

January 4, 2019

**TO:** Planning Commission Members

**FROM:** Christopher Leswing, Director, Department of Building & Planning

**SUBJECT: PRELIMINARY LAND DEVELOPMENT PLAN – 450 Lancaster Avenue, Haverford, The Haverford School, LD# 3809, Ward 4**

### **Proposal**

The applicant, James Ettelson, is seeking Preliminary Land Development Plan approval on behalf of The Haverford School for the following:

- Demolition of a two-story portion of Crosman Hall that contains an 8,162 square foot footprint;
- Construction of a three-story addition to Crosman Hall that contains an 11,245 square foot footprint;
- Installation of an underground stormwater management system;
- Installation a modular classroom over the existing tennis courts within the portion of the campus in Haverford Township; and
- Improvements to the internal walkways and patio areas adjacent to the proposed addition resulting in a net reduction of 621 square feet of impervious surface and including 4,546 square feet of porous paving.

Since the modular classroom building is in Haverford Township, it is not subject to Lower Merion Township approval.

The proposal is illustrated on the attached set of plans that includes fourteen (14) sheets prepared by Site Engineering Concepts, LLC dated December 3, 2018, last revised December 21, 2018. The plan set also includes a landscape plan and architectural elevations prepared by Wallace Roberts & Todd, LLC, dated December 3, 2018.

### **Property Description**

The property is split-zoned R-4 Residence District and R-6A Residence District and contains 25 acres, five of which are in Haverford Township. The site also contains several historic resources.

### **Project Description**

The applicant stated that the existing building is “inadequate to serve the instructional needs of 21<sup>st</sup> century students” and the new addition “will provide expanded classroom space, makerspace, locker pods, common areas and a lobby.” The applicant also stated that they plan to include green building practices in the project and are pursuing LEED certification, with approximately 13 to 20 points in the Sustainable Sites category.

### **Zoning Summary and Approvals**

On July 26, 2018 the Hearing Officer granted the applicant a special exception under Code §155-11 X to expand the educational use.

The applicant received Tentative Sketch Plan approval on October 17, 2018.

### **Historical Commission**

The applicant appeared before the Historical Commission on Monday, September 24, 2018. The Historical Commission found that the location, massing, and material selection of the proposed new Middle School has no adverse impact on Wilson Hall, the existing historic resource on the campus.

### **Montgomery County Planning Commission**

The Montgomery County Planning Commission review is attached. The County recommendations have either been incorporated into the comments below or addressed in the recommended conditions of approval.

### Changes to the Plans:

Since the Planning Commission reviewed the Tentative Sketch Plan, the plan set has been revised as follows:

- A Landscape Plan has been provided;
- A sidewalk extension has been shown on Buck Lane pending approval from Haverford Township;
- Crosswalks have been added to the parking lot off Railroad Avenue;
- Details for the stormwater management system have been provided; and
- The areas of impervious paving to be replaced with porous paving within the campus have been identified.

### Zoning Bulk & Setback Requirements:

The addition does not trigger a requirement to provide any additional parking spaces under the Code. The changes in building area and impervious cover are shown below:

R4 & R6A Zoning District	Requirement (R4 / R6A*)	Existing	Proposed
Maximum Impervious Surface	39% / 40%	47.2% 394,729 sq. ft.**	47.2% 394,108 sq. ft. (621 sq. ft. reduction)
Maximum Building Area	30%	16.8% 140,553 sq. ft.	17.2% 143,636 sq. ft. (3,083 sq. ft. increase)

\*R6A requirements for buildings other than townhouses and single-family detached, single-family semidetached and two-family detached dwellings.

\*\*Existing non-conformity

### Issues

#### 1. Pedestrian Circulation

The following conditions were included in the approval of the Tentative Sketch Plan:

- The applicant shall consider installing portions of sidewalk along Buck Lane and Panmure Road in the Haverford Township portion of the campus.
- The applicant shall investigate installing painted crosswalks to connect the sidewalks in the surface parking lot adjacent to Centennial Hall and the Facility and Maintenance Building.

The applicant revised the plan to provide a sidewalk on Buck Lane, pending Haverford Township's approval. The applicant also revised the plan to show the recommended crosswalks.

#### 2. Relief

The Board of Commissioners granted the following relief with the Tentative Sketch Plan:

1. Subdivision & Land Development Code Section 135-16.B.17, to not provide a Historic Resource Impact Study.

The current proposal does not require any additional relief.

#### 3. Action

The Planning Commission must make a recommendation on the Preliminary Land Development Plan.