

UPPER MERION TOWNSHIP PLANNING COMMISSION
JUNE 26, 2013

The Upper Merion Township Planning Commission met for their regularly-scheduled meeting on June 26, 2013 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

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

ABSENT: Thomas Sincavage, III.

Meeting Minutes: June 12, 2013

Mr. Garzillo motioned for the Minutes' approval. Mr. McKee seconded. Mr. Elgart, who did not attend the June 12 meeting, abstained. A 3-0 vote, in favor, carried.

Plan:

Simon Properties

DP 2013-05

King of Prussia Mall

Construction of building to connect the Plaza and Court containing retail, restaurants and common areas. (183,937 SF)
SC-Shopping Center, 127 acres

Present:

William G. Jackson, Vice President, Development, SIMON Property Group, Inc.
King of Prussia, PA.

Denise R. Yarnoff, Esq., Riley Riper Hollin & Colagreco, Exton, PA.

Michael F. Hartman, Senior Civil Engineer, SIMON Property Group, Inc.

Robert C. Hart, SCSM, Mall Manager, SIMON Property Group, Inc.

Keith J. Marshall, PE, Project Manager, Nave Newell, King of Prussia, PA.

Using a three-dimensional site model and a PowerPoint presentation the applicant provided visuals of the proposed physical building connection between the Court and the Plaza.

The "Connector," as it is called at this time, will begin behind the second level of the Neiman Marcus store, cross parking lot service areas, Mall Boulevard and modified parking lots en route to a new, third-level corner in back of Macy's, where it will come to rest on a curve between Macy's and Bloomingdales.

Macy's would gain a new corner entrance. Within this entrance, elevator and escalator services provide access to Bloomingdales' additional second-level entrance and to retail stores and restaurants at grade-level.

Mall Boulevard would be kept open during construction, with traffic reduced to one or two lanes during night work, beginning in March / April of 2014. Construction is expected to take less than two years and a grand opening is anticipated in November of 2015.

The applicant has submitted the preliminary version of its final land development plans for the Connector-portion of the project and is awaiting review letters.

The applicant has asked for a reduction in the Mall's current parking ratio. Mr. Loeper noted that the parking ratio for shopping centers was recently lowered from 5 to 4. An independent study of eight of the ten largest national, suburban-based shopping centers indicated an average parking ratio of 4.25.

Members requested the applicant to:

- Move two SEPTA bus stops on Mall Boulevard to a safer, sheltered location.
- Install charging stations.
- Install bicycle parking.
- Make use of technology that assists motorists in identifying available parking spaces.

The applicant expressed an interest in:

- Utilizing counters to indicate that a parking level is full.
- Upgrading the "way-finding" signs for pedestrians and motorists.

The Commission also suggested that design features of the new building be considered to improve the overall appearance of the Mall.

Members commented that the plan would improve traffic circulation at the Mall and thanked the applicant for his helpful presentation.

Additional Business:

Jaquelin Camp reported back to the Planning Commission on the meeting of representatives of all of the citizen boards and commissions.

Mr. Loeper reported on a program initiated by the County. Turnpike communities will be invited to participate in a year-long study that focuses on what adjustments should be made to the Turnpike's interchanges. The program could help revitalize thousands of acres of industrial properties in Montgomery County that were created as a direct result of the construction of the Turnpike.

There being no additional business, the meeting adjourned at 8:35 p.m.

Sincerely yours,

MARK MCKEE, SECRETARY

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