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**MONTGOMERY COUNTY
PLANNING COMMISSION**

MONTGOMERY COUNTY COURTHOUSE • PO Box 311
NORRISTOWN, PA 19404-0311
610-278-3722
FAX: 610-278-3941 • TDD: 610-631-1211
WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

January 4, 2019

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

Re: MCPC #18-0119-002
Plan Name: Haverford School
(1 lot/ approximately 30,000 sq. ft. institutional on 19.10 acres)
Situate: Buck Lane (S); Lancaster Avenue (W)
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 4, 2018. We forward this letter as a report of our review.

BACKGROUND

The applicant, The Haverford School, proposes to demolish a portion of the existing Crossman Hall which contains middle school classrooms. A three-story addition will be constructed in approximately the same location of the portion of the building being demolished. Also, proposed at this time are reconfigured pedestrian pathways and stormwater management facilities. The applicant proposes to place 12 temporary classrooms on the existing tennis courts that are located in the Haverford Township portion of the site to accommodate the middle school classrooms during construction. The property is located partially in the Township's R4 Residence zoning district and partially in the R6A Residence zoning district. This proposal was previously reviewed in a review letter dated June 14, 2018.



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

LARGE TREE PROTECTION

The applicant proposes to replace an existing circular pathway in the quad area of the campus with porous pavement. Multiple large trees are identified on Sheet 3 of 15 in the quad area of the campus and are proposed to remain. Several of these large trees are located in close proximity to the pathway that is proposed to be replaced. We commend the applicant for preserving these large, existing trees; however, we encourage the applicant to coordinate with the Township to ensure all appropriate precautions are taken to minimize damage or disruption to the root system of these established trees during the construction process.

PEDESTRIAN CONNECTIONS

The existing quad walkway that is proposed to be removed and replaced with porous pavement appears to be an important pedestrian connection between the individual buildings and facilities on The Haverford School property. The quad walkway also appears to be the primary pedestrian connection between the proposed temporary middle school classrooms on the existing tennis courts and the rest of the school facilities. We encourage the applicant to demonstrate how safe and convenient pedestrian pathways connecting the various campus buildings will be maintained during the construction of the proposed improvements, perhaps through phasing of the proposed walkway replacement.


CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to construct an addition to the middle school, however, we feel that additional information regarding large tree protection and how pedestrian connections within the campus will be maintained during construction may be beneficial.

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, Principal Planner
610-278-3740 – mbice@montcopa.org

c: James Ettelson, Applicant's Representative
Site Engineering Concepts, LLC, 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 Proposed Site Plan

Attachment B: Aerial Image of Site





Haverford Middle School
180119002

Montgomery
County
Planning
Commission

Montgomery County Courthouse - Planning Commission
PO Box 311 • Norristown PA 19384-0311
(p) 610.278.3722 • (f) 610.278.3941
www.montcopa.org/planning

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

