

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
JUNE 13, 2013

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, June 13, 2013, in the Township Building. The meeting was called to order at 7:36 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Philips, Erika Spott, Greg Waks, and Carole Kenney. Also present were: David Kraynik, Township Manager; Joseph McGrory, Township Solicitor; Rob Loeper, Township Planner; Tom Beach, Township Engineer; Judith A. Vicchio, Assistant Township Manager; Angela Caramenico, Assistant to Township Manager. Supervisor Jenaway was absent.

CHAIRPERSON'S COMMENTS:

Chairman Waks reported on Monday, June 10 an Executive Session was held to discuss personnel matters and an Executive Session was held before this meeting to discuss legal issues.

DISCUSSIONS:

SIMON PROPERTIES – MALL CONNECTION

Denise R. Yarnoff, Esq., representing Simon Properties, stated since Simon Properties is getting closer to submitting a land development plan for the proposed King of Prussia Mall connection between the Court and the Plaza, they wanted to show more clearly what is being proposed with regard to the pedestrian connection, parking and how the connector works. The connection will include retail, restaurant and other common space. Ms. Yarnoff stated they are working very closely with township staff and have also met with the Business Improvement District (BID) on how everyone can work together on shuttle services.

Mr. Keith Marshall (Nave Newell) provided an overview of the expansion at the King of Prussia Mall and a PowerPoint was shown.

Mr. Waks asked what would happen to Mall Boulevard during construction. Mr. Marshall responded it is their intention to keep the road open; however, there may be some temporary lane closures, but not during peak hours. Once approvals are in, it is their intention to start demolition of the deck after the holidays sometime in January/February 2014; construction is anticipated in November 2015. With regard to Mall Boulevard, Ms. Yarnoff indicated they

would be working closely with the township as well as PennDOT. A preliminary meeting was already held with PennDOT and coordination will continue to make sure there is no impact to roads.

Mr. Waks asked for details about parking. Ms. Yarnoff responded a parking survey is being prepared and will be available in the fall. She noted they will be working with the Solicitor to achieve the best result on the parking ratio.

Mrs. Kenney asked for clarification about the partially covered walkway from Macy's to Neiman Marcus. Mr. Marshall responded Macy's will come up with a covering to connect with the current canopy.

Mrs. Kenney asked about the current parking lot behind Macy's. Mr. Marshall responded it will remain; however, it will be reduced by 20-30 parking spaces.

Mrs. Spott asked for clarification about the walkway [at Macy's]. Mr. Marshall responded throughout the negotiations the tenant(s) wanted to maintain this walkway because of traffic going through their store(s).

Mr. Philips followed up asking about additional details about landscaping elements at the walkway location. Mr. Marshall responded landscape elements will be provided to enhance the walkway.

Mr. Philips asked what is being done for energy efficiency. Mr. Marshall responded they will have their own central plant separate from the existing mall and their mechanical engineer would have more details.

With further reference to the walkway, Mr. McGrory asked if there are any emails or letters from the tenants indicating they will not agree to eliminate the outside walkway. Mr. Marshall responded there is nothing formal in writing to that effect.

Mrs. Spott offered additional comments about the disadvantage of retaining that particular sidewalk.

Mr. Philips engaged Mr. Marshall in a discussion about the "parking deck."

Mr. Waks asked whether there would be an increase in impervious, and was informed there will be an actual quarter of an acre decrease in impervious and an explanation was provided as to how this would occur with some entrance reconfiguration and the addition of some islands.

Mr. Waks asked if discussions with the Business Improvement District (BID) included the future potential expansion of the Norristown High Speed line. Mr. Marshall responded in the affirmative and indicated various options were

discussed and will be discussed on a continuing basis.

Mrs. Kenney observed the rendering appeared to have skylights. Mr. Marshall commented the final design, and how it is implemented, is still being considered by the architects, but there will be skylights.

Mr. Kraynik asked when Simon Properties anticipates submitting their land development plan. Ms. Yarnoff responded in about a week.

Mr. McGrory asked when the parking study would be provided as it has a direct impact on the land development plan. Ms. Yarnoff responded within a couple of weeks.

Mr. Poston (in audience) asked about drainage. Mr. Marshall responded it is proposed to have an in ground tank to capture the water.

Mr. Waks commented anything that can be done to help with stormwater remediation is something the Board of Supervisors will view favorably.

Mr. Waks noted agenda item E, Possible Assignment of Easement to the King of Prussia Chamber of Commerce for the King of Prussia Inn has been pulled from the agenda.

VILLAGE AT VALLEY FORGE – Next Phase of Development

Utilizing the aerial, Mr. Dennis Maloomian, President of Realen, provided a preliminary overview of what is envisioned to accommodate the reconfiguration of the density of their site. Highlights follow:

- the next project is for residential units
- rough grading has recently been completed for Children’s Hospital
- Road A is now Hope Lane
- Smaller retail than originally proposed
- Since 3,000 residential units will not fit on site, plans to convert the additional 1,000 to 1 million square feet of commercial
- It is now significantly more condensed, but configured the same way – walkable – embracing all of the sidewalk amenities, sidewalk zones – significant bike trail incorporated with sidewalk – shuttle stop – still the Town Center that has always been envisioned
- 363 apartment units; four-story “urban wrap” built around courtyards with structured parking, pools, tennis courts and other amenities
- Townhomes will be more expensive – fee simple ownership – to be built around the pond in between CHOP and Village Drive entrance
- Behind CHOP is a 3-acre parcel for a small hotel or Independent senior housing
- Urbanized office complex

Mr. Maloomian responded to Mr. Philips' question that Realen would manage the apartments.

In response to Mrs. Kenney's question about the apartments and condos, Mr. Maloomian indicated they are going to try to find a mix that makes sense.

A dialog followed between Mr. Maloomian and Mr. McGrory with regard to Mr. Maloomian's proposal for an "ongoing Phase 1". In order to clarify what Mr. Maloomian was suggesting, Mr. McGrory indicated a meeting should be held with the Solicitor, Township Manager, Township Planner, and Township Engineer to discuss how to proceed.

Mr. Waks commented senior housing is very much needed in Upper Merion Township and was pleased that this is being considered as part of the planning process.

Mrs. Spott asked for clarification about the structured parking. Mr. Maloomian responded the large structured four-story parking facility would become a component of the four-story building thereby providing people direct access from the garage into hallways taking them into their units. It is an urbanized product and there is no surface parking whatsoever.

Mrs. Kenney asked for more details on the ponds. Mr. Maloomian responded there will be three ponds on the site.

Mr. Maloomian stated they are working on the smaller retail center with another retail developer and will bring them in for introduction to the supervisors.

Mr. Waks asked if any topsoil would be available for township parks. Mr. Paul Fry, Realen Manager, responded they have about 18,000 yards and will have to confirm.

Mr. Poston asked if any improvements are being made to the roads. Mr. Maloomian responded they have done \$9 million worth of road improvements. Mr. Fry stated more road improvements are still to be done with the hospital [CHOP].

Mr. Poston asked about the square footage for the hospital. Mr. Maloomian responded the first phase is 115,000 square feet, and will be expanded up to 195,000 square feet. He said it is not a real hospital; it is a pediatric care facility.

Mr. Poston asked about the projected residents in the first phase. Mr. Maloomian responded they are first coming in with 363 apartments at the end of

their main street and following that they will be working on senior housing, town homes, and condominiums.

Mr. Philips asked about the number of bedrooms in the apartments. Mr. Maloomian responded they will have studios and one and two bedroom apartments. In his view, he does not believe it is going to have much impact on the school system.

Mr. Tom Kohler asked about the status of the Next Door Bar and Grill. Mr. Maloomian responded he is not sure what is going to happen with that proposal.

REVIEW OF STRUCTURAL REPORT FOR MANCILL MILL ROAD SALT SHED

Mr. Tom Beach, Township Engineer, discussed the four design options for structural repair of the Mancill Mill Road Salt Shed as follows:

- A. Complete removal and replacement of concrete foundation and walls
- B. Wall stabilization with new concrete column at each truss location
- C. Wall stabilization with Steel H-pile at each truss location
- D. Reinforcement of the existing structure with tie down to resist the wind uplift

Mr. Beach stated Option A is the only option that would eliminate the issue of moving blocks. He pointed out the shortcomings of the irregular blocks. Mr. Beach indicated from an engineering standpoint, there is a comfort level with moving forward with the cheapest option which would be to have a tie down system. Before finalizing the design and going out to bid, he wanted to have the benefit of the comments from the Board of Supervisors.

A discussion followed about the tie down method. In response to questioning, Mr. Beach explained there is a big tent on top of the blocks. It is open on one end consequently the wind uplift factor is pretty strong. There is only one concrete block holding down each anchor point at the roof which he believes is insufficient. The tie rods would anchor the roof down and eliminate the concern about the uplift. Angle brackets will provide better support of the wall against lateral forces. The cost is about half of what it would be with concrete columns or H-piles. The most expensive and permanent option would be to take the roof structure down, build the walls out of concrete and reinstall the roof structure.

Mr. Waks asked if the tie down system would perform the job long term. Mr. Beach responded he believes the tie down system is going to outlast the

fabric on the roof structure. The anchors would be sturdy enough and if there were any problem with the tie rods deteriorating, the pile could be replaced.

Mr. Waks asked the cost of the tie down system, and Mr. Beach estimated it would be a little over \$100,000. The permanent fix would be \$286,080.

Mr. Kraynik indicated during a previous meeting with the Township Engineer, he made it clear that employee safety was paramount, and he was informed by Mr. Beach that all four options will achieve the safety factor. During that same meeting Mr. Kraynik asked should a cheaper fix be made if this facility is going to be there for a long time, and he was advised by Mr. Beach this would be a relatively significant and longtime fix.

Mr. Kraynik's third issue involved cost. He indicated as long as the safety and longevity issues are satisfactory to the Board, he would go with the cheaper fix. Mr. Kraynik stated Mr. Beach is comfortable with that approach.

After a discussion about a fix of the current facility versus getting a new one, the consensus was reached to go with the "tie down."

Mr. Kraynik discussed the funding options if the construction were to occur before the end of this year or in 2014.

COMMUNITY CENTER FINANCING

Mr. Nick Hiriak, Finance Director, discussed the Community Center Financing and outlined a couple of scenarios of what the debt looks like at \$5 million and \$10 million, what has already been borrowed, the timing factors in these scenarios, what debt is left, what roles off, and what expires.

A discussion followed about the different site improvement options discussed at the previous workshop and the various costs associated with these options, including the sidewalk and trail options. Also discussed were potential revenue resources and financial strategies.

ADJOURNMENT:

It was moved by Mr. Philips, seconded by Mrs. Spott, all voting "Aye" to adjourn the workshop meeting at 9:08 p.m.. None opposed. Motion approved 4-0.

DAVID G. KRAYNIK
SECRETARY-TREASURER/
TOWNSHIP MANAGER

rap
Minutes Approved:
Minutes Entered: