# 310 Wallingford Avenue
# Nether Providence Township

## The Case for  Changing to R-5 Zoning

*May 17, 2019*
*Updated June 21, 2019*

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# Summary

The 310 Wallingford proposed development offers a unique opportunity to meet a need in the Township and market at large. The home designs made possible through R-5 zoning will afford low-maintenance housing choices for residents looking to downsize from larger homes as well as for residents looking to buy their first home. Many others seek low-maintenance, walkable lifestyle in a close-in location.

Anticipated pricing for two and three bedroom homes spans from the mid $200,000's to the low $400's. All homes will have attached garages and ample off-street parking. Total housing cost payments are within reach of existing Township residents and of the median income of South Media. Although taxes will be lower per home, the increased number of homes will generate more tax revenue than would be the case with the R-3 zoning. Meanwhile, services burden will be less given the few number of public school age children and trash being privately handled by a homeowners association.

Restrictions on renting for a period of time will serve as an anti-speculation measure. Traffic impact will not be adversely affected nor will storm water management; in fact, the development will alleviate some of the existing uncontrolled storm water conditions and potentially contribute to more serious flood control efforts.

Aesthetically the exterior designs will blend in well with the architectural character of the existing South Media neighborhood. The proposed zoning is compatible with the zoning on 3 sides of the property while a large swath of the site - 40% - will be left as deed restricted open space to serve as a transition between existing R-2 homes and the proposed new homes. No other site in Nether Providence Township has these characteristics. The case makes sense from a planning, fiscal, environmental and market standpoint without setting a precedent for the future.

# Changes from Prior Submission

1. **Site Plan "B"** – meets R-5 zoning requirements; demonstrates side yard setbacks; demonstrates R-5 compliance on a tract-wide basis; no formal lot lines

1. **Site Plan "C**" – shows fictitious lots; demonstrates R-5 compliance on a lot by lot basis

**BOTH PLANS**

- Reduces total units from 32 to 26 Instead of 16 attached duplex buildings, the plans show 12 duplex buildings (24 units) plus 2 single family detached buildings.
- Narrowed the building widths from 34' to 32' to create more room. The single-family homes are 28' wide.
- Eliminated the one-way landscaped island
- Increased guest parking to 14 spaces. Total parking now 3.6 spaces/unit
- Elongated units' driveways to 30' to meet 15' setback from road ROW as requested.
- Reduced total impervious coverage from approximately 67,000 s.f. to 60,250 s.f. (Site Plan "B") or 61,250 s.f. (Site Plan "C").
- Demonstrated the storm water location and calculations to handle all impervious plus some storm water off of Anderson St

**SITE PLAN "B" (no lot lines)**

- Created a pocket park in the center which serves as focal point as well as gathering place for residents
- Homes along Wallingford are 15'from right of way to front porch, creating a more inviting pedestrian experience along Wallingford
- A greater buffer at the rear is left to provide visual and sound separation from the basketball court, preferred by local residents. Will result in less grading of the existing woods.

**SITE PLAN "C" (has fictious lots)**

- A pocket park is provided but it is narrower and off centered.
- Homes along Wallingford are 37' from the ROW or 45' from the sidewalk, setting the homes back farther from the community
- Less room in the rear of the units for berming and buffering of the basketball court
- More disturbance of the steep slopes
- Demonstrates a cul de sac option at the end of the internal street, showing resulting loss of guest parking at that location.

# ARCHITECTURAL DESIGN

# **PRIOR** Proposal: Attached Duplexes

- 16 buildings
- 32 units total
- Each half, 32’ wide

# **Current** Proposal
# DETACHED Duplexes

- Buildings separated, not attached
- Width of buildings reduced 34’ to 32’
- Pocket Park for residents
  - Wider and centered in Site Plan B
  - Narrower and off center in Site Plan C
- Front Porches remain

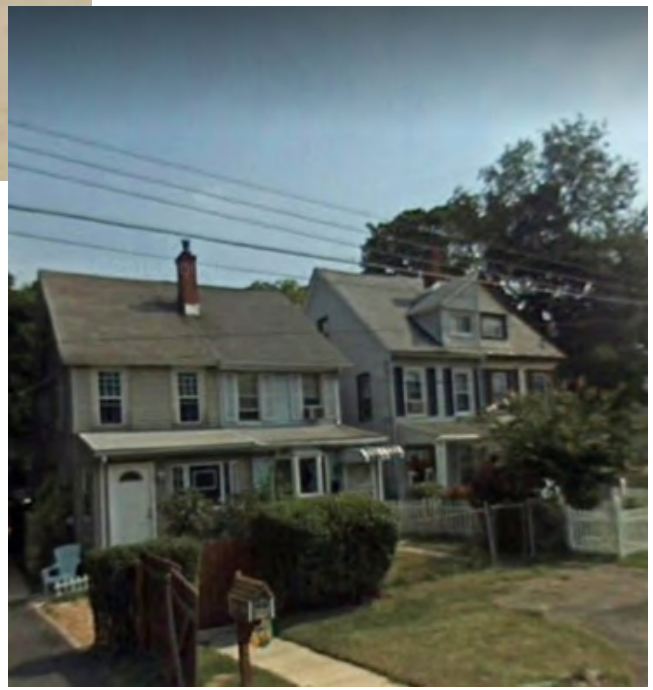
# Rear Elevations – Detached Duplexes

- Garage doors recessed 2 feet to shield view of doors
- Pilasters constructed to hide garbage cans
- Upper homes have a rear balcony
- Enlarged setback between buildings provides for street trees in regular rhythm
- Shutters and coordinated color scheme provide
- Parking: single car garage + driveway for lower home; double-car garage + 2 car driveway for upper home

g. wissman designs

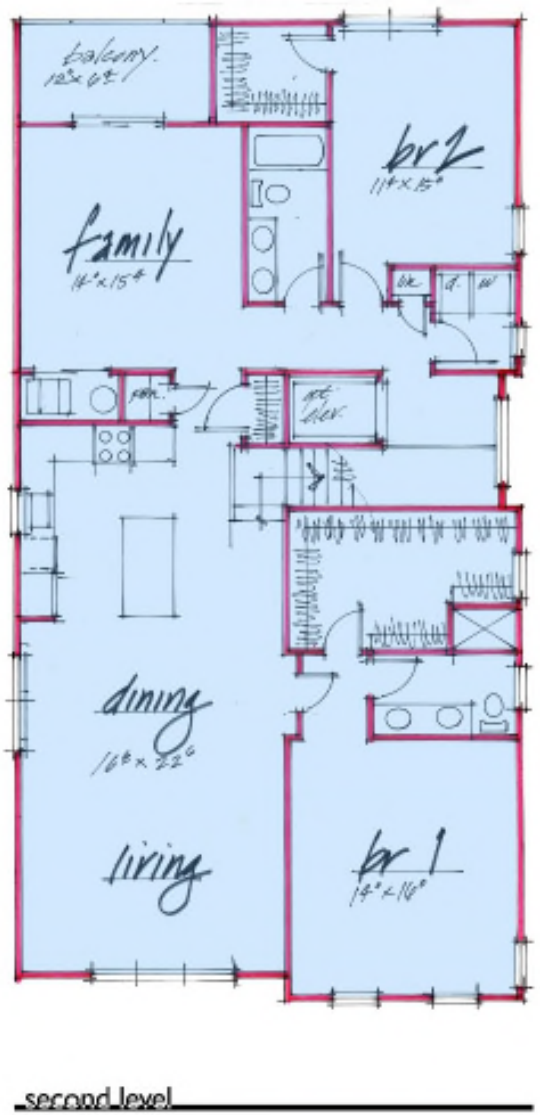
# Compatible with Architectural Vernacular of Historic South Media

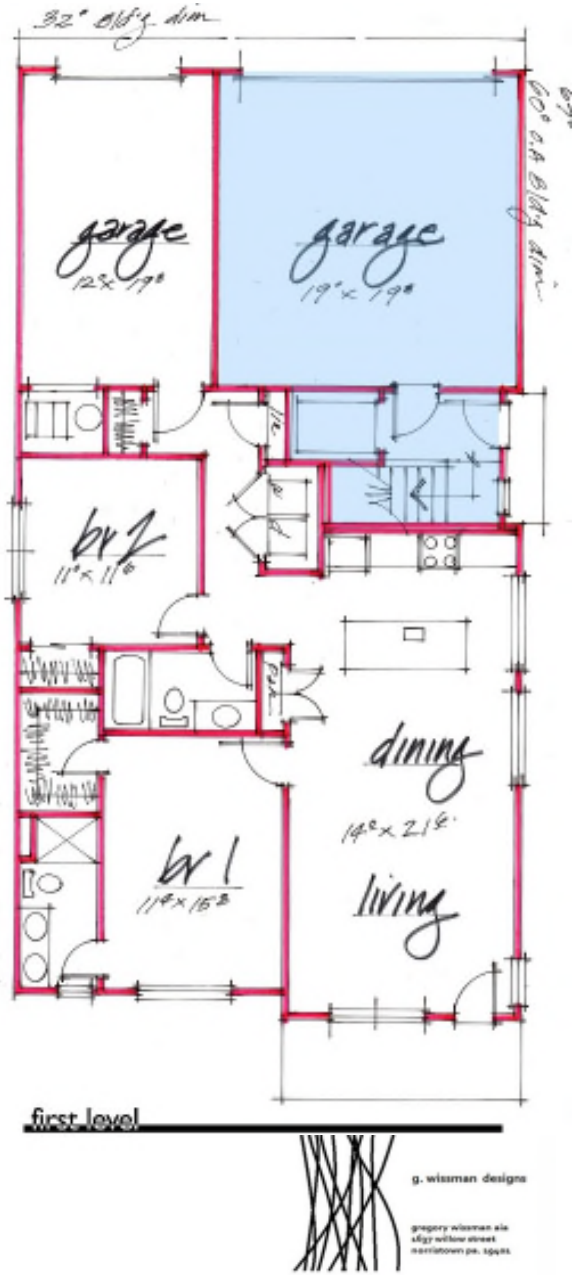
708 Forrest Ave



523 Washington Ave

# Proposed Duplex Floorplans (Stacked)




Lower

Upper

# DESCRIPTION OF PROPOSED HOMES

**Lower Duplex Home (12 units)**

- Single Level home, no steps
- Front Porch
- 2 Bedrooms, 2 bathrooms
- Garage + Driveway
- Approx 1,220 s.f.
- $255,000 - $270,000 anticipated pricing, depending on upgrades

**Upper Duplex Home (12 units)**

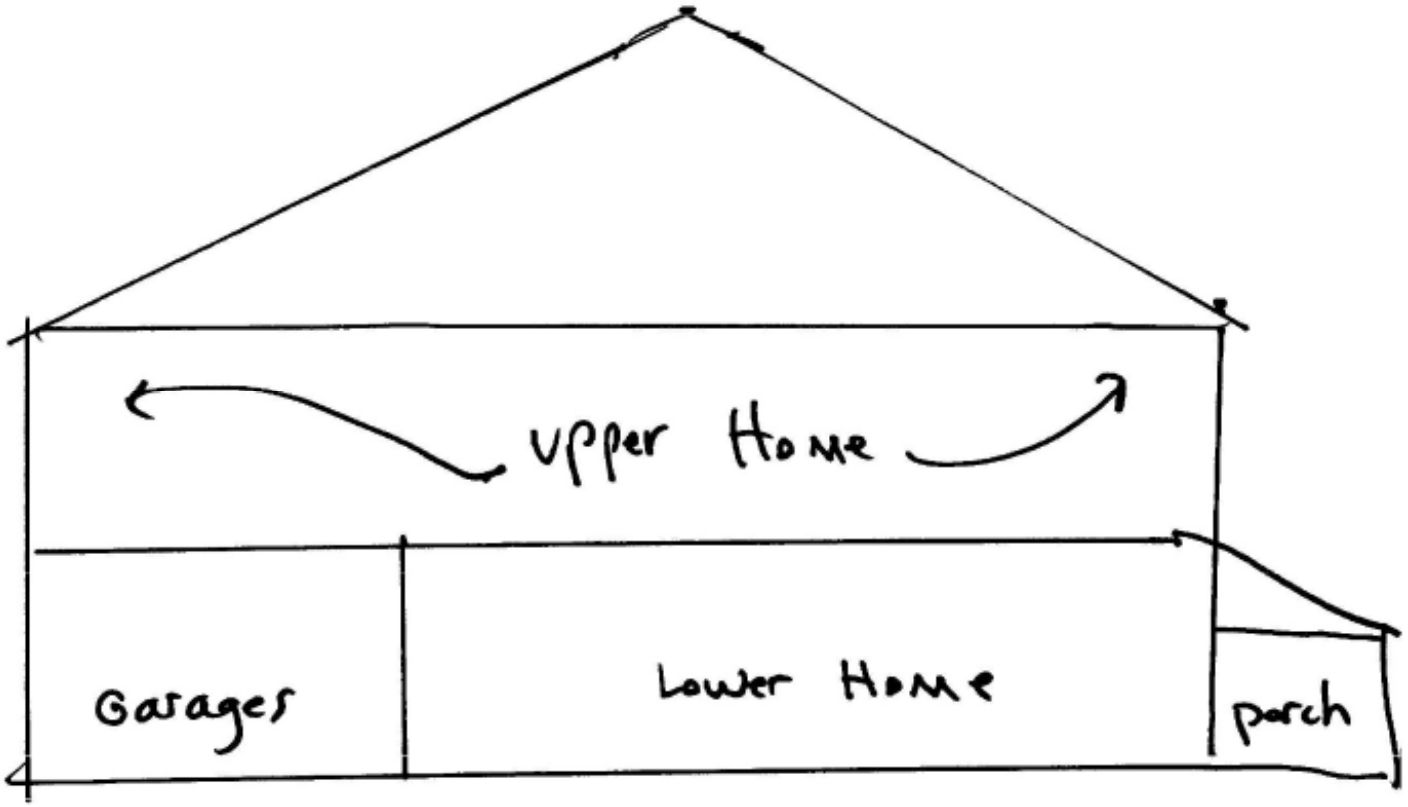
- Single level Home, 1 flight above lower home
- Optional additional floor with loft and roof deck
- 2 or 3 bedrooms, 2.5 baths
- Balcony
- 2 car garage+ 2 car driveway
- Approximately 1,980 s.f. standard plan
- Anticipated pricing $385,000 - $415,000

**Single Family Detached (2 units)**

3 bedrooms, loft, 2.5 baths.
First Floor master bedroom suite
Front Porch
2 car garage + 2 car driveway

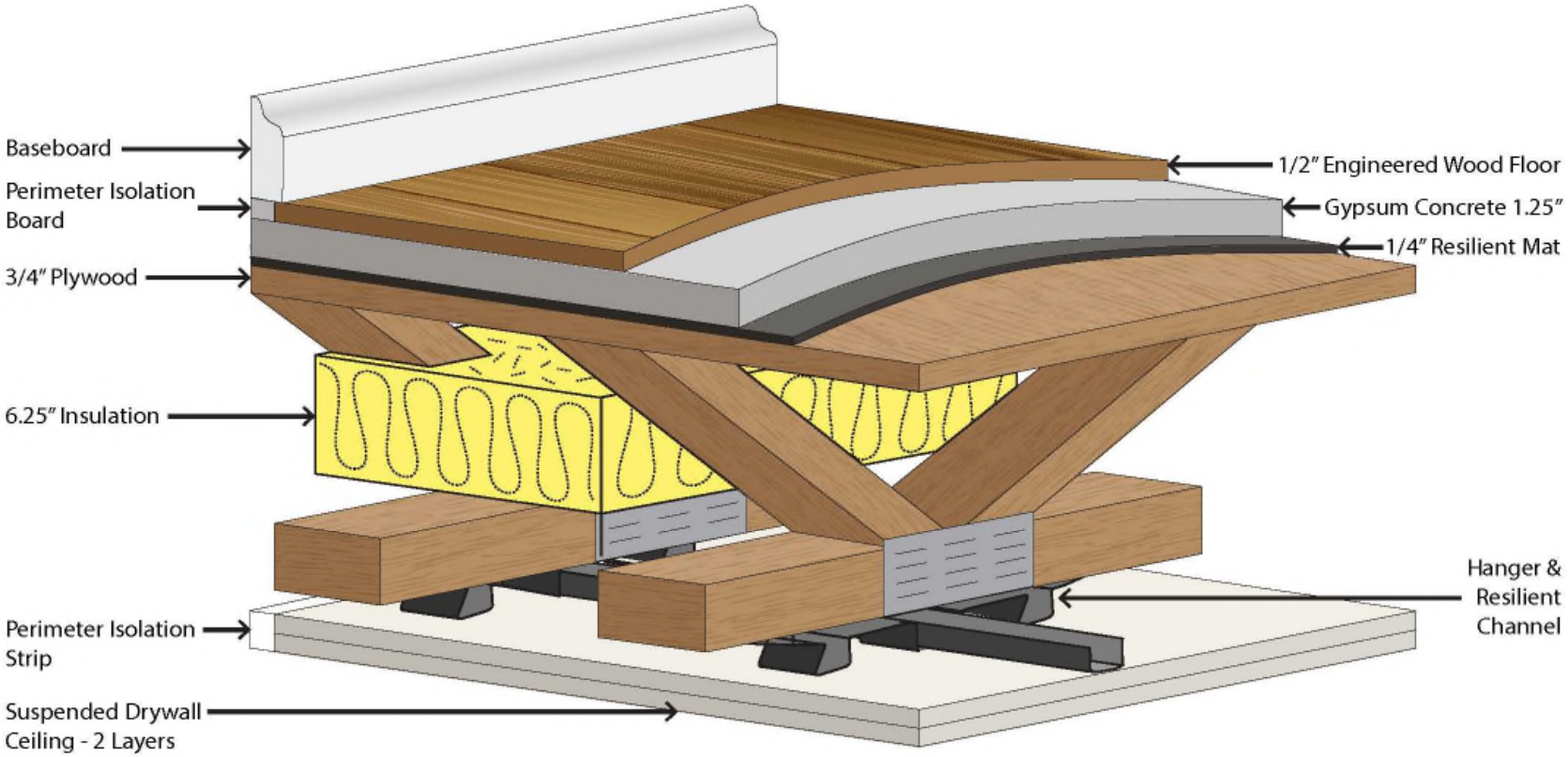
- Approx. 2,175 s.f.
- Anticipated pricing low to mid $400's

# Side View - Duplexes



# Sound Separation Construction

## Ensures Privacy Between Floor Above and Ceiling Below



# Proposed Single Family Floorplan

single family

# SITE PLAN

# Approved R-3 Site Plan

10 Single Family Homes

# Original R-5 Proposal– “A”
# Attached Duplexes

16 BUILDINGS, 32 UNITS, had 1 lane landscaped island, 67,387 s.f. impervious

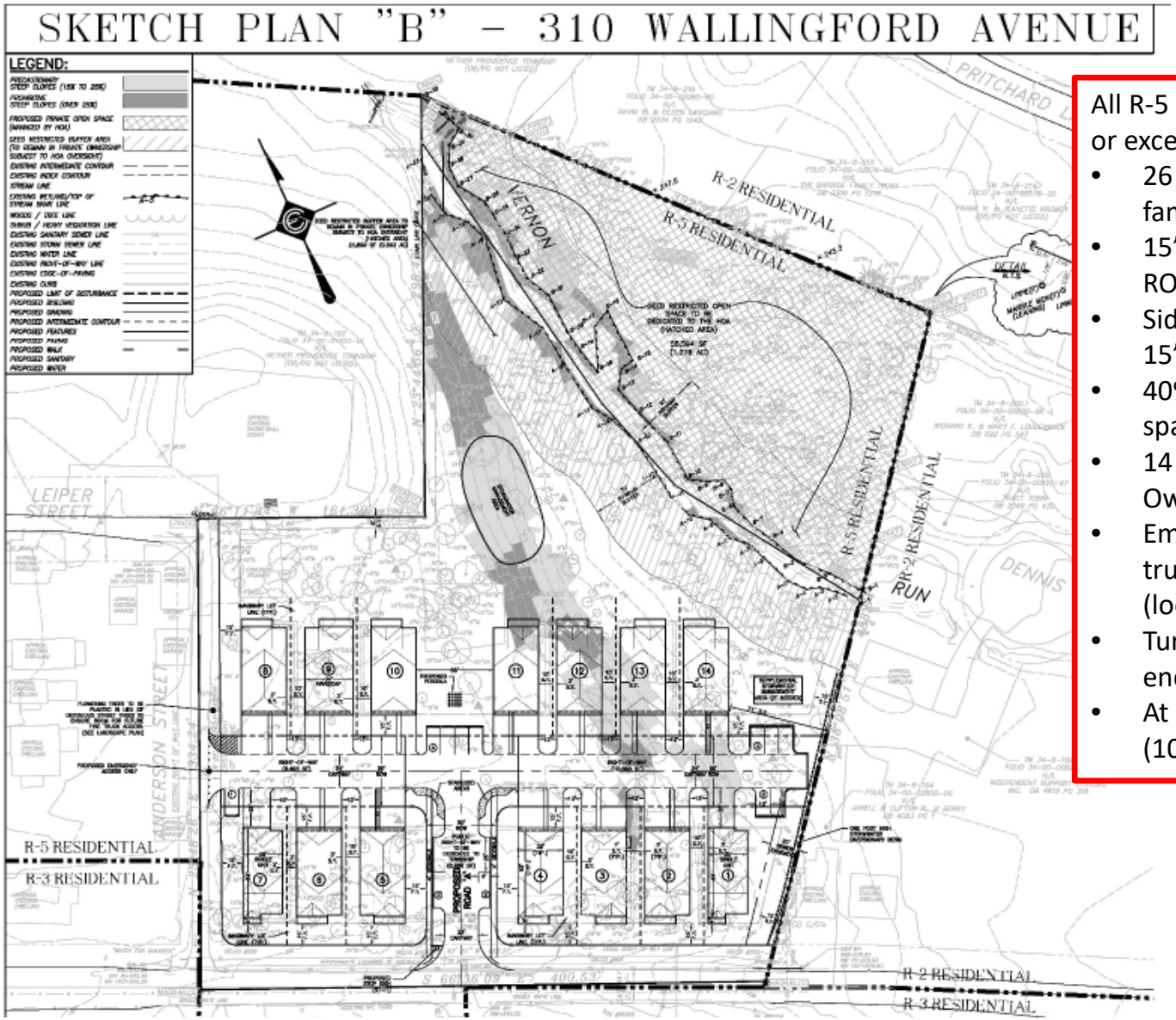
# Proposed R-5 Site Plan – “B”
# Detached Duplexes

14 buildings, 26 units impervious coverage reduced. Guest parking increased, 40% of site left as deed restricted open space. NOTE: 2 single family detached dwellings on flanking end will be similar in size to duplex buildings

# Site Plan “B” Close Up View

- Central Pocket Park
  - Focal Point
  - Gathering Place for residents
- Turn arounds on either end
- Emergency access to Anderson Street
- More guest Parking – 14 spaces
- Narrowed width of homes by 2 feet.
- Increased setbacks to comply with zoning
  - 30 foot driveways
- Added 2 narrower single family detached homes on ends (master bedroom down)
- Provides open space buffer with Berry property

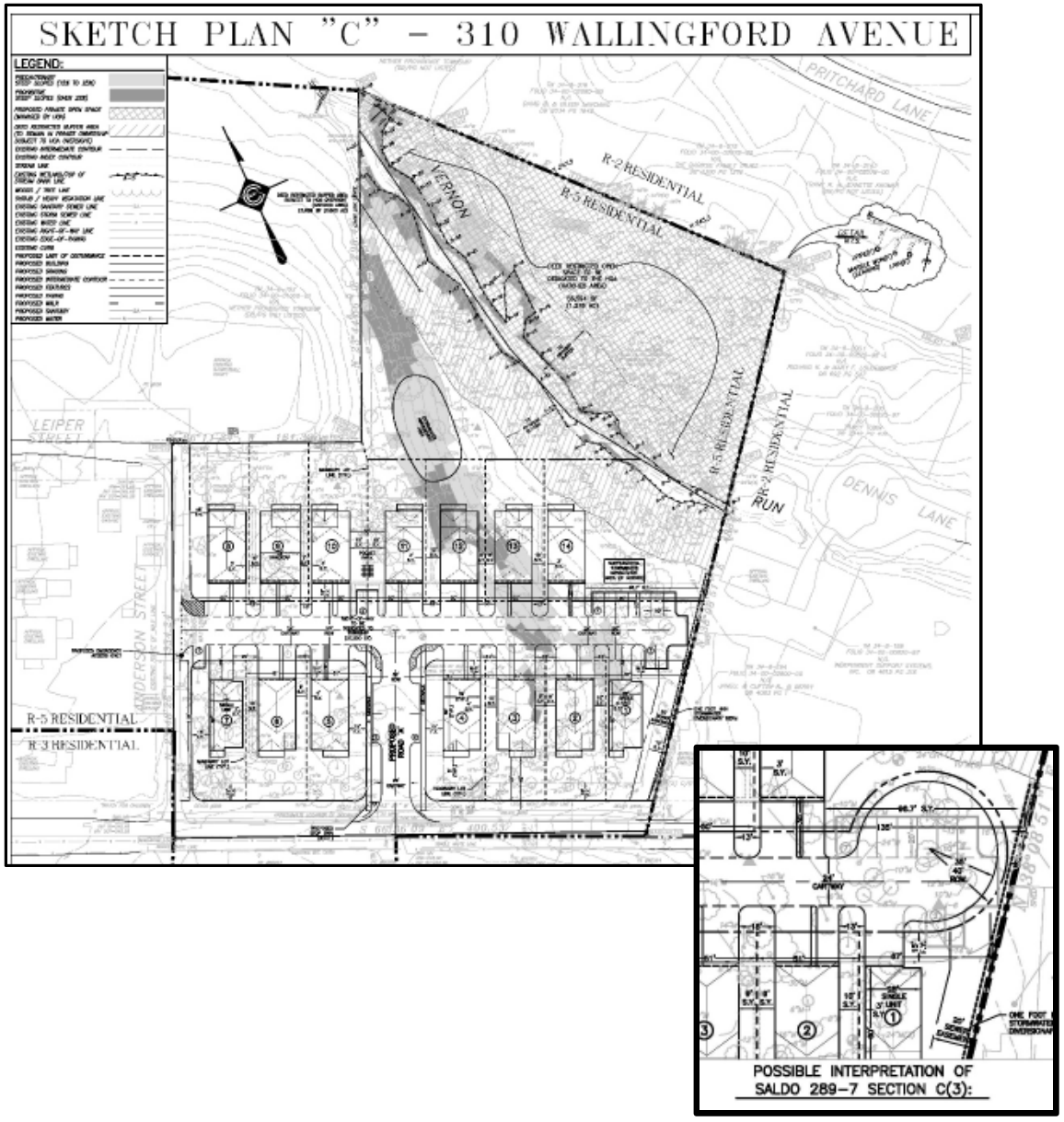
# Site Plan “B” Dimensioned




All R-5 Zoning requirements met or exceeded

- 26 lots (of which 2 are single family, rest are duplexes)
- 15’ front yard setbacks from ROW
- Side yard perimeter setbacks 15’ or greater
- 40% deed restricted open space (approx. 2 acres)
- 14 guest parking spaces; 80 Owner spaces
- Emergency access for fire truck from Anderson St (locked gate)
- Turn arounds provided either end
- At least 13’ between buildings (10’ min required)

# Site Plan “C”




R-5 Zoning with Imaginary Lots

- 26 units
  - -24 duplexes
  - - 2 single family detached
- Side, front and rear yard setbacks from imaginary lot lines
- 6,000 s.f. lot area per duplex lot; 3,000 s.f. lot area per single family lot
- 50’ wide lot frontage (from SALDO)
- Pocket park reduced in size and off centered
- Same amount of deed restricted open space (approx 2 acres) but more grading at rear of lots.
- 14 guest parking spaces; 80 Owner spaces; 3.6 spaces per unit
- Same emergency access for fire truck from Anderson St (locked gate)
- Turn arounds provided either end; optional cul de sac (SALDO interpretation)
- Relocation of Storm water mgt to permit room for buffering basketball court

# Unique Case for R-5 at this location

Site is adjacent to R-2 residential on one side; R-3 on the south side in part; R-5 on the south, west, and north west sides.

Transition between zones created by large swatch of deed restricted wooded open space which merges with Sapovitz Park

Site Plan design links R-5 and R-2 with pedestrian sidewalks

Only parcel in Nether Providence Township with these characteristics

# Off-Street Parking

# Off Street Parking

SITE PLAN “B”
94 total spaces provided, 26 units

- 3.6 parking spaces per unit
- Includes 14 guest spaces

SITE PLAN “C”
94 total spaces provided, 26 units

- 3.6 parking spaces per unit
- Includes 14 guest spaces

Past Developments by Developer: Approx. 50% single household purchasers with 1 car

# DENSITY

# Density Calculation – Proposed Development
# (Either Site Plan "B" or "C")

**Units per Gross Acre**

5.05 units per acre

- (26 units, 5.145 acres)

**Units Per Net Acre**

5.45 units per acre

- (26 units, 4.77 acres)

**Units Per Acre - Development Area Only**

7.42 units per acre (including buffer south of stream 3.5 acres, net)

8.96 units per acre (excluding buffer south of stream 2.9 acres, net)

Source: Commonwealth Engineers

# Density Comparison
# Proposed Development vs. South Media

**Units per Acre**

South Media: 7.5 occupied units per acre

- (337 occupied units, 45 acres)

Proposal: 5.0 units per acre

- (26 units, 5.145 acres)

**Population per Acre**

South Media: 20.2 people per acre

- (909 people total, 45 acres)

Proposal: 8.6 people per acre

- (44.2 people, 5.145 acres)

Source: U.S. Census Bureau American Community Survey 5 year Estimates: 2013-2017. S. Media acreage per Bob Linn. 210 Wallingford Acreage per Commonwealth Engineers. Population per acre with proposed plan from Analysis of previously completed similar product.

# Projected Population - Proposed Development

**Per Builder's Prior Experience** (see chart)

| | |
|---|---|
| Units: | 26 |
| Population per Unit: | 1.7 |
| Total Population: | 44.2 people |

**Per U.S. Census Annual Community Survey**

(for 4 County area, single attached units owner occupied, 2 and 3 bedrooms averaged)

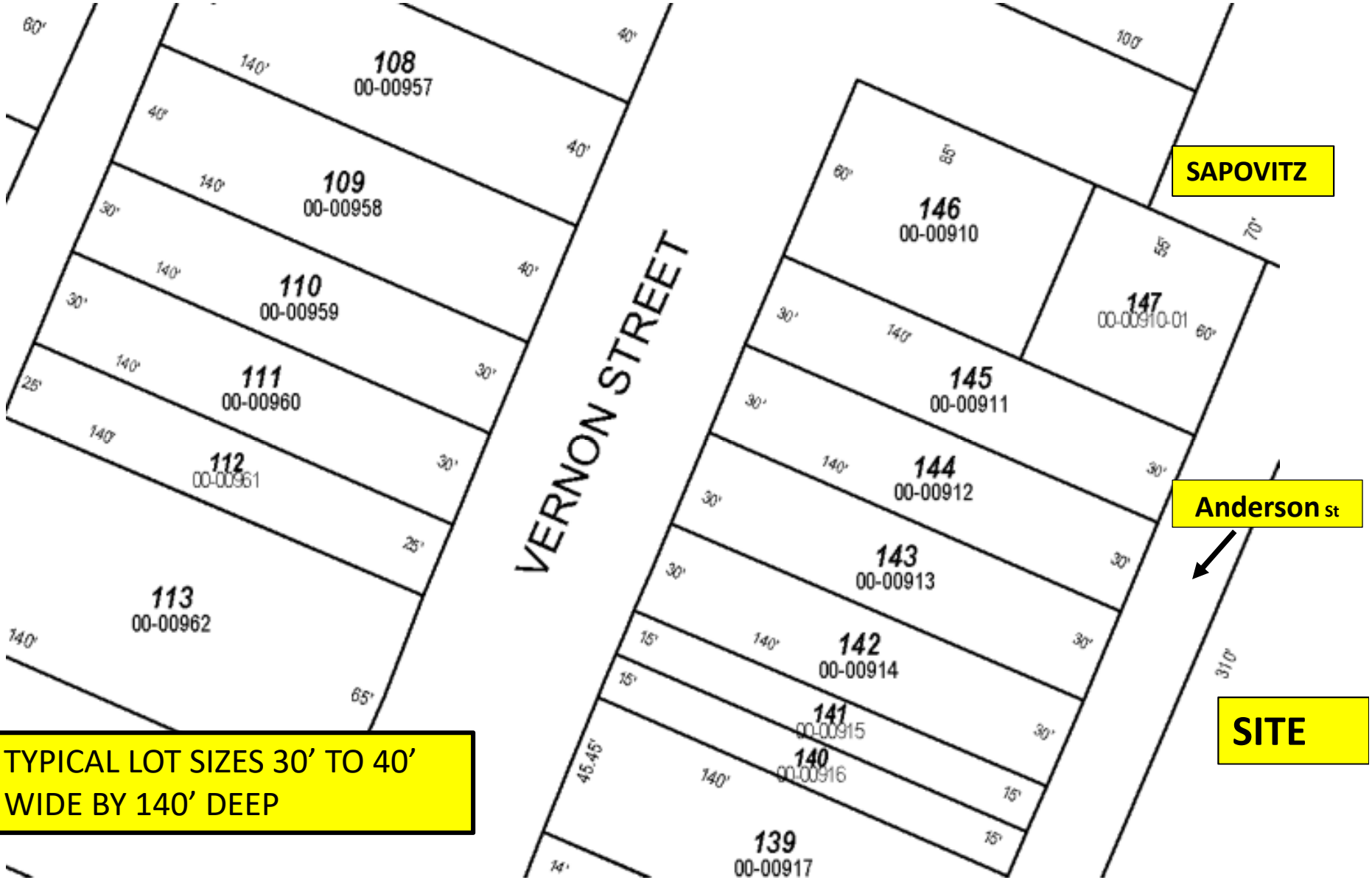
| | |
|---|---|
| Units: | 26 |
| Population per Unit: | 2.2 |
| Total Population: | 57.2 people |

See Builder's census from prior developments. Roughly 50% 2 BR and 50% 3 BR units. Econsult Solutions, Philadelphia: US Census population by housing type and bedroom size. NOTE: comparable population per unit in PA is 2.13; in South Media: 2.7

# South Media Tax Parcels

Source: PA Realtors Multi List

# South Media Tax Parcels – Typical



# Lot Sizes South Media
# Vs. Proposed Development

## South Media

30-40’ wide by 120-140’ deep (Typical)

- 3,800 to 4,200 s.f.

## Proposed Site Plan “B”

No formal lots – min 45’ wide, min 94 feet deep

## Proposed Site Plan “C”

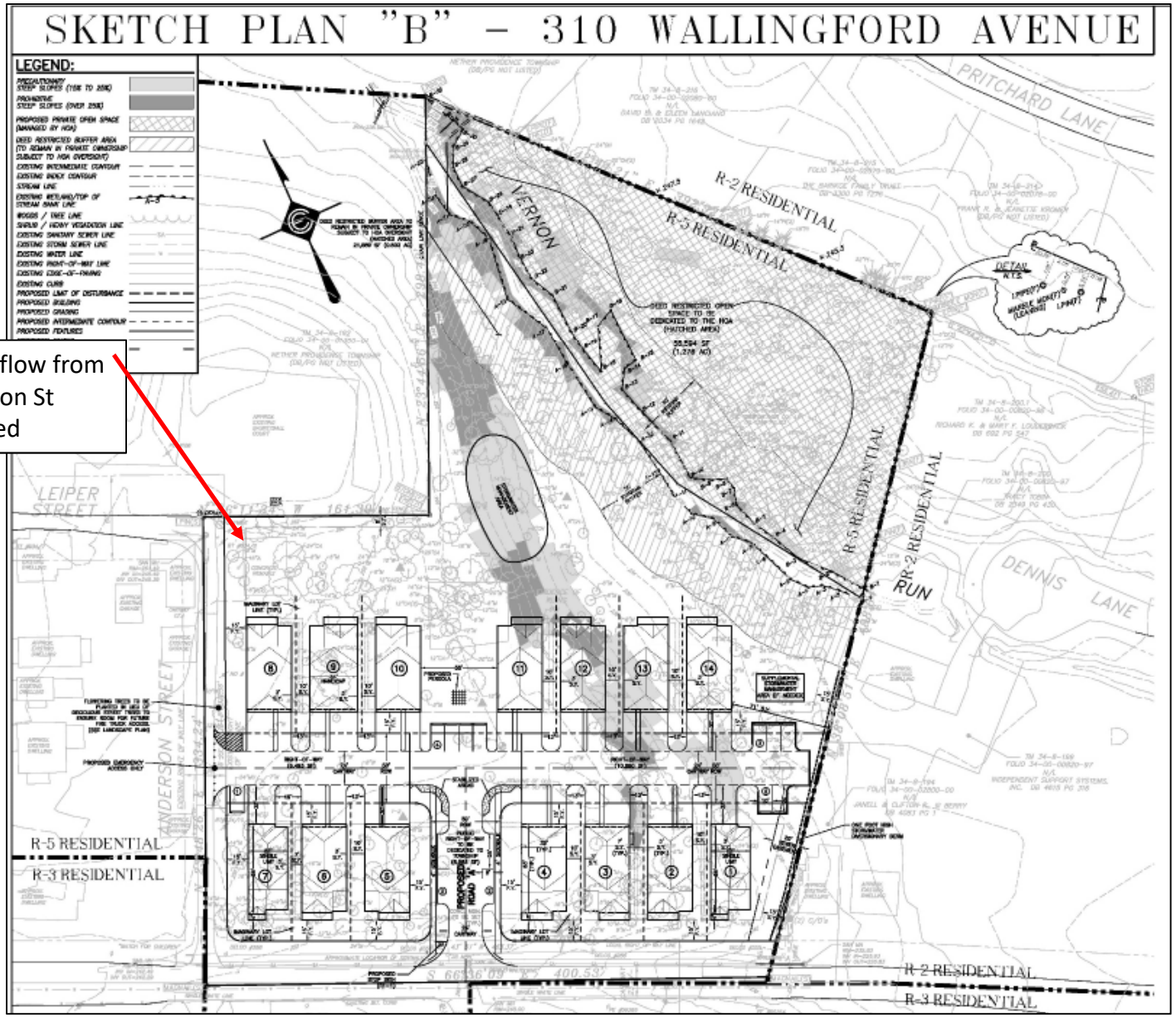
Imaginary lots

Wallingford frontage:  min 51’ wide, 118’ deep

Min 6,000 s.f. per duplex lot; 3,000 s.f. per single family lot

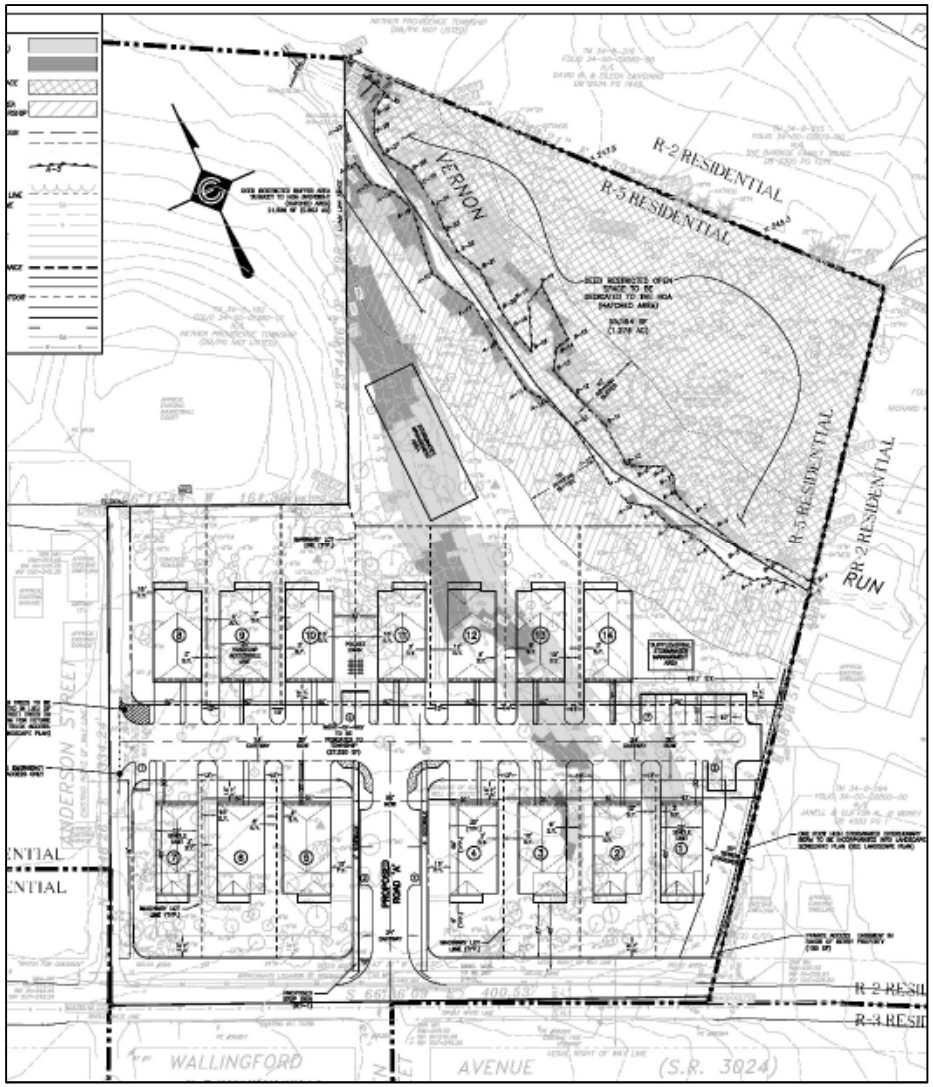
# STORM WATER MANAGEMENT

# STORM WATER MANAGEMENT- site plan “B”



# STORM WATER MANAGEMENT- site plan “C”

Excess flow from Anderson St captured



# Proposed Impervious Coverage – Site Plan "B"

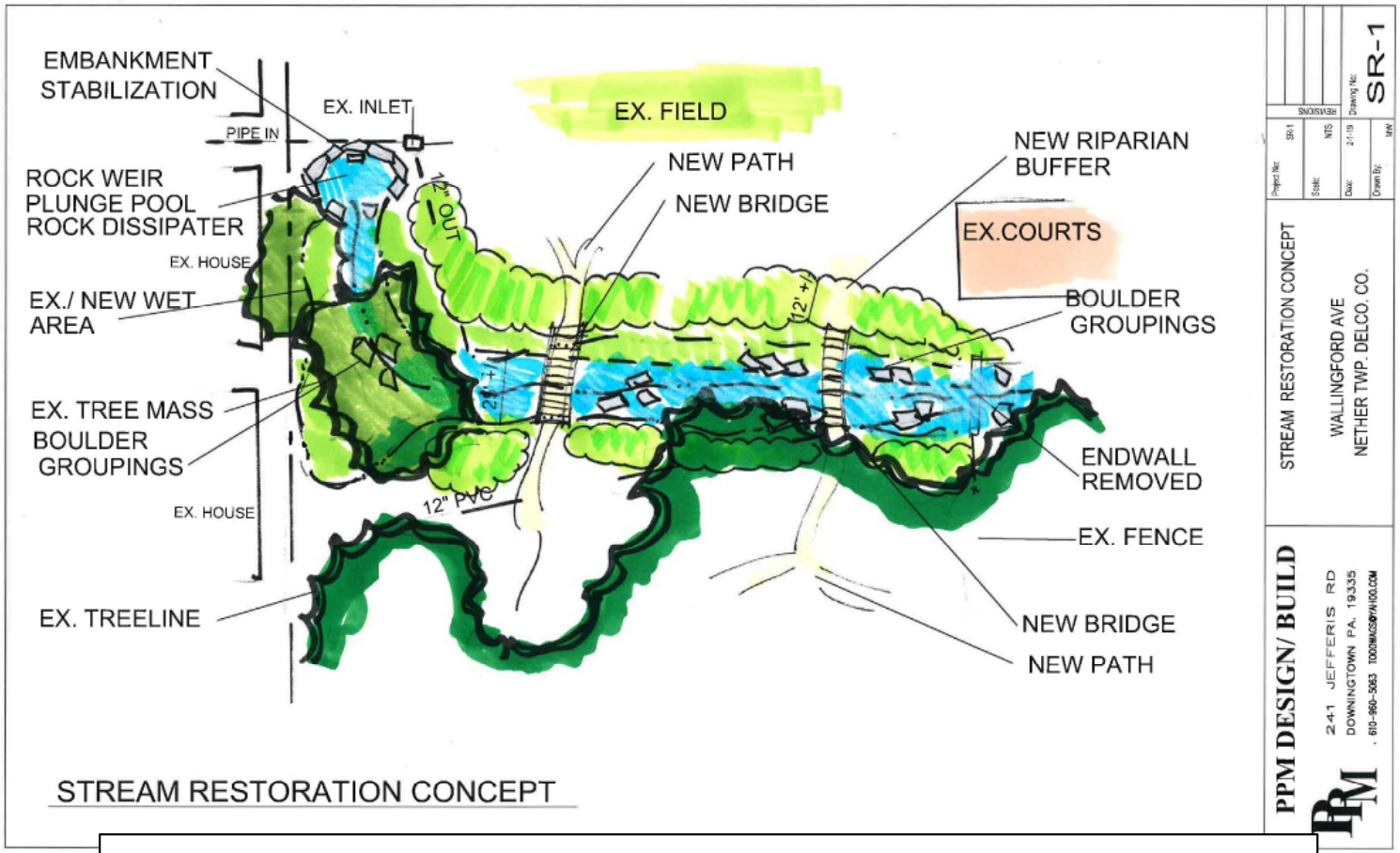
| | |
|---|---|
| Buildings: | 28,492 sf. |
| Paving: | 28,961 sf. |
| Public sidewalk: | 1,195 sf. |
| Service Walks: | 1,602 s.f. |
| | --- |
| Total Impervious: | 60,250 sf. |

# Proposed Impervious Coverage – Site Plan "C"

| | |
|---|---|
| Buildings: | 28,492 sf. |
| Paving: | 29,500 sf |
| Public sidewalk: | 1,400 s.f. |
| Service Walks: | 1,850 s.f. |
| | --- |
| Total Est. Impervious: | 61,250 sf. |

Site Plan "B" is engineer's take off. Site Plan "C" is approximated

# Possible Flood Control Concept through Stream Restoration at Sapovitz Park to Slow Velocity of Storm Water Downstream




**NOTE: CONCEPT HAS BEEN INCORPORATED TO STATE GRANT PROPOSAL SUBMITTED BY NETHER PROVIDENCE TOWNSHIP**

# MARKET DEMAND

# A Broad, Unmet Market Demand

- Many people seek homeownership choices in closer-in locations which offer reduced maintenance burdens.
  - Residents of Nether Providence who would like to stay in the township where they have roots are not able to find housing suitable for their lifestyle and pocket books (e.g. taxes)
  - First time homebuyers who are children of NPT residents are unable to find homes that are affordable to buy their first home
  - Seniors are seeking homes without steps that are not forced into age restrictions
  - None of the above is readily available in close in locations at a reasonable price point.
- Multi-plex designs widen the market to first-time homebuyers, empty nesters looking to downsize, single persons, and single heads of households.

# Demographic Description of the Market

- A census of previously built multi-plex (stacked) product by Progressive New Homes shows:
  - 50.4% homes purchased and occupied by single people.
    - 17.5% total residents were single women
  - 33 % homes purchased by couples without school age children (either childless couples or had children not school age)
  - -Couples without children represent 38.7% of total residents
  - 7% homes were purchased by families with school age children
    - Average school age children per unit was .11 per unit over all
  - 9.9% residents were seniors, despite fact that all homes sold had at least 1 flight of stairs.
- Millennials and middle aged buyers do not seem bothered by stairs
- Empty Nesters and Seniors prefer homes without steps or many steps
- Empty Nesters prefer a 2 car garage

# Selected Buyer Characteristics
# Multiplex Homes Bought from Progressive New Homes

| development name/School District | Year Built /Price range | Housing Type - Stairs/Bedrooms | Total Units | % Units Bought by Singles | % Units Bought by Couples without public school age kids | % Units Bought by Families with public school age kids | % Residents who are Single Women | % Residents who are couples without kids | % of Residents who are Seniors |
|---|---|---|---|---|---|---|---|---|---|
| Green Street Mews/Downingtown East + STEM Academy | 2007-2008/ Avg $235k | Back to back THs with 2 car tandem garages. Two BR have 2 flights; three BR have 3 flights | 30 | 36.7% | 56.7% | 3.3% | 3.8% | 63.5% | 0 |
| Arbor Heights/Norristown Area School | 2011-2012 $135k average (had subsidy) | Stacked Townhouses, 2 and 3 BRs. Lower TH has 1 flight, upper TH has 3 flights. 1 car surface parking | 12 | 83.3% | 0.0% | 16.7% | 29.4% | 0.0% | 17.6% |
| Arbor Mews/ Norristown Area School | 2014-2016 $165k average (had subsidy) | Piggy back towns & back to back towns, end unit lower has 1 flt steps, rest have 2 flights; 2 and 3 BR, 1 & 2 car garages | 24 | 70.8% | 16.7% | 12.5% | 30.6% | 22.2% | 5.6% |
| Danley/Lower Merion School District | 2016-2019 $600k average | Piggy back THs (4 plexes) 1 car garage + driveway. 3 BR 2.5 baths. Lower unit has 2 flights; upper unit has 3 flights. Elevator option. | 16 | 25.0% | 18.8% | 6.3% | 12.9% | 64.5% | 25.8% |
| Arbor Knoll/ Norristown School District | 2018-2019 $215k average (has subsidy) | Piggy back THs + back to back THs with 1 & 2 car garages. Lower units have 1 flight; other units have 2 and 3 flights. | 33 (sold) | 48.5% | 42.4% | 3.0% | 18.3% | 26.7% | 11.7% |
| **TOTAL/SUMMARY** | | | 115 | **50.4%** | **33.0%** | **7.0%** | **17.5%** | **37.8%** | **9.9%** |

# INCOME REQUIRED TO PURCHASE A HOME AT 310 WALLINGFORD AVE

| | 20% DOWN | 3.5% DOWN |
|---|---|---|
| **LOWER UNIT** | | |
| $265,125 avg price | | |
| Income Required | **$71,529** | **$82,561** |
| *total payment 1)* | *($2,063)* | *($2,458)* |
| **UPPER UNIT** | | |
| $405,000 avg price | | |
| Income Required | **$99,034** | **$105,146** |
| *total payment 1)* | *($3,049)* | *($3,268)* |
| * * * * * * * * * * * * * * * * * * * | | |
| MEDIAN INCOME SOUTH MEDIA 2) | | **$71,992** |

1) ASSUMPTIONS:
$500/Mo. Revolving debt
5% interest rate, 30 yr fixed
HOA dues $175
Taxes: current millage and assessment
sale price incl anticipated options: $265,125 and $405,000
FHA PMI expense adds abut $175 per month, depending on credit score

2) Source: U.S. Census Bureau, American Community Survey 5 year Estimates 2013-2017, adjusted for 2017 dollars

# Letter from Recent Purchaser of Lower Level Home

Criselda Navarro
1505 DeKalb Street, Unit 101
Norristown, PA 19401
May 14, 2019

Board of Commissioners
Nether Providence Township
214 Sykes Lane
Wallingford, PA 19086

Dear Commissioners,

I am writing this letter at Sarah Peck's request to share some experiences you might find useful. I live in one of Ms. Peck's new home communities – my home is a single level home that is situated beneath another home above. I bought this home because my aging mother lives with me and we needed a home with two bedrooms that did not have many steps.

I spent a great deal of time looking for a home to own that would be feasible for my mother and me to live in. When we found our home at Arbor Knoll, we knew how unusual this was. After 15 months of searching, I had seen nothing in the market that offered the combination of single level living with an attached garage and a homeowners association to maintain the exteriors.

We have been living in our new home since last December. It is two bedrooms plus a full bath and a powder room, along with a finished lower level. We do not hear our neighbors above. It is very private. We love our front porch. I am located within an easy commute of my job at Vanguard.

This type of layout is most needed, I assure you.

Thank you.

Sincerely,

Reprinted with Permission

**From:** Roslyn Adams <rozadams@verizon.net>
**Sent:** Thursday, May 16, 2019 2:28 PM
**To:** Sarah Peck <Sarah@progressivehsg.com>
**Subject:** Re: Nether Providence

Thank you for the prompt response

I hope that the Commission realizes that this is an innovative and necessary addition to the community. Please let me know the results of this decision.

Many adults who have raised their families are desiring to live in the Media area. However there is an over abundance of huge single family homes---homes that have young families. We often forget about those who have raised their families and no longer need a huge home. The most recent town-home areas built in Media are sold in the $400--$500. Not many teachers can afford this price. They have also most recently built beautiful luxury apartment buildings in the area. While they are nice and even affordable, I have been a home owner for over 30 years and have no interest in renting.
Actually, many Delaware County residents and prospective residents have begun looking in nearby Claymont Delaware--- (Darley Green Town-homes and condominiums).
The reason is because--many are looking for the concept you have planned.

Thank you for sending a visual of the plan.

Much Appreciated,

Roslyn Adams

**From:** Roslyn Adams <rozadams@verizon.net>
**Sent:** Thursday, May 16, 2019 12:17 PM
**To:** Sarah Peck <Sarah@progressivehsg.com>
**Subject:** Nether Providence

Good Day Ms. Peck.

I am a Delaware County resident who just recently heard about the upcoming new construction in the Nether Providence/South Media area.

When I heard about this project I was excited. I am a teacher of 29 years. This is the area that I wish to settle in. As an educator, to see the affordable planned cost was a pleasant surprise.
I have done some research on your recent projects in Norristown and Byrn Mawr.

I would like to know how I can obtain further information on this project.

--When will construction begin

--When will homes begin to be on the market

--I do not want to miss out on this.

Thanking you in advance

Roslyn Adams
PHONE NUMBER DELETED

# Comments from Empty Nesters

*When we were ready to downsize from our large family home in Haverford, we looked at several other options but kept comparing them to Danley. We love the easy walk to lots of restaurants, unique shops, the library, and the Bryn Mawr Film Institute. Our kids can take the train to come visit us and because we have an elevator, so can my mother who isn't able to climb stairs. We enjoy the fact that we lock and leave our home without any worries!*

*Mary and Rich*

As empty nesters, we sought out the "lock and leave" lifestyle that Danley provides and the walkable urban-suburban neighborhood provides plenty of dining, entertainment and fitness options. We love the sunny, open floor plan–it's perfect for entertaining friends and family! Moving to Danley has been a fabulous decision.

*Scott and Carole*

“My house is perfect for me. The layout provides great living space with privacy and a quiet place to do my writing. I never hear my neighbors inside. I like that I can leave my car in my garage and walk to restaurants, stores, the Saturday market and community festivals. I can also walk to the train station and quickly get into Philadelphia…without the hassle of traffic and exorbitant parking prices.”

Bruce Mowday, Author
Green Street Mews resident

# Comments First Time Homebuyers

*"My apartment in Philadelphia was in a neighborhood that was deteriorating and I wanted a better setting. I had grown up in Wallingford and was pretty familiar with Norristown. Arbor Mews offered a chance to live in an up and coming area and actually own my home instead of renting. I like the idea of building equity for my future, as well as the ability to own new construction... and it's been great to meet several people my own age who will be my new neighbors."*

**Alex L.**

*"The idea of owning my own home instead of renting was something that really appealed to me. It's a great way to create a foundation for my financial future, as well as an exciting place to live. I grew up in a suburban setting and attended Delaware Valley College. Afterwards, I wanted a more urban lifestyle but Philadelphia was not quite right for me and would have been a long commute to my job in Horsham. Arbor Mews offered the perfect solution... and nice big closets! I can't wait to move in."*

**Sarah J.**

# Comments from Young Family

We moved down from Boston for new jobs: Ashton's with a center city law firm and Alan's with a financial services company in West Chester. Bryn Mawr is convenient for both of us to get to work –and since Ashton takes the train to Philadelphia, we only need one car. We were used to city living and weren't quite ready for suburbia, so Danley is a great compromise. We're able to walk to numerous nearby parks, shops and restaurants – even to our son's day care. Compared to a center city home, the quality, design, price and location made Danley a great value. And did I mention the great closets?

*Alan and Ashton*

# FISCAL IMPACT
# PUBLIC SCHOOL IMPACT

# Projected Tax Revenues

| # Units | FLOORPLAN TYPE | Anticipated base price | Anticipated Total Price including potential options purchased | Estimated Yearly taxes per home (based on current CLR and Millage rates) | TOTAL Property tax revenue |
|---|---|---|---|---|---|
| 12 | lower flat home 2 BR 2 baths, 1 car garage, 1 car driveway | $ 252,500 | $ 265,125 | $8,665 | 103,984 |
| 12 | Upper flat home 3 BR 2.5 baths, optional loft with roof deck, 2 car garage + 2 car driveway | $ 380,000 | $ 410,400 | $13,413 | 160,962 |
| 2 | Back to Back TH: 2 BR, 1.5 baths lower home,1 car garage + 2 car (tandem) driveway, 1 flight | $ 245,000 | $ 257,250 | $8,408 | 16,816 |
| 2 | Piggy Back TH: 3 BR 2.5 baths upper home, 1 car garage + 2 car (tandem) driveway, 2 flights | $ 355,000 | $ 383,400 | $12,531 | 25,062 |
| 28 | **AVERAGE/TOTAL** | | **335,271** | **$10,958** | **306,823** |
| 10 | **R-3 Plan based on average anticipated total pricing** | | **525,000** | **$17,159** | **205,908** |
| | **Increase R-5 Plan over R-3 Plan** | | | | **100,915** |
| | Percent Increase | | | | 49% |
| | **Taxes to Nether Providence Township** | | | | |
| | R-5 Plan Taxes Total | | | | 30,426 |
| | R-3 Plan Taxes Total | | | | 17,015 |
| | **Increase R-5 over R-3** | | | | **13,410** |
| | Percent Increase | | | | 79% |
| | Millage Rates 2019 (From NPT website) | | | | |
| | Delaware County | 5.461 | | | |
| | Nether Providence | 5.588 | | | |
| | Swarthmore Wallingford | 45.303 | | | |
| | **TOTAL MILLS** | **56.352** | | | |

NOTE: Figures shown are for the 28 unit plan

# Public School Age Children forecast

## Builder's Prior Experience census

**Progressive New Homes, LLC - Census of Stacked Units Built and sold**

PCAS per unit average: **.11 children per unit**

(Product has been a mix of 2 and 3 bedroom homes)

| development name/School District | Year Built /Price range | Housing Type - Stairs/Bedrooms | Total Units | Total Population | Population/Unit | Public School Kids - Total | Public School kids Per Unit |
|---|---|---|---|---|---|---|---|
| TOTAL/SUMMARY | | | 115 | 196 | 1.70 | 13 | 0.11 |

**Extrapolated Total for the development of 26 units: 2.86 public school children**

# Public School Age Children forecast – SITE PLAN "C"
# U.S Census Data extraction

**Econsult Solutions, Philadelphia – Average Number of Public School Attendees per Occupied Unit, 2017** (Preliminary)- PCAS, 4 county region, $240,000+ housing value

| Housing Configurations | | | | Public School Attendees (2) | Pub School Attendees - Grade Group | | |
|---|---|---|---|---|---|---|---|
| | | | | | K - 5 | 6 - 8 | 9 - 12 |
| Single-Family | Attached | Owner- and Renter Occupied | All | 0.359 | 0.176 | 0.084 | 0.099 |
| | | | 2 bedrooms | 0.088 | 0.080 | 0.004 | 0.004 |
| | | | 3 bedrooms | 0.406 | 0.197 | 0.095 | 0.115 |
| AVG OF 2 BR & 3 BR UNITS -assumes 50/50 (1) | | | Avg 2 and 3 BR | 0.247 | 0.138 | 0.049 | 0.059 |
| 1) Averages prepared by Progressive New Homes, LLC | | | | | | | |
| (2) Midpoint of upper and lower confidence levels | | | | | | | |

FIGURES PRELIMINARY

**Source** CDA Planning Ratio Estimation Program (PREP) and 2013-2017 ACS-PUMS

**Notes** Users may not reproduce, change, share, sell, transfer or otherwise give PREP tables to any third party.

# Ratio is estimated from data at the PUMA and the state level, due to insufficient sample size at the PUMA level.

%% Insufficient data for estimation, %%% No data.

| Housing Configurations | | | | Public School Attendees | Pub School Attendees - Grade Group | | |
|---|---|---|---|---|---|---|---|
| | | | | | K - 5 | 6 - 8 | 9 - 12 |
| Single-Family | Attached and Detached | Owner-occupied | All | 0.569 | 0.317 | 0.137 | 0.116 |
| | | | 2 bedrooms | %% | %% | %% | %% |
| | | | 3 bedrooms | 0.288 | 0.181 | 0.053 | 0.054 |

**Extrapolated Total for the development: .288 x 2 SFD + .247 x 24 duplex = 6.5 school age**

**NOTE: there are no directly compatible benchmarks in the US Census for the product type proposed. Figures are preliminary.**

# CENSUS AND DEMOGRAPHICS
# STACKED PRODUCT SOLD by PROGRESSIVE NEW HOMES

| development name/School District | Year Built /Price range | Housing Type - Stairs/Bedrooms | Total Units | Total Population | Population/Unit | Public School Kids - Total | Public School kids Per Unit |
|---|---|---|---|---|---|---|---|
| Green Street Mews/Downingtown East + STEM Academy | 2007-2008/ Avg $235k | Back to back THs with 2 car tandem garages. Two BR have 2 flights; three BR have 3 flights | 30 | 52 | 1.73 | 2 | 0.07 |
| Arbor Heights/Norristown Area School | 2011-2012 $135k average (had subsidy) | Stacked Townhouses, 2 and 3 BRs. Lower TH has 1 flight, upper TH has 3 flights. 1 car surface parking | 12 | 17 | 1.42 | 3 | 0.25 |
| Arbor Mews/ Norristown Area School | 2014-2016 $165k average (had subsidy) | Piggy back towns & back to back towns, end unit lower has 1 flt steps, rest have 2 flights; 2 and 3 BR, 1 & 2 car garages | 24 | 36 | 1.50 | 4 | 0.17 |
| Danley/Lower Merion School District | 2016-2019 $600k average | Piggy back THs (4 plexes) 1 car garage + driveway. 3 BR 2.5 baths. Lower unit has 2 flights; upper unit has 3 flights. Elevator option. | 16 | 31 | 1.94 | 3 | 0.19 |
| Arbor Knoll/ Norristown School District | 2018-2019 $215k average (has subsidy) | Piggy back THs + back to back THs with 1 & 2 car garages. Lower units have 1 flight; other units have 2 and 3 flights. | 33 (sold) | 60 | 1.82 | 1 | 0.03 |
| **TOTAL/SUMMARY** | | | 115 | 196 | **1.70** | **13** | **0.11** |

# TRAFFIC IMPACT

## Summary & Conclusions – Traffic Impact Study (Original Plan – Site Plan "A" – 32 units)

- Existing intersections are level of service "A"
- After development (of 32 units), service remains an "A" except for right turn out of Allen Lane which becomes a "B"
- Adequate site distance exists for visibility from new road
- New road lines up with Allen Street

**HEINRICH & KLEIN ASSOCIATES, INC.**
TRAFFIC ENGINEERING & PLANNING
1134 Heinrich Lane • Ambler, Pennsylvania 19002
215-793-4177 • FAX 215-793-4179

**MEMORANDUM**

TO: Sarah Peck, Principal
Progressive Housing Ventures, L.L.C.

FROM: Andreas Heinrich, P.E., P.T.O.E.

DATE: December 21, 2018

RE: Traffic Impact Assessment
310 Wallingford Avenue Residential Development
Nether Providence Township, Delaware County, PA

As requested, please accept the results of this Traffic Impact Assessment for the residential development proposed at 310 Wallingford Avenue in Nether Providence Township, Delaware County, Pennsylvania. It is proposed to develop the site for 32 townhouses (Illustrative Plan attached). It is proposed to provide access to the site via a driveway that will intersect Wallingford Avenue at a point directly opposite Allen Street.

The purpose of this Traffic Impact Assessment is to assess the potential traffic impact of the proposed new development of the site on the immediately adjacent roadways, and to comment on site access from the viewpoint of both traffic efficiency and safety. As such, our study has included:

- visits to the site to observe current traffic conditions and to note existing physical characteristics of the adjacent roadways;
- completion of a Turning Movement Traffic Count on a typical weekday from 7:00 AM to 9:00 AM and from 4:00 PM to 6:00 PM at the intersection of Wallingford Avenue and Allen Street;
- estimation of the anticipated traffic generation characteristics and potential travel patterns of new traffic generated by the proposed residential development;
- completion of volume/capacity analyses of existing and future (2020) peak hour traffic after new development of the site as proposed;



The results of a volume/capacity analysis for site access reveals that all critical movements at the site access will operate at an acceptable LOS B or better during both the morning and afternoon peak hours.

Based on the posted speed limit of 35 miles per hour along Wallingford Avenue, it is desirable to provide safe sight distance of 440 feet to the left and 350 feet to the right of the proposed site access, as measured from a position 10 feet back of the pavement edge along Wallingford Avenue. In addition, it is desirable to provide safe sight distance of 300 feet to the left of the proposed site access for left turn entering vehicles. Observations reveal that adequate sight distance in excess of 500 feet is available to the left and to the right of the proposed site access.

Review of auxiliary turn lane warrants reveals that widening of Wallingford Avenue for a separate left turn lane and/or a separate right turn deceleration lane at the proposed site access is not warranted (turn lane warrant analysis worksheets attached).

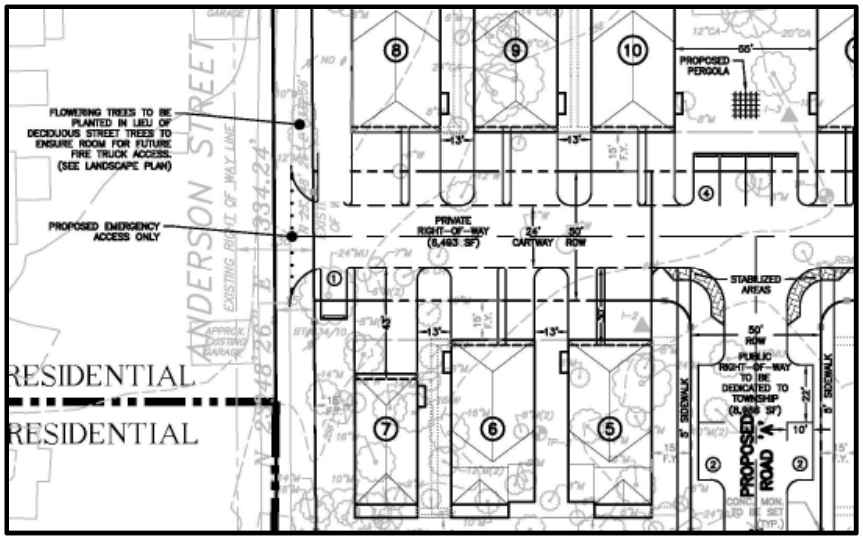
***Conclusions***

The foregoing Traffic Impact Assessment for the residential development proposed at 310 Wallingford Avenue in Nether Providence Township, Delaware County, Pennsylvania, demonstrates the impact of new traffic generated by the proposed development will not be significant, and that safe and efficient access will be provided for the proposed residential development.

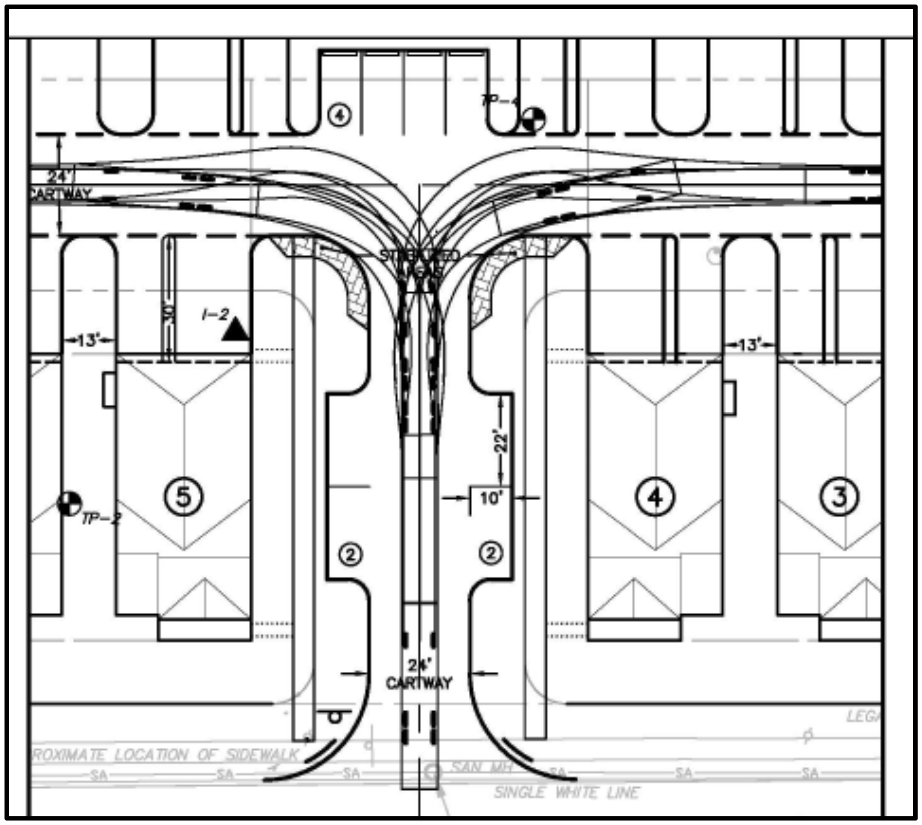
Andreas Heinrich, P.E., P.T.O.E.
Principal

AH:rh

# FIRE SAFETY




NOTE: Site Plan “B” shown




- Fire Truck access via hammerhead configuration per ordinance
- Cartway widths minimum 24’ wide; stabilized turning radius
- Emergency access with turning radius from Anderson St.
- All units to be sprinklered
- New hydrant installed centrally on property (in addition to existing hydrant on Wallingford Ave directly opposite)
- No certificate of occupancy issued before sprinklers operational

# ILLUSTRATIVE PHOTOS
# Similar Product

# Lower home – Similar dimensions
# Dining/Living Rooms

# Similar Layout - Living/Dining/Kitchen
# Upper Home

# Similar Master Bathroom

# Similar Secondary Bedroom

# Similar Roof Deck Option – Upper Home

# ZONING COMPLIANCE
# AND DIMENSIONED SKETCH PLAN

# Area and Bulk Compliance
# R-5 Site Plan – Site Plan "B"

| | Required | Provided |
|---|---|---|
| Dwelling Type | Two Family Detached | Two Family Detached |
| Min Lot Size | 3,000 s.f. per family | 7,988 per family (site wide) |
| Front Yard Setback | 15' | 15' |
| Rear Yard Setback | 15' | 15' |
| Side Yard setbacks | 3' min/10' aggregate | 3' min/13' aggregate |
| Perimeter side yard setbacks | 15' | 15' |
| Building Height | 35' max | 35' max |
| Off-Street Parking | 1 off street space per unit, 200 s.f. each | 3.6 off street spaces per unit; 200 s.f. each |
| Impervious coverage dwellings | Max 50% | 13.7% |
| Impervious coverage total | Max 65% | 26.9% |
| | | |

NOTE: net lot area is 207,694 s.f. net of easements and rights of way. Total anticipated impervious coverage is approx. 60,250 s.f. or 26.9%.

# Area and Bulk Compliance
# R-5 Site Plan – Site Plan "C"

| | Required | Provided * |
|---|---|---|
| Dwelling Type | Two Family Detached | Two Family Detached |
| Min Lot Size | 3,000 s.f. per family | 3,000 s.f. per family (6,000 s.f. per duplex building) |
| Front Yard Setback | 15' | 15' |
| Rear Yard Setback | 15' | 15' |
| Side Yard setbacks | 3' min/10' aggregate | 3' min/10' aggregate; most in excess |
| Perimeter side yard setbacks | 15' | 15' |
| Building Height | 35' max | 35' max |
| Off-Street Parking | 1 off street space per unit, 200 s.f. each | 3.53 off street spaces per unit; 200 s.f. each |
| Impervious coverage dwellings | Max 50% | Max 44% |
| Impervious coverage total | Max 65% | Max 56.5% |
| | | |

* As computed assuming imaginary lot lines. In actuality, units will be developed under the Uniformed Planned Community Act without formal lot lines.

NOTE: net lot area is 207,694 s.f. net of easements and rights of way. Total anticipated impervious coverage is 61,250 s.f. or 27.3%.

# Area and Bulk – Sketch Plan “C”

| 6/21/2019 | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | AREA AND BULK CALCULATIONS BY LOT - SKETCH PLAN "C" | | | | | | | | |
| | Width/frontage | | | Depth | Lot Area | Building (SF) | Total IMPERV (SF) | BLDG IMPERV (%) | Total IMPERV (%) |
| Building # | left side | right side | TOTAL L.F. | | | | | (max 50%) | (max 65%) |
| 8 | 15 | 3 | 50 | 134 | 6,737 | 2,084 | 2560 | 30.9% | 38.0% |
| 9* | 9 | 7 | 50 | 134 | 6,708 | 2,218 | 2871 | 33.1% | 42.8% |
| 10 | 3 | 15 | 50 | 134 | 6,693 | 2,084 | 2707 | 31.1% | 40.4% |
| 11 | 15 | 3 | 50 | 120 | 6,000 | 2,084 | 2707 | 34.7% | 45.1% |
| 12 | 12 | 6 | 50 | 120 | 6,000 | 2,084 | 2732 | 34.7% | 45.5% |
| 13 | 8 | 10 | 50 | 120 | 6,000 | 2,084 | 2722 | 34.7% | 45.4% |
| 14 | 3 | 97 | 131.7 | 120 | 16,171 | 2,084 | 3081 | 12.9% | 19.1% |
| 4 | 15 | 3 | 51 | 119 | 6,026 | 2,084 | 2609 | 34.6% | 43.3% |
| 3 | 3 | 9 | 51 | 119 | 6,069 | 2,084 | 2640 | 34.3% | 43.5% |
| 2 | 9 | 10 | 51 | 119 | 6,069 | 2,084 | 2810 | 34.3% | 46.3% |
| 1 (SINGLE FAMILY) | 3 | 20 | 67 | 119 | 4,200 | 1,687 | 2125 | 40.2% | 50.6% |
| 5 | 4 | 15 | 51 | 119 | 6,026 | 2,084 | 2609 | 34.6% | 43.3% |
| 6 | 10 | 8 | 51 | 119 | 6,069 | 2,084 | 2722 | 34.3% | 44.9% |
| 7 (SINGLE FAMILY) | 15 | 3 | 119 | 119 | 5,445 | 1,687 | 2151 | 31.0% | 39.5% |
| * handicap | | | | | | | | | |