

July 28, 2016

TO: Board of Commissioners

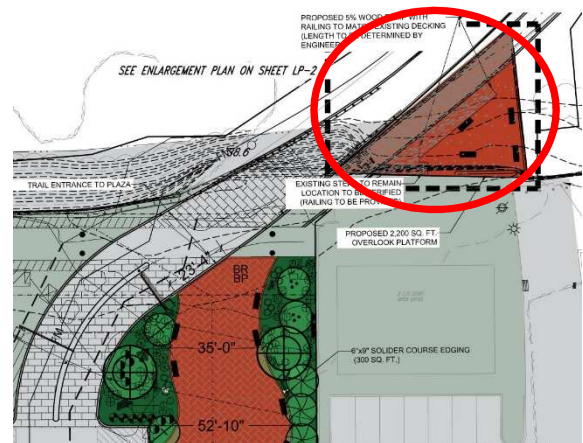
FROM: Christopher Leswing, PP, AICP, Assistant Director, Planning

SUBJECT: AMENDMENT PLAN – 600 Righters Ferry Road, The Royal Athena, Bala Cynwyd, LD# 3683A, Ward 9.

The following provides the rationale background behind staff's recommended conditions of approval for the 600 Righters Ferry Road Amendment Plan. Please note that the underlined portions of the conditions reflect additional language added by staff after the conditions were originally distributed last Friday.

- 1. The new public gathering space connected to the Pencoyd Bridge shall be made ADA accessible by adding a ramp from the public trail. The applicant shall work with staff on final design of the space, including fencing, hardscape materials, landscaping, and seating. The gathering space shall be completed prior to January 1, 2017.**

This area is a new addition to the previously approved public gathering space, therefore, it was not reviewed during previous approvals. Staff had encouraged the applicant to utilize this space for either plaza or public gathering area throughout the previous approval process. This condition is written to allow staff, the applicant, and the adjacent property owner (Penn Realty) to develop a design that is responsive to the location on the river (as an observation area) and that also serves as a connection between the required public multipurpose trail and the public gathering space/plaza A on the applicant's property and the trails/public gathering space to be developed on the adjacent property. The final design should ensure that the new public gathering space is visually integrated with the neighboring public gathering space in style and material (curvilinear and pavers). Staff recommends that pavers be installed on the concrete base for visual unity and to raise the level of the plaza. Raising the level will reduce the length and impact of ramps required for ADA access. This condition includes a date by when the design/construction must be completed to allow for coordination with the adjacent property owner's design.



2. All chain-link fence shall be replaced with appropriate architectural fencing. The applicant shall work with staff on the final design of all fencing.

Condition #21 of the Preliminary Plan requires the applicant to:

- “The applicant shall remove all chain link fencing from the property except around the existing cell and water towers and temporary construction fencing.”

Condition #11 of the Conditional Use Decision declares that:

- “This grant of Conditional Use approval is based upon the documents and plans submitted and the representations made in support of the application, all of which are specifically incorporated herein by reference thereto. Compliance with such documents, plans and representations is a further condition of this approval.”

Exhibit 12 (attached) of the Conditional Use shows existing conditions and the proposed rendering for the Pencoyd Bridge. The existing condition shows chain link fence along the railings. The proposed rendering shows the chain link fence replaced with a more appropriate architectural fencing. Staff recognizes that the fencing depicted in the rendering may not be building code compliant; however, there are numerous examples of more appropriate code compliant fencing than silver chain link.

3. Pedestrian striping shall be added along the access driveway to areas adjacent to the proposed Public Gathering Space/Plaza A as directed by the Township Engineer.

- The density incentive required a public multipurpose trail to be built along the full length of the Schuylkill River easement area. The public gathering space has been redesigned as a connection- linking the public right of way on Righters Ferry Road and ultimately the West Laurel Hill trail and Cynwyd Heritage Trail to the required multipurpose path and Pencoyd Bridge.
- The current plan does not show a crosswalk across the access driveway to safely connect pedestrians and cyclists entering the site from Righters Ferry Road to the public amenities (public gathering space, multipurpose path, Pencoyd Bridge).
- This area is identified as a Priority 2 Area on the Comprehensive Plan’s Prioritized Pedestrian Improvement Map, as it is located within a half mile of both commercial and recreational land uses.
- The Friends of the Cynwyd Trail, West Laurel Hill Cemetery



and the bicycle Club of Philadelphia recently installed wayfinding signage through West Laurel Hill Cemetery to assist trail users riding between the Pencoyd Bridge and Cynwyd Trail/Manayunk Bridge. This signage is consistent with wayfinding signage along the CHT. The granite used on the wayfinding signage is the same granite used at Arlington National Cemetery.

4. **Landscaping between the Public Gathering Space/Plaza A and the transformers shall be increased in size from 8'-10' to 10'-12' for evergreens and from 2-2½" to 2½-3" for deciduous trees.**

Staff is of the opinion that the proposed evergreen and deciduous trees shown to screen the transformers should be increased in size to provide better buffering at installation.

5. **The applicant shall seek Conditional Use approval to hold ~~remove~~ the four parking spaces located adjacent to the transformer in reserve and provide additional landscape screening along the western elevation.**

The Board of Commissioners has the ability via conditional use to allow these four parking spaces to be held in reserve if the Board determines that they are not currently needed to meet the parking demand of the site. The Township can require the spaces to be installed at such time as it is determined that they are needed.

6. **The applicant shall continue working with staff and the adjacent property owner to make an ADA accessible trail connection between the two properties.**

The M District Ordinance requires that public gathering spaces and multipurpose trail be coordinated with adjacent properties. The applicant had originally designed their public gatherings space and trail to meet previous plans proposed by the adjacent property owner. This condition requires the applicant's new public gathering space to be coordinated with the revised plans presented by the adjacent property owner.

7. **A revised Deed of Dedication for Easement for use of the Public Gathering Space reflecting changes approved under this Amendment shall be submitted to the Township for review and approval by the Township Solicitor.**

The Deed of Dedication for the Public Gathering Space has already been reviewed and approved by the Township Solicitor. The current document reflects an earlier version of the plan and therefore must be revised to reflect the current layout and amenities in the Public Gathering Space.

8. **The development/permit plan shall be modified to address changes to the sanitary sewer main and other utility mains/services that the developer or utilities made without Township approval. This plan shall be submitted to the Township by 8-3-16 and shall be subject to Township approval. Any additional costs incurred by the Township to the planned sanitary sewer extension currently under contract that are the result of these unapproved changes shall be borne by the developer.**

This condition is necessary so as to not subject the Township to additional costs related to the unapproved changes made by the applicant.