

UPPER MERION TOWNSHIP PLANNING COMMISSION
Meeting Minutes
May 8, 2019

The regular meeting of the Upper Merion Township Planning Commission was called to order at 7:15 p.m. on May 8, 2019 in the Henderson Room of the Township Building at 175 W. Valley Forge Rd., King of Prussia, PA, by Mr. Popek, Chair, and followed by a pledge to the flag.

Present: Matthew Popek, Chair; Mark McKee, Vice-Chair; Todd Brown, Secretary; Bill Jenaway, UMT Board of Supervisors, and Kyle Brown, Associate Township Planner.

Approval of Minutes:

The Minutes of the April 10, 2019 meeting were unanimously approved.

New Business Plan:

SD 2019-03: Craft Custom Homes, 383 Anderson Rd., 1.95 acres, 8 dwelling units (5 new single-family detached, 3 existing multi-family). *Exp. 6/1/19.*

Present: Edward J. Hughes, Esq., Hughes, Kalkbrenner & Adshead, LLP, Plymouth Meeting, PA.
Ryan Alexaki, Craft Custom Homes, LLC, King of Prussia, PA.

Parcel:

The parcel with its existing farm house and stone wall is located on Anderson Rd.

Engineering Review:

An Engineering review was available.

County's Review Letter:

The County's Review Letter is awaited.

Plan:

The original plan, to construct seven single-family homes and demolish the farmhouse, was revised.

The new plan proposes to retain and maintain the farmhouse and build five single-family, four-bedroom, 2-1/2 bath homes that range in size from 2,750 to 3,000 SF and are available in several plans and models. A model home is proposed for Lot 6. The lots will each measure a little more than a quarter acre.

The new plan also proposes to:

- Renovate the triplex's (two 2-BR; one 1-BR) units and provide six parking spaces, one designated for handicap use.
- The driveway that feeds the existing triplex will be filled in and re-routed to come off the cul-de-sac.
- Evaluate the condition of the parcel's retaining wall that runs southwest-west on Anderson Rd.
- Install a sidewalk along Anderson Road.

Private Road:

Maintenance of the private road will be the responsibility of a homeowners association.

Right of Way:

The required right of way for curbs and sidewalks is fifty feet.

The private road's proposed cart way is 24 feet wide.

Supervisor Jenaway recommended a 32-foot-wide cart way.

Access for Fire Truck:

A landscaped bed within the cul-de-sac would be reviewed, adjusted, or removed to provide a fire truck uninhibited access.

Requested Waivers:

The applicant requested waivers for on-street parking; for allowing parking on one side of the road; trees; and from grading the steep slopes that run from the southwest to the northeast.

Basins:

Basins are proposed along the three back lots.

Storm water Management:

Roof drains and driveway ports would tie into the underground system.

Street Trees:

Street trees cannot be installed in the storm water management area.

Fee in lieu:

The applicant will pay a fee in lieu for not being able to plant trees in the stormwater management area. He will install a landscaping package and maintain it for eighteen months.

Existing Trees:

Evergreens existing on the applicant's property line will be retained.
The arborvitaes that buffer the applicant's property line will be retained.

Relocating Trees:

The parcel's aging trees could be re-located with a fifty-percent survival rate.

Matt Popek wanted Jaque Camp's input. In her absence he asked if members were ready to make a motion.

Motion:

Todd Brown motioned to approve plan SD2019-03. Mark McKee seconded. A 3-0 vote, in favor, carried.

Plan:

DP 2019-03 / CU 2019-01: Brandywine Operating Partnership, LLC, 650 Park Avenue. Demolition of existing 2-story ($\pm 50,000$ SF) office building and construction of a 4-story ($\pm 100,000$ SF) Office and a 4-level parking structure; 3.12 acres, KPMU King of Prussia Mixed Use District. CU for §165-160.3 to permit an increase in building height and a reduction in the front yard, in accordance with provisions of KPMU. *Exp. 7/4/19.*

Present: Cornelius Brown, P.E., Bohler Engineering, Philadelphia, PA.
Anthony Reindl, Develop Associate, Brandywine Realty Trust, Philadelphia, PA.
Carl Emberger, Jr., AIA, LEED AP, Technical Director, Project Manager, Coscia Moos Architecture, Philadelphia, PA.
Alfred R. Fuscaldo, Esq., Fuscaldo Law Group LLC, Phoenixville, PA.

Kyle Brown stated that a Conditional Use Hearing will be required for the increase in building height and a reduction in the front-yard setback.

Overview:

650 Park Avenue is currently a two-story split-level building with surface parking. The property and the building don't meet the customer's requirements and will be demolished.

Goal:

The applicant's goal is to engage First Avenue and to make this 100,000 SF, four-story building attractive. Twelve hundred forty eight square feet will be provided for retail use on the First Avenue side.

Impervious Requirements:

The plan meets impervious requirements.

Land Development Plan:

The depth of the proposed four-story, 100,000 SF building will be deeper into the site.

The Linear Park:

The applicant worked with the Business Improvement District to do a prototype of a linear park at this property and runs along both sides of First Avenue. The reconstructed linear park's appearance will be similar to what it looks like today.

Driveway Connections:

Two driveways that are located very close to one another connect to Park Avenue's frontage.

Parking Structure:

The parking structure provides 359 parking spaces. A small surface parking area to the side of the parking structure provides 31 additional parking spaces.

ADA Stalls:

ADA stalls will be located immediately adjacent to the southern sidewalk.

Street Connections:

Plans are to eliminate the existing connection to First Avenue and to maintain the connection to Park Avenue.

Emergency Access:

Emergency access will be provided on the southern end of the property frontage.

Impervious:

There will be a reduction in impervious surfaces, compared to what exists today.

Stormwater Management:

All water will be captured by an underground storm water basin.

Raingarden:

A raingarden will be installed between the parking area and Park Avenue.

Reserved Trees:

A number of canopy trees located on the Northeastern part of the property will be preserved.

Landscaping Improvements:

Twenty-five-foot high, dense columnar trees and a number of shrubs will be located along the perimeter of the garage building.

Sidewalks:

With the exception of the linear park's side, sidewalks will be located on all sides of the building.

Amenity Space:

An amenity space, tentatively equipped with picnic tables and chairs, is for the use of the building's occupants and potential retail customers.

Lighting:

Area lights and full cut-off lighting are planned.

Terraces:

The building will have exterior terraces, equipped with Bistro lights.

Buffers:

Sizeable 20-foot buffers will be added south and west of the property.

Conditional Uses:

- Change the building's height to 60 feet and move the building closer to First Avenue.
- Shrink the front yard setback from 50 to 25 feet.

Tenants:

This multi-tenant configuration may be used by a larger, single-use tenant, but that it had not been decided at the time of the meeting.

Board of Supervisors Meeting:

The applicant will meet with the Board of Supervisors on May 23, 2019.

Motion:

Mark McKee made a motion to recommend that the Board of Supervisors approve Development Plan 2019-03 / CU 2919-01 for Brandywine Operating Partnership, LLC, at 650 Park Avenue, for the new 100,000 sq. ft. building with the associated parking structure and commends the applicant for a nice job and continuing to work with the BID and the Township's vision. Todd Brown seconded. A 3-0 vote, in favor, carried.

With no further business, Mr. Popek thanked everyone and motioned to adjourn.

Meeting Adjournment:

There being no additional business, the meeting adjourned at 8:55 p.m.

Sincerely yours,

TODD BROWN, SECRETARY