

UPPER MERION TOWNSHIP PLANNING COMMISSION
MARCH 26, 2014

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on March 26, 2014 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

Present: Jaquelin Camp, Chairperson; M. Jonathan Garzillo, Vice-Chairperson; Mark McKee, Secretary; William Jenaway, Liaison to the Board of Supervisors; Robert Loeper, Township Planner; Scott Greenly, Associate Planner; Maudy Hedlund, Recording Secretary.

Absent: Steve Elgart.

Meeting Minutes: March 12, 2014

Mr. Garzillo motioned for approval of the Minutes, as amended. Mr. McKee seconded. A 3-0 vote, in favor, carried.

Plan:

Upper Merion Township Community Recreation Center
DP 2014-03
431 West Valley Forge Road
R-2, ±17 acres

Present:

Joseph Powell, Principal, Buell Kantzer Powell, 1525 Locust St., Philadelphia, PA.

Marc B. Henderson, PE, Meliora Design, 259 Morgan Street, Phoenixville, PA.

The land development plan for the Community Recreation Center proposes to rebuild the entire site. The roof of the Gold's Gym will be retained but the front of the building will be demolished and redesigned.

Structural supports and a floor will be installed above the existing concrete bleachers to create a designated area for the Senior Center. The center will have its own access near the parking area and ADA parking spaces. An outdoor terrace/ great room will flank the western side of the Senior Center.

Park and Recreation offices, classrooms and activity areas will occupy the main level of the building. Storage and compatible-use retail space will be provided on the floor below. The Center's different components, which operate at varying times, will benefit from the 192 shared parking spaces located on the site's upper, central and lower parking fields.

The plan proposes to reduce the grade of the previous parking lot from 8 to 1.5 percent before converting it into a driveway. The grade of the remaining parking fields will be reduced to a peak of about three percent.

A great deal of water comes onto the site from neighboring areas. Using traditional and new stormwater management techniques water will be captured beginning at the top third portion of the site. The plan proposes to significantly control the flow of water on-site and exceed the stormwater requirements. A cross-section of the parking field shows the porous pavement surface, beneath that a stone bed wrapped in geotextiles, and below that the infiltration basin.

To keep the landscape performing well the plan proposes indigenous plants and trees, natural meadows in place of regular lawns and boulder-style retaining walls.

Due to the site's sloped topography, as well as curves in the road, and traffic conditions the Board of Supervisors decided not to install a sidewalk along W. Valley Forge Rd.

Access to the site will be "right in, right out." Circulation will be one-way through portions of the site. For safety reasons the township will be considering implementing restrictions at the Valley Forge Road entrance, opening the General Maxwell Road entrance, and looking at alternative traffic calming devices for General Knox Rd. Left turns in and out from/to Valley Forge Road will be allowed at the General Knox/Valley Forge intersection. Access from Tulip Lane is not feasible.

The Transportation Authority has agreed to provide finances if warrants for signaling Caley and W. Valley Forge Roads can be met.

Management is addressing overflow parking for special events. The Rambler will service the Center.

Group discussion addressed the need for road improvements and safer access, filling the gaps in the W. Valley Forge Road sidewalk, and installing trails.

Members were prepared to make a motion. Mr. McKee made a motion that the Planning Commission recommends the approval of the Community Center and commended the input from engineers, architects, other professionals and the community for what looks like a tremendous plan. He extended kudos for the stormwater management where none existed; for the landscaping plan's natural elements, and for the parking design, and would encourage the access on the trail routes ASAP. Mr. Garzillo enthusiastically seconded it and a 3-0 vote, in favor, carried.

Workshop: King of Prussia Mixed Use District

An ordinance creating a new district (KOP MXD), providing uses, dimensional criteria and design guidelines.

Present: Peter Simone, RLA, FASLA, President, Simone Collins Landscape Architects
119 E. Lafayette Street, Norristown, PA 19401
Eric Goldstein, Executive Director, King of Prussia Business Improvement District.

Mr. Simone presented yield study results pertaining to residential density in a Mixed Use District. Group discussion addressed sustainable design incentives within the Business District.

Mr. Goldstein noted the BID's interest in doing a feasibility study to re-introduce a 100,000 - 125,000 SF corporate meetings or events facility with a restaurant/entertainment component back into the area.

There being no additional business, the meeting adjourned at 9:15 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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UPPER MERION TOWNSHIP PLANNING COMMISSION

MARCH 26, 2014

TO: UPPER MERION TOWNSHIP BOARD OF SUPERVISORS

FM: UPPER MERION TOWNSHIP PLANNING COMMISSION

**REF: UPPER MERION TOWNSHIP COMMUNITY RECREATION CENTER
DP 2014-03
431 W. VALLEY FORGE ROAD
R-2, ±17 acres**

PRESENT: Chairperson Camp; Vice-Chair Garzillo; Secretary McKee; Liaison to the Board of Supervisors Jenaway; Township Planner Loeper; Associate Planner Greenly and Recording Secretary Hedlund.

ABSENT: Member Elgart.

The members of the Commission reviewed the above referenced plan.

Mr. McKee made a motion that the Planning Commission recommends the approval of the Community Center and commended the input from engineers, architects, other professionals and the community for what looks like a tremendous plan. He extended kudos for the stormwater management where none existed; for the landscaping plan's natural elements, and for the parking design and would encourage the access on the trail routes ASAP. Mr. Garzillo enthusiastically seconded it and a 3-0 vote, in favor, carried.

I do believe the opinions expressed herein, do properly define the position of the Commission.

Sincerely yours,

MARK MCKEE, SECRETARY

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