

**UPPER MERION TOWNSHIP PLANNING COMMISSION
FEBRUARY 13, 2013**

The Upper Merion Township Planning Commission met for their regularly scheduled meeting on February 13, 2013 at 7:00 p.m. in the Township Building, 175 W. Valley Forge Rd., King of Prussia, PA.

PRESENT: Jaquelin Camp, 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: Steve Elgart, Vice-Chairperson; Thomas Sincavage, III.

Staff and members welcomed a new member, Mr. Jonathan Garzillo, to the Planning Commission.

Meeting Minutes: January 23, 2013

Mr. McKee provided a minor change and motioned for the Minutes' approval. Ms. Camp seconded. A 2-0 vote, in favor, carried.

Plans – First Review:

**The Village at Valley Forge
The Children's Hospital of Philadelphia
DP 2013-01
401 North Gulph Road
Construction of 134,161 SF (NLA) Specialty Care Center
9.13 Acres.**

Present: Dennis Maloomian, President, Realen, Berwyn, PA.
Joseph M. Kiernan, AIA, Director, Facilities Planning, Project Management and Real Estate, The Children's Hospital of Philadelphia, Philadelphia, PA.
Joseph S. Baran, PE, LEED AP BD+C, Bohler Engineering, Chalfont, PA.
Christopher D. Burkett, PE, RLA, LEED® AP, Gilmore & Associates, Kennett Square, PA.
Denise R. Yarnoff, Esq., Riley Riper Hollin & Colagreco, Exton, PA.
Michael P. Ertle, Associate Counsel, Amerigas, King of Prussia, PA.

Mr. Loeper presented an overview of the Realen Settlement Agreement which, originally signed in 2006 and most-recently amended in 2012, governs the decision process for land development approvals within the Village.

As per the Settlement Agreement, land development plans are to be presented before the Planning Commission. The applicant, Realen, has the ability to state why he believes the plan complies with the standards.

The Settlement Agreement has an extensive section on how the streets have to be worked out. In the event the Township and Realen disagree, the Courts would appoint an independent party to mediate the dispute.

The Master Plan sets forth the locations of entrances that may emanate from North Gulph, Guthrie and Swedesford Roads.

The Manual of Standards dictates design elements, sidewalks, paving, landscaping, and storm water management.

The Township Engineer is designated to review the Settlement Agreement, the Master Plan, and the Manual of Standards for compliance.

Phase I of the Master Plan includes Wegman's, Village Drive, Market Street and Cameron Way. At this time Realen is proposing CHOP's 134,000 sq. ft. Specialty Care Center, the extension of Village Drive west to Guthrie Road and the extension of Goddard Boulevard south from N. Gulph Road to Village Drive and Road "A" which CHOP will have the right to rename. The road will have sidewalks and Goddard Boulevard will have a 12 ft.-wide pedestrian and bike path.

Once the applicant obtains the appropriate documentation that the plan is in compliance it will go to the Board of Supervisors for approval.

From the applicant's and his representatives' presentation:

Mr. Maloomian thanked Mr. Loeper for his presentation. He noted that the Manual of Standards and Settlement Agreement represented a two-and-a-half year collaboration that followed a lengthy litigation.

An architectural rendering of the proposed building, with its three stories in the front and four in the back, was shown. Mr. Maloomian viewed the proposed plan as a great addition to the mixed use site and offered to have his representatives answer any questions.

Members' questions regarding pedestrian and vehicular access, the anticipated purpose for building's rear parking area, and the location / relocation of a sheltered bus stop were answered. The latter comes under PADOT's jurisdiction.

The applicant proposes to:

- Construct sidewalks on both sides of the Village. Sidewalks will be constructed wherever new roadways are constructed.
- A 12-foot wide, multi-use trail from S. Goddard to Village Drive.
- Make use of Belgian Block as an adaptive curbing material.
- Provide access from CHOP's building to Wegman's.

Future proposals include:

- Extending the multi-use trail to Swedesford Rd.
- Providing an internal shuttle on Village Drive. The applicant is working with the Business Improvement District (BID) to coordinate shuttle efforts.
- Construction of a small Police Department station and EMT / fire station.
- Installation of a bike trail.
- Construction of multi-residential or retail uses.

Michael Ertle, Associate Counsel representing UGI AmeriGas noted, for the record, that UGI AmeriGas is not opposed to the development but is opposed to any plan that will result in the relocation of the existing signal that serves their property. He stated that the signal is necessary for safe ingress and egress from UGI AmeriGas' parking lot. In response, Mr. Maloomian announced that the plan is moving forward without moving the traffic signal.

There being no additional business, the meeting adjourned at 8:12 p.m.

Respectfully Submitted,

MARK MCKEE, SECRETARY

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