

Chapter 212

Subdivision & Land Development Ordinance Amendment

ARTICLE IV - SECTION 212-35.2.

General Manual of Written & Graphic Design Standards: Appendix A

Greater Fort Washington District

Upper Dublin Township - Montgomery County, PA

11-6-2017

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212-35.2.A. Overall Purpose & Intent



Boulders integrated into Green Space



Pier-Fence-Hedge screening parking area



Outdoor Gathering Area with Water Fountain and generous landscaping



Unit paver combination providing variation and character

The overall Purpose and Intent of these Design Standards is to:

- (1) clarify the Intent of the Greater Fort Washington (GFW) District in Article XXXVIII of the Zoning Ordinance;
 - (2) foster a more attractive and functional outcome for Land Development in the GFW District; and
 - (3) be consistent with the provisions of Section 708-A of Article VII of the Pennsylvania Municipalities Planning Code.
- (4) Another Purpose and Intent of these Design Standards is to help with the transformation of the former Fort Washington Office Park and Office Center into a new and improved Place that is more diverse, compact, and walkable.
- (5) These Design Standards are also intended to provide a template and a framework for a Specific Manual of Written and Graphic Design Standards to be prepared by the Applicant at the time of Land Development Plan Submission.

212-35.2.B. Building and Parking Location



Buildings located at Build-To Line with on-street parking, and a parking lot in the rear



Buildings located at Build-To Line



Parking screened with Pier-Fence-Hedge- Street Tree combination

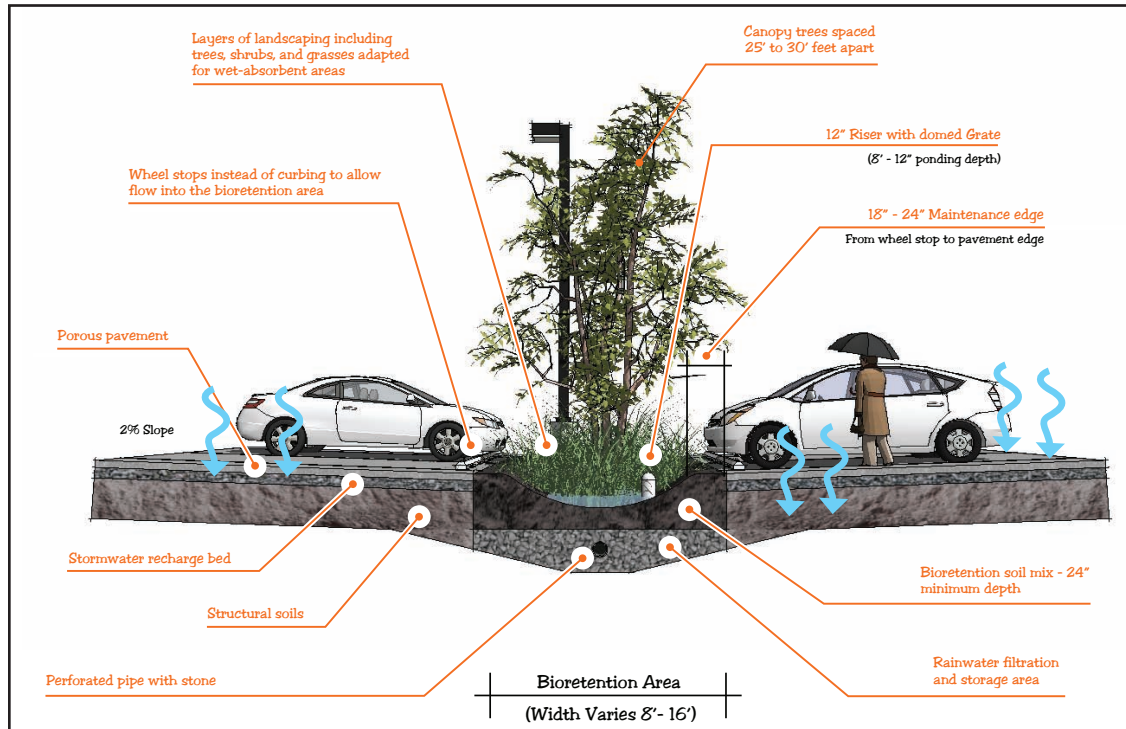
(1) New buildings shall be located at a Build-To Line, per the GFW District, unless there are hydrologic, topographic, or other environmental constraints along the frontage of a lot.

(2) New parking shall be primarily located to the rear of buildings, or to the side of buildings, per the GFW District.

(3) No double bay parking lots shall be installed in the front of buildings, and no more than 30% of the lot frontage width may be occupied by parking in front of a building provided, however, that all such parking shall be screened by a Pier-Fence-Hedge-Street Tree combination.

(4) Whenever an existing building is already located with a deep setback, with parking in front, a Pier-Fence-Hedge combination shall be installed and maintained at the Build-To Line. The Pier-Fence-Hedge-Street Tree combination shall be in accordance with the Streetscape Design Standards outlined in Section 212-35.2.F.

212-35.2.c. Sustainable Parking



Parking Lot with Naturalized Drainage and Porous Pavement



Interlocking concrete pavers with curb inlets to direct rainwater to bioretention area



Stormwater infiltration system in parking area

(1) Sustainable Parking shall be in accordance with the Guidelines of the Sustainable Green Parking Lots Guidebook, prepared by the Montgomery County Planning Commission.

(2) Sustainable Parking shall be created and maintained to promote Green Infrastructure and to minimize the adverse impacts of flooding in the GFW District.

(3) Green and Sustainable Parking shall:

- (a) be integrated into the surrounding built and natural environment;
- (b) manage water as a resource by promoting an infiltration and natural retention system;
- (c) protect local water quality through effective filtration and biological systems;
- (d) minimize the heat island effect through effective shading and alternative pavement material;
- (e) conserve energy usage and encourage the placement of sustainable energy infrastructure;
- (f) provide safe walkways; and
- (g) use land more efficiently.

212-35.2.D. Alternative Transportation



Bike Share Hub



Bicycle Lane and Markings



Sharrow - designating shared vehicular & bike route

- (1) The Fort Washington Office Park Transportation Demand Management (TDM) Plan shall be implemented to the maximum extent possible.
- (2) Two (2) or more Alternative Transportation facilities shall be provided for all Uses with new buildings of 100,000 square feet or more of gross leasable floor area, or with 3 or more stories in height.
- (3) Bus/Shuttle Shelters (Belson Outdoors: Model ALS-68AOH - Quaker Bronze or approved equal) shall be installed and maintained in close proximity to the entrance of a building for every 100,000 square feet or more of Gross Leaseable Floor Area (GLA) proposed for Non-Residential Use, or for every 100 or more proposed Apartment units.
- (4) Shuttle services shall be provided for tenants/employees to connect to Train Stations, in order to: manage the parking demand; produce a 10% reduction in trip generation; and qualify for 50 dwelling unit per acre density for Apartment Development.



Electric Car Charging Station

212-35.2.D. Alternative Transportation (continued)



Shuttle Bus service: reducing parking and car demands



Bus Shelters in close proximity to businesses and multi-family dwellings



Indoor Bicycle Storage with lockers

(5) Bike Share hubs shall be located in close proximity to community facilities, employment centers, and public transit.

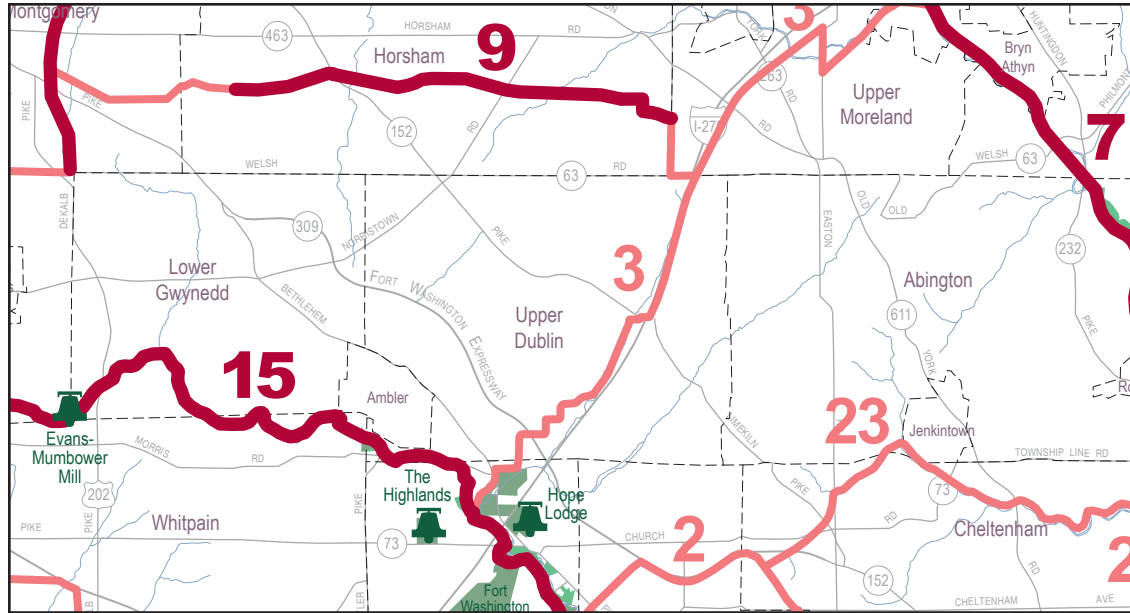
(6) Last-mile transit, multi-use trails shall be incorporated through the implementation of Sharrows designating a shared vehicular and bicycle roadway, pavement markings, signage, etc.

(7) One (1) Electric Car Charging Stations shall be provided for every 25 parking spaces at employment centers, public transit stations, multi-family residences, etc. in order to encourage eco-friendly transportation.

(8) An indoor ground floor space, as part of the Amenities Area, shall be provided for bicycle storage for at least 25% of the occupants of the building.

(9) An indoor ground floor space, as part of the Amenities Area, shall be provided for a waiting room for ride-sourcing, ride-hailing, and/or ride-sharing (such as Uber, Lyft, etc.).

212-35.2.E. Pedestrian Connectivity



Proposed Cross County Trail (Montgomery County Planning Commission)

- (1) Pedestrian Connections shall be provided in the form of Sidewalks, Crosswalks, Trails, and Pathways.
- (2) Last-mile transit, multi-use trail linkages to existing pedestrian and/or trail networks, and the proposed Cross County Trail shall be provided to the maximum extent possible in order to increase overall connectivity.
- (3) Pedestrian signage and signalization shall be provided at intersections in order to ensure Pedestrian safety.
- (4) Traffic calming devices shall be provided in the form of: raised crosswalks; speed tables; bulbouts/neckdowns of the roadway; raised and/or landscaped medians; corner radius treatments; and the like.



Landscaped Median



Multi-use Trail providing connections and alternative forms of transportation

212-35.2/. Streetscape



Street Trees located along both sides of the Street to reinforce Streetscape Character



Street Trees and Street Lights enhancing Streetscape Character



Crosswalk connecting ADA accessible sidewalk ramps



Sidewalks utilizing Unit Pavers

(1) The Streetscape shall consist of an interconnected network, and cul-de-sac Streets shall not be created.

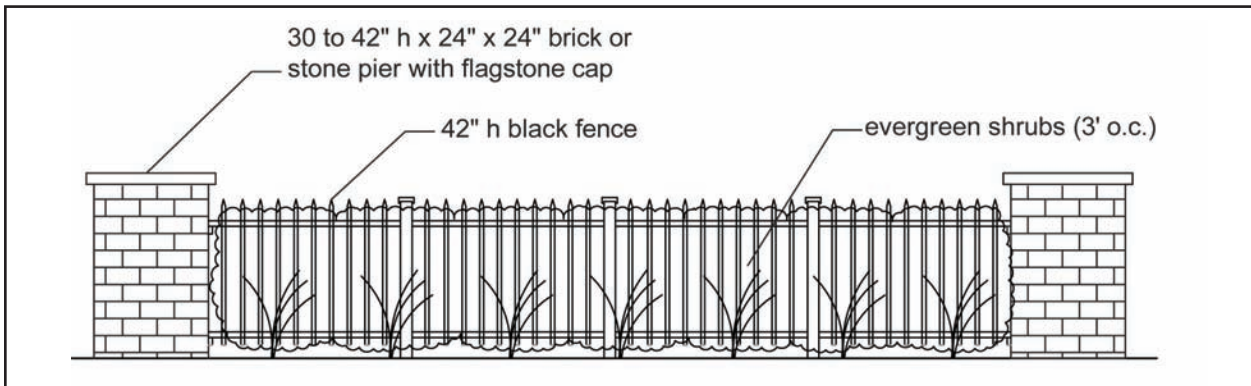
(2) The Streetscape shall be enhanced by a Street Tree program in accordance with the Design Standards in Section 212-32. SLDO.

(3) The Streetscape shall be enhanced with alternating Street Lights in order to illuminate both the Street and Sidewalk.

(4) The Streetscape shall be enhanced with ADA compliant Sidewalks, at a minimum width of six (6) feet on both sides of all Streets.

(5) ADA compliant Crosswalks shall be installed and maintained at a minimum width of six (6) feet at all street intersections and across all driveway curb cuts.

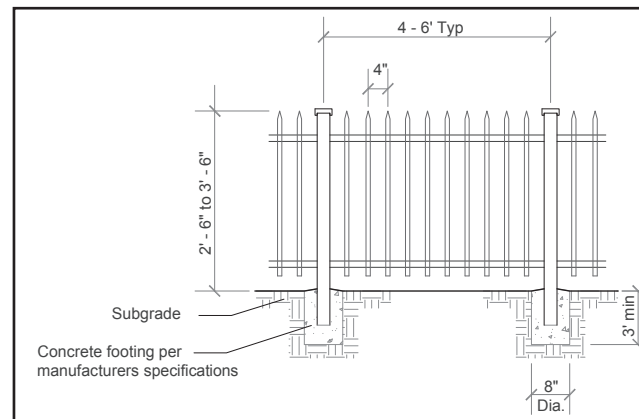
212-35.2.F. Streetscape (continued)



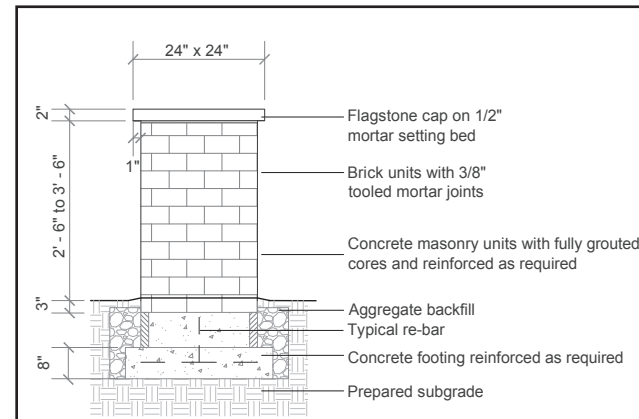
Pier-Fence-Hedge Detail



Pier-Fence-Hedge screening parking lot



Fence Detail



Pier Detail

(6) Per Section 212-35.2.B., a Pier-Fence-Hedge combination shall be installed and maintained at the Build-To Line when an existing building is located with a deep setback, and has parking in front.

(7) Black steel or aluminum fence 36" to 42" in height shall be installed and maintained between the Piers of the Pier-Fence-Hedge combination.

(8) Evergreen Hedges at a height of 18" to 24" shall be installed and maintained in front of fencing for the Pier-Fence-Hedge combination.

(9) Streetscape enhancements shall also comply with Section 212-29. SLDO.

212-35.2.f Landscape



Sidewalk Shade Tree Garden



Small Landscaped Pedestrian Gathering Area



Landscape complement to Parking Court & Sidewalk alignment



Open Space between buildings utilized for Pedestrian and visual enjoyment

(1) Plant materials shall be grouped to provide emphasis and to reinforce the alignment of man-made features.

(2) Landscape elements shall be grouped to reinforce the alignment of a street, sidewalk, walkway, street edge, or boundary of other spaces.

(3) The landscape shall be diversified through the use of contrasting textures such as: smooth & rough, light & dark, bright & shadow, brilliant & subdued, and natural & man-made.

(4) Plant materials shall be selected to be tolerant of prevailing climatic, hydrologic and soil conditions.

212-35.2.f. Landscape (continued)



Sidewalk providing Pedestrian connection in Mixed-Use Area



Gathering Space with diversified Landscaping, providing contrasting and complementary elements



Shade Trees along Pedestrian Promenade & Plaza



Landscape Seasonal color and variation in Planters

(5) Plant materials shall be selected based on the appropriate USDA Zone of Hardiness.

(6) In addition to the Design Standards for Landscaping in Section 212-32. (SLDO), plants shall be installed and maintained to provide seasonal color and color variation.

(7) Landscaping such as a bioretention area, a rain garden, or a vegetated stormwater management feature, that promotes decreased Stormwater runoff shall be installed and maintained to the maximum extent possible.

(8) Pedestrian circulation shall be accentuated with Landscaping.

(9) Open Spaces, walkways, and view corridors shall be accentuated with Landscaping.

(10) Landscaping and pedestrian pathways shall be installed and maintained in all parking areas.

212-35.2.f. Green Space & Public Space



Water Fountain enhancing the Public Space of an entry Plaza



Boulders integrated into Green Space



Outdoor Gathering Area in Public Space with Water Fountain and generous landscaping



Public Art enhancing Public Space

(1) A minimum of 15% of the Gross Lot Area shall be designed, built, and maintained as Green Space, within which a minimum of 3% of the Gross Lot Area shall be Public Space.

(2) Public Space shall be in the form of: a Plaza, Outdoor Gathering Area, Outdoor Dining Area, or other similar well landscaped feature.

(3) Green Space shall be centrally located and framed by buildings on two or more sides, to the maximum extent possible.

(4) Plazas as Public Space shall have at least 65% unit pavers, and at least one (1) shade tree per 900 square feet of plaza area.

(5) To promote the transformation of the former industrial park and office park, Green Space shall be designed to create a new, transformative "Art in the Park" result.

(6) Landscape and hardscape in Green Spaces shall focus on simple, colorful, artistic, and functional design.

(7) Within required Public Spaces, Public Art such as a sculpture and/or fountain, shall be installed and maintained in order to enhance the overall character and appearance of the GFW District.

(8) Boulders, landscaping rocks, and/or varied landforms shall be designed and integrated into Green Spaces.

212-35.2.L Hardscape



Concrete pavers and Belgian Block curbing used to enhance parking court



Unit paver combination providing variation and character



Brick and Flagstone in pedestrian plaza

(1) Hardscaping in the form of unit pavers shall be installed and maintained in all courtyards, plazas, and parking courts.

(2) Hardscape materials shall include brick, concrete pavers, flagstone, and cobblestone.

(3) All pavers shall comply with ADA requirements, and be installed and maintained in accordance with manufacture's recommendations.

(4) All concrete pavements shall have a broom finish, with smooth trowel edging along the sides and at all expansion and dummy joints.

(5) Cobblestone and/or Belgian Block may be used as a substitute for concrete curbs in private driveways and parking areas.

212-35.2.1. Lighting



Sentry: SCP LED Central Park Luminaire



Wall Mounted Lights diffused in downward orientation



Street Light and Street Tree combination along Streetscape

(1) Street Lights (Sentry: SCP-LED Central Park Luminaire or Approved Equal) shall be installed and maintained along all streets at a maximum height of 18 feet, and shall be placed at intervals in the range of 100 to 140 feet depending upon Street Tree spacing and illumination needs. Street Lights shall have a black matte finish.

(2) Parking Lot Lights shall be installed and maintained at a maximum height of 22 feet to 30 feet. Parking Lot Lights shall have a black matte finish.

(3) Wall Mounted Lights shall have a black matte finish.

(4) Pedestrian scale ornamental lighting shall be installed and maintained in all Public Spaces.

(5) All Lighting shall be shielded and diffused in a downward orientation, and shall not create off-site glare.

212-35.2.K. Architectural Form, Materials & Height



Roofline articulation



Well articulated facade



Two-Story Building with varying and complementary materials and colors



Building with stepbacks

(1) All new buildings shall be a minimum of 20 feet in height.

(2) All new buildings along the Pinetown Road Corridor shall be sited at a Build-To Line in order to promote the Streetscape character of the GFW District.

(3) New buildings shall have a sloped roof, or a parapet if the roof is flat.

(4) Roof lines shall be varied with parapet walls, cupolas, dormers, towers, and the like.

(5) All new buildings shall have a vertical rhythm formed by Pilasters, Fenestration, Columns, and/or the compositions of materials and colors.

(6) New buildings shall have a recess or projection in the range of 12 to 24 inches every 36 feet of building facade length.

(7) New building materials and colors shall be non-white, in order to minimize reflective glare.

212-35.2.L. Street Furniture



Bus Shelter to promote Public Transportation



Mail Pavilion in common area



Bench in courtyard (DuMor Model 58-60)



Waste Receptacle (Victory Stanley: S-42)



Dumpster screened inside enclosure



Mail Pavilion in common area

(1) Mail Pavilions shall be built and maintained in common areas.

(2) Dumpsters shall be located within a gated enclosure in order provide a visual screen.

(3) Benches (DuMor Model 58-60 or Approved Equal) shall be installed close to building entrances, along pedestrian accessways, and in courtyards and plazas. Benches shall have a black matte finish.

(4) Bicycle Racks (Victor Stanley Model: BRBS-103 or Approved Equal) shall be installed and maintained near building entrances and in areas of major pedestrian activity. Bicycle Racks shall have a black matte finish.

(5) Bus shelters in Belson Outdoors: Model ALS68AOH - Quaker Bronze or approved equal shall be installed and maintained per Section 212-35.2.D.(3).

(6) Waste Receptacles (Victory Stanley Model: S-42 or Approved Equal) shall be installed and maintained in pedestrian gathering spaces and near building entrances. Waste Receptacles shall have a black matte finish.

212-35.2.! . Contextual Signs



Monument Sign with masonry base



Wayfinding Sign reflecting "brand"



Signage with masonry base integrated into landscaping



Wayfinding Sign reflecting materials and colors of principal buildings

(1) Freestanding Signs, as monument signs, shall be installed and maintained with a masonry base to the maximum extent possible.

(2) Overall sign design shall project a colorful "brand" for the Use on the lot.

(3) Freestanding Signs, such as pole signs, shall reflect the materials and colors of the principal building on the lot.

(4) Signage shall be integrated with the landscaping on the lot.

(5) Wayfinding Signage in the form of vertical pole mounted signs shall be installed on Street Lights poles or other freestanding pole.

(6) Signs shall be internally illuminated, not with flood lights, to the maximum extent possible.

212-35.2.N. Stormwater Management



Bioswale in parking lot “cleansing” stormwater before infiltration



Rain Garden providing Stormwater Management



Bioswale along street providing Stormwater Management

(1) Stormwater Management shall reflect Best Management Practices of the PA DEP.

(2) Stormwater Management shall include bioretention areas, rain gardens, vegetated stormwater management features.

(3) Landscape Design shall integrate plants and soils to naturally detain, treat, and infiltrate runoff from impervious surfaces.

(4) Stormwater Management shall comply with Section 212-25. (SLDO).

212-35.2.0. Drive-Through Facility



Traffic stacking at Drive-Through Facility located in the rear of the building



Coffee Shop with Drive-Through Facility located in the rear



Bank with Drive-Through Facility with Secondary Street Access

- (1) Drive-Through Facilities shall not be located along a primary street frontage.
- (2) When A Drive-Through Facility is located on the side of a building, it shall be setback at least 25 feet from the street right-of-way.
- (3) Drive-Through Facilities shall have building materials, colors, and form, complementary to the principal building.
- (4) Double Drive-Through Facilities shall not be permitted. Side-by-side Drive-Through lanes serving one brand may be permitted, subject to the evaluation of site-specific conditions.
- (5) The number and size of vehicular access points to the site from the public street shall be minimized. Corner lots shall provide vehicular access from the secondary street whenever feasible.
- (6) Drive-Through Facilities stacking lanes shall not wrap around the building.
- (7) To the maximum extent possible, stacking lanes shall be linear and straight, with a minimal number of turns.