

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: TENTATIVE SKETCH PLAN – 104, 108, 114 & 120 W. Lancaster Avenue, Ardmore, Ward 4.

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Date: May 5, 2017

I. Action To Be Considered By The Board:

Consider for recommendation to the Board of Commissioners a Tentative Sketch Plan showing the demolition of a one-story building, consolidation of four existing parcels and the construction of a new five-story mixed-use building with a 27,268-square foot footprint containing 32,000 square feet of retail space on two levels and 35 apartments on the upper stories. The plan also shows the construction of an underground parking garage and one level of at-grade parking located below and behind the building to provide a total of 87 on-site parking spaces.

II. Why This Issue Requires Board Consideration:

All land development applications must be reviewed by the Board of Commissioners.

III. Current Policy or Practice (If Applicable):

The Board of Commissioners reviews land development applications on a case by case basis.

IV. Other Relevant Background Information:

In February 2017, the Township Engineer issued a review letter in which he did not recommend approval of a prior version of the plan due to significant vehicular circulation and maneuverability concerns. The Planning Commission reviewed the application at their March 6, 2017 meeting and recommended approval subject to conditions. The Building and Planning Committee reviewed the plan on March 8, 2017 and asked the applicant to table the application to address the concerns raised by the Township Engineer.

The applicant recently submitted a revised plan in an attempt to address many of the Township Engineer's and the Planning Commission's concerns.

The revised plans, dated April 20, 2017, show the following changes:

- The one-way access to the site via Ardmore Avenue is now a two-way access.
- The entrance to the underground parking has been moved from Ardmore Avenue to the interior of the site. The new entrance allowed the opening in the building along Ardmore Avenue to be reduced in width and allows for largely one-way traffic circulation below grade.

- The stormwater management system has been relocated to the southern portion of the property adjacent to the access easement. The overflow pipe for the system is proposed to discharge to the rear access easement and a storm sewer extension is proposed to connect to the existing storm sewers in W. Athens Avenue.
- To provide a 32.3-foot-wide curb cut along Lancaster Avenue to accommodate a WB-40 truck from the eastbound lane.
- To reduce the retail floor area from 35,000 to 32,000 square feet. The dwelling unit count remains unchanged at 35 units. The decrease in retail floor area reduced the required parking quantity from 174 to 162 spaces. The number of surface parking spaces was changed from 32 to 28 and below-grade parking has been changed from 67 to 56 to accommodate the new design requested by the Township. The three on-street parking spaces and loading zone remain. The required parking is shown below:

Proposed Parking	On-Site		Off-Site		Total
	At-Grade	Below Grade	Street	Designated Public Spaces	
Residential Parking		34			34
Commercial Parking	28	22	3	75	128
Total Parking	84		78		162

- In the previous submission, the below grade parking was restricted to residential tenants and retail employees. The current plan does not restrict access to the below-grade parking area, but reserves parking spaces for the residential tenants.

V. Impact On Township Finances:

While there will be an increase in tax revenue should this project be constructed, staff has not performed a detailed analysis as to the extent of the increase.

VI. Staff Recommendation:

The Township Engineer has reviewed the revised plan and stated the following:

- The access and egress for Ardmore Avenue has been greatly improved.
- The location of the ramp to the below grade parking creates much less confusion and will result in the orderly movement of traffic.

Staff recommends the Building and Planning Committee approve the Tentative Sketch Plan subject to the conditions of approval listed below. It should be noted that the attached conditions include new conditions that are necessary for the revised plan and conditions recommended by the Planning Commission that are still relevant. Staff removed conditions that were previously recommended by the Planning Commission and the Township Engineer but which have been addressed by the revised plan and are therefore no longer relevant.

Township Engineer's Review:

1. The Township Engineer's review letter dated May 1, 2017 shall be incorporated by reference into these conditions of approval except to the extent inconsistent with (i) these conditions and (ii) any

waivers/modifications granted. The applicability of the following items shall be determined with the Preliminary Plan.

A. B.1, B.2 and B.3

B. B.24-B.28

C. The second sentence of C.14.

Traffic, Circulation, Parking & Easement Access:

2. No delivery trucks shall exit the site from Lancaster Avenue unless acceptable maneuverability can be demonstrated.
3. The applicant shall investigate the use of smaller delivery trucks.
4. Maneuverability diagrams shall be submitted for the garage parking spaces and drive aisles. The applicant shall investigate relocating the columns to increase maneuverability for the northernmost access row.
5. The applicant shall investigate utilizing compact parking spaces within the garage as well as expanding the number of parking spaces provided below-grade.
6. The applicant shall submit documentation describing the anticipated parking usage for the project.
7. The applicant shall investigate the pedestrian route(s) between the site and public parking and work with Township staff to identify impediments or safety concerns.
8. "Right Turn Only" signage shall be shown at the Lancaster Avenue exit. A stop sign, stop bar and double yellow centerline striping shall also be indicated.
9. Stop signage shall be clearly indicated on the plan at intersecting interior aisles of the garage. "Do-Not-Enter" signage shall be provided in addition to pavement markings in the garage. Double yellow lines shall be provided to better delineate two-way traffic aisles.
10. A full reveal and depressed curb detail shall be provided on the Preliminary Plan. Any curb to be raised to full reveal shall be dimensioned on the plan.
11. The radii at all driveway access/egress shall be shown dimensioned on the Preliminary Plan.
12. A stop sign, stop bar and double yellow centerline striping shall be indicated at the Lancaster and Ardmore Avenue access drives.

Stormwater Management:

13. Erosion control measures shall be provided with the Preliminary Plan. The proposed construction access location shall be indicated. Details that conform to Township standards shall be shown. Certification attesting to the completeness shall be provided on the Erosion Control Plan.
14. The applicant shall investigate ways to integrate stormwater management BMPs into the project to mitigate the impacts of stormwater runoff.

Landscape/Streetscape Plan:

15. The applicant shall work with staff to explore ways to enhance the pedestrian environment along both Lancaster and Ardmore Avenues.
16. The applicant shall investigate integrating landscaping and other visual directional cues to improve the appearance and efficiency of the access to W. Athens Avenue.
17. The applicant shall utilize special design treatments at the curb cuts on Ardmore Avenue to promote pedestrian safety subject to Penn DOT approval.
18. The applicant shall investigate providing a bus shelter for the existing bus stop that is either reflective of the design utilized on the site, incorporates public art or an environmental element, such as a green roof.
19. The applicant shall investigate ways to provide additional separation between pedestrians from the roadway such as a combination of increased plant material and/or structural landscape elements such as planters and furnishings.
20. The applicant shall investigate architectural and landscape solutions to mitigate the visual impact of the driveway and parking garage access along Ardmore Avenue.

Architectural Elevations & Site Design:

21. Architectural elevations and renderings of all sides of the proposed building shall be submitted with the Preliminary Plan, including the proposed materials. The applicant shall provide a chart to demonstrate compliance with the Architectural Design Standards in Zoning Code Section 155-87.25.
22. The mean grade of the structure shall be calculated and shown on the plan. The architectural plans shall be coordinated with and shall comply with the grading proposed with this application.
23. All rooftop mechanical equipment shall be screened visually and acoustically.

Construction Details & Coordination:

24. A construction schedule shall be submitted with the Preliminary Plan application.
25. A fill material and topsoil stockpile location shall be provided.
26. A note shall be added to the plan indicating that the Township Engineer shall be notified 48 hours prior to the installation of the requested seepage bed and prior to the start of earthmoving activities.
27. Sidewalk and curb shall be noted on the plan to be repaired/replaced at the direction of the Township.
28. Details of the concrete apron and sidewalk shall be provided. Details shall conform to Township standards and shall be submitted with the Preliminary Plan.

29. PENN DOT permits shall be obtained for all work in the right-of-way. Maintenance responsibilities for storm sewer extensions shall be clarified.

Utilities:

30. The location, size, material, and slope of the proposed sanitary lateral shall be shown.
31. The location of all proposed utility services shall be provided on the Preliminary Plan.

Standard Conditions of Approval:

32. The Planning Module shall be subject to the approval of the City of Philadelphia and the DEP prior to recording the Final Plan unless an indemnification to the Township, satisfactory to the Township Solicitor is provided.
33. The applicant shall demonstrate with the Preliminary Plan how the recreation area requirement will be met.
34. The amount of impervious surface tabulated for the proposed condition of the site shall be increased to reflect all areas shown. All building area shall be included as impervious surface.
35. A copy of the revised plan shall be submitted with any changes highlighted. A letter shall also be provided with the revised plan indicating how each requested revision has been addressed in the re-submission.
36. The Preliminary Plan, complying with all conditions of approval, shall be filed with the Department of Building and Planning within twelve (12) months from the date of the Tentative Sketch Plan approval.
37. Approval of this Tentative Sketch Plan does not ensure that the developer or the owner can ultimately develop the property as shown on the plan. The proposed development's compliance with various Township ordinances, including but not limited to the Natural Features Conservation Code shall not be determined until the applicant submits a Preliminary Plan for Township approval.
38. An outdoor lighting plan, sealed by a responsible design professional, that includes illuminance patterns shall be submitted with the Preliminary Plan. The location, luminaire type, wattage, means of control and pole height shall be indicated. Lighting shall be designed to minimize the off-site transmission of light, to shield the source of illumination and to prevent glare on adjacent properties. Exterior luminaires shall be full cut-off unless it can be demonstrated that cut-off luminaires are more appropriate and will result in less off-site light trespass.
39. The lighting plan shall be designed to comply with the 2009 IECC or the 2007 ASHRAE Standard 90.1.
40. The owner will make payment of fees and expenses of the Township's professional consultants who perform services on behalf of the Township with respect to these plans and the work

contemplated thereunder and will establish and maintain with the Township those escrows for the payment of such fees required by Township Code. Owner agrees that any statement from the Township for such fees which remain unpaid for a period of 30 days may be recorded against the property as a municipal lien.

41. The owner shall make payment of the Township Engineer's inspection fees within 30 days of presentation. A penalty of 1.5% per month will be due for late payments from the date of presentation. If any shares are not paid within 60 days of presentation, the Township may elect to suspend any outstanding permits until all pending charges are settled.
42. The property owner(s) shall comply with all federal, state and applicable Lower Merion Township ordinances and laws regardless of specific mention herein.