



# ON THE MOVE

Issue

1

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Advocacy | Sustainability | Partnerships

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## City Avenue Re-Zoning

Since 2004, the City Avenue Special Services District, Lower Merion Township, professional planners, and local residents and business owners have been working collaboratively to craft a vision for the City Avenue District that maximizes the corridor's economic development potential, while creating a vibrant, walkable mixed-use community with attractive public open spaces.

On December 15, 2011, the Lower Merion Township Board of Commissioners voted to approve this vision, with a new re-zoning of City Avenue set to take effect on April 30th. The City of Philadelphia adopted a similar overlay district for its side of corridor two years ago. The new ordinance creates two separate zoning districts: the Regional Center Area, which includes large commercial properties in Bala Cynwyd east of Belmont Avenue, and the Bala Retail Center, which provides special controls for the area that is currently the Bala Cynwyd Shopping Center.

The new ordinance allows for greater building density in both districts, although with a limited number of higher buildings, strict building dimension and spacing controls, and incentives for hidden or structured parking to maximize public open space.

A Transportation Services Area was formed along City Avenue in advance of the re-zoning, in order to collect a traffic impact fee based on new development in the corridor, based on the findings of an Act 209 Study performed by McMahon Associates.

