

UPPER MERION TOWNSHIP PLANNING COMMISSION

NOVEMBER 8, 2017

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on November 8, 2017 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Matt Popek, Chair; Mark McKee, Vice-Chair; Jaque Camp, Member; Rob Loeper, Township Planner; Maudy Hedlund, Recording Secretary.

Absent: Vivian Peikin, Secretary; Todd Brown, Member; Kyle Brown, Associate Planner; Dr. William Jenaway, Liaison to the Board of Supervisors.

Mr. Popek opened the meeting with a pledge of allegiance to the flag.

Meeting Minutes: October 11, 2017

Mr. McKee motioned approval of the amended minutes. Ms. Camp seconded. A 3-0 vote, in favor, carried.

Plan:

DP 2017-15 Storage Partners of King of Prussia:

550 Allendale Road, 96,000 SF 4-story self-storage facility, KPMU District, 2 acres.

Present: Jonathan D. Manley, Principal, Storage Partners of KOP, LLC, Blue Bell, PA.
Matt Witters, Eustace Engineering, Willow Grove, PA.

From Mr. Loeper's overview:

The applicant, Storage Partners, proposes to use a similar building footprint to construct a larger, four-story facility with a basement. The plan will make slight changes to the circulation and landscaping and provide the site with a stormwater management system, which it currently does not have.

The applicant is receptive to the Board of Supervisors' suggestion to consider additional buffer plantings in the back of the property.

From Mr. Witters' presentation:

Storage Partners, who develops and manages similar facilities throughout this region and in Florida, will build the storage facility. The decision as to whether it will become a CubeSmart or an ExtraSpace has not been made. It is expected that its location will draw a higher percentage of commercial tenants.

Access from Allendale Road:

Access to the site is gained from Verizon's driveway.

Building's size:

A 19,000 SF footprint for the building will provide 96,000 SF of storage space. The building's main access is on the south and an internal loading area is on the east side.

Building's height:

The proposed building's height is forty-four feet; fifty is allowed. Parapets for the HVAC will bring the roof's height closer to fifty feet. A pitched roof may be considered.

Set-back requirements:

The redeveloped site will meet all setback requirements.

Access to the building:

Key-coded sliders allow tenant access.

Hours of operation:

Office hours: 8 a.m. to 7 p.m.

Customer access: 6 a.m. to 9 p.m.

Lighting:

The twenty-foot-high full cut-off lighting will not trespass the property line.

First floor elevation:

The first floor's elevation will be dropped by about 1.5 feet to match it to the parking lot.

Parking spaces:

This facility, which experiences a low volume of traffic, will be allocated 44 parking spaces. Parking requirements do not involve a shared parking agreement with Verizon.

Stormwater management:

To meet the township's volume and rate reduction requirements, the applicant proposes to install a sub-surface pipe and stone basin underneath the parking lot. The rest of the site's stormwater will pass through a series of trenched drains and pipes to a new inlet in the street.

Reductions in ground-level impervious plus a sizeable decrease in the size of an asphalted area will reduce the volume and rate of water to less than what is leaving the site today.

The applicant does not expect any surcharges or volume increases to the municipal system. State reductions will be met through the NPDES program.

Electrical transformer:

The applicant's preference is to re-use the existing transformer facility and its switchgear. PECO's requirements will determine its location should new utilities be required.

Sidewalk:

The existing sidewalk will stay.

Landscaping:

Shrubs and narrow street trees will be installed at the front of the building.

Landscaping in the buffer area:

Per township code, the applicant is permitted to add some evergreens and a low shrub border in the buffer area.

Questions:

In response to Mr. Popek's question, Mr. Manley expressed that the new business and residential activities at the Village and in the industrial park drew him to this area.

Area resident, Mr. Khan Tran, had requested the applicant to eliminate the building's windows that face his backyard. He was informed that they would remain as non-functional windows.

Group discussion:

Ms. Camp agreed with Mr. Popek that the applicant does not need to come back for a second visit and expressed her sincere hope that the transformer does not end up in the front of the building.

Motion:

Recognizing that the Zoning Hearing Board has granted the use, relief, and limited the hours of operation, Ms. Camp moved to recommend to the Board of Supervisors approval of DP2017-15. Mr. Popek seconded. A 3-0 vote, in favor, carried.

Plan: DP2017-16

Main Line Health: at The Village at Valley Forge, Medical Office Building, 96,500 gross SF.

Present: Paul A. Fry, P.E., Realen Properties, Berwyn, PA.
Kathleen Mullin, Senior Development Director, Anchor Health Properties.
Doug Williams, Director of Planning & Design, Main Line Health.

Mr. Loeper provided an overview of the applicant's courtesy presentation.

From Mr. Fry's presentation:

Main Line Health wants to build a primary and critical care outpatient facility in King of Prussia on a two-acre parcel at the Village at Valley Forge.

Construction:

Construction is expected to begin in February or March of 2018. Main Line Health is utilizing the Green Globes standard.

Access:

Access to the 94-foot tall, four-story medical office building will come from the new, paved Valley Green Lane at the North Gulph Road intersection.

Parking:

Three hundred eighty two (382) parking spaces that include an appropriate number for ADA are proposed.

Parking garage:

Ms. Camp expressed high hopes that attention is paid to not having the parking garage be too hostile to the rest of the community. Mr. Fry is working with Realen and Main Line Health about installing vines or plantings on the west side of the property.

From Ms. Mullin's presentation:

Main Line Health is working internally to make the building a welcoming and safe environment. Elevators will provide patients with direct access to appointments on each of the four floors. The outpatient facility will provide primary, specialty, and preventative care programs similar to those offered at their Exton, Concordville and Newtown Square locations. The MLH center will have some extended hours (before 9 AM and after 5 PM and on weekends) to accommodate convenient doctor visits and any community education classes to be held at the site.

In closing:

Mr. Popek thanked Mr. Fry for his presentation.

Plan:

DP2017-19 Park Ridge Hotel Development, LP, 480 N. Gulph Rd. Amended plan to construct a free-standing 120-room hotel, resulting from a 2010 plan that reduced the existing room count from 300 rooms to 180 rooms. SM District, 8.5 acres.

Present: Denise Yarnoff, Riley Riper Hollin & Colagreco, Exton, PA.
Van Potteiger, Potteiger Architects, Wayne, PA.
Eric C. Davies, Wurzak Hotel Group, Philadelphia, PA.
Keith Marshall, Nave Newell, Wayne, PA.

From Mr. Loeper's overview:

In 2010 the Park Ridge hotel was converted from a 300- to a 180-room hotel. As part of that approval, a provision allows the owners to add in the 120 rooms to bring it back to the 300-room total. The plan proposes to build a separate, five-story, 120-room extended-stay hotel by Element, equipped with an indoor pool and fitness area. The hotel will not have a restaurant.

From Ms. Yarnoff's presentation:**The hotel's location:**

The 2010 approval to reduce the number of rooms contained a provision for the construction of a second 120-room hotel that will be placed on the current parking lot.

Impervious coverage:

Additional landscaping and green area will reduce the impervious coverage slightly.

Access:

Access to the new hotel will remain the same.

Parking:

The 400 on-site parking spaces will include spaces allocated for the new hotel.

Off-site parking:

A valet service is available.

Pool & fitness area:

The hotel will have an indoor pool and fitness area.

Variances and waivers:

Variances are not planned at this time. There are a couple of waivers. The plan is in compliance with the 2010 Ordinance.

From Mr. Marshall's presentation:

Underground stormwater basins:

Two underground stormwater basins that meet the criteria of the Ordinance will empty into an existing system under the Turnpike's right of way.

Impervious:

A 3,000 SF reduction in impervious surface is anticipated.

Loading area:

The loading zone is located in the back corner of the property.

Rail ties:

Mr. McKee noted that since there is no sidewalk on N. Gulph Rd., the neighbors are working together to upgrade the rail ties in order to form steps.

Motion:

Mr. McKee motioned that the Planning Commission recommends that the Board of Supervisors approve DP 2017-19, the Park Ridge Hotel development for a 120-room stand-alone hotel. He thanked the applicant for adding stormwater management where there is none and, looking to

the future, working with your neighbor to connect pedestrians to the office building and the restaurant at the Sheridan. Ms. Camp seconded. A 3-0 vote, in favor, carried.

Meeting adjournment:

Matt Popek motioned to adjourn. Jaque Camp seconded. There being no additional business, the meeting adjourned at 8:45 p.m.

Sincerely yours,

VIVIAN PEIKIN, SECRETARY