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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 5, 2017

Mr. Christopher Leswing, Assistant Planning Director
Building & Planning Department
Township of Lower Merion
75 East Lancaster Avenue
Ardmore, PA 19003

Re: MCPC #17-0056-002

Plan Name: 9 & 11 Union Avenue and 3, 5, 7, & 9 Cynwyd Road
(1 lot/74 du and 5,374 sq. ft. on approximately 1.24 acres)

Situate: Union Avenue (N); Cynwyd Road (E)

Township of Lower Merion

Dear Mr. Leswing,

We have reviewed the above-referenced subdivision and land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on August 2, 2017. We forward this letter as a report of our review.

BACKGROUND

The applicant, CP Acquisitions 50 LLC, proposes to consolidate five parcels to create a single lot with approximately 1.24 acres of land area. The applicant proposes to demolish all of the existing structures on the site and construct a six-story building. Two scenarios are provided for the use of the structure: (1) a residential building with 74 units, or (2) a mixed use building with 74 units and 5,374 square feet of retail facing Cynwyd Road. Additional improvements shown at this time include 63 surface parking spaces, 11 on-street parking spaces, landscaping, and stormwater management facilities. The applicant proposes to use credit for 37 public parking spaces within 1,000 feet of the proposed apartment building, according to



the provisions in §155-219.D.(1)(a). The property is located in the Township's CAD-BV City Avenue District – Bala Village zoning district. This proposal was previously reviewed in a review letter dated April 26, 2017.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal. However, in the course of our review we identified the following issues that we feel should be addressed prior to moving forward with the land development. Our review comments are as follows:

REVIEW COMMENTS

PEDESTRIAN CIRCULATION

The applicant proposes to use credit for 37 parking spaces in a public parking lot across Union Avenue from the proposed apartment building to meet the minimum parking requirement. It appears that pedestrians will be required to cross Cynwyd Road at Union Avenue and cross Union Avenue at Bala Avenue to access the off-site parking. High-visibility, painted crosswalks should be provided at each of these intersections. In addition, the ADA curb ramps on the corners of Cynwyd Road at Union Avenue do not appear to line-up. The ADA curb ramp on the northern corner of the intersection angles towards Cynwyd Road and is set back from the intersection with Union Avenue while the ADA curb ramp on the southern corner angles towards Union Avenue. We recommend that the ADA curb ramp on the southern corner be placed so that it more closely lines up with the ADA curb ramp on the northern corner creating a more linear and safe pedestrian path across Cynwyd Road.

CYNWYD ROAD WIDTH

According to the plans submitted, Cynwyd Road in front of the proposed apartment building appears to be approximately 24 feet wide. The plans propose to add several striped on-street parking spaces with a width of nine feet, leaving only 15 feet of road width for two-way vehicular traffic on Cynwyd Road. The redevelopment of this site may result in increased traffic on this road, which could cause delays or unsafe driving conditions if the road is not sufficiently wide to accommodate two-way traffic and on-street parking. We defer to the Township Engineer to evaluate the proposed circulation and parking conditions on this section of Cynwyd Road.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to construct a mixed-use building, however, we feel that a crosswalk should be added to improve pedestrian access to the proposed off-site parking spaces.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Should the governing body approve a final plat of this proposal; the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Sincerely,

A handwritten signature in black ink that reads "Marley B Bice". The signature is written in a cursive, flowing style.

Marley Bice, AICP, Senior Planner
610-278-3740 – mbice@montcopa.org

c: CP Acquisitions 50 LLC, Applicant
Yohn Engineering, Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Edward P. Pluciennik, P.E., Twp. Engineer

Attachment A: Reduced Copy of Applicant's Plans

Attachment B: Aerial Image of Site





9 and 11 Union Avenue and 3, 5, 7, and 9 Cynwyd Road
MCPC #17-0056-001

Montgomery
County
Planning
Commission

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Year 2015 aerial photography provided by the
Delaware Valley Regional Planning Commission

