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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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**JANUARY 16, 2012
NARBERTH BOROUGH COMPREHENSIVE ZONING PROJECT**

Goal

Narberth Borough, its community, and the Montgomery County Planning Commission are undertaking a comprehensive examination and rewriting of the borough's zoning standards that will focus on the design of buildings and public spaces in addition to the geography of land uses. As time passes and the borough gradually changes, the new standards will preserve Narberth's unique architectural character, walkable neighborhoods, and diverse businesses and will explore new ideas and visions where appropriate.

Process

The comprehensive zoning project begins January 16, 2012 as an item for discussion and public input at the local planning commission meeting. The borough will identify a core working group, such as the planning commission, to meet monthly and guide the development of the new code. While the public is welcome to attend these meetings, other opportunities to participate will be available through two design workshops and focused outreach. The first workshop should occur in spring, after the working group has helped focus the vision. Focused outreach, in the form of phone interviews or small group meetings, will occur concurrently with monthly meetings and public workshops and target members of the Narberth Business Association, the mayor, churches and other institutions, commercial land owners and tenants, as well as design professionals in the community. Input from these diverse constituents will clarify the vision for future development patterns in the borough.

Once a coherent vision begins to take shape some time in the summer, we will reach out to Lower Merion Township to confer with their planning commission on the areas that share municipal boundaries, such as Montgomery Avenue. I expect to have a clear vision for the direction of the final product some time by summer's end.

A second public meeting will be held after Labor Day to further develop the vision and geography of the code. At this point, Sean will begin to submit drafts of the zoning code and design manual as well as open the discussion concerning implementation and administration of the new code to the working group. Several meetings will be needed to review and refine the code over the fall and early winter so that it accurately communicates the vision that was developed in the spring and summer. Our target for completing the project and adoption by council is sometime in the winter of 2012-2013.

Participation

There are several ways for people to get involved with the project. Narberth will assign a core working group of at least three, but no more than 9 individuals to meet regularly and see the project through to its completion. This group must be committed for the duration of the project

and willing to do much of the “heavy lifting” that a project of this size and scope will require. The working group will need to review drafts of code, participate in visioning discussions, and in general supply constructive feedback as the process runs its course. The working group will keep the borough manager and borough council informed of progress and communicate concerns from them back to the rest of the group.

Two design workshops will also be held to test the ideas and parameters of the code and develop and enhance the vision of the borough and its working group. Attendance is open to anyone from the community but will be limited to a manageable number. If demand exceeds our meeting capacity, more meetings will be planned to accommodate those that were turned away.

I invite anyone to contact me with questions, concerns, and constructive criticism at the number listed below at anytime in the process.

Project Manager Contact Information

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