

UPPER MERION TOWNSHIP PLANNING COMMISSION
November 14, 2018

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on November 14, 2018 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Matthew Popek, Chair; Mark McKee, Vice-Chair; Todd Brown, Secretary; Jaque Camp, Member; Vivian Peikin, Member; Kyle Brown, Associate Township Planner.

Absent: Robert Loeper, Township Planner; Dr. William Jenaway, Liaison to the Board of Supervisors.

Pledge of Allegiance:

Approval of the Minutes of October 24, 2018:

Ms. Peikin motioned for their approval. Mrs. Camp seconded. A 5-0 vote, in favor, carried.

Plan:

SD 2018-02: Rapine Tract, 510 W. Beidler Rd. Two-lot residential subdivision with one existing dwelling; 1.91 acres, R-2 Residential District.

Present: Kevin Davis, JD Contractors, Bridgeport, PA.
Josh Davis, JD Contractors, Bridgeport, PA.
Joe Rapine, Jr., property owner.

From Kyle Brown's overview:

This two-lot residential subdivision was previously reviewed in June of 2018. There was an issue with the Zoning Hearing Board's decision as to whether it was a flag lot. The Township decided that the parcel did not meet the definition of a flag lot. Another issue arose. With more than five lots accessing the common driveway easement, our Code requires that it be brought up to the standards of a street.

Mr. Kevin Davis replied, providing the following information:

- A 50-or 30-foot right of way could not be done through the area.
- The existing 15-foot right-of-way serves as a privately-owned access driveway for three residential lots.

The Plan:

Mr. Popek commented that the plan, as presented, is subdividing the two lots. The applicant will address whether the easement issues pertaining to sewer and water pipe access would run along the Heuser Park boundary.

Mr. Davis provided the following information:

- The sewer is located on the property of the senior Mr. Rapine.
- A sewer easement would be established on the back property.
- Water would come from Beidler Rd.
- Back-lot owners have the right to install stormwater, if needed.
- One of the properties already pumps water at the rear of their driveway.
- Installing a water line would result in an overlay of the driveway.
- The new driveway would remain privately-owned.

Waiver:

The applicant is seeking a waiver from that section of the Sub-division and Land Division Ordinance that requires a driveway accessing more than five lots to meet the standard of a street.

Engineer's Letter:

The Township is awaiting receipt of the Engineer's "clean" letter.

Stormwater management:

- Grading will direct stormwater to a raingarden.

Member comments:

Mr. McKee was of the understanding that the lots existing off the driveway are not sewered. He recommended contacting the township to have the sanitary easement extended in advance of the property's development. Kyle Brown noted that the matter was not brought up in the Engineer's letter.

Ms. Jaque Camp has no problem with the plan if the Township is comfortable with as many accesses off the driveway.

Board of Supervisor's Meeting:

The applicant's meeting with the Board of Supervisors has been extended to December 10, 2018.

Motion:

Mr. Todd Brown made a motion to approve SD 2018-02, the Rapine Tracts, for a two-lot residential subdivision, along with one waiver, to the Board of Supervisors. Mr. Mark McKee requested amending the plan to include that (1) whether the existing house will remain or be demolished, that the waiver from the maximum five-access on a private drive should be submitted and shown on the plans and; (2) to recommend that the Township explore the possibility of extending the easement for sanitary sewer to possibly access properties in the area that are not currently sewered. Vivian Peikin seconded. A 5-0 vote, in favor, carried.

Plan:

DP 2018-11: The Children's Hospital of Philadelphia: 550 S. Goddard Boulevard.
A 193,840 SF addition for a proposed hospital. Associated parking and improvements and a surface parking lot at 101 Valley Green Lane; 9.71 and 1.09 acres.

Present: Peter Grollman, Senior Vice President, External Affairs, CHOP.
Denise R. Yarnoff, Riley Riper Hollin & Colagreco, Exton, PA.
Bill Ballinger, Ballinger, Philadelphia, PA.
George Hartman, Bohler Engineering, Chalfont, PA.

Kyle Brown provided an overview of the 193,800 SF addition and parking improvements at 101 Valley Green Lane.

Denise Yarnoff and Peter Grollman shared CHOP's excitement about their first, "second" hospital in Upper Merion Township. Highlights of their courtesy presentation follow.

In his overview, Mr. Grollman shared CHOP's excitement that the growth of their Specialty Care Center in King of Prussia exceeded expectations.

Mr. Grollman added that, since the demand for beds exceeded the capacity of CHOP's main campus in West Philadelphia, a decision was made, much to his delight, to build another hospital in King of Prussia. Its preliminary design will stay with CHOP's colorful motif. Visual screening will be part of the building's design.

Mr. Grollman provided the following information:

- The hospital is not a trauma facility. It will provide basic medical, surgical, full radiology, and pharmaceutical services. Level 1 trauma will go to CHOP's main campus in West Philadelphia.
- People arriving at the building's main entrance will be directed to the Specialty Care Center or to the Hospital.
- Food and amenities will be provided for parents staying overnight with their hospitalized child. Parents can also leave the building to access amenities at the Village at Valley Forge.
- The emergency department is equipped with a dozen bays, a nearby resuscitation and urgent care room, a radiology department, and operating and patient rooms.
- An emergency ambulance entrance will be located at the back of the property.
- The goal of Phase I is to provide 52 beds with an eventual goal of providing up to 108 beds.

Parking:

- Hospital personnel may direct motorists.
- Families can access the two-and-a-half-story-high parking garage from the front of the building.
- Employee parking will be segregated and gated.
- Parking for the Specialty Care Center is provided in front of its building.
- CHOP is purchasing the one-acre lot located on Goddard Boulevard. It will be clearly marked for hospital employee parking only. A pedestrian crosswalk will be installed.
- The number of required parking spaces at full build-out is 514.
- The proposed 637 parking spaces include the 75 parking spaces that will be constructed on Goddard Boulevard.
- The two-and-a-half-story-high parking garage would be designed for three or more additional levels, should CHOP decide that they are needed.

All members were in agreement that the parking garage façade that faces the AVE building should be designed and maintained carefully, both in its proposed state of 2-1/2 stories and with any future height expansions.

Future Construction:

- The plan is to build the entire shell from the beginning. Only the fit-out would be an expansion. The expanded facility would measure 320,000 SF.
- Floors 5 and 6 will be shelled for future fit-out.

Loading Dock:

- A 20'-high loading dock, located underneath the garage, will be screened from view of the adjacent property.

Mr. Grollman replied to questions and comments on:

Helipad:

In response to Mr. Popek's question, Mr. Grollman stated that a helipad is not anticipated. He added that, although the hospital is not a trauma center, it is quite possible that a child might need medical transfer to West Philadelphia. CHOP has contracted with an ambulance service and is in ongoing discussions with Lockheed Martin regarding air transfers.

Aware that the hospital will have an emergency room and ambulance access, Ms. Peikin wanted to make sure that it's clearly advertised where to take or not to take a child in the case of an emergency. Mr. Grollman replied that the level of severity is first determined by a professional. A Level 1 trauma case will go directly to the main campus in West Philadelphia.

Mr. Grollman, who oversees the hospital's Marketing and Public Relations Departments, assured Ms. Peikin that the hospital's goal is to make sure that families will know exactly what to do and where to go.

Services:

In addition to handling most of the common things one would see in an Emergency Room, the King of Prussia location will provide more intensive orthopedic, gastro-intestinal and urologic services.

Number of Beds:

Fifty-two beds will be available on opening day with the potential to go up to 108.

Number of Employees:

Mr. Grollman provided a ballpark number of around a hundred and change.

Members provided the following comments:

Jaque Camp commented that it looks like an exciting project. Matt Popek appreciated being provided the information. Mr. Grollman thanked members for their very good questions.

Next Planning Commission Meeting:

The Commission's next and final meeting of this year is scheduled for December 12, 2018.

Motion:

Todd Brown motioned to adjourn.

Meeting Adjournment:

There being no additional business, the meeting adjourned at 7:58 p.m.

Sincerely yours,

TODD BROWN, SECRETARY