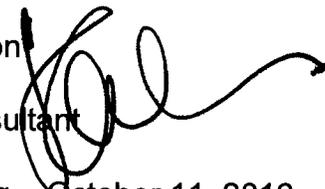


VIA E-MAIL

October 7, 2016

TO: Whitpain Township Planning Commission
FROM: E. Van Rieker, Township Planning Consultant
RE: Township Planning Commission Meeting – October 11, 2016



Regular Session - 7:30 P.M.

1. Approval of Minutes

2. Review of a Land Development Plan for AVE Blue Bell. This application involves the construction of an 87,000 square feet building at 1600 Union Meeting Road, which is located at the southeast corner of the intersection of Union Meeting Road and Jolly Road. Access to the site will be from Union Meeting Road and Jolly Road. The property is located entirely within the R-E Zoning District.

Comment:

- A. *You will remember that the R-E Research and Engineering District was amended in June of 2015 to provide for corporate rental suites when authorized by Conditional Use and subject to criteria established at Section 160-111.D.; and further regulated at Section 160-112.J which consists of specific development standards for corporate rental suite developments. For example, the overall density, unit mix, building coverage, minimum requirements for green space, area and bulk regulations, minimum requirements for amenity space, parking ratios, are all established in Sub-section J. For me, many of the planning and general layout considerations for this type of development were covered by these amendments.*
- B. *Please find listed below a Lighting Review, which should be considered in assessing the proposed Lighting and Illumination Plan:*

General Comments:

1. The site lighting plan has been provided with point by point calculations based on a Light Loss Factor (LLF) of .75 which include lumen depreciation and dirt factors.

Because the plan is based on an appropriate "light loss factor" (LLF=.75), technically the point by point calculations are NOT based on Initial Foot Candle (FC) levels (LLF of 1.0) as required by Zoning Section 160-220 G.(2)(c), a Zoning Variance may be required. Light levels proposed are compliant with IESNA requirements and consistent with Dark Sky recommendations for this use.

2. The Light Pole Base Detail should be revised to indicate the typical setback from curbed pavement edges and top of footing elevation relative to adjacent pavement. Light pole footings are shown nearly flush to grade with no protection from vehicles other than the location of the curb a taller footing may be more practical.

3. All proposed wall mounted fixtures are to be shown on the site lighting plan and included in site lighting calculations and schedules.

4. Voluntary compliance with ASHRAE/IES 90.1-2010 is encouraged. It is recommended that exterior lighting levels be reduced by 30% from midnight to 6am. Please note that the minimum requirement is ASHRAE/IES 90.1-2007 per current Pennsylvania Code requirements.

Lighting Notes:

1. Please revise note '18 A.' to require Township Review of all light fixture substitutions.

2. Please add the following note: "Post approval alterations to lighting plans or intended substitutions for approved lighting equipment shall be submitted to the Township for review and approval prior to installation."

3. Please add the following note: "The Township reserves the right to conduct post installation nighttime inspections to verify compliance with the commitments made on the approved lighting plan and, if appropriate, to require remedial action at no expense to the Township."

Light Source:

1. Pulse Start Metal Halide fixtures are proposed in compliance with Zoning Ordinance Section 160-220.C.(3). We would encourage a variance from this requirement to allow fixtures with LED light sources with a color temperature of 3,000K to 4,000K be considered equivalent to Metal Halide. Changing to LED light sources would significantly reduce maintenance and energy costs.

Lighting Uniformity:

1. A minimum maintained light level of 0.5 FC is to be provided on all paved surfaces to meet Enhanced Security requirements of IESNA RP-20-98. Light levels fall below the minimum required at the main drop-off area and pedestrian access areas.

Light Pole Foundation Detail:

1. Neither section within this detail correctly point to the #4 rebar ties. Please revise the detail accordingly.

It is requested that the applicant and/or their consultants review and address the comments listed above. In order to help expedite the review process of the resubmission of the plan, the Applicant should submit a response letter which addresses each of the above comments. Changes that have been made to the application that are unrelated to the review comments should also be identified in the response letter. Further comments may be forthcoming following our review of the revised drawings addressing the above comments. We trust that this lighting plan review letter responds to your request and satisfactorily addresses the lighting ordinance requirements that are apparent to us at this time.

C. Landscape Plan (LP-101)/Landscape Details (LP-501)

- *The Key on the Landscape Plan should be updated to provide symbols for existing woodland “to be preserved” in addition to the notation for existing trees to remain.*
- *Existing trees to remain should be provided with safety fencing and reference the detail at Detail #6 on Plan LP-501.*

D. Additional Zoning Exhibits:

- *In order to assist the Zoning and Code Enforcement Department in evaluating compliance with Section 160-108.B, which requires a minimum of 10% of any parking lot facility over 2,000 s.f. in gross area ...shall be devoted to landscaping inclusive of required trees, a separate plan identifying the 10% landscape area should be provided.*
- *Refuse areas – if external to the building – shall be designed to indicate compliance to Section 160-112.J(9).*
- *It may be premature, but if applicant has prepared a Sign Package, it is suggested that it be submitted to Township Zoning Office for review and evaluation. If relief is necessary, then an appeal to the Zoning Hearing Board could be initiated.*
- *Applicant is directed to Section 160-199.Reduction in length of parking spaces, which basically permits the length of parking spaces to be reduced to 17 feet in those instances where the perimeter 2 feet are preserved in relatively level pervious green area and a tire stop or curb is installed at the edge of the paved surface. Furthermore, when provided, the green area shall be credited toward the minimum green areas required in Section 160-214.Green Area Regulations. It looks like approximately 37 parking spaces could qualify for this reduction.*

3. Review current zoning hearing board applications.

1. #2086-16, Kyle Boyd, Commercial Vehicle

Comment: This is another fact sensitive type of application. However, if the Zoning Hearing Board should consider a favorable decision on this appeal, then there are at least two important conditions to be considered:

- *The vehicle should not be parked in the street and if practicable, generally concealed from view from the immediate neighbors.*
- *No additional items associated with landscape contracting such as additional vehicles, trailers, off-road equipment such as mowers, or materials or inventory of any kind should be permitted at the residence.*

2. #2089-16, David & Heather Serrao, Side Yard
Comment: This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.

3. #2090-16, Albert Einstein Healthcare Network, Signage
Comment: This proposal consists of excellent graphics, which are well portioned to the areas of the proposed individual signs.
 - Numerous signs are proposed. Those dealing with directional or wayfinding assist the traveling public and have obvious informational and safety benefits.
 - The larger entrance identification sign (location one) proposed in addition to the site identification sign (location two), seem redundant when you consider the fact that there will also be a building identification sign proposed over the main entrance to the building.
 - Suggest we hear more regarding the need for both identification signs at location one and location two.

4. #2091-16, David & Karen Grossberg, Front Yard
Comment: This is a residential application and typically the Planning Commission remains neutral unless the proposal has a community-wide impact.

4. Review pertinent planning issues.

cc: Jim Blanch Bradley Tate Jennifer Gallagher
 Greg Monte Ken Corti Nicole Godson
 Otis Hightower Penny Gerber William McManus
 Tory Meitner Richard Shorin
 Roman Pronczak Ted McLaughlin
 Bernadette A. Kearney, Attorney for AEHN (ZHB #2090-16)
 Nate Burns (Langan Engineering) for AVE