

TOWNSHIP OF LOWER MERION

Building & Planning Committee

Issue Briefing

Topic: Request to locate planters in Public Right-of Way in Bryn Mawr

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Date: November 10, 2017

I. Action To Be Considered By The Board:

Kelly's Taproom (1107 W. Lancaster Avenue, Bryn Mawr) requests the Board of Commissioners approval of their request to install streetscape planters within the Right-of Way (ROW) of Lancaster Avenue.

II. Why This Issue Requires Board Consideration:

The Board of Commissioners must approve any improvements installed on Township property or in the ROW.

III. Current Policy Or Practice (If Applicable):

It is current policy that improvements within and along State maintained roads must be reviewed by the PA Department of Transportation (PennDOT) before any consideration would be provided by the Board of Commissioners. PennDOT was contacted about this proposed location and found no issues with the proposal.

IV. Other Relevant Background Information:

The owners of the property are proposing to place up to five (5) planters in front of their property along Lancaster Avenue. Each planter will be a minimum 18 inches from curb face, three feet from any access valves; and allowing clearance for ADA accessibility. The proposed planters would be similar to those already installed along Lancaster Avenue by the Ardmore Initiative. The dimension of each of those planters is 22" in width by 40" in length.

The proposed plan was forwarded to the Public Works Department and the Traffic Safety Division of the Police Department to review locations for any safety or obstruction issues. The planters will not be permanently installed, but rather placed on the sidewalk. Once filled with soil and water, the planters will be several hundred pounds in weight, but still retain the ability to be repositioned if needed, by reducing the weight prior to repositioning. The owners would be responsible for installation, plants, watering and future maintenance.

At the Building and Planning Committee presentation on November 8, 2017, the Board of Commissioners noted that the proposed plan and elevation submitted did not coincide with the information presented at the presentation. The Committee tabled the approval

and requested that the proposed measurements be confirmed before any approval was considered.

Staff went to the site to confirm measurements. The total width, from the curb face at Lancaster Avenue to the raised planter beds at the building front, measured 103 inches. Therefore, incorporating the Right of Way clearance required by PennDOT (18"); the width of the proposed planter (22"); and the pedestrian access width of five feet (60") would fit within the total width of the existing sidewalk:

18	ROW clearance (curb-face to planter face)
22"	Planter Box width
<u>60"</u>	Required pedestrian access
100"	Total

V. Impact on Township Finances:

The planters will be purchased and maintained by the owners of the property. There is no impact on Township Finances.

VI. Staff Recommendation:

Staff recommends approval of the request to install up to five planters, each not exceeding 22 inches in width.