

## **TOWNSHIP OF LOWER MERION**

### ***Economic Revitalization Committee***

#### **Issue Briefing**

**Topic:** **Ardmore Train Station Project Approvals - SEPTA Intellectual Property Agreement, Temporary and Permanent Easements, Storm Water Waivers and Station Avenue Modifications**

**Prepared By:** Angela Murray, AICP Assistant Director of Building & Planning

**Date:** June 20, 2018

#### **I. Actions to Be Considered by The Board:**

- a. Authorize the Township Manager to execute an Intellectual Property Cross-License Agreement for construction of a new train station in Ardmore, PA together with the foundations for a new parking garage and related site improvements.
- b. Authorize the Township Manager to execute temporary construction and permanent easements between the Township and SEPTA as reflected in the resolution attached hereto.
- c. Approve waivers from Township Storm Water requirements substantially in the form of the resolution attached hereto.
- d. Adoption of a resolution approving alterations to Station Avenue for the new Ardmore Train Station substantially in the form of plans as submitted.

**II. Why This Issue Requires Board Consideration:** These agreements, waivers and approvals are needed to allow SEPTA to proceed with the Ardmore Train Station Project Phase 1 and all require Board of Commissioners approval.

**III. Current Policy or Practice (If Applicable):** The Board of Commissioners approved prior agreements with SEPTA for design and construction of the Ardmore Train Station and related improvements.

**IV. Other Relevant Background Information:** The Township was the original Project Manager for the Ardmore Transit Center Project and managed the design of the improvements. The Township engaged Urban Engineers to design the station, platforms, garage and other improvements. SEPTA has assumed control of the project so the Township needs to provide all Intellectual Property associated with the design to SEPTA so that the station project can be developed. PennDOT is also a party to the project with SEPTA and PennDOT also requires use of the Urban Engineers plans. This license agreement enables PennDOT to use the Urban

Engineers plans to finish the design of the station and garage and to build the station and garage foundations. It also allows the Township to use the resulting work product from PennDOT's engineers to build the garage if the Township elects to do so.

Secondly, to enable SEPTA to construct the new Ardmore Station, platforms and parking, several easements, both for temporary construction and for permanent installations such as the future parking garage foundations, are needed from the Township.

SEPTA has taken the position that there is no land development approval required for this development since it is related to railroad property. However, Township staff requested that SEPTA comply with Township storm water requirements in Chapter 121. SEPTA has agreed to such a review, subject to the reservation that it is only doing so to accommodate the Township as landowner and not as a code requirement.

As part of the construction of the train station and planned SEPTA parking lot, Station Avenue will need to be modified as shown on the attached plans. This realignment will result in the temporary loss of approximately 10 metered parking spaces during construction and 6 metered parking spaces permanently.

SEPTA will be constructing platforms across the Anderson Avenue Bridge that will connect the platform to the Township Municipal Parking Lot 16 (Ardmore West Lot). This will result in the temporary loss of 11-15 metered and permit parking spaces during construction that spans 8-12 months.

SEPTA requested certain waivers from the storm water requirements as set forth in a letter from Urban Engineers dated November 29, 2017. This has been reviewed by the Township Engineer and resulted in an updated memorandum from Urban Engineers dated June 13, 2018.

The total period for construction of the Ardmore Station is estimated to be 24 to 28 months. Impact to Township facilities will vary depending on the SEPTA construction schedule. The project will go out to bid in the fall this year with construction expected in spring 2019.

- V. Impact on Township Finances:** Temporary impact due to removal of metered spaces in Township Parking Lots, Rittenhouse Place and on Station Avenue during construction.

**Staff Recommendation:** Staff recommends that the Intellectual Property Cross-License Agreement, Temporary and Permanent Easements, Waivers from Storm Water Management Requirements and approval for alterations to Station Avenue be recommended to the Board of Commissioner's for approval.