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MEETING NOTES

Project: **Aston Township Vision Plan** Project No.: **13091.10**

Location: **Aston Municipal Building** Meeting Date/Time: **May 15, 2014 7:00**

Topic: **Committee Meeting #2** Issue Date: **7/21/2014**

IN ATTENDANCE:

Justin Keller, Simone Collins, Inc. (SC)
Chris Lanckenau, Urban Partners, Inc.
Pete Simone, SC
John Granger, Township Manager
(See sign-in sheet attached)

NOTES:

1. Veronica Batter gave a brief presentation outlining many ideas for the Rockdale neighborhood. The overarching idea is to increase value of the neighborhood by improving the cultural atmosphere through the preservation of historic architecture, promotion of historic sites, celebration of natural features, fostering artistic talent and attracting unique businesses that together position Rockdale as the cultural center for the area.
2. Next, the consultants gave a presentation encompassing initial ideas for the Aston Vision Plan before opening the meeting to questions and comments.
3. The study should result in specific market recommendations to create and develop a brand for Aston.
4. An attendee asked if the market study could identify if there is a need for affordable senior housing. The plan should look for ways to make it more affordable for seniors to live here. The consultants should identify any grants and incentives that may be available.
5. Chris L. stated that the market analysis will look at existing conditions and apply 10-20 year growth projections to determine market need and time range.
6. An attendee asked if we give preference to local entrepreneurs to fulfill market need. John G. stated that projects will be marketed to those who are interested, and the plan will be unveiled to local business groups and the chamber of commerce.
7. An attendee asked if the lack of a four lane highway was a detriment to business. Chris L. doesn't feel this it has a great impact and added that close proximity to I95 and Route 322 is a plus.

8. An attendee asked if the idea for additional building height was a grant requirement. Pete S. stated that it is not a grant requirement. In built-out communities like Aston a way to grow development is to grow it vertically.
9. A committee member stated that the 2005 plan was a good plan, but it wasn't implemented. Pete S. stated that it is up to committee and residents to champion portions of the plan they would like to see implemented.
10. An attendee suggested looking at Mount Road for bicycle connections.
11. A committee member questioned the effect on traffic flow through traffic circles at high volume intersections such as five points. Pete S. stated that a traffic engineer would have to analyze traffic projections to ensure efficient flow. In Pennsylvania, drivers within the traffic circle have the right of way and road segments funnel into the direction of traffic flow.
12. An attendee asked if a traffic circle is still proposed to be installed in Swarthmore. John G. stated that it was a condition of approval of the hotel and that outside residents raised some opposition.
13. A committee member stated that traffic circles could deter cut through traffic and create a place where businesses could be patronized.
14. An attendee asked how developments would accommodate parking for additional building height and what impacts would be to the school districts. Pete S. stated that parking requirements will limit a development and **SC will examine standards to make sure they are adequate**. He added that often 1-2 bedroom apartments do not add high amounts of school children since they tend to attract young couples, empty nesters or the elderly.
15. Chris L. stated that in general demographics are shifting to smaller family sizes.
16. John G. stated that Aston is modifying stormwater ordinances to comply with State and County standards. Most changes are geared towards requiring homeowners to complete stormwater improvements for minor improvements. An attendee stated that stormwater management can often inhibit development if all stormwater management is required to be held on site.
17. An attendee stated that architecture should be standardized in the five points area. Pete S. stated that design standards could be regulated in the zoning ordinance or SALDO depending on the preference of the township's solicitor.
18. An attendee liked the idea of senior housing for some portions of undeveloped land around Newmann University.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,
SIMONE COLLINS - LANDSCAPE ARCHITECTURE, INC.