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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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JOHN S. COVER, AICP
INTERIM EXECUTIVE DIRECTOR

July 2, 2020

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

Re: MCPC #19-0305-003
Plan Name: Arnold Field Lighting
(1 lot institutional on approximately 17.1 acres)
Situate: Montgomery Avenue (S), east of Church Road
Township of Lower Merion

Dear Mr. Leswing:

We have reviewed the above-referenced tentative sketch plan as you requested on May 15, 2020. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Lower Merion School District, proposes to install four, 80-foot tall stadium lights around an existing artificial turf field known as Arnold Field. In addition, the applicant proposes to install a series of 12, 15-foot tall overhead lights along an existing pathway between Montgomery Avenue and Arnold Field. Additional improvements shown at this time include additional landscaping. The property is located in the township's IE2 – Institutional Education zoning district. Previously, a similar application was reviewed in a letter dated February 3, 2020.

COMPREHENSIVE PLAN COMPLIANCE

The Land Use Element of the 2016 Lower Merion Township Comprehensive Plan identifies the Arnold Field site as Public Land. In addition, the Arnold Field site is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are primarily residential areas that can include institutional uses.



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. We wish to reiterate the following review comments from our February 3, 2020 review letter:

REVIEW COMMENTS

OVERALL COMMENT

Overall, we feel that the proposed addition of stadium lights to Arnold Field will extend the hours that the field can be used throughout the year, which will also greatly increase the potential future use of the field. Therefore, our comments below reflect our recommendations for additional amenities or considerations that may be warranted based on the anticipated increased use of the site.

PEDESTRIAN CIRCULATION

Currently there are no sidewalks provided on the Church Road or Fairhill Road frontages of the site. We encourage the applicant to consider constructing pedestrian sidewalks along their Church Road and Fairhill Road frontages to improve safe pedestrian access to the site.

ON-SITE PARKING

The site does not currently include any dedicated parking. It appears that parking for the field will continue to be provided across Montgomery Avenue at the High School site. We encourage the applicant to take this opportunity to explore whether some parking could be accommodated on the Arnold Field site. For example, it appears that the grading on the site could make it possible for a level of parking to be provided in the vicinity of the existing tennis courts west of Arnold Field. The tennis courts could then be provided on top of the parking.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal to add lighting to an existing athletic field; however we believe that our suggested revisions will better achieve the township's planning objectives for institutional development.

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. Please print the assigned MCPC number (#19-0305-003) on any plans submitted for final recording.

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 II
610-278-3740 – mbice@montcopa.org

c: Lower Merion School District, Applicant
Fred Fromhold, Esq., Applicant's Representative
Chester Valley Engineers, Inc., Applicant's Engineer
Gilbert P. High, Jr., Esq., Twp. Solicitor
Ernie B. McNeely, Twp. Manager
Edward P. Pluciennik, P.E., Twp. Engineer
Jillian Puleo-Dierks, Twp. Planner
Holly Colello, Twp. Planning Technician
Greg Prichard, Twp. Historic Preservation Planner

Attachment A: Reduced Copy of Applicant's Proposed Site Plan
Attachment B: Aerial Image of Site





Arnold Field Lighting
MCPC #190305003

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