general public.
- (9) Recreational facility of limited scale, such as fitness center, health club, racquet club, indoor theater and performing arts center, and associated uses.
- (10) Job printing and photocopying.
- (11) Multifamily Residential Uses, including Townhouse, and Mid Rise Apartment buildings, which may include a mix of residential and non-residential uses. (e.g.; Office /residential or retail/residential.)

- (12) Parking garages and parking lots, provided that a lot is buffered from any street or sidewalk by a low-lying wall, not to exceed three (3) feet in height, in conjunction with a decorative iron fence, or other decorative boundary acceptable to the Borough.
- (13) Pet stores.
- (14) Art galleries.
- (15) Adult or child day-care facilities, provided that such facilities are subject to, and compliant with, applicable state regulations and Section 320-123 of this Ordinance.
- (16) Personal services shops, including tailors, barbers, beauty salons, dressmaking, shoe repair and similar shops.
- (17) Any of the following uses if authorized by the Borough Council as Conditional Use:
 - (a) Retail dry cleaning and laundrette drop-off facilities;
 - (b) Fully enclosed, indoor automobile showrooms.
- (18) Signs, subject to the provisions of Article XXXIII of the General Laws of Norristown.
- (19) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this Section, including home occupations.

C. In the UDO III District:

- (1) Business offices, professional offices and governmental offices.
- (2) Research and Development facilities for technology, pharmaceuticals and similar uses, provided they are located in existing buildings or new ones that are similar in scale and character to existing neighborhood buildings.

- (3) Institutional and educational facilities and accessory complementary services, including college dormitories.
- (4) Public or private communications company offices, studios, information transmittal and data transfer facilities.
- (5) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, including outdoor restaurant and dining facilities, provided that the total seating area devoted to customer use for all such uses on a single lot shall not exceed an area of two thousand (2000) square feet, and further provided that no drive-through restaurants or similar uses disbursing food and beverages by means of a drive-through window shall be permitted.
- (6) Health club, racquet club, and similar limited scale facilities, boat launch, waterfront recreation facility and associated uses.
- (7) Parks, urban plazas, and other active or passive open space, including public or private spaces available for the enjoyment of the general public.
- (8) Art galleries, studios for dance, music and similar uses.
- (9) Adult or child day-care facilities, provided that such facilities are subject to, and compliant with, applicable state regulations and Section 320-123 of this Ordinance.
- (10) Residential uses allowed in the R-2 Residential District, provided they meet the standards and requirements of that district.
- (11) Any of the following uses if authorized by the Borough Council as a Conditional Use:

1. Restaurants and other uses listed in Section (5) above that exceed a total combined area on a single lot of two thousand (2000) square feet of total seating space devoted to customer use, as limited by the referenced section, provided that a Traffic Impact Study prepared by the applicant in accordance with Section 320-219 justifies, to the satisfaction of the Borough Council, that such restaurant or other facility will not have an adverse impact on the surrounding neighborhood or access routes to the facility that will not be mitigated by the applicant.

§ 320-212 Area, yard and height regulations.

A. In the UDO I District:

- (1) **Lot area.** No minimum lot area shall be required.
- (2) **Lot width.** Each lot shall have a width of at least twenty (20) feet at the street line.
- (3) **Building area.** One hundred percent (100%) of the area of any lot under five thousand (5,000) square feet in area may be occupied by buildings. No more than ninety percent (90%) of the area of any lot five thousand (5,000) square feet or more in area may be covered by buildings.
- (4) **Green space.** A minimum green space area of ten percent (10%) shall be provided on every lot, however a parcel may contain 100% coverage provided that the 10% minimum green space is transferred to another parcel within the District and added to that lots minimum green space.
- (5) **Yards.** No front, rear or side yards shall be required.
- (6) **Front setbacks.** Any principle structure constructed, modified or remodeled in this District must have its front façade built to the edge of the public sidewalk, or within 15' thereof unless that structure is utilizing an existing historic façade as part of a redevelopment project. Corner properties shall be considered as having two facades. Rear facades are

exempt from this requirement. Instead, they are encouraged to provide space for loading docks and dumpsters.

- (7) **Base height.** Except as otherwise provided in this Section, the base maximum height of any building or structure erected or used in this District shall be ten (10) stories or one hundred fifty (150) feet, whichever is less.
- (8) **Floor area ratio.** A maximum Floor Area Ratio (“FAR”) of 4.50 shall be allowed within the UDO I District, except as modified below.
- (9) **Height bonus through FAR transfer.** On lots where the maximum FAR is not utilized, such area may be transferred to other lots in the designated district. The maximum height limits may be increased to 15 stories or 225 feet, whichever is less, to accommodate the transfer, and to greater height for “pinnacle buildings” pursuant to Section (11).
- (10) **FAR bonus.** On lots where (1) sound design practices are utilized which provide for two or more of the public amenities as set forth in Section 320-218.B of this Article, and integration of an additional 10% public space is provided in the design, or (2) on lots which utilize and preserve historic facades or structures as designated by the Borough’s official list of historic structures in the UDO Districts in a manner generally consistent with the Secretary of the Interiors’ guidelines for Historic Preservation or (3) on lots where retail or similar business uses are provided along at least 75% of the street level frontage of a parking garage, a bonus FAR of 0.5 will be allowed.
- (11) **Pinnacle buildings.** No more than 6 pinnacle buildings having a maximum height of 20 stories or 280 feet, whichever is less, are allowed on a first-come basis in accordance with the following:
 - (a) Some or all of the maximum of 6 allowed pinnacle buildings may be located in that portion of UDO-I between Lafayette Street and

the Schuylkill River, from Markley Street to an extension of Walnut Street, subject to conditional use approval by Borough Council, provided however such buildings comply with the restrictions of the FAR transfer, and an additional 10% of green space shall be provided along the riverbank in the described area, and sound design practices are utilized which provide for two or more of the public amenities as set forth in Section 320-218.B of this Article.

- (b) No more than one (1) of the maximum of six (6) allowed pinnacle buildings may be located in that portion of the UDO-1 between an extension of Lafayette Street and the Schuylkill River, from the extension of Walnut Street to a line 2500 feet east of and parallel to the extension of Walnut Street (approximately where a paper street known as Gay Street exists on Borough Maps) if the Borough Council grants conditional use approved to locate such pinnacle building in this described area, provided all the conditions contained in paragraph (a) immediately above are complied with, and further provided that the pinnacle building here does not stand alone but is an integral part of the uses and urban design of a planned multi-use complex (such as an educational campus, a complex of sports or recreational facilities that integrate complimentary uses, an integrated office/retail/residential complex, or a research and development center with associated offices).
- (c) No pinnacle buildings may be located outside of the areas described in paragraphs (a) and (b) above.

B. In the UDO II District:

- (1) **Lot area.** No minimum lot area shall be required.

- (2) **Lot width.** Each lot shall have a width of at least twenty (20) feet at the street line.
- (3) **Building area.** One hundred percent (100%) of the area of any lot under five thousand (5,000) square feet in area may be occupied by buildings. No more than ninety percent (90%) of the area of any lot five thousand (5,000) square feet or more in area may be covered by buildings.
- (4) **Green space.** A minimum green space area of ten percent (10%) shall be provided on every lot, however a parcel may contain 100% coverage provided that the 10% minimum green space is transferred to another parcel within the District and added to that lots minimum green space.
- (5) **Yards.** No front, rear or side yards shall be required.
- (6) **Front setbacks.** Any principle structure constructed, modified or remodeled in this District must have its front façade built to the edge of the public sidewalk, or within 15' thereof unless that structure is utilizing an existing historic façade as part of a redevelopment project. This setback can be modified on a case by case basis by Borough Council provided that it has been reviewed by the Design Review Board. Corner properties shall be considered as having two facades. Rear facades are exempt from this requirement. Instead, they are encouraged to provide space for loading docks and dumpsters.
- (7) **Base height.** Except as otherwise provided in this Section, the base maximum height of any building or structure erected or used in this District shall be four (4) stories or forty-five (45) feet, whichever is less.
- (8) **Floor area ratio.** A maximum Floor Area Ratio ("FAR") of 2.0 shall be allowed within the UDO I District, except as modified below.

- (9) **Height bonus through FAR transfer.** On lots where the maximum FAR is not utilized, such area may be transferred to other lots in the designated district. The maximum height limits may be increased to six stories or 65 feet whichever is less to accommodate the transfer.
- (10) **FAR bonus.** On lots where (1) sound design practices are utilized which provide for two or more of the public amenities as set forth in Section 320-218.B of this Article, and integration of an additional 10% public space is provided in the design, or (2) on lots which utilize and preserve historic facades or structures as designated by the Borough's official list of historic structures in the UDO Districts in a manner generally consistent with the Secretary of the Interior's guidelines for Historic Preservation or (3) on lots where retail or similar business uses are provided along at least 75% of the street level frontage of a parking garage, a bonus FAR of 0.5 will be allowed.

C. In the UDO III District:

- (1) **Lot area.** The regulations of the underlying zoning district shall apply.
- (2) **Lot width.** The regulations of the underlying zoning district shall apply.
- (3) **Building area.** The regulations of the underlying zoning district shall apply.
- (4) **Green space.** Except where the regulations of an underlying district would require more (in which case that requirement must be met), a minimum green space area of ten percent (10%) shall be provided on every lot, however a parcel may contain 100% coverage provided that the 10% minimum green space is transferred to another parcel within the District and added to that lot's minimum green space.

- (5) **Yards.** The regulations of the underlying zoning district shall apply unless a structure is utilizing an existing historic façade as part of a redevelopment project.
- (6) **Height.** The maximum height of any building or structure erected or used in this District shall be four (4) stories or forty-five (45) feet, whichever is less.
- (7) **Floor area ratio.** A maximum Floor Area Ratio (“FAR”) of 1.0 shall be allowed within the UDO III District except as modified below.
- (8) **FAR bonus.** On lots where (1) an additional 10% green space is provided in the design, or (2) on lots which utilize and preserve historic facades or structures as designated by the Borough’s official list of historic structures in the UDO Districts, in a manner generally consistent with the Secretary of the Interiors’ guidelines for Historic Preservation, a bonus of 0.25 FAR will be allowed.

§ 320-213 **Building Standards**

A. **In the UDO I District:**

(1) **Building Bulk.**

- (a) No principle building shall contain a maximum horizontal profile length of greater than 350 feet.
- (b) Garage structures will not exceed 500 feet.
- (c) Parking garage structures and principle buildings may be attached, but where they would exceed the provisions of (a) and (b) above, the garage shall be separated from the principle building by a minimum horizontal distance of 30’, although the two may be connected via enclosed pedestrian passageways (no more than 20-foot wide or 2 stories high) above the ground floor level, or a roofed but unenclosed passageway on the ground level.

- (d) The minimum distance between adjacent principle buildings shall be fifty percent (50%) of the height of the tallest of the adjacent buildings, but shall not be required to exceed seventy-five (75) feet.

B. In the UDO II District:

(1) Building Bulk.

- (a) No principle building shall contain a maximum horizontal profile length of greater than 350 feet.
- (b) Garage structures will not exceed 500 feet.
- (c) Parking garage structures and principle buildings may be attached, but where they would exceed the provisions of (a) and (b) above, the garage shall be separated from the principle building by a minimum horizontal distance of 30', although the two may be connected via enclosed pedestrian passageways (no more than 20-foot wide or 2 stories high) above the ground floor level, or a roofed but unenclosed passageway on the ground level.
- (d) The minimum distance between adjacent principle buildings shall be fifty percent (50%) of the height of the tallest of the adjacent buildings, but shall not be required to exceed seventy-five (75) feet.

C. In the UDO III District:

(1) Building Bulk.

The following shall apply, except where the underlying zone would impose a more strict standard (in which case that standard shall apply):

- (a) No principle building shall contain a maximum horizontal profile length of greater than 200 feet.
- (b) The minimum distance between adjacent principle buildings shall be fifty percent (50%) of the height of the tallest of the adjacent

buildings, but shall not be required to exceed seventy-five (75) feet.

§ 320-214 **Riverfront Access and Open Space.** Riverfront Access and Open Space in the UDO I, UDO II and UDO III Districts:

- A. **Purpose:** The purpose of this Section is to set forth guidelines for providing year-round opportunities for outdoor recreation within these districts for occupants, residents and general public, to open up the riverfront as a public amenity both visually and physically, to provide visual relief within the built environment and facilitate circulation for pedestrians to and throughout the districts and to and along the riverfront.

- B. **Minimum Area.** A minimum of ten percent (10%) of the land area in the aggregate of all lots within this district shall be provided and maintained as permanent open space. The open space shall be a key component integrated into the basic design of the built environment that implements the above purpose, and not be left over pieces of land at the periphery of the developed area. This minimum area shall be measured from top or toe (as appropriate) of all slopes exceeding 15%, such that slopes along the roadways and riverbanks may not be included as part of the required open space, nor shall land normally under water of rivers or creeks, nor may landscape islands within parking lots be included as part of the required open space.

- C. **Riverfront Building Setback.** A continuous riverfront open space area having a minimum depth of sixty feet (60') that is free of buildings, structures, parking lots or garages, loading or storage areas, roadways, driveways or any other "non-pedestrian" or "non-open space" type uses, shall be permanently maintained, as measured from the top of bank of the Schuylkill River in the UDO I and UDO III Districts (thirty (30) feet from the T.O.B. along the Stony Creek in the UDO I,II,& III Districts), in

addition to the permanent preservation of the entire riverbank itself between the T.O.B. and the waters edge, with the following exceptions:

1. Up to thirty percent (30%) of the minimum Riverfront setback area, and up to 30% of the linear river frontage measured along the T.O.B. may be utilized up to the river edge for “private uses” as designated in this Section below, provided that such areas do not contain over 300 linear feet of contiguous development and provided these private use areas are separated from other such nodes by a minimum of 500 linear feet, and provided that an equivalent continuous open space area at least 60’ wide (except as modified herein) is provided around such private use to allow for the free flow of movements and visual openness.

The required sixty (60) foot width of the continuous open space which loops around a riverfront “private use” area may be reduced to a minimum of forty-five (45) feet in width, provided that the 300’ maximum length of the “private use” area along the riverfront is reduced by five (5) feet for every one (1) foot of width reduction below sixty (60) feet.

- a. These “private uses” may occupy land up to (and, where permitted by the authorities having jurisdiction, overlapping) the waters edge so as to restrict access by others to the waters edge:
 - (1) restaurants, along with their associated outdoor dining areas, parking, loading and access; and
 - (2) boathouses, along with their associated launching areas, parking and access.
- b. These “private uses” may occupy land close to the waters edge, but must provide a basically flat, all-weather pedestrian access corridor having a useable width of at least

fifteen (15) feet between their private use area and the waters edge:

- (1) hotels, offices, multifamily residential uses, or combinations thereof, along with their normal accessory uses, parking and access; and
- (2) water-oriented cultural or recreational facility, such as an aquarium, along with associated parking and access.

Every use abutting the required access corridor shall be designed to compliment the corridor and make it feel secure, comfortable, functionally stimulating and visually attractive to its users.

2. The remaining 70% of the area and riverbank length must remain as open space but may include outdoor recreational, cultural and open space uses such as skating rinks, plazas, boat launching facilities, promenades and similar uses for the enjoyment of the local population and businesses.

D. Public access. Provided that the landowner is immune from liability pursuant to the Recreational Use of Land and Water Act, 68 P.S. 477-1 et seq.:

1. There shall be 24-hour daily emergency (i.e. fire, ambulance and police) access to the full length of the Schuylkill River and the Stony Creek.
2. There shall be 24-hour public access every day for walking, sitting, fishing and similar passive use recreational activities to all of the areas referred in B. and C. of this section. Within the riverfront area all developers shall construct a walkable hard surface trail at least 10' wide to be installed at or near the top of the riverbank as each property is developed.

§ 320-215 Landscaping Requirements. Landscaping requirements in the UDO Districts shall meet all provisions of the Borough's Subdivision and Land Development Ordinance except as modified or supplemented below:

- A. Shade trees meeting the specifications and spacing of Section 317.3 shall be provided along all streets and may be within the legal right-of-way.
- B. Parking areas shall be separated from buildings, property lines (except where shared parking lots overlap a common property line), sidewalks and internal collector drives by a landscaped area at least five (5) feet in width.
- C. All surface parking lots shall have a shade tree, with a caliper of 2" to 2½", at the ends of each single row of cars with at least one (1) tree for every twenty-four (24) spaces.
- D. All buildings shall be landscaped with a combination of evergreen and deciduous trees and shrubs to be used as "foundation" planting, i.e., plantings to be installed in proximity to the facades.
- E. The above design criteria are intended to develop a standard whereby adequate landscaping is included in the development. The criteria are not intended to strictly direct the location of this landscaping.
- F. A Landscaping Plan is required and shall be drawn at a scale of at least 1" = 50'. It shall be totally coordinated with the overall site plan and shall contain the following:
 - (1) A delineation of existing and proposed plant materials.
 - (2) A delineation of other landscape features including planting beds to be used for herbaceous plants, spaces to be devoted the courtyards and sitting areas, areas to be devoted to open lawns and other site amenities of the proposed development, such as paving, site lighting, signs, kiosks, benches, street furniture, etc.

- (3) A plant list wherein the botanical and common name of proposed plants are tabulated, along with the quantity, caliper, height and other characteristics.
- (4) Details for the planting and staking of trees, and the planting of shrubs, and any other details which depict other related installations such as walls, fences, trash receptacles, tree grates, etc.
- (5) Information in the form of notes or specifications concerning the proposed design of the site development. Such information shall convey the proposals for paving, seeding, sodding, mulching and the like.

§ 320-216 Application and Review of Development Proposals.

A. For all proposed development in the UDO I, II and III Districts, a tentative sketch plan shall be submitted, as defined in Article VI of the Norristown Borough Subdivision and Land Development Ordinance with the following information also to be shown:

- (1) A site plan showing the location of all present and proposed buildings, drives, roadways, proposed traffic patterns, parking lots and garages, pedestrian walkways and plazas, and other constructed features on the lot; plus all designated open space and open space/recreational facilities, and all water, floodway/floodplains, and topographic features. Surrounding existing features may be indicated with aerial photographic information.
- (2) Architectural plans for any proposed buildings in adequate detail to indicate building setback, footprint dimensions, building heights and building mass.

- (3) Landscaping plan showing the general location of all landscaping areas and the mature height of all proposed vegetation, differentiating between trees and shrubs.
 - (4) Architectural elevations or sections in adequate detail to indicate how proposed buildings will affect views to the river and across the river to the hills and ridges.
 - (5) Any other pertinent data or evidence that the Design Review Board may require.
- B. All tentative sketch plans, as described above, shall follow the procedure specified in Article VII of the Subdivision and Land Development Ordinance, with the following revisions:
- (1) There shall be nine (9) copies of each plan submitted;
 - (2) One (1) copy of the plan shall be submitted to the Design Review Board;
 - (3) Application for review of the tentative sketch plans shall be placed in the agenda of the Design Review Board Meeting;
 - (4) Borough Council shall also review the recommendations of the Design Review Board in subsequent action on the tentative sketch plan. In all cases, Borough Council shall have the final approval of all development in the UDO I, II and III Districts.
- C. All tentative sketch plans shall, in their layout and design, show the following:
- (1) An integrated and coordinated pedestrian circulation system linking the site with nearby uses and buildings, the riverfront, parks, transit facilities, other pedestrian traffic generators, the rest of the redevelopment area, and the remainder of the Borough.

- (2) Access to the river, both physically and visually from the surrounding area streets perpendicular to the river and other through streets.
- (3) All open spaces areas in the form of walkways, plazas, arcades, etc.
- (4) Architectural design.
- (5) Any unobstructed views across the Schuylkill River.

§ 320-217 Design Review Board

- A. A Design Review Board is hereby established for the purpose of reviewing the design, layout and other features of the proposed developments in keeping with the intent and purposes set forth in this Article. The Design Review Board shall be composed of five (5) members. There shall be a member of the Borough Council, Borough Planning Commission, a design professional, a representative of the Development Community and one additional appointee of the Borough Mayor.
- B. The purpose of the Design Review Board is to make a finding that the proposed development is in conformity with all the provisions of this Article and sound design practices.
- C. In reviewing any site development plan, the Design Review Board must make sure the plan meets the following:
 - (1) The site development plan meets or exceeds all applicable provisions.
 - (2) The plan is in the best interest of the public health, safety and general welfare of Borough residents.

- (3) General site considerations (including site layout, open space, and topography, orientation and location of buildings, circulation and parking, setbacks, heights, walls, fencing and similar elements) and general architectural considerations (including the character, scale and quality of the design, the architectural relationship with the site and other buildings, screening of exterior appurtenances, and similar elements) have been designed and incorporated to invite pedestrian circulation between this area and the remainder of the Borough, to assure a unusable open space area along the river, to provide unobstructed views of the river from nearby streets, and to not unduly restrict views to and across the Schuylkill River and Stony Creek.

§ 320-218 Design Standards

The following architectural design criteria shall be complied with in all development in the UDO Districts, and thus provide a basis for the encouragement of innovative and sound design and development practices. In addition, the sound design public amenities listed in Section B below provide a basis for the F.A.R. bonus system.

A. Architectural Criteria. The following provisions shall apply for all exterior walls that are visible from public streets, waterways, and open space lands available for public use.

- (1) Preliminary architectural elevations shall be submitted with any conditional use application or land development application, whichever occurs first. Such elevations shall be prepared by a Registered Architect. Such elevation shall illustrate the general design, character and materials for sides of buildings visible from public streets, waterways, and open space lands available for public use.
- (2) The details of the architectural designs may be modified after conditional use approval, provided the overall designs and types of materials conform with the approved plans.

- (3) The architectural designs of all buildings should provide a variety of rooflines and treatments, when viewed from public streets, waterways, and open space lands available for public use. Buildings shall not have the exterior appearance of large monolithic structures. Instead large buildings shall have the appearance of connected smaller buildings. Building walls shall not have an unbroken single appearance for more than 100 feet on the average in horizontal length. Instead, variations in materials, colors, textures, overhangs, setbacks of at least 20 feet, display windows, and/or entranceways shall be used to provide visual interest.
- (4) In no case shall the horizontal length of a building or other structure, building height, building separation, or other bulk requirements exceed the provisions of this Article.
- (5) The architectural design of a building's vertical height shall be broken with variations in materials, colors, textures, setbacks, fenestration, and architectural detailing.
- (6) The sides of buildings visible from public streets, waterways, and open space lands available for public use shall not have a dissonant architectural theme. All buildings within a single project should have a unified or complimentary architectural character.
- (7) Rooftop heating, ventilation, and air conditioning equipment shall be screened from view from adjacent buildings, public streets, waterways, and open space lands available for public use, in a manner that is consistent with the architectural design.
- (8) All buildings and roofs shall avoid garnish or dissonant color schemes. However, companies will not be required to abandon their legally protected trademarks, logos, color schemes, and trim colors provided they are appropriately integrated into an aesthetically pleasing overall design.

- (9) A coordinated design scheme shall be presented that will promote attractive sign designs among tenants. A detailed design shall be presented for freestanding signs for the development during the subdivision/land development process.
- (10) Loading and unloading docks, dumpsters, and exterior compactors shall be located, designed and screened in a manner that minimizes their visibility from adjacent public streets, waterways, and open space lands available for public use and dwellings. No outdoor storage is permitted in the UDO I, II or III Districts.

B. Sound Design Public Amenities. In order to qualify for the F.A.R. Bonus provision under the sound design practices, two (2) or more of the following “public amenities” shall be provided as part of a private development project, as long as they are above and beyond what would otherwise be required by the minimum provisions of the UDO Districts or any other applicable Borough regulations:

- (1) Public restrooms which are convenient and easily accessible to the users of the open space and recreational facilities provided by the development, provided the restrooms are available during all normal hours when the public would be using the open space and recreational facilities, including evenings and weekends.
- (2) A public boat launch area for the launching and removal of carry-in non-motorized watercraft, including provisions for temporary short-term on-water and/or on-land mooring of said watercraft and convenient on-land parking and access to the launch site; the launch area design shall comply with all safe, normal and reasonable standards for such a facility.
- (3) A scenic overlook of the Schuylkill River (such as an urban plaza) that is open to public use, highlights views of the river, and is designed specifically to encourage public gatherings.

- (4) Outdoor recreational facilities that are open to public use at all reasonable times, including evenings and weekends, including but not limited to ice skating rink, tennis court, basketball or similar sports court, and similar uses.
- (5) Outdoor public fountain, garden, hedge maze, pavilion or similar amenity available for public use, including weather-protected kiosks for display for historical, cultural, educational or other resource information for public benefit.
- (6) Other similar facilities that provide a desirable benefit and amenity to the public, as determined by the Borough Council.

§ 320-219 Traffic Impacts Study.

A Traffic Impact Study prepared by a professional traffic engineer licensed in the state of PA shall be provided with each development proposal, and it shall demonstrate conformity of the incremental improvements with the needed overall improvements as defined in the adopted Lafayette Street Corridor Study prepared by McMahon Associates, Inc., dated, September 2000, any other traffic studies adopted subsequently by Borough Council, the plans referenced in Section 320-209. Statement of Legislative Intent, and to demonstrate compliance with sound engineering practice, efficient traffic management, and conformance with standards of the ITE

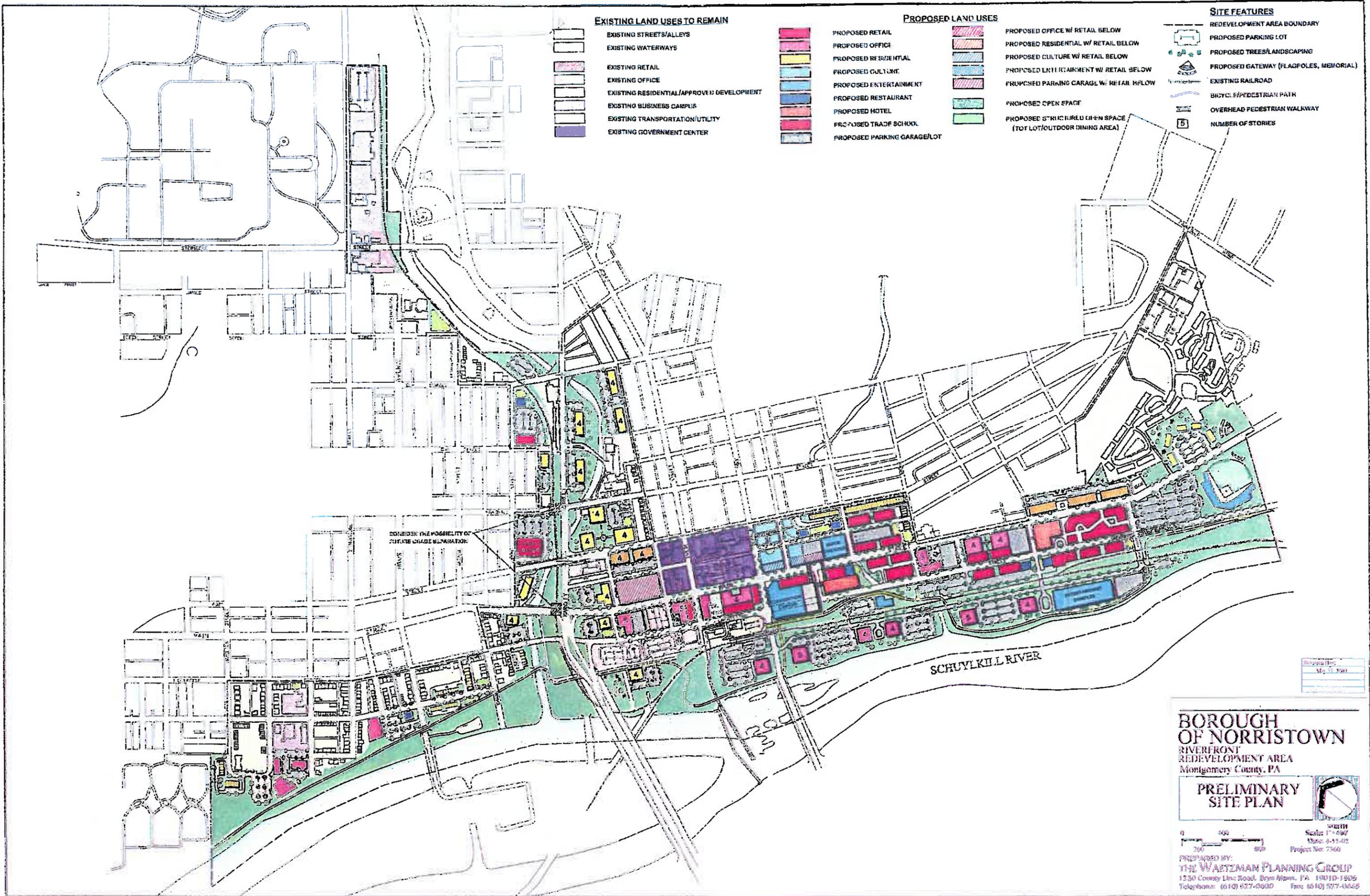
§ 320-220 Off-street parking and loading.

- A. The off-street parking regulations of Article XXI shall not apply in the UDO I and II Districts. Instead, the provisions of this Section shall apply subject to the approval of Borough Council.
- B. Adequate provision for loading shall be provided, subject to the approval of Borough Council for each use in the UDO I and II Districts.
- C. A parking needs analysis study shall be provided by the applicant. It shall be based on the Institute of Traffic Engineers Standards, and be prepared by a professional traffic engineer licensed in the State of PA. It must demonstrate to the satisfaction of the Borough Council that the parking

requirements for all proposed uses are adequately met, considering provisions for shared and off peak uses, the needs of the proposed uses, and programming for joint use facilities.

- D In the UD0III District off street parking shall be provided in conformance with the standards prescribed in Article XXI of the Borough Zoning Ordinance for all permitted uses.
- E. Required parking may be provided in joint use parking structures. Sufficient loading area complying with Borough requirements shall be provided to serve nonresidential uses in order to prevent obstruction to local traffic and pedestrian patterns in the neighborhoods.

APPENDIX F
REDEVELOPMENT AREA
ILLUSTRATIVE SITE PLAN



EXISTING LAND USES TO REMAIN

- EXISTING STREETS/ALLEYS
- EXISTING WATERWAYS
- EXISTING RETAIL
- EXISTING OFFICE
- EXISTING RESIDENTIAL/APPROVED DEVELOPMENT
- EXISTING BUSINESS CAMPUS
- EXISTING TRANSPORTATION/UTILITY
- EXISTING GOVERNMENT CENTER

PROPOSED LAND USES

- PROPOSED RETAIL
- PROPOSED OFFICE
- PROPOSED RESIDENTIAL
- PROPOSED CULTURE
- PROPOSED ENTERTAINMENT
- PROPOSED RESTAURANT
- PROPOSED HOTEL
- PROPOSED TRADE SCHOOL
- PROPOSED PARKING GARAGE/LOT
- PROPOSED OFFICE W/ RETAIL BELOW
- PROPOSED RESIDENTIAL W/ RETAIL BELOW
- PROPOSED CULTURE W/ RETAIL BELOW
- PROPOSED ENTERTAINMENT W/ RETAIL BELOW
- PROPOSED PARKING GARAGE W/ RETAIL BELOW
- PROPOSED OPEN SPACE
- PROPOSED STRUCTURED OPEN SPACE (TOT LOT/OUTDOOR DINING AREA)

SITE FEATURES

- REDEVELOPMENT AREA BOUNDARY
- PROPOSED PARKING LOT
- PROPOSED TREES/LANDSCAPING
- PROPOSED GATEWAY (FLAGPOLES, MEMORIAL)
- EXISTING RAILROAD
- BICYCLE/PEDESTRIAN PATH
- OVERHEAD PEDESTRIAN WALKWAY
- NUMBER OF STORIES

CONSIDER THE POSSIBILITY OF FUTURE CHARGE SEPARATION

SCHUYLKILL RIVER

BOROUGH OF NORRISTOWN
 RIVERFRONT REDEVELOPMENT AREA
 Montgomery County, PA

PRELIMINARY SITE PLAN



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