

May 27, 2016

TO: Jim Blanch
Cc: Jim Garrity, Joe Estock, Roman Pronczak, Planning Commission, George Cressman (Bohler Engineering)
FROM: E. Van Rieker, AICP
RE: 1301 Skippack Pike, LD-2-16

All-

This application will be heard by the Township Planning Commission June 14, 2016. However, I thought we could get a head start on a few items that appear to be relevant, with regard to the review:

1. I note that the parking calculations, both pre-existing and the total required subject to the new plan, are provided on Sheet #2 of the application. The calculation should be reviewed by the Township Zoning Officer.
 - a. A large number of parking spaces are provided to the rear of the center and behind what is identified as existing building "A" (Home Goods).
 - b. This center has evolved over the years and certainly it is desirable to see new occupancy in order to encourage revitalization of the property. However, I have always had some concern about the large number of required spaces, which appear to be remote and generally inaccessible by the customer. More than 200 spaces (20% of the total required) are positioned behind the three buildings which comprise the current center.
 - c. It seems to me that it would be desirable to at least ensure that these spaces could be used by employees and as such convenient access to the buildings should be considered along the rear façade.
2. While it may appear obvious that the proposal is likely to be a sit-down restaurant with drive-thru facilities, somewhere on the application a specific use should be identified.

3. Walkability

- a. In order to promote walkability, I recommend that some thought be given to linking the existing sidewalk along Skippack Pike directly to the new interior walkway to the proposed building. Such a connection would require the removal of one parking space, but would in my view help to promote connectivity with adjacent residential neighborhoods.

4. Proposed Trash Enclosures

- a. The proposed trash enclosures would be located along the easterly edge of the pad site, approximately 80 feet from the residential boundary.
- b. Details for the trash enclosure should be provided and include dense perimeter walls of masonry or some acceptable material that would soften the noise impact of trash collection beyond the pad site.