

Thomas Comitta Associates, Inc.

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BUILDING HEIGHT WORKSHOP

Borough of West Chester – Chester County, Pennsylvania

September 27, 2006 (6:00 to 10:00 PM)

AGENDA

- | | |
|----------|---|
| 6:00 PM | Welcome; Introductions; Agenda Review |
| 6:10 PM | Building Height: An Overview |
| 6:30 PM | 1. Which of these Images do you prefer and why? |
| 7:00 PM | 2. What Additional Standards & Criteria Does Borough Council Need to Consider for Taller Buildings? |
| 8:00 PM | Break |
| 8:15 PM | 3. What Factors Should Borough Council Consider When Addressing Maximum Building Heights? |
| 9:15 PM | 4. What Maximum Height Limit(s) Do I Recommend? |
| 9:45 PM | Other Suggestions |
| 10:00 PM | End of Workshop |

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West Chester Borough – Chester County, Pennsylvania

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West Chester Borough: Existing Building Heights

<u>Height in Feet</u>	<u>Building</u>
125'	Chester County Justice Center
95'	Chester County Justice Center Garage
89'	Farmers & Mechanics (F&M) Building
73' (121')	Chester County Courthouse Courthouse Weathervane
70'	121 N. Walnut Street (Walnut & Chestnut Streets)
67'	Bicentennial Garage
66'	Chester County Courthouse – North Wing
60' (75')	Greentree Building Elevator Tower
60'	McElree-Harvey (Wilmot Mews)
55'	158 W. Gay Street (Gay & Darlington Streets)

Source: A. Roy Smith

BUILDING HEIGHT WORKSHOP
Borough of West Chester - Chester County, PA
Visual Preference Session

Circle the number for the image you prefer, and briefly describe why you prefer the selected image.

<u>Left Image</u>	<u>Right Image</u>	<u>Which Image Do You Prefer and Why?</u>
1A	1B	
2A	2B	
3A	3B	
4A	4B	
5A	5B	
6A	6B	

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BUILDING HEIGHT WORKSHOP: 9-27-06

7:00 PM

Borough of West Chester – Chester County, Pennsylvania

What Additional Standards & Criteria Does Borough Council Need to Consider for Taller Buildings?

Conditional Use Standards & Criteria for HO-180 and HO-90 Districts							
Existing Regulations							
§112-33.1.B. (Zoning Ordinance)							
(1) Fenestration (windows): vertical orientation							
(2) First floor/ground floor use: retail use on ground floor							
(3) Lighting: no glare							
(4) Parking: 10% on-lot; within 100' to 1,000' of lot							
(5) Street Wall: adjoining sidewalks							
(6) Setbacks for Buildings: 15 foot setback, above 45 feet							
(7) Light, air and visual relief: 75 foot separation distance between 90 foot high buildings							
(8) Signage: smaller wall signs above 45 feet							
(9) Pedestrian Amenities: plazas, courtyards; shadow analysis							
Additional Standards & Criteria Needed?	How Important is This Requirement?						
(10) Architectural Design Guidelines	+3	+2	+1	0	-1	-2	-3
(11) Green Architecture Guidelines	+3	+2	+1	0	-1	-2	-3
(12) Historic District Design Guidelines	+3	+2	+1	0	-1	-2	-3
(13) Fiscal Viability Requirements	+3	+2	+1	0	-1	-2	-3
(14) Traffic Impact Mitigation Requirements	+3	+2	+1	0	-1	-2	-3
(15) Streetscape (street trees, benches) Req.	+3	+2	+1	0	-1	-2	-3
(16)	+3	+2	+1	0	-1	-2	-3
(17)	+3	+2	+1	0	-1	-2	-3
(18)	+3	+2	+1	0	-1	-2	-3
(19)	+3	+2	+1	0	-1	-2	-3
(20)	+3	+2	+1	0	-1	-2	-3

What Factors Should Borough Council Consider When Addressing Maximum Building Heights?

Maximum Building Heights	Which Three (3) Factors Are Most Important?
6. from 136' to 180' (10 to 12 stories)	<input type="checkbox"/> 6.a. Promote Economic Development <input type="checkbox"/> 6.b. Protect Historic Preservation <input type="checkbox"/> 6.c. Enhance Architectural Design <input type="checkbox"/> 6.d. Enhance Streetscape Design <input type="checkbox"/> 6.e. Provide Adequate Parking <input type="checkbox"/> 6.f. Minimize Traffic Congestion
5. from 126' to 135' (8 to 9 stories)	<input type="checkbox"/> 5.a. Promote Economic Development <input type="checkbox"/> 5.b. Protect Historic Preservation <input type="checkbox"/> 5.c. Enhance Architectural Design <input type="checkbox"/> 5.d. Enhance Streetscape Design <input type="checkbox"/> 5.e. Provide Adequate Parking <input type="checkbox"/> 5.f. Minimize Traffic Congestion
4. from 91' to 125' (6 to 8 stories)	<input type="checkbox"/> 4.a. Promote Economic Development <input type="checkbox"/> 4.b. Protect Historic Preservation <input type="checkbox"/> 4.c. Enhance Architectural Design <input type="checkbox"/> 4.d. Enhance Streetscape Design <input type="checkbox"/> 4.e. Provide Adequate Parking <input type="checkbox"/> 4.f. Minimize Traffic Congestion
3. from 76' to 90' (5 to 6 stories)	<input type="checkbox"/> 3.a. Promote Economic Development <input type="checkbox"/> 3.b. Protect Historic Preservation <input type="checkbox"/> 3.c. Enhance Architectural Design <input type="checkbox"/> 3.d. Enhance Streetscape Design <input type="checkbox"/> 3.e. Provide Adequate Parking <input type="checkbox"/> 3.f. Minimize Traffic Congestion
2. from 46' to 75' (4 to 5 stories)	<input type="checkbox"/> 2.a. Promote Economic Development <input type="checkbox"/> 2.b. Protect Historic Preservation <input type="checkbox"/> 2.c. Enhance Architectural Design <input type="checkbox"/> 2.d. Enhance Streetscape Design <input type="checkbox"/> 2.e. Provide Adequate Parking <input type="checkbox"/> 2.f. Minimize Traffic Congestion
1. up to 45' (up to 3-4 stories)	<input type="checkbox"/> 1.a. Promote Economic Development <input type="checkbox"/> 1.b. Protect Historic Preservation <input type="checkbox"/> 1.c. Enhance Architectural Design <input type="checkbox"/> 1.d. Enhance Streetscape Design <input type="checkbox"/> 1.e. Provide Adequate Parking <input type="checkbox"/> 1.f. Minimize Traffic Congestion

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BUILDING HEIGHT WORKSHOP: 9-27-06

9:15 PM

Borough of West Chester – Chester County, Pennsylvania

What Maximum Height Limit(s) Do I Recommend?

Please indicate the degree to which you Agree or Disagree with the following:

	Agree			Neutral	Disagree		
1.	Keep the Maximum Building Height at 180 feet; but add Standards and Criteria.						
	+3	+2	+1	0	-1	-2	-3
2.	Change the HO-180 to be downsized to HO-135; and change the HO-90 to be downsized to HO-75.						
	+3	+2	+1	0	-1	-2	-3
3.	Change the HO-180 to be downsized to HO-125; and change the HO-90 to be downsized to HO-60.						
	+3	+2	+1	0	-1	-2	-3
4.	Change the HO-180 to be downsized to HO-90; and change the HO-90 to be downsized to HO-75.						
	+3	+2	+1	0	-1	-2	-3
5.	Change the HO-180 to be downsized to HO-90; and change HO-90 to be increased to HO-180, or 135, or 125.						
	+3	+2	+1	0	-1	-2	-3
6.	Change the HO-180 and HO-90, to a 75-foot maximum height for both Districts.						
	+3	+2	+1	0	-1	-2	-3
7.	Repeal HO-180 and HO-90, and cap the Maximum Building Height at 45 feet.						
	+3	+2	+1	0	-1	-2	-3