

TOWNSHIP OF LOWER MERION

Planning Commission

Issue Briefing

Topic: Temporary Parking Request

Prepared by: Robert Duncan, Assistant Township Manager

Date: October 31, 2019

I. Action To Be Considered By The Board:

Authorize temporary parking conditions associated with the Ardmore Train Station/Parking Garage foundation project.

II. Why This Issue Requires Board Consideration:

Authorization to approve temporary parking in a public right of way for specific businesses must be approved by the Board of Commissioners.

III. Current Policy Or Practice (If Applicable):

N/A

IV. Other Relevant Background Information:

SEPTA is currently working on the first phase of the demolition and reconstruction of the Ardmore Train Station. The next phase of this project includes the installation of foundations for a future parking garage located on both the SEPTA lot and the Township's West Parking Lot adjacent to the Public Safety Building. The garage foundation work will require the Township West Parking Lot to be closed and will also impact the privately-owned parking spaces, delivery areas, and driveway access behind Matus Windows and Hunan Restaurant.

The SEPTA train station and parking garage foundation construction project is a joint effort by SEPTA and Lower Merion Township. SEPTA and Township staff have been working with the owners of Matus and Hunan to develop a plan to provide alternative temporary parking and drop off/delivery areas during the parking garage foundation construction period. There are two different parking areas impacted by this request.

Parking area #1 – The short section of Rittenhouse Place, north of Lancaster Avenue

A plan has been developed to install additional parking on this section of Rittenhouse Place immediately to the east of the Matus store by reconfiguring the existing parallel spaces to perpendicular or angled spaces to obtain up to a total of eight parking spaces plus one ADA space. If approved, the eight spaces would be dedicated to Matus and Hunan staff and/or customers. Hunan has also requested the use of a fifth space after

Matus closes at 5:00 p.m. which should not be an issue. The four spaces allocated to Hunan Restaurant and four spaces allocated to Matus Windows would replace the existing parking spaces they will lose for a period of time behind their businesses.

Parking area #2 – On-street parking on Lancaster Avenue in front of Hunan Restaurant

Hunan has requested the use of the three on-street parking spaces directly in front of the restaurant on Lancaster Avenue after 4:00 p.m. for their exclusive use for valet parking for Hunan customers and/or curbside pickup. This is due to the loss of the Township West Lot in the evenings and on weekends since many of their dinner customers utilize those spaces.

If approved by the Board of Commissioners, staff would install the necessary signage as appropriate at these locations informing the public that these spaces are dedicated to Matus and Hunan during times specified, but we would have limited enforcement ability since we would not know whether vehicles parking in these locations belong to Matus or Hunan staff/customers.

V. **Impact on Township Finances:**

This would result in a small loss of parking meter revenue during the period of construction.

VI. **Staff Recommendation**

Staff recommends the Board of Commissioners grant temporary approval to designate the specific number of parking spaces at the locations detailed above as designated parking for Matus Windows and Hunan Restaurant during the period of the SEPTA construction project that restricts access at the rear of these properties.