DVRPC LIVABILITY SUMMIT

TRANSIT-ORIENTED DEVELOPMENT WHITEMARSH TOWNSHIP EXPERIENCE



PRESENTATION BY: RICHARD L. MELLOR, JR.

WHITEMARSH TOWNSHIP MANAGER



THE COURTS AT SPRING MILL STATION



- 7.8 acre site
 (E. Hector Street from Station Ave. to Lee Street)
- Adjacent to SEPTA's Regional Rail Spring Mill Station
- Brownfield redevelopment; former industrial site





THE COURTS AT SPRING MILL STATION SOME BACKGROUND & HISTORY

- 49+ UNITS/ACRE DENSITY
- TWO BUILDINGS, TOTAL OF 385 UNITS
- LAND DEVELOPMENT SUBMISSION: JANUARY 2011
- DEMOLITION PERMIT FOR PRIOR INDUSTRIAL USE: JANUARY 2012
- PLANS RECORDED: SEPTEMBER 5, 2012
- FIRST BUILDING PERMIT: SEPTEMBER 12, 2012
- FIRST OCCUPANCY: OCTOBER 2014
- CURRENT OCCUPANCY: 94%
- ONE & TWO BEDROOM MIX: 52%/48% (201-ONE BR, 184-TWO BR)



THE COURTS AT SPRING MILL STATION **DEMOGRAPHIC HIGHLIGHTS**

- AVERAGE 1.7 PERSONS PER UNIT (359 OCCUPIED UNITS; 604 RESIDENTS)
- ALMOST 2/3 HEADS-OF-HOUSEHOLD ARE MILLENIALS (18-35 YEARS OLD)
- APPROXIMATELY 7% HEADS-OF-HOUSEHOLD ARE EMPTY NESTERS (62+)
- 25 CHILDREN UNDER 17 YEARS OLD (ESTIMATE)
- HIGH PERCENTAGE OF RESIDENTS ARE PET OWNERS (CATS & DOGS)
- RESIDENT PROFILE SIMILAR TO WHAT WAS ANTICIPATED





RECIPIENT OF MONTGOMERY COUNTY LAND DEVELOPMENT AWARD IN 2016





- 2500 Square Feet of (required) retail space
- Historic Miller's House to Riverbend Bike Shop and Riverbend Café



PARKING PROVIDED AT 'THE COURTS'

- TOTAL OF 697 PARKING SPACES
- 674 FOR THE APARTMENTS (1.75 SPACES PER UNIT)
- 23 FOR THE RETAIL SPACE (1 SPACE/200 SQUARE FEET WITH MINOR REDUCTION)
- 5% OF THE PARKING REQUIRED TO BE FOR PUBLIC USE (34 OF THE 674 SPACES)



PARKING UTILIZATION ON A TYPICAL DAY

- 2/3 OF ALL AVAILABLE PARKING OCCUPIED AT MIDNIGHT
- PUBLIC SPACES ALMOST COMPLETELY OCCUPIED DURING THE DAY (SEPTA RIDERS?)
- 3/4 OF PUBLIC SPACES OCCUPIED AT NIGHT (RESIDENTS' SECOND CARS?)

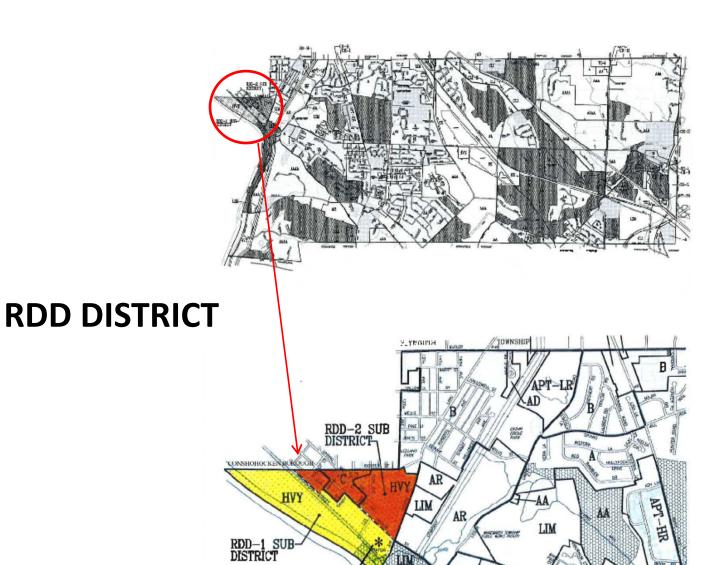
AREA AMENITIES

- SEPTA SPRING MILL REGIONAL RAIL STATION
- SCHUYLKILL RIVER TRAIL & THE RIVER
- OPEN SPACE/PARK (COUNTY'S SPRING MILL PARK)
- CONVENIENT TO CONSHOCKEN'S DOWNTOWN









COURTS AT

SPRING MILL STATION



RIVERFRONT DEVELOPMENT DISTRICT (RDD) BACKGROUND

- 2003 COMPREHENSIVE PLAN RECOMMENDED MIXED USE URBAN VILLAGE
- RIVERFRONT USE AND ACCESS EMPHASIZED
- DISTRICT DEVELOPED OVER 2 3 YEAR PERIOD (2005 2007)
- BROAD-BASED INPUT INCLUDING DEVELOPER'S INVOLVEMENT
- ADOPTED DECEMBER 2007
- REVIEWED AND REINFORCED BY THE 'RIVERFRONT PLAN' (2016) (JOINT WITH CONSHOHOCKEN; FUNDED BY 2014 TCDI GRANT)
- OVERLAY DISTRICT TO AVOID MAJOR NON-CONFORMITY ISSUES
- 2 SUB-DISTRICTS RECOGNIZING TWO DISTINCT DEVELOPMENT PATTERNS





FULL ARRAY OF RESIDENTIAL USES

BASE DENSITY: 30/GROSS ACRE

BY CONDITIONAL USE: UP TO 50/GROSS ACRE

- RETAIL USES; RESTAURANTS
- OFFICE USES
- HOTEL
- CULTURAL CENTER; SCHOOL
- THEATER
- CONTINUING CARE RETIREMENT COMMUNITY



RIVERFRONT DEVELOPMENT DISTRICT FINAL HIGHLIGHTS

- RIVERFRONT TRAIL REQUIRED FOR RIVERFRONT PROPERTIES
- ACCESS TO SCHUYLKILL RIVER TRAIL REQUIRED FOR HECTOR STREET PROPERTIES
- DETAILED ARCHITECTURAL STANDARDS & SIGNAGE REQUIREMENTS
- PEDESTRIAN AMENITIES REQUIRED
- ADDITIONAL PUBLIC AMENITIES TO OBTAIN CERTAIN CONDITIONAL USE APPROVALS
- SCHUYLKILL RIVER FLOODPLAIN ISSUES ADDRESSED (PARKING ALLOWED WITH EVACUATION PLAN; HEIGHTS MEASURED ABOVE 'BASE FLOOD ELEVATION')
- TRANSFER OF DEVELOPMENT RIGHTS—RDD RECEIVING DISTRICT; ALL OTHER DISTRICTS SENDING DISTRICT S (NOT USED TO DATE)





