



EXISTING



Righter's Ferry

Lower Merion, PA



O'Neill Properties
— COMMERCIAL —

2701 Renaissance Blvd., 4th Floor
King of Prussia, PA 19406
www.oneillproperties.com



PROPOSED

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ORDER

AND NOW on this 19th day of December, 2012, the application of Righters Ferry Associates, LP for conditional use approval of an apartment house complex within the Manufacturing and Industrial District and the Floodplain District pursuant to Zoning Code §§155-90.1.a and 155-160 of the Zoning Code of the Township of Lower Merion is granted, subject to the following conditions:

Exterior Façade

1. The Applicant shall replace the proposed white brick on building no. 1 with the same natural colored brick proposed on building no. 2 to comply with Code §155-90.1.D.(4)(e).
2. Seventy-five percent of the grade level walls perpendicular to the river shall be designed to allow floodwaters to pass through so as to offer a minimum obstruction to the flow of water to comply with Section §155-160.D.(2).
3. The proposed buildings, including the pump station, shall be constructed substantially as shown on the elevations submitted at the hearing marked Exhibit 12 except as modified by these conditions.
4. The exterior façade of the parking structure shall be constructed out of those materials as shall be determined by the Board of Commissioners at the development plan stage.
5. The Applicant has testified that “hardie board” will be used on some portion of the exterior façade of the building. Hardie board is not a product which has the same shape, color or texture as other residential buildings in the vicinity because it isn’t a product used on other residential buildings in the vicinity. While the product is not specifically prohibited for use on apartments in this zoning district, neither is it specifically permitted. The Board is also concerned that the potential extent of the use of hardie board on the buildings in this project will raise performance issues. These two issues can only be properly examined when more information demonstrating the long term durability of the product when compared with structures of similar size, scale and use in the vicinity, and specific plans for the project are developed. Thus the extent to which hardie board may be used on the exterior façade of the buildings will be determined by the Board of Commissioners at the development plan stage.

Kevin Kyle
5/15/13
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18. The applicant shall provide 12 bike racks and 1 bike pump along the public trail and public gathering space. The bike racks and bike pump shall be consistent with bike racks installed along the Cynwyd Heritage Trail. (P) (PRFP)
19. The applicant shall install informational/interpretive kiosks at both ends of the recreational areas consistent with the kiosks planned for the Cynwyd Heritage Trail. (P) (PRFP)
20. The applicant shall work with staff to select an alternative design detail for the fence railing between the edge of the trail and the Schuylkill River consistent with the wire mesh shown on the building balcony elevations. (P) (PRFP)
21. The applicant shall remove all chain link fencing from the property except around the existing cell and water towers and temporary construction fencing. (P) (PCO)
22. The applicant shall work with staff on the design of the proposed sitting wall. (P) (PRFP)
23. The applicant shall demonstrate that all proposed inlets are bicycle friendly. (P) (PRFP)
24. The applicant shall provide details of the development sign and shall work with staff to integrate the sign into the site landscaping. (P) (PRFP)

Recreation Area:

25. The applicant shall work with staff on the alignment of the 6'-wide paths and landscaping of the large spaces between the residential units and the parking structure to maximize the recreational functionality of these spaces. (P) (PRFP)
26. The applicant shall work with staff to maximize the recreational utility of the public gathering space and adjacent plaza/recreational area by the base of the Pencoyd Bridge by adding a minimum 6 foot wide walking path with a pedestrian connection to Righters Ferry Road, a drinking and landscaping water source and an electric service to be under the control of the applicant. The applicant shall make design provisions so that the public can most effectively gather for performances and group recreational activities such as races. (P) (PRFP)
27. The lounge and café areas shall not be included in the recreation area calculation/requirement. (P) (PRFP)

Landscaping:

28. The driplines of trees on the lot in the area of construction activity shall be clearly and accurately documented prior to construction. (P) (PGP)
29. A revised landscape plan complying with Natural Features Code Sections 101-9 and 101-5B, Zoning Code Section 155-167.7 and conditions herein with the exception of any waivers shall be prepared and sealed by a Registered Landscape Architect and submitted to the Township. The plan shall be approved by the Township Arborist and Planning staff prior to recording the Final Plan. (P) (PRFP)
30. The applicant shall work with staff to conserve significant existing plant material located between the public trail easement and the Schuylkill River by protecting significant trees during construction, performing selective pruning and by removing vines and invasive species. (TA, P)