

1 ROUTE 209 CORRIDOR

Considerations for Future Land Use & Development Practices

Predominate "Corridor & Area"

Route 209 Corridor - properties with frontage along Rt. 209

Goal and Vision

Promote a Main Street Environment as a place to dine, shop, work, live, learn and play, that provides a commercial area with easy pedestrian access; a wide variety of commercial uses; and increases traffic safety.

Representative Zoning District

Primarily the C-1 Commercial Zoning District (with small adjoining areas that are zoned PRD and R-3 Districts)



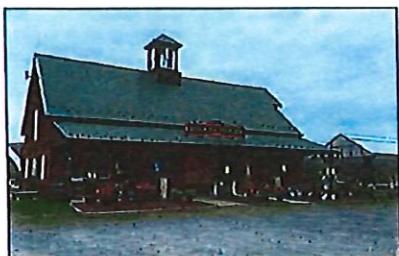
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1. Building/Development Types



Mixed-Use Building



Regina Farms

Intent

- 1.1. Promote development types that creates and maintains the "Main Street" scale and character of the Rt. 209 corridor.

Guiding Principle

- 1.2. Provide a "Main Street" scale and character with mixed-use and adaptive reuse.

Strategies

- 1.3. Create downtown environment.
- 1.4. Encourage compatible adjoining Uses.
- 1.5. Encourage compatible adjoining building types.
- 1.6. Encourage new building types that accommodate lodging.
- 1.7. Encourage and expand opportunities for restaurants use.
- 1.8. Promote mixed-use development at a re-purposed Penn DOT Park & Ride site.

2. Housing Opportunities



Live Work Unit



Two-Story Vertical Mixed-Use Building

Intent

- 2.1. Promote a variety of housing opportunities and expand the housing choices in the Rt. 209 corridor

Guiding Principle

- 2.2. Provide Live-Work Units & Apartments above ground floor non-residential use

Strategies

- 2.3. Implement a variety of housing opportunities.
- 2.4. Accommodate apartments and multi-family dwellings.
- 2.5. Implement zero commute housing opportunities.

3. Accessory Structures



Temporary Use Incenting commercial



Pop-up Use creating sense of community

Intent

- 3.1. Promote selected Pop-up and temporary retail uses to incent commercial development, provide start-up business opportunities, and additional employment opportunities.

Guiding Principle

- 3.2. Provide business owners a temporary retail space to be used to promote and sell products, and facilitate personal connections and sense of community

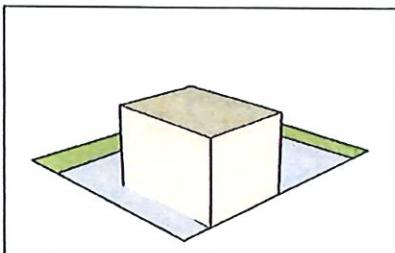
Strategies

- 3.3. Accommodate farmers markets.
- 3.4. Encourage special events.
- 3.5. Accommodate short-term commercial uses (seasonal, weekend, etc.).
- 3.6. Incorporate opportunities for pedestrian strolling.

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4. Coverages



Lot with 75% Impervious Coverage



Pedestrian Plaza within non-residential area

Intent

- 4.1. Promote a balance of coverages; including green areas.

Guiding Principle

- 4.2. Limit total building and impervious coverages to 60%, and promote pedestrian plazas and greens.

Strategies

- 4.3. Encourage 5 to 10% of lots to have usable green areas.
- 4.4. Implement green edges and buffer areas on lots.
- 4.5. Economize on building footprints by promoting second stories.

5. Heights



Multi-story building



2-story building

Intent

- 5.1. Promote a village character with taller buildings.

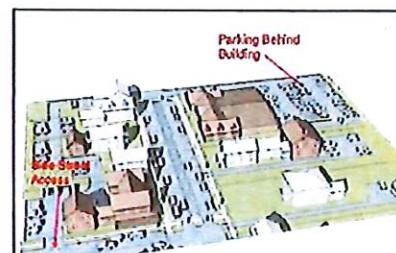
Guiding Principle

- 5.2. Provide 3-story to 4-story building opportunities to economize on building footprints, and to promote vertical mixed use

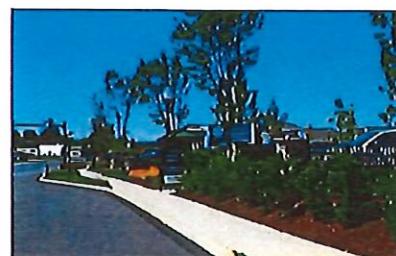
Strategies

- 5.3. Discourage one-story buildings.
- 5.4. Implement a Main Street stature.
- 5.5. Encourage less building coverage by having more floors.

6. Setbacks



Shared Parking between adjacent uses



Reduce number of curb cuts

Intent

- 6.1. Promote fewer curb cuts, and reduced excessive parking and impervious coverage in order to create an enhanced Streetscape.

Guiding Principle

- 6.2. Provide shared parking areas and access drives to integrate properties; and buildings closer to the street.

Strategies

- 6.3. Promote green frontages.
- 6.4. Implement shared parking in rear of lots to enable shallower setbacks.

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7. Road Characteristics & Amenities



Streetscape with Street Trees, Sidewalk, Pier-Fence-Hedge combination



Bicycle Sharrows on the roadway

Intent

7.1. Promote for a pedestrian friendly environment, increased walkability, and alternative forms of transportation.

Guiding Principle

7.2. Provide an enhanced Streetscape with street trees, street lights, sidewalks, crosswalks, bicycle lanes, bicycle racks, benches, plazas.

Strategies

7.3. Limit curb cuts to promote streetscape aesthetics.

7.4. Implement a Pier-Fence-Hedge combination to screen parking along streetscape edges.

7.5. Implement sidewalks on both sides of streets.

7.6. Implement bicycle racks.

8. Road Widths



Existing Rt 209 cartway



Streetscape Section enhanced with street trees, bicycle lanes, and bus shelters

Intent

8.1. Promote minimizing road widening to reduce highway/speedway character.

Guiding Principle

8.2. Maintain existing cartway widths along Rt. 209 Corridor, with streetscape enhancements such as bicycle lanes and reduced curb cuts

Strategies

8.3. Implement traffic calming measures on streets.

8.4. Implement street trees to provide visual relief.

8.5. Implement lanes and paths for bicycling parallel to the road.

8.6. Reduce curb cuts to limit turning lanes and movements off of Rt. 209.

9. Utilities



Pump Station for Public Sewer Service



Pump Station for Public Sewer Service

Intent

9.1. Promote the health, safety and welfare of Middle Smithfield Township residents.

Guiding Principle

9.2. Provide public sewer and public water where feasible; inspect/evaluate and update existing septic systems.

Strategies

9.3. Connect to public sewer service where feasible.

9.4. Connect to public water service where feasible.

9.5. Provide alternative sewer and water systems where public utilities are not accessible.

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10. Stormwater Management (SWM) & Green Infrastructure



Bioswale in parking lot



Rain Garden

Intent

10.1. Promote Green Infrastructure in order to better manage stormwater, and create a healthier ecological, social and economic environment.

Guiding Principle

10.2. Provide alternative SWM solutions such as: subsurface SWM; infiltrators; rain gardens; green roofs; bioswales; vegetated swales permeable pavements; urban tree canopy; curb extensions; green roofs

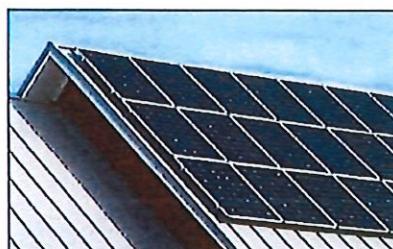
Strategies

10.3. Implement environmentally sustainable SWM solutions to work toward Low and Net Zero Water development.

10.4. Implement well landscaped green infrastructure.

10.5. Implement greenroofs on buildings.

11. Alternative Energy Opportunities



Solar Panels on roofs



Electric Vehicle charging station

Intent

11.1. Promote reduced greenhouse gas emissions from fossil fuels, reduced air pollution, diversified energy supply, reduced dependence on imported fuels, and creation of environmental equity.

Guiding Principle

11.2. Provide opportunities for electric vehicle charging stations; solar panels; outdoor lighting; building efficiency.

Strategies

11.3. Encourage upgrading and retrofitting of existing buildings and facilities.

11.4. Encourage Low and Net Zero Energy buildings.

11.5. Encourage solar energy and geothermal energy systems.

12. Environmental



Shade tree and green public space



Shade tree garden In Sidewalk area

Intent

12.1. Promote natural character to community, reduced air pollution, water conservation and reduce soil erosion, reduced effects of the urban heat island, and softened the streetscape.

Guiding Principle

12.2. Promote shade trees and shade tree canopies; plant street trees; and incorporate green public spaces

Strategies

12.3. Create a street tree alle.

12.4. Create a shade tree canopy, especially for parking lots.

12.5. Create usable public green spaces.

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13. Historic & Natural Resource Protection



Hastings Bed and Breakfast



Historic Church along Rt. 209

Intent

- 13.1. Promote historic and natural resource protection.

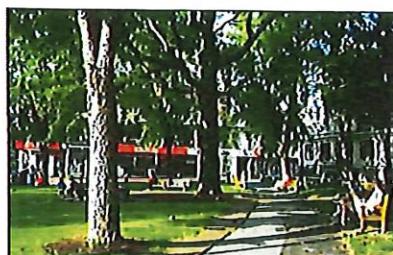
Guiding Principle

- 13.2. Provide adaptive reuse of historic building opportunities as an alternative to demolition

Strategies

- 13.3. Adaptively reuse viable buildings to the maximum extent possible.
- 13.4. Protect existing historic buildings, structures, and sites.
- 13.5. Increase awareness of historic and natural resource protection.
- 13.6. Implement Historic signage in order identify sites and places, and to create a "branding" for the Township.

14. Parks, Recreational Opportunities & Community Amenities



Pocket Park in non-residential area



Sidewalk and Crosswalk

Intent

- 14.1. Promote pedestrian gathering areas and a safe pedestrian environment within the Route 209 Corridor.

Guiding Principle

- 14.2. Provide pocket parks; plazas; sidewalks/crosswalks; community library facility/campus.

Strategies

- 14.3. Create pedestrian gathering areas and spaces.
- 14.4. Implement a continuous sidewalk and walkway system.
- 14.5. Implement crosswalks.

15. Design Elements: General



Public Gathering Spaces



Bus Shelter to promote public transportation

Intent

- 15.1. Promote well designed vertical infrastructure.

Guiding Principle

- 15.2. Provide mixed-use; increased accessibility and expanded public transportation opportunities.

Strategies

- 15.3. Implement mixed-uses to the maximum extent possible.
- 15.4. Incorporate public gathering spaces.
- 15.5. Incorporate vehicular and pedestrian connectivity.
- 15.6. Implement bus service.

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16. Design Elements: Architectural



Roofline variation



Building facade with recesses and projections

Intent

16.1. Promote context-sensitive building design.

Guiding Principle

16.2. Provide roofline variations, gable & parapet roofs, and articulated building facades

Strategies

16.3. Incorporate variations to rooflines.

16.4. Incorporate gable roofs and parapet roofs.

16.5. Incorporate articulated building facades with complementary building materials and color palettes.

17. Design Elements: Landscape



Pier-Fence-Hedge Combination screening parking



Pier-Fence-Hedge Combination enhancing streetscape

Intent

17.1. Promote an enhanced Streetscape.

Guiding Principle

17.2. Provide street trees, Pier-Fence-Hedge combination, and decorative street lights along the Streetscape.

Strategies

17.3. Create a street tree planting plan for all applicants to follow.

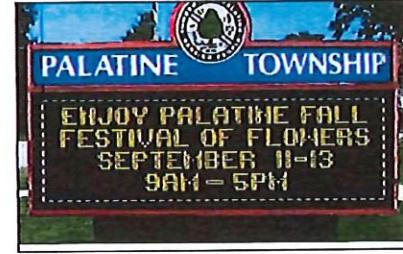
17.4. Implement well designed street edges along both sides of Rt. 209.

17.5. Implement pedestrian scaled street lights.

18. Design Elements: Signage



Monument Sign for shopping center



Activity/Community sign

Intent

18.1. Promote well designed monument and wayfinding signs; reduce traffic hazards caused by distracting signs; further economic development; and promote general public health, safety and convenience.

Guiding Principle

18.2. Provide monument signs & wayfinding and gateway signs, and discourage signage clutter;

Strategies

18.3. Implement context-sensitive monument signs.

18.4. Implement context-sensitive wayfinding signs.

18.5. Implement context-sensitive gateway signs.

18.6. Implement activity/community signs in order to inform the community of Township events.