

BOROUGH OF JENKINTOWN

SUBDIVISION/LAND DEVELOPMENT APPLICATION

Date Submitted 05/03/2022

Name of Development 821 HOMESTEAD RD

Address/Location 821 HOMESTEAD RD, JENKINTOWN, PA, 19046

Name, Address & Phone No. of:

Applicant MIDGARD PROPERTIES LP

Land Owner MIDGARD PROPERTIES LP

Equitable Land Owner _____

Title of Plan Submitted LAND DEVELOPMENT

Plan Type: Land Development ☒ Minor Land Development _____ Subdivision _____

Plan Status: Sketch _____ Preliminary _____ Final ☒

Plan Dated 05/03/2022

Name, Address & Phone No. of:

Engineer DAVID J PLANTE, RUGGIERO PLANTE LAND DESIGN LLC

Architect STEVEN KLINE, KLINE CROSS REGAN LLC

Attorney ALYSON FRITZGES, RILEY RIPPER HOLIN & COLAGRECO

Zoning District (s) NCR Block & Unit No. 10-00-01896-00-2

Tract Area in Acres 1.84 No. of Proposed Lots/Bldgs. 1

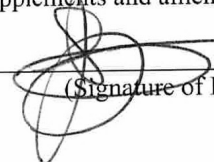
Give brief narrative of proposed use of land/buildings. Commercial applications include building square footage and specific uses; residential applications include number of lots and amount of dwelling unit types: FOR THE DEMOLITION OF ONE STONE RECTORY AND DETACHED GARAGE. FOR THE ERECTION OF ONE, 4-STORY, MIXED-USE BUILDING AND RECONFIGURATION OF EXISTING PARKING LOT AND DRIVEWAY.

Tenure: Sale 1 Rent _____ Condominium _____ Unknown _____

State any requirements of the Zoning Code and Subdivision and Land Development regulations that are not complied with and reason for noncompliance: _____

The undersigned hereby makes application for approval of plan type indicated above, under provisions of the Code of The Borough of Jenkintown, Chapter 160, and any supplements and amendments thereto.

Matthew R Tyaden
(Signature of Applicant)


(Signature of Land Owner)

OVER

Application is complete and accepted by _____ Date _____
FEE _____ Receipt # _____

Twenty (20) copies of the Plan must be submitted with this application. Additional copies may be needed if major revisions are required. Plan size should be no larger than 24" x 36".

NOTE: FAILURE TO FULLY COMPLETE THE APPLICATION COULD BE CAUSE FOR ITS REJECTION.

STORMWATER MANAGEMENT

154 Attachment 2

Borough of Jenkintown

Appendix B-1 Sample Drainage Plan Application; Fees and Escrow

Application is hereby made for review of the Stormwater Management Plan and related data as submitted herewith in accordance with the Jenkintown Borough Stormwater Management Ordinance.

X Final Plan _____ Preliminary Plan _____ Sketch Plan _____ Other _____

Date of Submission 05/03/2022 Submission No. _____

1. Name of subdivision or development 821 Homestead Rd

2. Name of applicant Midgard Properties LP Telephone No. (215) 222-6798

(If corporation, list the corporation's name and the names of two officers of the corporation.)

Officer 1
Officer 2

Address P.O. Box 2211, Jenkintown, PA
Zip 19046

Applicant's interest in subdivision or development _____
(if other than property owner, give owner's name and address)

3. Name of property owner Jeff Lustig Telephone No. (215) 222-6798

Address P.O. Box 2211, Jenkintown, PA
Zip 19046

4. Name of engineer or surveyor Ruggiero Plante Land Design LLC Telephone No. (215) 508-3900

Address 5900 Ridge Ave, Philadelphia, PA
Zip 19128

5. Type of subdivision or development proposed:

<input type="checkbox"/> Single-family Lots	<input type="checkbox"/> Townhouses	<input type="checkbox"/> Commercial (Multi-lot)
<input type="checkbox"/> Two-family Lots	<input type="checkbox"/> Garden Apartments	<input type="checkbox"/> Commercial (One Lot)
<input type="checkbox"/> Multi-family Lots	<input type="checkbox"/> Mobile Home Park	<input type="checkbox"/> Industrial (Multi-lot)
<input type="checkbox"/> Cluster Type Lots	<input type="checkbox"/> Campground	<input type="checkbox"/> Industrial (One Lot)
<input type="checkbox"/> Planned Residential Development	<input checked="" type="checkbox"/> Other (<u>Mixed-Use</u>)	

6. Linear feet of new road proposed N/A L.F.

7. Area of lot 1.84 Acres

JENKINTOWN CODE

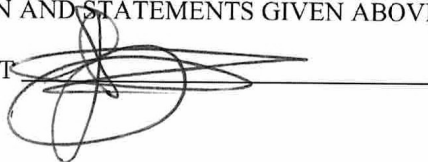
8. Area of proposed and existing impervious area on the entire tract.
- | | | | | | |
|----|----------------------|---------------|------|-------------|---------------|
| a. | Existing | <u>40,980</u> | S.F. | <u>51.1</u> | % of property |
| b. | Existing (to remain) | <u>15,360</u> | S.F. | <u>19.2</u> | % of property |
| c. | Proposed | <u>38,985</u> | S.F. | <u>48.6</u> | % of property |
9. Stormwater
- a. Does the peak rate of runoff from proposed conditions exceed that flow which occurred for existing conditions for the designated design storm(s)? No
- b. Design storm utilized (on-site conveyance systems) (24 hr.) PFA of US, Atlas 14, Volume 2, V3.0
- c. Do the submission and/or district meet the criteria for the applicable management district?
Yes
- d. Subarea of the Tookany/Tacony-Frankford Watershed Stormwater Management Plan from Ordinance Appendix A _____
- e. Type of proposed runoff control Subsurface Infiltration Basin
- f. Do the proposed stormwater control criteria meet the requirements/guidelines of the Stormwater Ordinance? Yes
- If not, what variances/waivers are requested? _____
- _____
- Reasons _____
- g. Does the plan meet the requirements of Article III of the Stormwater Ordinance (see Article XI of Chapter 154)? Yes
- If not, what variances/waivers are requested? _____
- Reasons why _____
- _____
- h. Was TR-55, June 1986, utilized in determining the time of concentration? Yes
- _____
- i. What hydrologic method was used in the stormwater computations? TR-55
- _____
- j. Is a hydraulic routing through the stormwater control structure submitted? Yes, see stormwater report.
- _____
- k. Is a construction schedule or staging attached? Yes, please see E&S Details

STORMWATER MANAGEMENT

- l. Is a recommended maintenance program attached? Yes, see stormwater report
10. Erosion and Sediment Pollution Control (E&S):
- a. Has the stormwater management and E&S plan, supporting documentation, and narrative been submitted to the Montgomery County Conservation District? Yes
(required if 5,000 sq. ft. or greater of earth disturbance or required by other DEP permits)
- b. Total area of earth disturbance 57,900 S.F.
11. Wetlands
- a. Are wetlands present on the property? No
- b. How was the presence or absence of wetland determined? N/A
- c. If present, were they verified by a state or federal permitting authority and surveyed?
(submit supporting documentation)
- d. Total acreage of wetland within the property N/A
- e. Total acreage of wetland disturbed N/A
12. Filing
- a. Has the required fee and escrow been submitted? Included with 03/29/22 resubmission
Amount _____
- d. Has the proposed schedule of construction inspection to be performed by the applicant's engineer been submitted? TBD
- e. Name of individual who will be making the inspections TBD
- f. General comments about stormwater management at the development _____

THE UNDERSIGNED HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE INFORMATION AND STATEMENTS GIVEN ABOVE ARE TRUE AND CORRECT.

SIGNATURE OF APPLICANT



Borough of Jenkintown Municipality official submission receipt:

Fee/Escrow _____ date fees paid _____ received by _____

Official submission receipt date _____

Received by _____

Municipality

STORMWATER MANAGEMENT

Fee Schedule

STORMWATER MANAGEMENT PLAN REVIEW/INSPECTION FEE AND ESCROW

FEE: \$100

ESCROW: \$1,500

The above fee and escrow is to be paid in advance for applications not involving Subdivision or Land Development. If the fee and escrow collected is insufficient to cover the reasonable and necessary cost of the municipality to review the Stormwater Management Plan and perform the necessary inspections, Jenkintown Borough shall send the applicant an invoice for additional charges. No final permit or approvals shall be given until all fees and/or escrows are paid. The balance of the escrow (if any) shall be refunded to the applicant.



January 12, 2022

Jeff Lustig
Midgard Properties
Jenkintown, PA

Re: Water Availability
436 York Rd
Jenkintown Boro, Montgomery County

In response to your request, this letter will serve as confirmation that the above referenced property is situated within Aqua Pennsylvania Inc. service territory.

Domestic and fire water service is available to this property and will be provided in accordance with Aqua Pennsylvania, Inc. Rules and Regulations. For further details, visit www.aquaamerica.com.

With regard to our capacity for domestic and fire service for this area, flow data information can be obtained upon written request to Lisa Thomas of our Control Center at LATHOMAS@AQUAAMERICA.COM. Include the address with town or township and the nearest intersecting street.

Should you have any further questions or need to request an application for service, contact me at (610) 541-4160 or dlciotti@aquaamerica.com.

Regards,

Deanna L. Ciotti
Special Services Coordinator-New Business Applications
Aqua Pennsylvania, Inc
700 W Sproul Rd
Springfield, PA 19064
O: 610.541.4160

Applicant Request for County Review

This request should be filled out by the applicant and submitted to the municipality where the application is being filed along with digital copies of all plan sets/information. Municipal staff will electronically file the application with the county, and a notice for the prompt payment of any fees will be emailed to the Applicant's Representative.



Date:	Applicant's Representative:
Municipality:	Address:
Proposal Name:	City/State/Zip:
Applicant Name:	Business Phone (required):
Address:	Business Email (required):
City/State/Zip:	
Phone:	
Email:	

Type of Review Requested:

(Check All Appropriate Boxes)

- ☐ Land Development Plan
- ☐ Subdivision Plan
- ☐ Residential Lot Line Change
- ☐ Nonresidential Lot Line Change
- ☐ Zoning Ordinance Amendment
- ☐ Zoning Map Amendment
- ☐ Subdivision Ordinance Amendment
- ☐ Curative Amendment
- ☐ Comprehensive / Other Plan
- ☐ Conditional Use
- ☐ Special Review*

* (Not included in any other category - includes parking lot or structures that are not associated with new building square footage)

Type of Plan:

Tentative (Sketch)
Preliminary / Final

Type of Submission:

- ☐ New Proposal
- ☐ Resubmission*

* A proposal is NOT a resubmission if A) The proposed land use changes, or B) The amount of residential units or square footage proposed changes more than 40%, or C) The previous submission was over 5 years ago.

Zoning:

Existing District:
Special Exception Granted Yes No
Variance Granted Yes No For

Plan Information:

Tax Parcel Number(s)

Location

Nearest Cross Street

Total Tract Area

Total Tract Area Impacted By Development

(If the development is a building expansion, or additional building on existing development, or only impacts a portion of the tract, please provide a rough estimate of the land impacted, including associated yards, drives, and facilities.)

Land Use(s)	Number of New		Senior Housing		Open Space Acres*	Nonresidential New Square Feet
	Lots	Units	Yes	No		
Single-Family						
Townhouses/Twins						
Apartments						
Commercial						
Industrial						
Office						
Institutional						
Other						

*Only indicate Open Space if it will be on a separate lot or deed restricted with an easement shown on the plan.

Additional Information:

RESET

Effective 5/1/18



Ruggiero Plante Land Design, LLC

5900 Ridge Ave Philadelphia, PA 19128

phone 215.508.3900 fax 215.508.3800

May 3rd, 2022

Borough of Jenkintown
700 Summit Ave,
Jenkintown PA, 19046
(215) 885-0700

Re: Land Development Resubmission #2
821 Homestead Rd
Jenkintown, PA 19046
Borough of Jenkintown: JENKB 13036
Montgomery County Planning Commission: #21-0329-001

Mr. Locke, Mr. Hassan, & Ms. Bice

This cover letter along with all attached documents will act as Ruggiero Plante Land Design's formal Land Development resubmission for the 821 Homestead Road property.

Please review the below enclosures of this submission. The following have been attached to assist in your review:

- One (1) copy of the Subdivision/Land Development Application for Borough of Jenkintown, dated May 3rd, 2022
- One (1) copy of Stormwater Plan Application for Borough of Jenkintown, dated May 3rd, 2022
- One (1) copy of Drainage Plan Checklist for Borough of Jenkintown, dated May 3rd, 2022
- One (1) copy of the Montgomery County Planning Commission (MCPC) Applicant Request for County Review Resubmission Application, dated May 3rd, 2022
- Twenty (20) copies of the Land Development Plan Set as prepared by Ruggiero Plante Land Design LLC, original submission date November 12th, 2021; revised May 3rd, 2022
- Two (2) copies of the PCSWM Report & E&S Control Narrative, original submission date November 12th, 2021; revised May 3rd, 2022
- One (1) copy of the Blanket Stormwater Easement and Legal Description, original submission date March 29th, 2022; revised May 2nd, 2022
- Two (2) copies of the PECO Determination Letter, dated May 2nd, 2022
- Two (2) copies of the Will Serve Letter from AQUA, dated January 12th, 2022
- One (1) copy of the Infiltration Testing Report, dated September 27th, 2021

Please find our response to the Preliminary Land Development comments from the Borough Engineer and MCPC within the following pages.

Ruggiero Plante Land Design, LLC

The zoning / general zoning comments issued within the review letter from Pennoni on *April 14th, 2022*, for the Preliminary Land Development submission are addressed below:

Zoning Comments:

8. Per Section §181-51.D, all exterior lighting shall be designed to prevent glare onto adjacent properties. Pedestrian pathways need to be clearly marked and well-lit. Lighting should be sufficient for security and identification without allowing light to trespass onto adjacent sites. The height of fixtures shall be a maximum of 20 feet for parking lots and 14 feet for pedestrian walkways and shall comply with the Borough's Revitalization Master Plan, where applicable. The plans shall provide a detail for the pedestrian pathways that is no more than 14 feet in height. The light pole and fixture detail indicates a height of 15 feet from finished grade. The lighting plan show encroachment of light onto the adjacent properties. It is recommended that point-by-point analysis be performed to show illuminance levels not to exceed 0.0 footcandles at the property lines and to provide max/min ratios of the walkways, parking areas and drive aisles in accordance with the latest IESNA standards.

(03/03/2022) The Lighting Plan has been revised to show a point-by-point analysis of the proposed parking lot, driveway aisle, and pedestrian walkway lights. In addition, the light pole has been revised to show a maximum height of 12 feet. The light fixture detail has also been included on the Site Details Sheet.

Borough (04/14/2022) The Lighting Plan (Sheet 8) shows illuminance levels greater than 0.0 footcandles along the northern and eastern property lines. Please make the appropriate changes to the proposed lighting along these property lines to ensure that the illumination levels does not exceed 0.0 footcandles. The Applicant can modify this design without having to request a variance.

(05/03/2022) The Lighting fixtures have been adjusted so that illuminance does not encroach onto the adjacent property along the northern and eastern property lines. Please see Lighting Plan for additional information.

10. Architectural Renderings of the proposed mixed-use building which have been submitted for review shall provide additional information to confirm compliance with the following sections:

- a. Per Section §181-51.F.(1), screening of wall mounted equipment
- b. Per Section §181-51.F.(2), screening of roof mounted equipment
- c. Per Section §181-54.B.(2)(d), Primary building entrances shall be accentuated.
- d. Per Section §181-54.B.(3)(a), Wall and windows
- e. Per Section §181-54.B.(3)(b), Transparency
- f. Per Section §181-54.B.(4), Roofs
- g. Per Section §181-54.B.(5), Building character
- h. Per Section §181-54.B.(6), Architectural rhythm
- i. Per Section §181-54.B.(7), Massing
- j. Per Section §181-54.B.(8), Functional articulation
- k. Per Section §181-54.B.(9), Proportion

It appears that subsections d., e., i. and k. are in compliance and can be confirmed with additional details and calculations; however, it does not appear that the other subsections have been clearly articulated to comply on the architectural plans. Will need additional detail of the architectural rendering to confirm compliance with these sections above.

(03/03/2022) Please see revised architectural drawings for additional information regarding the above comment 10.

(Borough 04/14/2022)

e. Per Section §181-54.B.(3)(b), Transparency

The Architectural plans shall confirm that the ground-floor front facades of the building visible from the pedestrian view shall consist of a minimum of sixty (60) percent window area and a maximum of 75%, with views provided through these windows into the business and/or product display windows. We were not able to determine compliance with this requirement from the Architectural Plans provided. Please provide calculations to confirm this requirement is being met or make the appropriate revisions to the transparency of the building along the southern and eastern elevations.

(05/03/2022: Architects Response) We comply with this provision for the commercial area elevations - West Commercial Space elevation is 63% and the South Commercial Space elevation is 61%

f. Per Section §181-54.B.(4), Roofs

Roofs shall be in keeping with the character of adjacent buildings or shall have pitched roofs. Pitched roofs shall have a minimum slope of 4:12 and a maximum slope of 12:12. The Architectural Plans indicate that the roof proposed will be a flat roof. The existing buildings located within the site have pitched roofs and the building to the north on the adjacent site also has a pitched roof. The existing building across Homestead Ave to the south does not have a pitched roof. Considering the buildings within the site have pitched roofs and the building on the adjacent lot to the north has a pitched roof, the building shall be proposed with a pitched roof in order to comply with this requirement.

(05/03/2022: Architects Response) Per the Design Review Board and Khal's comments during the planning commission meeting and accepted by the Borough Council the building fits within the "character of the adjacent buildings".

g. Per Section §181-54.B.(5), Building character

(05/03/2022: Architects Response) Per the Design Review Board and Khal's comments during the planning commission meeting and accepted by the Borough Council the building fits within the "character of the adjacent buildings". The project has been reviewed by both the DRB and Borough Council. We will comply with the review requests.

11. Per Section §181-51.F.(3), the parking along the northern property line faces an existing residential use; therefore, the parking spaces shall be screened by a six (6) foot high wall/fence or plantings. The screening shall consist of hedges, mixed plantings and a wall or fence. We recommend that the plantings all be evergreen species and proposed be placed three (3) feet on center to create a hedge like screen.

(03/03/2022) A decorative 6-foot wooden fence is proposed along the eastern property line in addition to three deciduous trees. Ten (10) new evergreen arborvitaes were added along the fence line for additional screening from the residential property abutting the site per the comment above. Shade trees were also incorporated into the landscape buffer per the recommendation of the Shade Tree Commission. These are shown on the Site Plan and Landscape Plan for the development.

(Borough 04/14/2022) The Landscape Plan (Sheet 9) shall be revised to propose evergreen species three (3) feet on center to create a hedge like screen along the front of the parking spaces along the northern property line.

(05/03/2022) Additional evergreen species, three feet on center, have been added along the front of the parking spaces along the retaining wall.

12. Per Section §181-55, this project shall go thru a design review process with the Borough.

(03/03/2022) Understood, thank you.

(Borough 04/14/2022) The Borough shall make arrangements to have this project go thru the design review process with an emphasis on compliance of the proposed building in accordance with the architectural requirements in Comment #10.e., 10.f. and 10.g. as it pertains to transparency, roofs and building character respectively.

(05/03/2022: Architects Response) The Design Review Board (DRB), per their memo of April 22, 2022, "generally supported the project and recommend approval to Borough Council" with conditions. Those conditions we explored and presented to Borough Council. Borough Council approved the preliminary land development application providing their feedback on the revised building elevations developed as a result of the DRB's memo. Applicant will implement facade changes as interpreted from Borough Council's comments during the preliminary land development application approval. The project has been reviewed by both the DRB and Borough Council. We will comply with the review requests.

15. Per Section §181-52.A.(1), streetscape and green area standards shall relate to Jenkintown's streetscape design and be reviewed by Borough Council/Shade Tree Commission. The applicant shall install streetscape and green area standards consistent with existing projects within the Borough further down York Road and demonstrate that these standards are met through elevations and conceptual sketches.

(03/03/2022) Understood, thank you.

(Borough 04/14/2022) The plans have been revised to show streetscaping proposed along Old York Road which includes decorative streetscape paving patterns and decorative concrete. Details of the proposed streetscaping along Old York Road shall be incorporated into the proposed plan set for review and approval.

(05/03/2022) Details of the streetscape paving pattern and materials to be featured along Old York Road have been incorporated into the Site Details Plans.

17. Per Section §181-54.A.(1), sidewalk is required to be eight feet wide along all street frontage. The existing sidewalk along Homestead is six (6) feet wide; however, due to the condition of the sidewalk at various locations, we recommend that either the applicant replace certain blocks of the existing sidewalk determined by the Borough Engineer or replace the entire sidewalk along Homestead Road to provide a consistent appearance. If an eight (8) foot wide sidewalk were to be constructed to replace the existing six (6) foot wide sidewalk, there would be sections of sidewalk where existing vegetation would have to be removed; therefore, we recommend either replacing certain sidewalk blocks or replace the entire sidewalk but maintain the same width of six (6) feet.

(03/03/2022) Existing sidewalk blocks along Homestead Road are to be replaced per the determination of the Borough Engineer. An additional note 10 has been added on the Site Details on Sheet 12 of 14 under the General Construction Notes.

(Borough 04/14/2022) The Applicant is proposing to replace all the existing sidewalk along Homestead Road at the same width as existing; therefore, we have no further comments since the existing sidewalk width is an existing non-conforming width. The Applicant shall also propose to replace all existing curb at the same time the sidewalk is replaced along Homestead Road since the curb is in bad condition.

(05/03/2022) Additional notation was added to note 10 under the General Construction Notes to state curbing is to be replaced in concurrence with the sidewalk blocks that is determined by the Borough Engineer along Homestead Road.

General Zoning Comments:

25. Please show all building and parking setbacks on the Site Plan (Sheet 3 of 11) to confirm compliance with setback requirements.

(03/03/2022) Additional building and parking setback dimensions have been added to the Site Plan (Sheet 3 of 14).

(Borough 04/14/2022) The building and parking structures comply with the required setbacks; however, the Site Plan (Sheet 3) shall show the building and parking envelope for clarity.

(05/03/2022) The Site Plan now shows the building and parking setback envelope per the marked-up plan issued by Borough Engineer on 04/26/22.

Subdivision of Land Comments:

29. Per Section §167-2.B, requires that the land development plans shall be reviewed by the Shade Tree Commission. The Applicant shall obtain a review by the Shade Tree Commission and address any comments to the satisfaction of the Shade Tree Commission prior to final approval.

(03/03/2022) Additional shade tree species have been incorporated throughout the site per the recommendation from the Shade Tree Commission. Please see Landscape Plan for additional information.

(Borough 04/14/2022) The Applicant shall obtain a written recommendation from the Shade Tree Commission for our files.

(05/03/2022) The written recommendation letter from the Shade Tree commission was requested on 04/19/2022. We have yet to receive a response.

31. Per Section §160-10.A., wherever practicable, right-of-way lines shall intersect at right angles and shall be rounded by a tangential arc having a minimum radius of 20 feet. The right-of-way line shall be shown to have a 20-foot radius at the intersection of Homestead Road and Old York Road.

(03/03/2022) A 20-ft radius at the intersection of Homestead Rd and Old York Rd is now shown on the Site Plan. Please see the plan for further information.

(Borough 04/14/2022) The right-of-way radius will need to be revised to be rounded at the intersection of the Old York Road legal right-of-way line and the ultimate right-of-way line for Homestead Road.

(05/03/2022) The right-of-way radius has been revised to be rounded at the intersection of the Old York Road legal right-of-way line and the ultimate right-of-way line for Homestead Road. Please see Site Plan for additional information.

32. Per §160.11.A., the Applicant shall provide the sight distances at all applicable driveways for review and approval.

(03/29/2022) The site distances are now shown on the turning plan for all applicable driveways.

(Borough 04/14/2022) Sight distances have been shown on the Turning Plan however they are not shown correctly. The driver must be considered to be positioned 10' from the near edge of the travel lane at an eye height of 3'-6" above the pavement surface. The point sighted by the exiting driver shall be 3' 6" above the pavement surface located in the center of the closest highway travel lane designated for use by approaching traffic. Minimum stopping sight distance for each approach should comply with PA Code Title 67 § 441.8.(h).(2).(iv). After construction, the site distance should be re-evaluated, and parking restricted if required to maintain clear site lines.

Ruggiero Plante Land Design, LLC

(05/03/2022) The site distance template and calculations have been revised to comply with PennDOT PUB 282 PA Code Title 67 § 441.8.(h).(2).(iv). Please see turning plans for additional information.

34. Per Section §160-16, sidewalks shall have a minimum width of four feet, and the grade shall be continuous across driveways. Driveway aprons shall be constructed of the same materials as required for sidewalks. Sidewalk paving shall be four inches thick, except in driveways, where it shall be at least six inches thick. The sidewalk along Homestead Road shall be designed to be continuous across the driveways and shall be designed to include ADA accessibility with detectable warning surfaces.

(03/03/2022) The sidewalk along Homestead Road has been designed to be continuous across the proposed concrete driveway curb-cuts and includes ADA accessibility with detectable warning strips. This is shown on the Site Plan.

(Borough 04/14/2022) The Concrete Driveway Detail on Sheet 13 shall be revised to indicate the sidewalk having a thickness of six (6) inches within the driveway with welded wire fabric.

(05/03/2022) The Concrete Driveway Detail on the Site Details sheet has been revised to indicate the sidewalk having a thickness of 6 inches within the sidewalk with welded wire fabric.

35. Per Section §160-20, due consideration shall be given to the preservation of natural features, including large trees on the site. Some of the trees to be removed are larger (in excess of 40-inches caliper) and may require approval by the Shade Tree Commission.

(03/29/2022) Additional shade tree species have been incorporated throughout the site per the recommendation from the Shade Tree Commission. Please see Landscape Plan for additional information.

(Borough 04/14/2022) It appears that the Applicant has taken down more trees than what was called out to be removed on the Demolition Plan (Sheet 2). The Applicant shall confirm what trees have been removed and update the Demolition Plan accordingly.

(05/03/2022) The Demolition Plan accurately reflects the existing trees that have been removed on-site in addition to the trees that intend to be removed in the future during construction.

36. Per Section §160-22, fire Hydrants shall be installed at the expense of the developer in such locations as shall be prescribed by the Fire Marshall. We defer to the Fire Marshal on any comments relating to fire hydrants that may be required to be proposed as part of this project.

(03/03/2022) The Fire Marshall confirmed through email correspondence that on-site fire hydrants are not required as a part of the development.

(Borough 04/14/2022) The Applicant shall obtain written approval from the Fire Marshal and submit for our files.

(05/03/2022) Written Approval from the Fire Marshall is pending. Fire Marshall confirmed letter of approval issued to Borough Manager on 05/02/2022

Stormwater Management Comments:

40. Per §154-14.B.(4), §154-17.A. and 154-43.B.(2)(v-w), please include the following statements on a Post Construction Stormwater Management Plan:

- a. A statement, signed by the landowner, acknowledging that the stormwater BMPs are fixtures that can be altered or removed only after approval by the Borough.

(03/29/2022) The above comment is now featured on the Post-Construction Stormwater Management Plan.

- b. A statement, signed by the applicant, acknowledging that any revision to the approved drainage plan must be approved by the Borough, and that a revised erosion and sediment control plan must be submitted to the Borough or conservation district for approval.

(03/29/2022) The above comment is now featured on the Post-Construction Stormwater Management Plan.

- c. The following signature block for the design engineer: "I, (Design Engineer), on this date (date of signature), hereby certify that the drainage plan meets all design standards and criteria of the Tookany/Tacony-Frankford Watershed Act 167 Stormwater Management Ordinance."

(03/29/2022) The above comment is now featured on the Post-Construction Stormwater Management Plan.

(Borough 04/14/2022) A Post Construction Stormwater Management Plan shall be included within the plan set in accordance with Article IV Stormwater BMP Operations and Maintenance Plan Requirements. The Applicant's engineer has acknowledged this will be provided in the next plan submission.

(05/03/2022) A Post Construction Stormwater Management Plan (PCSWM) is included within the plan set in accordance with Article IV Stormwater BMP Operations and Maintenance Plan Requirements.

42. Per §154-18.B, the Applicant shall provide a stormwater easement for all onsite stormwater facilities, or the Applicant may provide a blanket easement over the site. The stormwater easement(s) shall be described and accompanied by an exhibit legibly printed on an 8.5"x11" sheet.

(03/29/2022) A blanket stormwater easement over the entire the site for all on site stormwater facilities is provided with a legal description with the resubmission documents.

(Borough 04/14/2022) The Applicant is proposing to provide a stormwater blanket easement in favor of the Borough of Jenkintown for all onsite stormwater facilities and piping. A description and exhibit have been provided for review and approval. A review has been completed by our office and comments will be forwarded to the Applicant's Engineer for revisions.

(05/03/2022) The Blanket Stormwater Easement description has been revised accordingly per the Borough Engineer's comment.

General Stormwater Management Comments:

49. All profiles on the Profiles Plan (Sheet 5) shall dimension all vertical distances between the stormwater piping and the sewer, gas and water lines. A minimum of eighteen (18) inches of vertical separation is required. If this separation distance cannot be provided, a concrete collar shall be proposed around the cross pipes a distance of five (5) feet on either side of the storm pipe. A detail of the concrete collar shall be provided if required for review and approval.

(03/29/2022) The Sections Plan Sheet 6 of 14 has been revised to dimension all vertical distances between the stormwater piping and existing gas, and water lines.

(Borough 04/14/2022) The Section Plan shall be updated to include the following additional profiles:

- Inlet #1 to Inlet #2
- Outlet Structure to Basin
- MH#4 to Basin

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- MH#3 to Basin
- MH#2 to Basin
- Maintenance Access Riser #1 to Basin
- Inlet #3 to Basin
- Manhole #3 to Yard Drain #1
- Manhole #3 to Yard Drain #2

(05/03/2022) An additional profile plan sheet was added to the plan set depicting the above pipe profiles.

General Comments:

53. Provide a statement on the Site Plan (Sheet 3) indicating that conditional use has been granted and list all conditions from the Conditional Use opinion and order. Also, list any waivers to be requested. Any waivers to be requested shall be submitted in writing to the Borough Manager.

(03/03/2022) The conditional use items granted are now listed verbatim on the Site Plan in addition to the note about the waivers.

(Borough 04/14/2022) Please revise the statement on the Site Plan (Sheet 3) indicating the granting of the conditional use. The statement shall indicate the following:

"Approval under 181-49.B.(1) to permit a 26-unit apartment building with no three-bedroom units with ground level commercial space as reflected in the hearing testimony and exhibits is hereby GRANTED with the following conditions:"

(05/03/2022) The statement on the Site Plan has been revised to reflect the comment above.

57. The demolition plan shall include the removal of all curbs within the site and include within the legend.

(03/03/2022) The demolition plan has been revised to show all existing curbs to be removed and has been included within the legend.

(Borough 04/14/2022) The Demolition Plan (Sheet 2) shall be updated to include the removal of the curb along Homestead Road along the frontage due to the condition of the existing curb.

(05/03/2022) The Demolition Plan (Sheet 2) has been updated to include the removal of the curbing along Homestead Road.

62. Provide truck turn templates (fire truck and largest anticipated truck for unloading/loading) that demonstrate safe and efficient access and internal circulation of the largest vehicle proposed to use the site including emergency vehicles. This vehicle should be able to turn around within the site. At no time should the site design vehicle need to back into the street or encroach into an opposing travel lane. The templates must illustrate all entering and exiting movements in all directions at all access points. We recommend the Applicant coordinate with the Fire Marshal in regard to the ingress/egress of a fire truck to this site and minimum widths of the ingress/egress driveways.

(03/29/2022) A turning plan is included with the revised submission plans showing the proposed travel path of a fire truck and passenger vehicle ingress/egressing from the site in addition to its movements through the site.

(Borough 04/14/2022) The applicant has provided turning templates for a Fire Truck and a Passenger Vehicle. We have the following additional comments on the turning templates provided:

- A SU-30 should also be considered for deliveries, moving, etc. A SU-30 has a wider wheelbase than the fire truck used in the analysis.
- The exiting driveway geometry is not sufficient for a Fire Truck and needs to be revised.
- Passenger vehicle internal circulation has not been shown and should be added to the plan.

(05/03/2022) The exiting driveway geometry has been revised (radius of curve increased) to provide additional room for egress of larger vehicles. In addition, the SU-30 vehicle turning template has been added to the Turning Plan. An additional sheet was added to the plan set showing pedestrian vehicle movements through the site as well as ingress and egress for review.

60. The Lighting Plan (Sheet 7 of 11) shall provide max/min ratios for the parking lot areas and walkways. The max/min ratios shall be in compliance with the latest IESNA standards. A note shall be provided on the Lighting Plan indicating all fixtures to be pointed straight down, provide full-cut off criteria and to be shielded if necessary. The Applicant shall revise the lighting to provide 0.0 footcandles at the property line. We recommend that the lighting manufacturer provide a point-by-point analysis of the lighting and show ten {10 feet beyond the property line. This will be required to determine the max/min ratios. Cut Sheets of the lighting shall be shown on the plans showing the specifications of the proposed lighting.

(03/03/2022) A note has been added to the Lighting Plan indicating all fixtures to be pointed straight down, provide full cutoff criteria, and to be shielded if necessary. Max/min ratios for the parking lot areas and walkways are also included on the lighting plan.

(Borough 04/14/2022) The Lighting Plan (Sheet 8) shows illuminance levels greater than 0.0 footcandles along the northern and eastern property lines. Please make the appropriate changes to the proposed lighting along these property lines to ensure that the illumination levels do not exceed 0.0 footcandles.

(05/03/2022) The Lighting fixtures have been adjusted so that illuminance does not encroach onto the adjacent property along the northern and eastern property lines. Please see Lighting Plan for additional information.

Sewer Comments:

61. The plans indicate that the proposed 4-story building lateral will connect to an existing lateral that is connected to a manhole located on York Road. The plans also indicate that there is a connection to the manhole on the south side of the manhole. Our plans indicate that this is a terminal manhole. The manhole is to be inspected to verify the existence of the south connection and to verify the invert elevation of the lateral connection.

(03/03/2022) Understood, the existing manhole on Old York Road is to be inspected to verify the existence of the south connection and to verify the invert elevation of the lateral connection.

(Borough 04/14/2022) The applicant has acknowledged that the manhole will be inspected to verify the piping and elevations.

62. The location and discharge points for the laterals from the Church and the Parish House located on Homestead Road are to be verified. There are no sewers on Homestead Road, only a terminal manhole at the intersection with Cottman Street.

(03/03/2022) It has been confirmed that the existing sewer laterals from the church and Parish discharge to the existing manhole on Old York Rd.

(Borough 04/14/2022) The applicant has indicated that the laterals from the Church and Parish House are connected to the existing manhole on [Old] York Road. However, the plans do not show how the existing laterals will tie into the new lateral from the new facilities. The location of the laterals and tie-in point for the existing lateral are to be shown on Sheet 5 of 14.

(05/03/2022) A note is featured on the Grading and Utility Plan stating that the existing sanitary laterals are to be located by contractor prior to construction and protected during construction.

63. A detail for the connection to the existing lateral is to be provided on the drawings.

(03/29/2022) A detail of the proposed connection to the existing sanitary manhole on Old York Road has been added to the Site Details sheet.

(Borough 04/14/2022) The applicant provided a detail on Sheet 14 of 14; however, we have the following comments:

- Since there is already a connection, the Applicant shall confirm if there is a need to core drill the manhole. If the new lateral is larger than the existing connection or if the existing connection is Terra Cotta Pipe, we recommend the manhole be core drilled and a new section of pipe be installed. The connection is to be made with a Link Seal fitting and the pipe outside the manhole be encased in concrete.
- If current pipe connection is 6-inch cast iron in good condition, the connection can be made with a Fernco 5000 RC series coupling.
- Please note: We indicated that the new lateral material be SDR 26 PVC, however, Ductile Iron Pipe, double cement lined would also be acceptable. Cast iron is no longer used for buried sanitary piping.

(05/03/2022) The above notation has been added to the Site Details 3 sheet. In addition, the proposed sanitary connection has been revised to call out 6" PVC on appropriate plan sheets.

64. The following note is to be added to the drawings: "All sewer piping shall be SDR26 PVC".

(03/03/2022) The above note has been added as noted 5 under the Utility Notes on the Grading & Utility Plan on Sheet 4 of 13.

(Borough 04/14/2022) The following note is to be added to the drawings: "All sewer piping shall be SDR26 PVC".

The applicant added a note to Sheet 5 of 14 indicating the above; however, the site plan calls out the lateral as a new 6-inch CIP. The note indicates SDR 26 PVC. Both are to be coordinated as SDR 26 PVC.

(05/03/2022) The proposed sanitary connection for the mixed-use building has been revised to call out 6" PVC on appropriate plan sheets.

65. Applicant is to provide proposed sewage flow calculations to the Borough for review. In addition, a Sewage Facilities Planning Module Application Mailer will need to be submitted to the PADEP.

(03/03/2022) The Act 537 sewage planning module application has been issued to the Borough and PADEP and is currently under review.

(Borough 04/14/2022) The Applicant has indicated that the Act 537 sewage planning module application has been issued to the Borough and PA-DEP and is currently under review.

(05/03/2022) That is correct, the Act 537 sewage planning module application is currently being processed by the Borough and PA-DEP.

Traffic Comments:

66. Coordinate with the Fire Marshall in regard to the ingress/egress of a fire truck to this site and the minimum widths of ingress/egress driveways.

(03/29/2022) The Fire Marshall has given input regarding the proposed fire truck ingress and egress through site.

(Borough 04/14/2022) The applicant has noted that the Fire Marshall has been contacted. We have the following additional comments:

1. Provide written documentation that the Fire Marshall has reviewed and approved.
2. Reference is made to follow-up responses provided in comment #60.

(05/03/2022) Written Approval from the Fire Marshall is pending. Fire Marshall confirmed letter of approval issued to Borough Manager on 05/02/2022

72. Provide a pedestrian crosswalk across Homestead Road at the Cottman Street intersection. Provide fluorescent green advance pedestrian signage.

(03/03/2022) A pedestrian crosswalk is now proposed at the Homestead Rd and Cottman St intersection.

(Borough 04/14/2022) The applicant has added one curb ramp and a crosswalk. We have the following additional comments related to the pedestrian crossing:

1. The pedestrian crosswalk should be shifted so a perpendicular crossing of Homestead Road is provided.

(05/03/2022) An existing ADA ramp is located at the receiving end of the proposed crosswalk and ramp on Homestead Road. The existing ramp is positioned in the middle of the curve of the sidewalk at the corner of Cottman and Homestead. The proposed ramp and crosswalk are positioned to promote a smoother transition of pedestrian traffic and limit the angle between the crosswalk and existing ramp per PennDOT standards.

2. A separate, receiving curb ramp is required on the southwest corner of the Homestead/Cottman intersection for this crossing.

(05/03/2022) An existing ADA ramp is located at the receiving end of the proposed crosswalk and ramp on Homestead Road.

3. Fluorescent green pedestrian signage should be added to the eastbound approach of Homestead Road.

(05/03/2022) Fluorescent green pedestrian signage is proposed for both approaches to the pedestrian crosswalk on Homestead Road. The note calling out the signage on the Site Plan has been revised to reflect this site feature.

4. Applicant should install a bump-out into the parking lane for the curb ramp along their frontage to physically restrict parking in the crosswalk and improve pedestrian visibility to oncoming traffic.

(05/03/2022) Alternate landscaped bump out design is proposed for the crosswalk and is shown on appropriate plan sheets.

73. Replace all non-compliant curb ramps and restripe existing crosswalks at Homestead and Old York Road, Homestead and Cottman, Homestead and Vernon.

(03/03/2022) An ADA ramp is proposed at the intersection of Old York Rd and Homestead Rd. An ADA ramp is also proposed at the intersection of Homestead Rd and Cottman. The cross walk and stop bars are to be restriped on Homestead Rd in front of the site. The Site Plan also calls for the restriping of the crosswalk at homestead Rd and Vernon Rd.

(Borough 04/14/2022) The applicant is proposing to upgrade the non-compliant curb ramp at [Old] York [Road] & Homestead [Road], install a new crosswalk & ramps at Homestead and Cottman (reference is made to comment #73), and re-stripe the crosswalks at Homestead and Vernon. The

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applicant has considered not proposing to replace the curb ramps at Homestead and Vernon since it is only a recommendation. This comment has been adequately addressed.
(05/03/2022) Understood, thank you.

(Borough 04/14/2022) We have not received the following review/documents:

- Sewer Approval letter
(05/03/2022) Will serve sewer letter pending based on Borough Manager and PA-DEP resolution.
- Will serve letter for sewer
(05/03/2022) Will serve sewer letter pending based on Borough Manager and PA-DEP resolution.
- Will Serve letter for water
(05/03/2022) Will serve letter for water issued by AQUA has been issued with the resubmission documents.
- Retaining Wall Calculations, Plans, Profiles and Details
(05/03/2022) Retaining wall detail information to be included with the resubmission documents
- Descriptions for all required easements/rights-of-way
(05/03/2022) The blanket stormwater easement has been revised per the 2nd round comments. Borough has yet to comment regarding additional right-of-way area. Once confirmed, legal descriptions will be prepared.
- BMP O&M Agreement
(05/03/2022) BMP Operations & Maintenance Agreement to be developed by attorney when appropriate.
- Financial Security Escrow
(05/03/2022) Financial security Escrow cost estimate has been finalized and is under review by attorney
- NPDES Permit
(05/03/2022) PA-DEP NPDES application submitted on 04/08/2022; awaiting NPDES application number and comments
- Fire Marshal Approval letter
(05/03/2022) Written Approval from the Fire Marshall is pending. Fire Marshall confirmed letter of approval issued to Borough Manager on 05/02/2022
- Shade Tree Commission Approval letter
(05/03/2022) Pending per revised Landscape Plan and input from Borough
- Planning Module or Exemption
(05/03/2022) In-progress based on Borough Manager and PA-DEP resolution.

Plan Mark-Up comments received 04/29/22:

- Turnoff all Landscaping on the Site Plan (Sheet 3)
(05/03/2022) The proposed landscaping has been turned-off on the Site Plan.
- The Borough Council certification references Board of Commissioners. Please to indicate Borough Council
(05/03/2022) The note on the Site Plan has been revised accordingly per the above comment.
- Provide sufficient space for a signature and seal for the Borough Engineer certification.
(05/03/2022) The box for the Borough Engineer's signature and seal has been increased on the Site Plan.

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- Call out Road names on the Landscape Plan (Sheet 9)
(05/03/2022) The road names are now shown on the Landscape Plan.
- Turn off the existing TC/BC elevations and spot elevations within the paved area on the Grading & utility Plan (Sheet 5)
(05/03/2022) The existing TC/BC elevations and spot elevations within the paved area on the Grading & Utility Plan have been turned-off per the above comment.
- Provide a Planning Commission certification
(05/03/2022) A signature box per MCPC standards is featured on the Record / Site Plan above the Borough Engineer's signature box.

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The comments issued within the review letter from **MCPC** on April 11th, 2022, for the Preliminary Land Development submission are addressed below:

Zoning Ordinance Comments:

- A. Commercial Space. Section 181-49.B.(1)(a) of the borough's zoning ordinance states that apartment buildings are required to have walk-in office or retail uses equal to "twenty percent of the first floor of the building located along the street frontage." A note on Sheet 3 of 13 states that a conditional use application has been approved; however, it is unclear how much first floor commercial space is proposed. According to a note labeled "Commercial Floor Area Requirement" on Sheet 3 of 13, the proposed building footprint is 8,158 square feet, and the ground floor commercial requirement is 1,632 square feet. However, the Parking Requirements table on Sheet 3 states that 1,351 square feet of office is being provided.
(05/03/2022) The Parking Requirements note on the Site Plan has been revised to reflect the correct commercial space area requirement.
- B. Pedestrian Access to Surface Parking. Section 181-51.C.(1)(b) of the borough's zoning ordinance requires that "safe provisions for pedestrian access to and through a parking lot" be provided. It is unclear how pedestrian access is proposed to be provided through the parking lot.
(05/03/2022) Concrete walkways are provided behind the renovated Church building and Homestead Hall in addition to the new mixed-use building which provides pedestrians access to the entrances of the buildings. In addition, lighting fixtures are supplied throughout the parking lot and new mixed-use building for nighttime circulation
- C. Sidewalks. Section 181-54.A.(1) states that "sidewalks are required along all street frontages, with a minimum width of eight feet." The applicant proposes to maintain the existing sidewalks along Homestead Road which appear to be approximately six-feet wide, or less, which is less than the minimum width requirement of eight feet.
(05/03/2022) The Borough Engineer is aware that the existing sidewalk width (+/- 6 feet) along Homestead Road is to be maintained. The applicant is to replace all curbing along Homestead Road, and any sidewalk blocks determined by the Borough Engineer.
- D. Maximum Parking. Section 181-73 of the borough's zoning ordinance states that "no more than 120% of the required minimum parking is permitted." According to the parking requirements chart on Sheet 3 of 13, 53 parking spaces are required and 66 parking spaces are proposed. Therefore, approximately 125% of the minimum parking is proposed, which is in excess of the 120% maximum permitted.
(05/03/2022) The parking space requirement was included within the conditional approval for the development of September 2021.

Street Scape Design:

Section 181-52.A.(1) of the borough's zoning ordinance states that "streetscape and green area standards shall relate to Jenkintown's streetscape design and be reviewed by Borough Council. The applicant shall install streetscape and green area standards consistent with existing projects within the Borough further down Old

York Road and demonstrate that these standards are met through elevations and conceptual sketches.”

We feel that the proposed redevelopment of a large portion of this property, which includes over 250 feet of frontage along Old York Road, presents an important opportunity to implement a continuation of the borough’s established streetscape improvements along Old York Road. An established pattern of streetscape improvements, including a hardscaped paver verge, street trees, pedestrian-scaled lighting, and ADA curb ramps, have been completed on the eastern side of Old York Road up to Homestead Road, as well as on the western side of Old York Road up to Cherry Street. We encourage the applicant to coordinate with the Borough and PennDOT to explore how a continuation of these streetscape improvements could be completed along the Old York Road frontage of the property as part of the proposed development.

At a minimum, we recommend that the applicant repair and replace any damaged sections of sidewalk and establish an adequate curb reveal along Old York Road for pedestrian safety. In addition, any existing streetscape amenities that are proposed to remain, such as the existing pedestrian-scale light and benches, should be clearly shown on the site plan.

(05/03/2022) The applicant intends to continue the approved paving pattern featured on the Borough Landscape Plan from the corner of Homestead and Old York Road down to their property line on Old York Road. Adequate curb reveal will also be provided per PennDOT standards along the Old York Road sidewalk. All existing site features within the roadway are to remain.

Street Trees

Section 181-51.H. of the borough’s zoning ordinance requires that street trees be provided “where a building fronts on a road with street trees and where possible.” The applicant has proposed to remove several large trees on the Old York Road side of the development parcel which currently contribute to a green tree presence along this section of Old York Road. Therefore, we feel it is important to consider incorporating street trees into the Old York Road frontage as part of the proposed development. We feel that street trees could be provided either in tree pits, perhaps as part of a continuation of the established pattern of street trees to the south of the subject property and across Old York Road, or on top of the retaining wall so that they still provide shade for the adjacent sidewalk.

In addition, we feel that street trees should be provided along the Homestead Road frontage of the property where space allows. For example, it appears that several street trees could be accommodated in the lawn area between the sidewalk and the former parish house.

(05/03/2022) PECO has determined that street trees, nor in-ground site features (i.e. bollards), are not to be installed along the Old York Road sidewalk in front of the 821 Homestead Road property due to conflicts with an existing underground conduit and vault PECO maintains. They have provided an official recommendation letter. Proposed building utilities traveling out to Old York Road inhibit the installation of trees in front of the mixed-use building.

Parking Lot Landscaping

The applicant is proposing to construct a 66-space parking lot to serve the multiple uses on the site. The asphalt paved area of the parking lot is noted as 25,992 square feet on Sheet 3. No landscaping or shade trees are shown within the parking lot. We noted that it appears the applicant is exceeding the maximum parking permitted by the borough's zoning ordinance (see §181-73 of the borough's zoning ordinance) and we encourage the applicant to consider removing a couple of parking spaces from the center rows of parking in order to accommodate a planting island on either end of the center rows of parking. It appears that the ability to plant shade trees in central planting islands could be maximized by shifting the underground stormwater basin further north into the parking bay along the northern property line.

(05/03/2022) The parking space requirement was included within the conditional approval for the development of September 2021. The Borough Zoning Officer warned of revisions to the conditional approval items during the April PC meeting.

Retaining Wall and Fence Design

Several retaining walls with fences, described as a safety fence/guard rail or fall protection fencing in different locations, are proposed along the northern side property line and along the Old York Road frontage. Future versions of the plans should demonstrate how the proposed fences and walls will comply with the standards for fences and walls in §181-82 of the borough's zoning ordinance. In particular, we feel that careful consideration should be given to the materials and appearance of the proposed fences and walls to ensure they are consistent with the neighborhood character and do not detract from the streetscape along Old York Road.

(05/03/2022) The proposed fencing and retaining wall along the northern property line are to comply with the borough's zoning ordinance to be consistent with the neighborhood character and not detract from the streetscape along Old York Road.

Pocket Park

A pocket park consisting of four benches within a lawn area is shown adjacent to Homestead Road in front of the former Church of Our Saviour. We commend the applicant for incorporating this amenity into the site design; however, we encourage the applicant to consider whether additional design elements such as flower beds could be integrated into the pocket park. In addition, we feel it would be beneficial to provide clear pedestrian access to the pocket park. For example, maintaining a portion of the existing slate walkway in the vicinity of the proposed pocket park to connect the seating area with the sidewalk along Homestead Road could make the pocket park more welcoming and accessible.

Although we feel that the proposed pocket park could be a valuable amenity on the site, we also encourage the applicant to consider whether an alternative or additional pocket park could be created between the former Church of Our Saviour church building and the proposed apartment building, perhaps as an extension of the proposed decorative plaza on the southwest corner of the proposed building. This location could provide users with a location to linger and reflect on the views of the historic church, which we feel would be especially valuable to the community, given the impact that the development of the proposed building may have on the visual experience of the historic church building as viewed from the pedestrian's point-of-view along Old York Road.

(05/03/2022) The existing slate walkway that connects to Homestead Road is to be maintained to allow for pedestrian access to the proposed pocket park seating area. In addition, the owner will consider providing additional flower beds/landscaping in this area in the future. The proposed grading between the existing

church building and new mixed-use building make a pocket park area in this space unusable without additional site grading and retaining walls. The proposed walkway that is to connect to the existing walkway in front of the church building promotes circulation to the new commercial space as well as residential building entrance, allowing views of both the new building and existing buildings as well.

Truck Circulation

Future versions of the plans should include a truck turning template demonstrating that large vehicles, such as dump trucks, moving trucks, and fire trucks will be able to adequately access the site.

(05/03/2022) Turning studies for pedestrian vehicles, firetrucks and SU-30 vehicles are included with the revised plan set. Please see plans for additional information regarding circulation and ingress and egress from site.

LANDSCAPING DESIGN

- A. An updated demolition plan sheet has not been provided with the most recent plan set. Therefore, we wish to reiterate the following review comment as it relates to the version of the plan set reviewed in our review letter dated January 14, 2022. Two existing trees labeled as “15” tree” along the eastern end of the northern side property line are shown on Sheet 2 of 11 as to be removed but are also shown on Sheet 3 of 11 as to remain. Future versions of the plans should clarify whether these trees are proposed to be removed or remain.
(05/03/2022) The Demolition plan within the revised plan set accurately depicts trees that have been removed/will be removed from the site.
- B. A row of shrubs is shown along the top edge of the existing retaining wall along the Old York Road frontage of the site. We feel that the placement of this row of shrubs so close to the top of the existing retaining wall may have the effect of making the wall feel taller and more restrictive from the perspective of pedestrians walking along Old York Road. We suggest that the proposed shrubs could be staggered and that additional canopy trees could be proposed in this landscaped setback in order to provide additional vertical landscaping.
(05/03/2022) The proposed shrubs along the top of the retaining wall have been staggered and relocated slightly eastward to create a more naturalistic pattern. The plant material will need to ultimately remain close to the existing wall to provide fall protection. Please see the revised Landscaping Plan included within the plan set for more information regarding the proposed planting plan and plant material. As previously mentioned, the mixed-use building utilities traveling out to Old York Road inhibit the installation of trees in front of the mixed-use building.
- C. An updated plant list has not been provided with the most recent plan set. Therefore, we wish to reiterate the following review comment as it relates to the version of the plan set reviewed in our review letter dated January 14, 2022. We noted that all of the deciduous trees proposed to be planted on the site are flowering trees. We encourage the applicant to consider incorporating additional shade trees into the landscape design, such as Freeman maple (*Acer x freemanii*). We suggest that additional shade trees may be able to be accommodated along the Old York Road frontage of the proposed apartment building and within the landscaped setback between the eastern side property line and the surface parking lot or along the eastern half of the Homestead

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Road frontage.

(05/03/2022) Please see the revised Landscaping Plan included within the plan set for more information regarding the proposed planting plan and plant material. Recommendations from the shade tree commission were included within the proposed plant material to be featured on-site.

Thank you for your time and should you have any questions, please do not hesitate to email me at matt@ruggieroplante.com or call the number in the header of this letter.

Regards,

Matt Tjaden