

# TREDYFFRIN TOWNSHIP

## Lancaster Avenue Corridor Streetscape Design Guidelines

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### A. **Background:**

Over the years, historic Lancaster Pike (Lancaster Avenue) has changed from a winding two-lane unpaved colonial road, bordered by farms and occasional villages to a paved four-lane arterial with numerous curb-cuts and intense commercial development. Trees have been removed for widening and pedestrian access and comfort has become secondary to facilitating traffic movement.

### B. **Purpose:**

To accommodate traffic, while softening the impact of the corridor on both drivers and the pedestrian. Moreover, the purpose of these guidelines is to promote consistency in streetscape design and function along Lancaster Avenue and intersecting streets. The intent is to transform Lancaster Avenue into an inviting place to work, shop, live and visit.

### C. **Application/Standards:**

The following streetscape amenities are suggested for all land developments, changes of use, and for buildings reconstructed or rehabilitated by 50 percent or more within the boundaries of the corridor, where feasible. In instances where existing conditions dictate alternative specifications, the essence of the overall streetscape design should be maintained. Alternative specifications shall be approved by the Planning Commission.

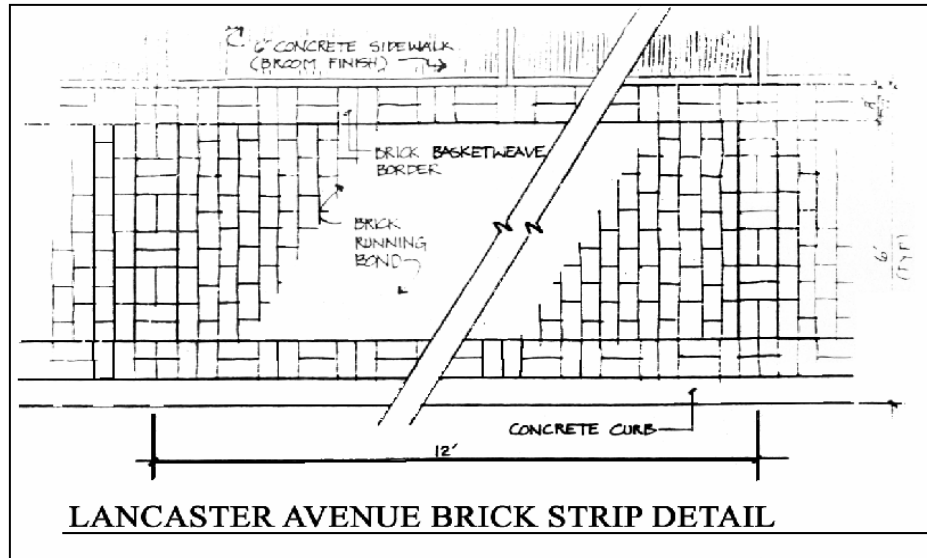
#### 1. **Sidewalk Specifications**

Sidewalks should be constructed to include three bands (*See Exhibit 1*):

- a. **Curbside** - Six (6) foot paver at curb (*minimum of 3' where 6' is not practical*) Paver to provide space for lighting poles, fire hydrants, signage and other obstructions.
- b. **Walking Path** - Six (6) foot clear concrete walking area (*minimum width of 4' where 6' is not practical*);
- c. **Green Area** - Six (6) foot wide grass planting strip to include street trees planted generally 25 to 30 feet apart in the center depending on the species and reach of canopy. The intent is to provide a continuous canopy along Lancaster Avenue. Deciduous shrub plantings may also be provided between shade trees to provide a visual screen from vehicular lights within parking areas located to the front of structures. *See Exhibit 2: Street-Tree and Shrub Standard.*

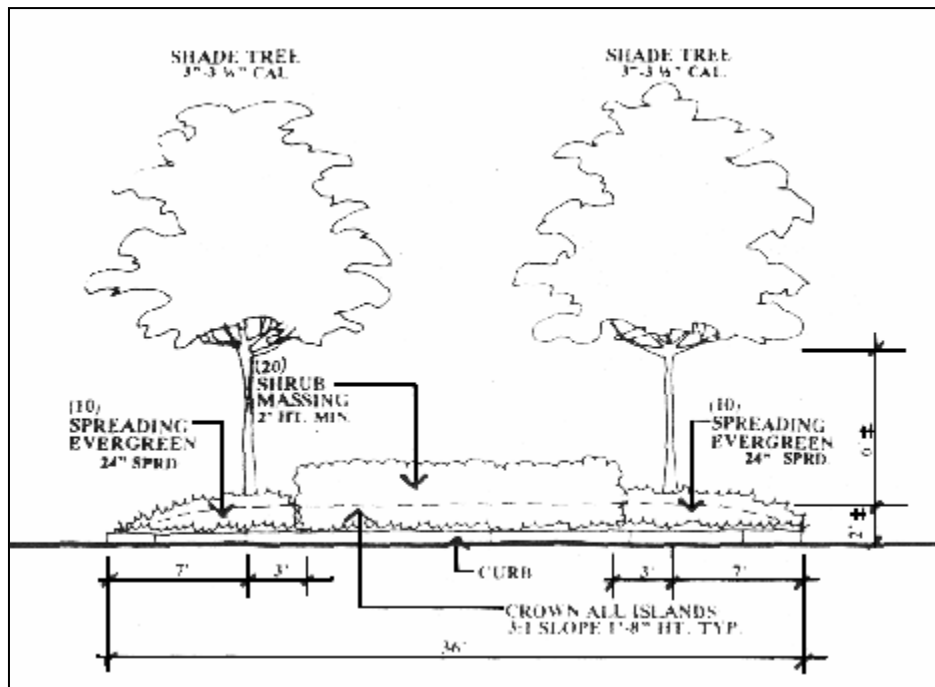
In instances where a six foot green area is not feasible due to limited site width or other unique existing conditions, planters and other forms of decorative plantings may be substituted.

### Exhibit 1 - Sidewalk Standard



Source: Glackin Associates, Inc.  
Paoli Streetscape Plans

### Exhibit 2 - Street-Tree and Shrub Standard



Source: Glackin Associates, Inc.  
Paoli Streetscape Plans

2. **Lighting Specifications:**

The intent is to re-establish the traditional pedestrian-scale lighting along the Lancaster Avenue corridor. This includes the use of lower, more closely spaced lamps, with softer light, while recognizing taller more intensive lights may be necessary to mark intersections.

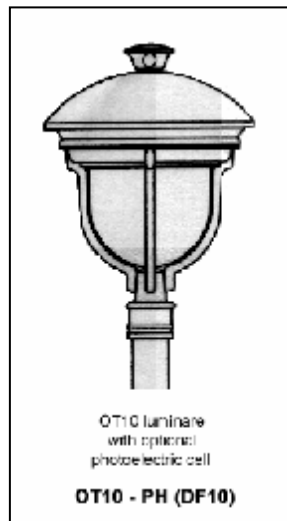
Lighting should be provided according to the following specifications or an approved equal.

a. Street Lights

(1) Light Fixture (*See Exhibit 3*):

- (a) Style: Lumec - Optima Series - Luminaire - Model No.: OT10 - PH (DF10) - includes photoelectric cell with decorative finial
- (b) Color: Black
- (c) Lamp: 250 watt metal halide lamp

**Exhibit 3 - Light Fixture**

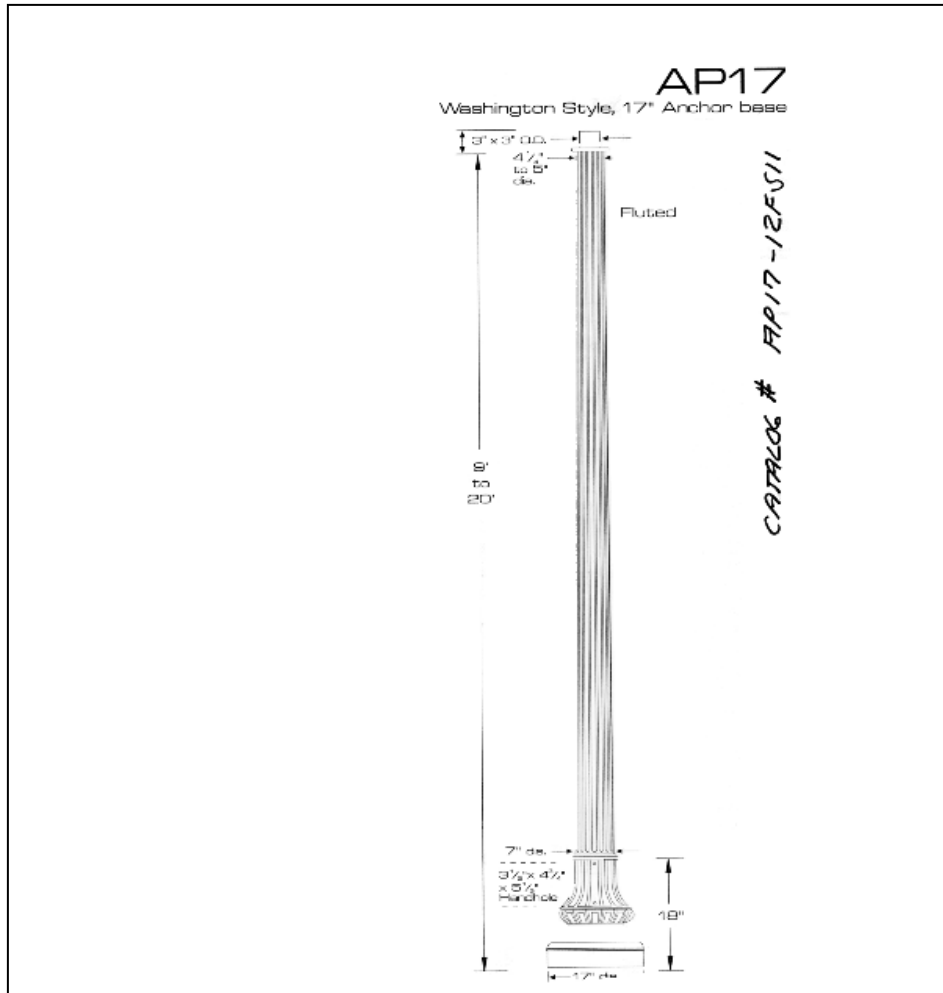


Source: Lumec, Inc.

(2) Poles (*See Exhibit 4*):

- (a) Style: Shakespeare - Historical Series - Washington Style - Model No.: AP17-12FS11 - fluted
- (b) Color: Semi-gloss black
- (c) Base: Anchor base, 17-inch diameter with 3-inch tenon
- (d) Height: 12 feet
- (e) Layout:
  - (i) Spacing: generally 80 feet to 100 feet, unless specifications dictate otherwise
  - (ii) Setback from curb: located within the center of the curbside paver at three feet, where practical

**Exhibit 4 - Shakespeare - Washington Style - #AP17-12FS11**



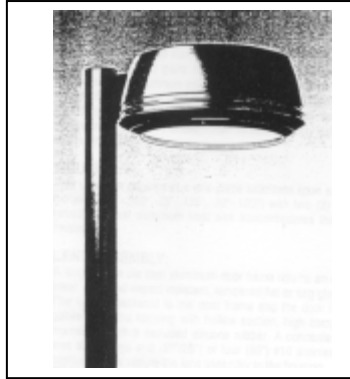
Source: Shakespeare

b. Internal Off-Street Parking Area (*parking lot*) Lights

(1) Light Fixture (*See Exhibit 5*):

- (a) Style: Emco 25" Ecoround - Model: ERA-25-2-3H-400MH-277MT-BLP-PTF
- (b) Color: Black
- (c) Lamp: 400 watt metal halide

**Exhibit 5 - Emco 25" Ecoround**



Source: Emco Lighting

(2) Poles:

- (a) Style: Shakespeare - AQ series - 4"x4" anchor base - Model: AQ1602S1BB01 with OPSH-AQ1 shroud and 23/8" tenon
- (b) Color: Black Fiberglass
- (c) Height: Max. 16

3. **Street Furniture Specifications:**

- a. Benches - Steelsites RB Series - RB 28 6' black

**Exhibit 6 - Benches**



Source: Victor Stanley, Inc.

- b. Trash Receptacle - Ironsites Series - S 42 Black (36 gallon) / Ash Urn - Ironsites Series - S 20 Black

**Exhibit 8 - Trash Receptacle and Ash Urn**



Source: Victor Stanley, Inc.

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Sources:

Shakespeare  
19845 Highway 76  
P.O. Box 733  
Newberry, SC 29108  
803-276-5504  
803-276-8940 (f)  
[www.shakespeare-ce.com](http://www.shakespeare-ce.com)

Victor Stanley, Inc.  
800-368-2573  
[www.victorstanley.com](http://www.victorstanley.com)

EMCO Lighting  
2661 Avarado Street  
San Leandro, CA 94577  
800-227-0758  
510-357-3088 fax  
[www.emcolighting.com](http://www.emcolighting.com)