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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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JODY L. HOLTON, AICP  
EXECUTIVE DIRECTOR

July 23, 2018

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

Re: MCPC #17-0266-002  
Plan Name: 9 Presidential Boulevard  
(1 lot/173 du and 12,649 sq. ft. commercial on approximately 2.74 acres)  
Situates: Presidential Boulevard (east)/City Avenue (north)  
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced tentative sketch plan as you requested on July 5, 2018. We forward this letter as a report of our review.

## BACKGROUND

The applicant, Commerce Pursuit Capital, LP, proposes to demolish all existing structures on the 2.7-acre site and construct a 5-story, 173-unit apartment building with 12,649 square feet of commercial space facing Presidential Boulevard and 2 vehicular access points off of Presidential Boulevard. Additional improvements shown at this time include a combination of surface, underground, and structured parking with a total of 231 parking spaces. The property is located in the Township's CAD-RCA - City Avenue District – Regional Center Area zoning district. This proposal was previously reviewed in a review letter dated December 14, 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

### ZONING ORDINANCE COMMENTS

- A. Number of Driveways. Section 155-217.D.(1)(d) of the Township's zoning ordinance states that "Only one curb cut/driveway is permitted on each street frontage of each lot. However, the Board of Commissioners may, by conditional use, approve a second curb cut/driveway in order to facilitate shared parking access on adjacent lots." Future versions of the plans should include information regarding whether a conditional use has been granted to permit the two driveway curb cuts that are shown on the plans.
- B. Greening Standards. Future versions of the plans should demonstrate how the applicant proposes to comply with the greening standards, as required by §155-217.C.(7) of the Township's zoning ordinance.
- C. Development Design Standards. Future versions of the plans should demonstrate how the applicant proposes to comply with the development design standards, as required by §155-217.F. of the Township's zoning ordinance.

### VEHICULAR CIRCULATION

- A. Future versions of the plans should include a truck circulation template demonstrating how large vehicles such as trash trucks and emergency vehicles will safely access the site. In addition, future plans should clearly identify appropriately-screened loading and trash storage areas to serve both the proposed residential and non-residential uses of the site.
- B. The applicant is proposing two driveway access points off of Presidential Boulevard that provide access to surface parking adjacent to the building and to the two levels of underground and structured parking. We wish to reiterate our concern that the proposed driveway on the eastern side of the proposed building appears to be very close to the westernmost existing driveway on the adjacent property. We encourage the applicant to continue to coordinate with the adjacent property owner regarding the potential benefits that could result from sharing parking lot access between the two sites and removing one of the closely-spaced driveways.

### PEDESTRIAN CIRCULATION

The streetscape improvements shown include a 5-foot wide landscaped area for street trees, an 8-foot wide multipurpose path, a 2-foot wide hardscaped verge, and an 8-foot wide public walkway between Presidential Boulevard and the proposed building. However, it is unclear how the applicant proposes to connect these pedestrian amenities with existing narrower sidewalks on the adjacent parcels to the east and west. Future versions of the plans should show how the proposed public walkway will transition in width and align with existing sidewalks on adjacent properties.

## COMMUNITY OUTDOOR SPACE

The only outdoor community space for residents of the development appears to be a pool and dog park on the northeastern corner of the building. This space appears to be isolated and disconnected from the building itself. Site amenities such as benches, shade structures, and a walking path around the rear perimeter of the site could help define the space better and provide greater opportunities for residents to exercise and enjoy the outdoor spaces provided.

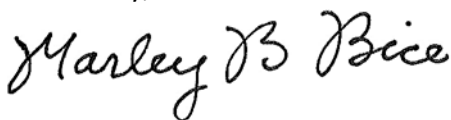
## CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to construct a mixed use building along Presidential Boulevard; however we feel that modifications to the vehicular and pedestrian circulation on the site could improve the walkability and livability of the site as-a-whole.

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 tour 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,

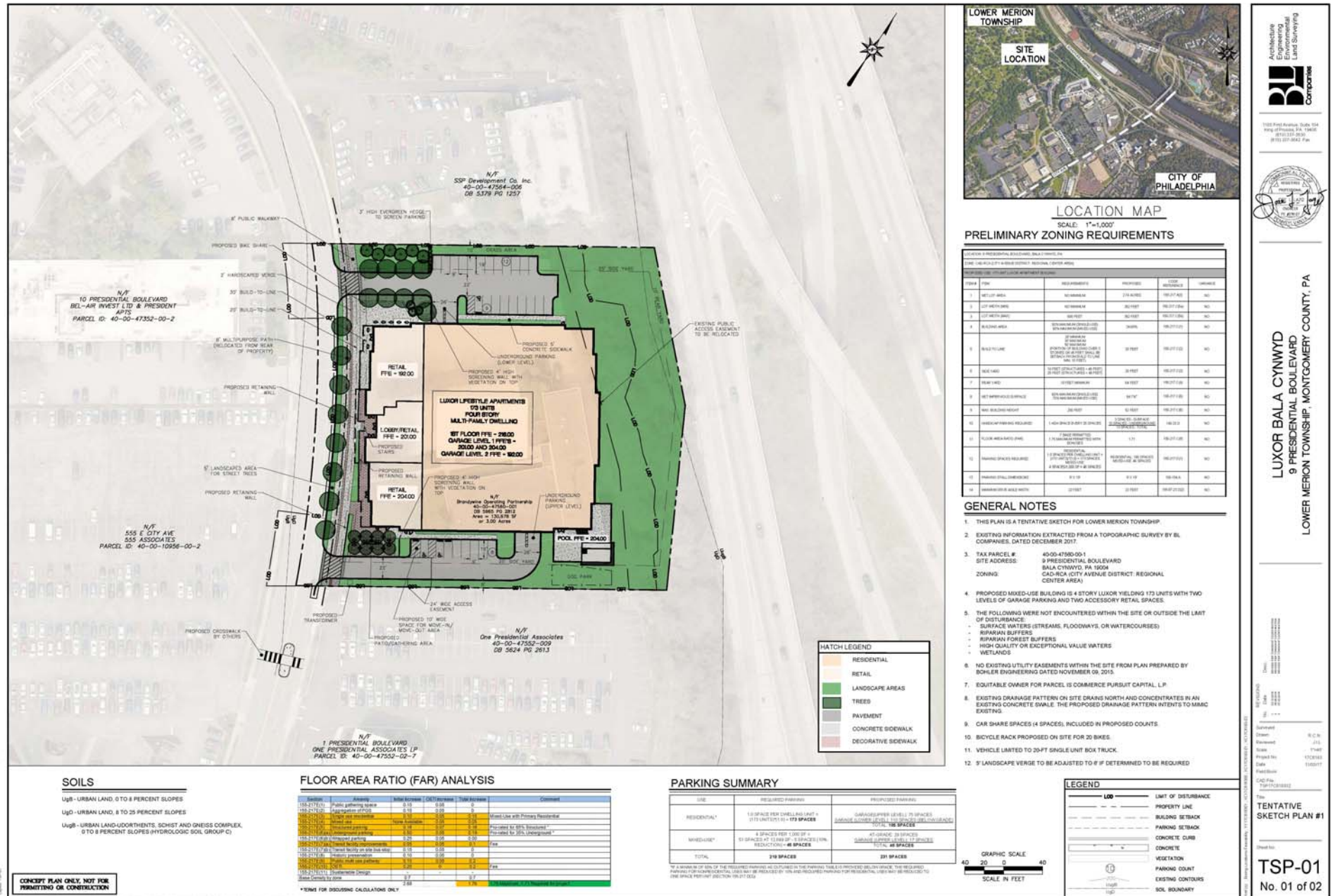


Marley Bice, AICP, Principal Planner  
610-278-3740 – [mbice@montcopa.org](mailto:mbice@montcopa.org)

c: Commerce Pursuit Capital, LP c/o John Tallman, Applicant  
James S. Ettelson, Esq., Applicant's Representative  
BL Companies, 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 Revised Tentative Sketch Plan

Attachment B: Aerial Image of Site



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LUXOR BALA CYNWYD  
 9 PRESIDENTIAL BOULEVARD  
 LOWER MERION TOWNSHIP, MONTGOMERY COUNTY, PA

Surveyed: 8-1-18  
 Drawn: JBL  
 Scale: 1"=40'  
 Project No: 17022403  
 Date: 06/20/18  
 Field Book: 17022403  
 CAD File: 17022403.dwg  
 Title: TENTATIVE SKETCH PLAN #1

TSP-01  
 No. 01 of 02





Luxor - Presidential  
170266002

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

0 50 100 200 Feet

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