

**RESOLUTION NO. 2019-09  
LOWER PROVIDENCE TOWNSHIP**

**A RESOLUTION OF THE LOWER PROVIDENCE TOWNSHIP  
BOARD OF SUPERVISORS, MONTGOMERY COUNTY,  
PENNSYLVANIA, APPROVING THE PRELIMINARY/FINAL LAND  
DEVELOPMENT PLAN OF EAGLEVILLE HOSPITAL**

***WHEREAS***, Eagleville Hospital (“Applicant”) has submitted a Preliminary/Final Land Development Plan dated October 23, 2015, last revised October 31, 2018 to expand the hospital facilities for the property located at 199 Eagleville Road; and

***WHEREAS***, the Plan has been reviewed by both the Lower Providence Township Planning Commission and the Montgomery County Planning Commission; and

***WHEREAS***, the Board of Supervisors now intends to approve the Preliminary/Final Plan of Eagleville Hospital.

***NOW, THEREFORE***, it is hereby **RESOLVED** that the Lower Providence Township Board of Supervisors does hereby approve the Preliminary/Final Land Development Plan submitted by Applicant, said plan prepared by Bohler Engineering dated October 23, 2015, last revised October 31, 2018 consisting forty-nine (49) sheets, subject to the following conditions:

1. Compliance with the following paragraphs of the Woodrow and Associates correspondence dated December 3, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**:

- a) Paragraphs 1, 2, 3, 4, 8 and 9 of the Zoning Ordinance Review comments.
- b) Paragraphs 2, 3, 7, 8, 9, and 11 of the Subdivision land development ordinance review comments.
- c) Paragraphs 2 through 7 of the General Design comments.

2. Compliance with the McMahon Associates, Inc. correspondence dated December 10, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit “B”**.

3. Compliance with the Thomas Comitta Associates, Inc. correspondence dated December 12, 2018, a copy of which is attached hereto and incorporated herein as **Exhibit “C”**.

4. Compliance with all other Township, County, State and Federal rules, regulations and statutes.

5. Execution of Development and Financial Security Agreements in a form and manner to be approved by the Township Solicitor.

6. In addition to the foregoing conditions of the Preliminary/Final Land Development Plan approval, the following Subdivision and Land Development Ordinance waivers are resolved as follows:

- a. SLDO Sections 123-31. D. (2) and 123-32 as to cartway width and curbing along the property frontage of Eagleville Road and along Prison Farm Road.

      X                  Approved                                          Denied

- b. SLDO Section 123-33 as to constructing sidewalks along Eagleville Road and Prison Farm Road, subject to the payment of a fee in lieu of construction in the amount of \$55,000.00 payable at execution of development agreements.

      X                  Approved                                          Denied

- c. Stormwater Ordinance Sections 129-19.G (4&5) to allow a cut or fill slope of up to 3:1.

      X                  Approved                                          Denied

- d. Stormwater Ordinance Sections 129-19.H.(9) and (10) to allow a basin's inner and outer berms and the rain garden to be constructed with a 3:1 slope and to permit the basin bottoms to be flat in lieu of the minimum slope of 2 %.

      X                  Approved                                          Denied

- e. Stormwater Ordinance Sections 129-19.H (12) to allow a vegetated spillway in lieu of the required reinforced concrete checker block.

      X                  Approved                                          Denied

- 1) HDPE storm pipe in lieu of concrete pipe
- 2) Pipe with a diameter less than 15 inches
- 3) Terminal storm sewer runs to have a slope less than 1%.
- 4) A yard drain without the required .17' drop
- 5) A storm pipe to have less than 18 inches of cover
- 6) Storm structures to be located on top of or within 10 feet of other utility Structures

Denied



December 3, 2018

Michael Mrozinski, Director of Community Development  
Lower Providence Township  
100 Parklane Drive  
Eagleville, PA 19403

Reference: Eagleville Hospital – Campus Revitalization

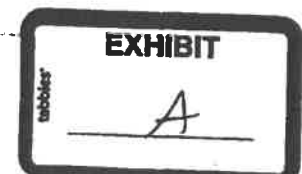
Dear Mike:

My office is in receipt of a land development application filed on behalf of the Eagleville Hospital. Please recall the presentations we have heard from hospital team members with regard to their desire to overhaul the campus by demolishing buildings that have reached the end of their effective service life. New buildings are to be constructed in their place, as well as improvements made to security and access control, parking, dining services and stormwater management. In support of this application, the hospital has hired Bohler Engineering. Bohler Engineering has prepared a 49-sheet set of design plans which speak to the site improvements. The plans bear an original date of October 31, 2018, and have not been revised as of this submission. The submission is supplemented by a stormwater management report, bearing the same date, describing the impacts on stormwater runoff and how those impacts will be mitigated through the construction of two new stormwater management basins. My further review comments are as follows:

**Threshold Issues:**

1. **Public Impact** – Campus revitalization projects such as the one before us obviously do not propose the construction of any new public streets, extensions of any public sewer systems, water systems or commonly owned facilities. Therefore, my engineering review will focus on a review of stormwater management, roadway frontage improvements, and operational access for emergency services.
2. **Roadway Frontage Improvements** – In this review I will cite code sections that allow the Board of Supervisors to require widening, curbing, sidewalk and stormwater conveyance improvements along the entire property frontage. Of these, sidewalk will warrant the greatest conversation. Lower Providence Township has made commitments to improving pedestrian connectivity throughout our community. In the case of the hospital, we should view Eagleville Road as a potential public benefit sidewalk which would provide for connection of communities. As an alternative, we may ask for a fee in lieu of sidewalk construction that would allow the Township construct sidewalk and areas of greater public good. Our conversation would be improved if we could all view the road conditions along Eagleville Road focusing on topographic embankments, trees, drainage and adjacent communities.

Municipal/Civil Consulting Engineers  
Suite 5 • 1108 North Bethlehem Pike • Lower Gwynedd, PA 19002  
Phone: 215-542-5648 • Fax 215-542-5679  
Established 1986



December 3, 2018

Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: Eagleville Hospital – Campus Revitalization

3. Phasing – It will be important for the community to understand, with specificity, how the project is to be phased. In particular, emergency service access to existing structures should be defined during the construction process.

**Approval/Permits/Reviews** – Any approval the Board would grant this application must be conditioned upon the applicant securing the following approval/permit/reviews.

1. PA DEP – NPDES permit for construction activities.
2. Lower Providence Township Sewer Authority – In particular an analysis of predevelopment versus post development sanitary sewer flows.
3. PA DEP – Sewage Facilities Planning – The department should be contacted as to whether sewer planning need be required or waived for this application.
4. Montgomery County – Permission to revise the access to Prison Farm Road should be provided

**Zoning Ordinance Review:**

1. Section 143-208 – The property is governed by the institutional overlay of our zoning code. Hospitals are permissible as a conditional use under this code citation. It is my opinion that a conditional use hearing should be convened to assure expectations of the hospital and of the community are properly memorialized.
2. Section 143-211.D(1) – The minimum front yard setback to the ultimate right-of-way of adjacent roadway is 100 feet. The site enjoys protections as to a nonconforming structure that measures approximately 45 feet from ultimate right-of-way line of Eagleville Road. The plan should memorialize this existing, nonconforming condition and describe the specific building which applies. The application does not appear to exacerbate any existing nonconforming conditions with newly proposed structures.
3. Section 143-211.G – The zoning table should be expanded to define the maximum building dimensions under this code citation.
4. Section 143-211.K(1) – The zoning table should be expanded to define the minimum distance between buildings and a discussion of how the plan meets this requirement of 45 feet.
5. Section 143-211.L(2) – The zoning table should be expanded to discuss the parking setback requirements of our code.
6. Section 143-212 – This code citation describes the standards which must be met in order for the applicant to meet his burden of proof, qualifying the campus for a conditional use approval.

December 3, 2018

Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: Eagleville Hospital – Campus Revitalization

7. Section 143-213 – We will defer to our Township traffic engineer with regard to opinions regarding access, and the applicant should be prepared to discuss the community impacts and development standards discussed in this code citation.
8. Section 143-236 – Steep Slope Overlay – The site appears to be encumbered by the Township's steep slope protection standards. The applicant's engineer should define any areas of the site encumbered by this overlay and assure obligations of the ordinance can be met.
9. Section 143-265 – Riparian Corridor Buffers – It appears that portions of the site are encumbered by riparian corridor buffer protection standards. The applicant should identify the riparian buffers on the project and assure compliance with the obligations of the code can be met.

#### **Subdivision land development ordinance review**

1. The applicant has requested, through a plan note, the following waivers from our subdivision ordinance
  - a. §123-32 – To not construct curbing along the property frontage of Eagleville Road and Prison Farm Road.
  - b. §123-33 – To not construct sidewalk along Eagleville Road and Prison Farm Road.
  - c. §129-19.G(4&5) – To allow a cut or fill slope of up to three (3) horizontal to one vertical in lieu of the required four (4) horizontal to one vertical.
  - d. §129-19.H(9) – To allow a basin's berm and inner berm to be three horizontal to one (1) vertical in lieu of the required four (4) horizontal to one vertical for the basin's out berm and five (5) horizontal to one vertical for the basin's inner berm. §129.19H(12) – To allow a vegetated spillway in lieu of the required reinforced concrete checker-block.
  - e. §129.19H(12) – To allow a vegetated spillway in lieu of the required reinforced concrete checker-block.
  - f. §129.19H(12) – To allow a vegetated spillway in lieu of the required reinforced concrete checker-block.
2. Section 123-18.A(1) – The plan set should provide additional information as follows:
  - a. Adjacent parcels described by the owner of record, land use, and zoning district.
  - b. The width of the existing cartway and existing right-of-way for Eagleville Road should be shown the plans.
  - c. Steep slopes over 15% and grading should be defined on the plans.

December 3, 2018

Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: Eagleville Hospital – Campus Revitalization

- d. Existing trees, eight (8) inches in caliper and above, standing alone should be identified by species, location and size.
3. Section 123-31.D(1) – The plan must describe, by metes and bounds, the ultimate right-of-way provided along Eagleville Road. The plan should also dimension the distance between the existing centerline of Eagleville Road and this ultimate right-of-way line, as well as discuss any offer of dedication of the area between the existing right-of-way and ultimate right-of-way.
4. Section 123-31.D(2) – A minimum Cartway width should be improved to provide for 212 for travel lanes plus 23 foot wide shoulders along the entire property frontage.
5. section 123-32.A – Regardless of the size of the land development, sidewalks, curbs and storm sewers shall be required where they fill a gap in an existing network. From this code citation, we would like the opportunity to meet on site with the applicant and our public works team to view storm sewer and any drainage concerns that can be mitigated in conjunction with this application.
6. Section 123-33 – This code citation suggest that sidewalks must be constructed for the property frontage along Eagleville Road.
7. Section 123-37.C – No row of parking should contain more than 18 parking spaces without a landscape island break. It appears that one additional planting island will be required for this application
8. Section 123-37.E – The plan should discuss the fact that certain existing parking spaces are closer than 20 feet to the ultimate right-of-way. While no new spaces are proposed to encroach in this area, the plan should memorialize the fact that these existing spaces can continue to exist.
9. Section 123-37.G – The width of the proposed parking stalls should be labeled on the plan.
10. Section 123-43, Chapter 129 of our Township code replaces the earlier requirements for stormwater controls. This project is proposing the installation of two significant infiltration/detention basins. In general, the layout appears to address the intent of our ordinance. Our office has several comments and questions on the report and design. We will provide a memo to the applicant's engineer for direct response with regard to these comments.
11. Section 123-45 – The plan should describe survey monumentation set at key locations around the perimeter of the property.

**General Design Comments:**

1. We have identified a handful of very specific dimensional items with regard to the plan. We hope addressing these comments will be helpful to the contractor and the construction process. We will issue a memo to the applicant's engineer for their consideration highlighting these comments.

December 3, 2018

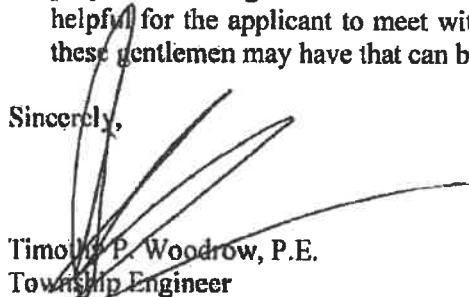
Michael Mrozinski, Director of Community Development

Lower Providence Township

Reference: Eagleville Hospital – Campus Revitalization

2. The 53-space parking bay located to the north side of the proposed hospital building creates a long dead-end condition. I would like to review the possibility of connecting this 53-space field to the adjacent 14 space field in order to get better circulation through this portion of campus?
3. Louchheim Building – It was my understanding the catalyst for this campus revitalization was the failing condition of the Louchheim Building. The current site plan shows the preservation of the structure. The plan should describe timing for the demolition, as well as the resulting grading and campus integration of the space once the building is gone.
4. The site design calls for the construction of several retaining walls. Prior to fabrication, additional details including elevations, materials, footings foundations etc. must be provided
5. Better definition to the design of the grading and drainage conditions between the new hospital building and the D'Arcy Building should be provided to the contractor to prevent drainage issues in the future.
6. In the existing courtyard between the new hospital building and Price Building is impacted by the new construction. Again, better definition of the proposed grading scheme, especially to the northeast corner of the proposed hospital building, should be provided. This will assist the contractor in creating a condition that prevents future issues.
7. Fire access will be an interesting discussion. This is especially true at the south corner of proposed building number one. The fire access path is at an interesting grade and it would be helpful for the applicant to meet with the fire marshal and fire chief to assure any concerns these gentlemen may have that can be addressed by initial site layout.

Sincerely,



Timothy P. Woodrow, P.E.  
Township Engineer  
Woodrow & Associates, Inc.

TPW/del

cc: John Rice, Esq., Township Solicitor – Lower Providence Township  
Joe Clement, Esq. – Attorney for the Applicant  
John Hornick, P.E. – Bohler Engineering  
Casey Moore, P.E., McMahon Associates  
Margaret Dobbs Donnelly, AICP - Montgomery County Planning Commission  
Dan Mallach, Thomas Comitta Associates



McMAHON ASSOCIATES, INC.  
425 Commerce Drive, Suite 200  
Fort Washington, PA 19034  
p 215-283-9444 | f 215-283-9445

**PRINCIPALS**

Joseph J. DeSantis, P.E., PTOE  
John S. DePalma  
William T. Steffens  
Casey A. Moore, P.E.  
Gary R. McNaughton, P.E., PTOE

**ASSOCIATES**

John J. Mitchell, P.E.  
Christopher J. Williams, P.E.  
R. Trent Ebersole, P.E.  
Matthew M. Kozsich, P.E.  
Maureen Chlebek, P.E., PTOE  
Dean A. Carr, P.E.

**FOUNDER**

Joseph W. McMahon, P.E.

December 10, 2018

Mr. Michael Mrozinski  
Director of Community Development  
Lower Providence Township  
100 Parklane Drive  
Eagleville, PA 19403

RE: **Traffic Review #1**  
Eagleville Hospital  
Lower Providence Township, Montgomery County, PA  
McMahon Project No. 815421.12

Dear Mike:

Per the request of the Township, McMahon has prepared this comment letter, which summarizes our initial traffic engineering review of the latest master plans presented for the proposed redevelopment and expansion of the site located at the Eagleville Hospital in Lower Providence Township, Montgomery County, PA. Amenities such as parking, pedestrian ways, etc. will be enhanced or increased on the property. Access to the site appears to be maintained via the two existing Eagleville Road (S.R. 4006) driveways, which are proposed to become gated, and via a new, proposed driveway intersecting Prison Farm Road approximately 950 feet west of Eagleville Road (S.R. 4006). A breakdown of the specific uses and building sizes to be removed and added is tabulated below.

**Proposed Buildings:**

- Three residential buildings containing a total of 264 beds
- Adjunctive therapy and food services building
- Hospital building containing a total of 76 beds

**Buildings to be Removed:**

- 11,500 s.f. Levine dining hall
- 2,200 s.f. peer/training cottage
- 5,880 s.f. Gerstley building (19 beds)
- 15,000 s.f. Louchheim building (51 beds)
- 6,050 s.f. Arnstein building (32 beds)
- 18,400 s.f. Levy building (82 beds)

The following document was reviewed and/or referenced in preparation of our traffic review:

1. Preliminary Land Development Plans for the Eagleville Hospital, prepared by Bohler Engineering, dated October 31, 2018.

Based on our review of the document listed above, McMahon offers the following comments for consideration by the Township and action by the applicant:

**Waiver Requests**

1. The applicant is requesting a waiver from **Section 123-32 of the Subdivision and Land Development Ordinance** requiring curbing to be constructed along existing streets. The plans show only partial curb along the Eagleville Road (S.R. 4006) and Prison Farm Road site frontages, thereby not satisfying the ordinance requirement. It should be noted that there is currently curbing provided along the southern side of Eagleville Road (S.R. 4006) in the immediate vicinity of Sunderland Drive, as well as along portions of the northern side of Eagleville Road (S.R. 4006) along the site frontage. It is recommended that the applicant install curbing along the entire site frontages of Eagleville Road (S.R. 4006) and Prison Farm Road as the size of the site and length of frontages on, or near, the two roadways may be an opportunity to improve infrastructure and drainage if curbing is installed.
2. The applicant is requesting a waiver from **Section 123-33 of the Subdivision and Land Development Ordinance** requiring sidewalk to be constructed along all existing streets. The plans do not show any sidewalk along the site frontage of Prison Farm Road and only partial sidewalk along the Eagleville Road (S.R. 4006) site frontage, thereby not satisfying the ordinance requirement. Since there is currently no sidewalk along Prison Farm Road in the vicinity of the site, and given the grade issues on the site and the curvature of Eagleville Road (S.R. 4006), extending the sidewalk further to the south on Eagleville Road (S.R. 4006) may be difficult. However, the applicant should work with the Township to provide facilities for pedestrian/bicycle connectivity along the site frontages, even in the form of a trail connection where traditional sidewalk/paths cannot be achieved. Regardless, the applicant may be requested to provide escrow for funding for future pedestrian connections if they cannot be constructed under present conditions.

**Plans**

3. We recommend that this applicant complete a Transportation Impact Assessment by a qualified traffic engineer for this site in order to determine the proposed redevelopment and expansion's traffic impact on the accesses, as well as any necessary mitigation improvements and the traffic control needed at the adjacent study intersection/roadway. Preliminarily, we suggest that this study include an evaluation and analysis of existing conditions and opening year conditions, both without and with the proposed expansion, during the weekday morning (7 AM to 9 AM) and weekday afternoon (4 PM to 6 PM) peak hours. However, more information should be discussed with our office to determine how the site will operate with shift changes, deliveries, visitors, etc. The study shall include, at a minimum, the existing

site access intersections (if they are to remain functional) with Eagleville Road (S.R. 4006), the proposed access intersection with Prison Farm Road, and the adjacent intersection of Eagleville Road (S.R. 4006) and Prison Farm Road. Since Eagleville Road (S.R. 4006) is a state roadway and where some work will take place, this study should also be confirmed with PennDOT to affirm the limits of the study area.

4. It is recommended that trip generation used in the Transportation Impact Study for the proposed redevelopment and expansion be calculated through a combination of utilizing actual trip generation rates from counts performed for the existing portion of the Eagleville Hospital to establish a rate, as well as utilizing the ITE Trip Generation Manual for additional on-site uses that will be provided on the campus. If the ITE Trip Generation Manual does not provide the uses proposed on the campus, a local trip generation study of a similar campus as Eagleville Hospital should be considered and captured for data.
5. According to the plans, it appears as though 327 parking spaces will be provided on site once the proposed redevelopment and expansion is constructed. However, it should be noted that 319 spaces are the required amount of parking for the 338 beds that are proposed as part of the expansion, leaving only 8 parking spaces for the existing portions of the Eagleville Hospital site. It is recommended that the applicant provide additional data, perhaps via a parking supply and demand study for the overall site, in order to verify that the proposed parking supply shown on the plans will be sufficient for the peak parking demand of the site once the proposed expansion is constructed and in operation.
6. The applicant must provide clarification on the use of the gated driveways along Eagleville Road (S.R. 4006). The plans currently show proposed gates at the Eagleville Road (S.R. 4006) driveways, and the applicant should provide details on the operations of the proposed gates and these driveways. We have particular concern for the potential for vehicles to queue onto Eagleville Road (S.R. 4006), thereby interfering with through traffic on Eagleville Road (S.R. 4006). With the geometry of the road, this could create the higher probability of rear end crashes in this area. Today, the driveways, especially the southern one, have less than desirable egressing sight distance to the right given the horizontal/vertical curvature of Eagleville Road (S.R. 4006), combined with roadside vegetation and high travel speeds. The applicant should clarify if these accesses are proposed to be gated, but not closed off completely, except for use by occasional emergency personnel, since there is internal connectivity with the new access to Prison Farm Road.
7. According to **Section 123-31.D of the Subdivision and Land Development Ordinance**, the classification of Eagleville Road (S.R. 4006) indicates that it should have a minimum cartway width of 30 feet. The plans currently maintain the approximate 21-foot cartway width along the site frontage of Eagleville Road (S.R. 4006), thereby not satisfying the ordinance requirement. The cartway width along the Eagleville Road (S.R. 4006) site frontage would need to be widened to a minimum of 30 feet, or a waiver needs to be requested from this ordinance requirement. We recommend that the Township minimally consider improving the width of the Eagleville Road (S.R. 4006) for the southbound/site-side lane to be 12 feet wide with shoulders from Prison Farm Road to the southern property limit tapering back to existing.

8. Sight distance measurements must be shown on the plans at the existing Eagleville Road (S.R. 4006) driveways and the proposed Prison Farm Road driveway as required in **Section 123-36.A of the Subdivision and Land Development Ordinance**. Both egressing sight distance, as well as left-turn ingressing sight distances to the front and rear of the vehicle, should be provided and must meet the minimum safe stopping sight distance requirements.
9. A clear sight triangle must be shown on the plans at the existing Eagleville Road (S.R. 4006) driveways and the proposed Prison Farm Road driveway as required in **Section 123-36.H of the Subdivision and Land Development Ordinance**.
10. If they are proposed for regular use, a stop sign and stop bar should be shown on the plans on the egress driveway approaches for both Eagleville Road (S.R. 4006) driveways.
11. Curb radii must be labeled on the plans at the existing Eagleville Road (S.R. 4006) driveways and the proposed Prison Farm Road driveway and be in accordance with **Section 123-36.F of the Subdivision and Land Development Ordinance**.
12. Provide a profile of the proposed driveway along Prison Farm Road in accordance with **Section 123-18.A(3)(e) of the Subdivision and Land Development Ordinance**.
13. A note should be added to the plans stating that the area between the existing right-of-way and the ultimate right-of-way should be offered for dedication to the authority having jurisdiction over the road as required in **Section 123-31.K of the Subdivision and Land Development Ordinance**.
14. Turning templates should be provided demonstrating the ability of emergency vehicles, delivery vehicles, and trash trucks to maneuver through the site.
15. The Township Fire Marshall should review and comment on the plans for the ability for emergency and fire apparatus to serve the property adequately and circulate within the proposed design. Plan changes should be completed, as applicable, from that feedback.
16. ADA compliant landing areas/ramps, as appropriate, should be shown on the plans throughout the site where paths/sidewalks connect on either side of the roadway.
17. We defer review of the site security to others from both inside the campus to exit the campus, and from outside the campus to enter it.
18. The plans must be signed and sealed by a Professional Engineer registered to practice in the Commonwealth of Pennsylvania.
19. Road names must be added to the plans.

Mr. Michael Mrozinski

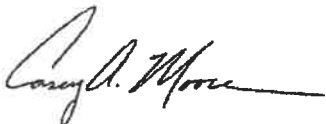
December 10, 2018

Page 5 of 5

20. Since Eagleville Road (S.R. 4006) is a State Roadway, a State Highway Occupancy Permit will be required for any work performed along Eagleville Road at the new or modified driveways, as well as at Prison Farm Road. Additionally, new access to/from Prison Farm Road, revisions to the road, and use of Prison Farm Road/Eagleville Road (S.R. 4006) intersection need to be coordinated with Montgomery County. The Township must be copied on all plan and report submissions and correspondence between the applicant, Montgomery County, and PennDOT, and invited to any and all meetings among these parties.
21. According to the Township's Roadway Sufficiency Analysis, the proposed development is located in Transportation Service Area One, which has a corresponding impact fee of \$1,822 per "new" weekday afternoon peak hour trip and the applicant will be required to pay a Transportation Impact Fee in accordance with the Township's Transportation Impact Fee Ordinance. The transportation impact fee will be calculated upon review and concurrence of trip generation information to be provided in the transportation impact assessment. Only the "new" trips attributable to the site expansion over the existing conditions will be subject to the impact fee.
22. Based on a review of the plans and transportation impact study, the applicant should address the aforementioned comments, and provide revised plans to the Township for further review and approvals. A response letter that addresses our comments must accompany the resubmission.

We trust that this review letter responds to your request and satisfactorily addresses the traffic issues that are related to the proposed development apparent to us at this time. If you or the Township have any questions, or require clarification, please contact me.

Sincerely,



Casey A. Moore, P.E.

Executive Vice President & Regional Manager – Mid-Atlantic

CAM/BMJ/MEE

cc: Don Delamater, Township Manager  
John Rice, Esq., Township Solicitor  
Timothy Woodrow, P.E., Woodrow Engineers, Township Engineer  
John Hornick, P.E., Bohler Engineering  
Maggie Dobbs, Montgomery County Planning Commission  
Anthony Valencia, McCormick Taylor (Consultant to Montgomery County)



THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

## MEMORANDUM

**TO:** Michael W. Mrozinski, Director of Community Development, Lower Providence Township  
Don Delamater, Township Manager, Lower Providence Township  
Timothy Woodrow, P.E., Township Engineer, Woodrow & Associates, Inc.  
John B. Rice, Esq., Township Solicitor, Grim, Biehn & Thatcher

**FROM:** Daniel B. Mallach, RLA, AICP, ASLA  
Thomas J. Comitta, AICP, CNU-A, RLA

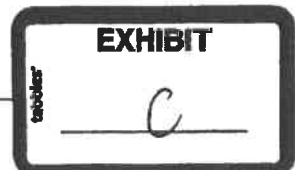
**DATE:** December 12, 2018

**SUBJECT:** REVIEW COMMENTS – EAGLEVILLE HOSPITAL  
PRELIM. / FINAL LAND DEVELOPMENT PLAN DATED OCTOBER 31, 2018

The enclosed comments pertain to the following document that we received on November 7, 2018, and to a Site Visit on November 2, 2018, with members of the Applicant Team:

- Preliminary / Final Land Development Plan consisting of 49 sheets dated October 31, 2018, prepared by Bohler Engineering.

Please let us know if there are any questions.





THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

## **REVIEW COMMENTS – EAGLEVILLE HOSPITAL**

### **PRELIMINARY / FINAL LAND DEVELOPMENT PLAN DATED OCTOBER 31, 2018**

December 12, 2018

The following Review Comments pertain to the document listed in the Cover Memorandum.

#### **1. Introduction**

The Plan indicates a comprehensive redevelopment of a significant portion of the Eagleville Hospital campus, including the demolition of six (6) existing buildings of various sizes and the construction of five (5) new buildings.

Additional campus site work is proposed related to parking, vehicular and pedestrian circulation, safety and security infrastructure, lighting, stormwater management, and planting.

The comments herein are intended to address compliance with Township landscape architectural Ordinance requirements, and to promote "best practices" for the functional and aesthetic improvement of the property.

#### **2. Overall Landscape Compliance**

We recommend that the Plan be considered acceptable with respect to the following items pertaining to the Landscape requirements of the Subdivision and Land Development Ordinance (SLDO):

- a. Parking Lot Planting (§123-37.L);
- b. Internal Landscaping (§123-50.A);
- c. Perimeter Landscaping (§123-50.B);
- d. Shade (Street) Trees (§123-52) – see comment 8.

#### **3. Screen Buffer along North Property Line**

Per §143-215 of the Zoning Ordinance (ZO), where an institutional use abuts a non-institutional use or district, a screen buffer at least 25 feet wide shall be provided along the property boundary between the uses or districts. The buffer shall be designed according to the requirements of §123-50.C (SLDO), with a mixture of deciduous and evergreen trees. In particular, the provisions of § 123-50.C.3 (SLDO) shall be followed, "unless the Township concurs with the Applicant that this is impractical due to unique site characteristics".

This requirement applies to the north property line because Eagleville Hospital, an institutional use, abuts the Streamlight property, a non-institutional use in the MU Mixed Use District.

However, the existing Eagleville Hospital main driveway is very close to the north property line, and there is no space for additional planting between this driveway and the property line. Where there is an



THOMAS COMMITTA ASSOCIATES, INC.  
Town Planners & Landscape Architects

## **REVIEW COMMENTS – EAGLEVILLE HOSPITAL**

### **PRELIMINARY / FINAL LAND DEVELOPMENT PLAN DATED OCTOBER 31, 2018**

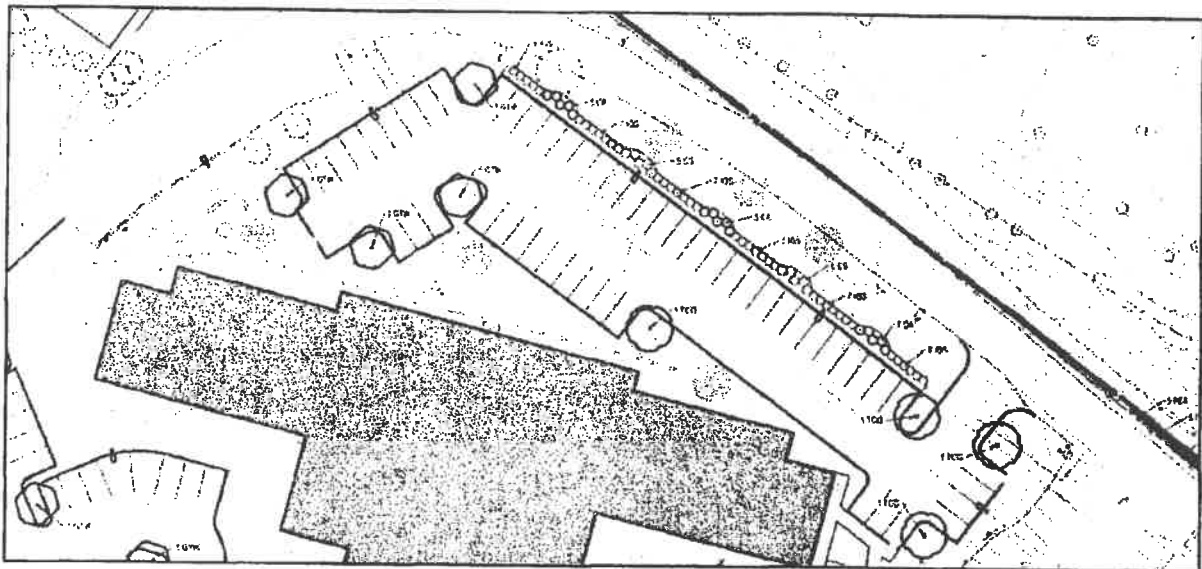
December 12, 2018

existing offset between the driveway and property line, there is some deciduous vegetation that is intended to be preserved.

Therefore, we agree with the Applicant that providing the required 25-foot buffer width and additional planting within this buffer is impractical. As stated in the Compliance Chart on the Landscape Plan, providing the required Screen Buffer "is infeasible due to existing conditions pursuant to Board Approval".

However, there still appears to be additional opportunity to install deciduous trees on the north side of the proposed Hospital Building. Specifically, installing upright-formed deciduous trees in the approximate locations indicated below (the green circles) will help to fulfill the intent of the §143-215 (ZO) Screen Buffer requirements in locations where there is no existing additional buffer planting area, and no vegetation to remain, between the driveway and north property line.

The trees indicated below will also help to fulfill, at least for the north side the Hospital Building, the intent of the Building Foundation Planting requirement, as described further in below comment 5.



= RECOMMENDED ADDITIONAL SHADE TREE

(Note: We agree with the Township Engineer that the parking area to the north of the Hospital Building depicted above represents a "dead end" condition that could be eliminated via a connection to the 14-space area to the west. Making such a connection could impact the planting layout.)



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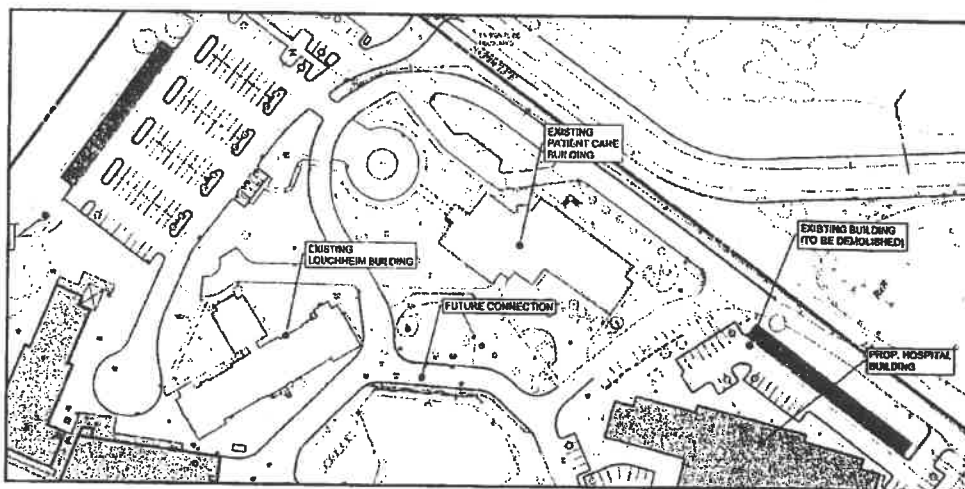
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#### **4. Raised Planting Areas for New Parking**

Per §123-37.C (SLDO), no more than (18) parking spaces may be located in an uninterrupted row. If more than (18) parking spaces are located in a row, a raised and curbed planted area with a minimum size of nine (9) feet by (18) feet shall be located at appropriate intervals to provide shading and visual interest. Each planted island shall contain a shade tree of at least two-and-one-half inches (2½") caliper.

The Plan excerpt below indicates the two (2) proposed rows of parking that exceed 18 parking spaces (22 parking spaces in the row at the right of the excerpt, 25 parking spaces at the left):



 = PARKING ROWS WITH GREATER THAN 18 SPACES

The Plan should be revised so that there are no rows of parking longer than (18) spaces.

#### **5. Building Foundation Planting**

Per §123-37.E (SLDO), the area between a building and a parking area shall be used for walkways and foundation planting.

This provision would appear to apply particularly to the Hospital Building, given the proximity of the parking proposed adjacent to this building to its north, west, and southwest. Other than a few parking area trees, the Plan does not yet indicate any planting adjacent to Hospital Building that would serve to soften its appearance.



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However, we noted during our Site Visit that there is very little planting adjacent to the foundations of the existing buildings, except for some trees; there appears to be little or no finer-grained shrub and groundcover foundation planting. There could be safety and security or other operational reasons why there is little of such planting, and why Applicant would wish to forgo new foundation planting around the new buildings, particularly the Hospital Building.

The Applicant Team should address this issue, either via discussion with Township Officials or via a revised Landscape Plan that indicates building foundation planting per §123-37.E (SLDO). If Township Officials agree that building foundation planting need not be installed, a Waiver may be required from §123-37.E (SLDO).

(Even with a Waiver, we would still recommend additional trees be installed adjacent to the north side of the Hospital Building, as described and illustrated in above comment 3.

#### **6. Tree Replacement, Required Tree Inventory, Natural Features Plan**

##### **6.A Site Visit to Establish the Tree Replacement Requirement**

During our Site Visit of November 2, 2018, we evaluated the woodland to be removed at the south side of the property and certain of the "standalone" trees within the main portion of the campus in order to establish the basis for tree replacement per §123-114.B.6.a (SLDO).

This provision requires that one (1) 2½-inch caliper replacement tree be provided for each tree of eight inches (8") diameter-at-breast-height (DBH) or greater that is removed.

Replacement trees shall be planted in addition to the trees required by planting requirements otherwise set forth in the Subdivision and Land Development Ordinance.

##### **6.B Proposed Tree Replacements**

The Plan correctly indicates a requirement for 46 replacement trees, which have been proposed on the Landscape Plan. Therefore, we consider this item to be satisfactorily addressed.

##### **6.C Required Tree Inventories**

As noted in the Township Engineer's letter of December 3, 2018, the Plan does not include the required inventory of individual trees "standing alone" of eight inches (8") diameter and greater, as required per §123-18.A.2.g (SLDO).

This provision also requires that tree masses be labeled with their typical species, along with an approximation of the quantity of trees in the mass, or density of trees per 10,000 square feet, as described in §123-114.A.2 (SLDO).



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The inventory of individual trees, to the extent that any such trees are proposed for removal, is typically used to establish the quantity of replacement trees. It is also used to determine the required location of tree protection fencing based on the "root protection zone" of a given tree. The diameter of the root protection zone is based on the diameter of the tree trunk.

#### **6.D Partial Waiver**

If tree protection fencing is indicated on the Plan and installed as recommended in below comment 7, we would support a partial Waiver from §123-18.A.2.g (SLDO), if requested, to forgo the inventory of individual trees "standing alone", except as it would apply to Heritage Trees. See below comment 6.E.

#### **6.E Heritage Trees**

We recommend that all Heritage Trees be indicated on the Plan. These are trees of 40 inches diameter and greater and/or an age greater than 75 years. Heritage Trees would include at least one (1) of the large Oak trees to be preserved adjacent to the west property line.

Such trees deserve particular attention for their aesthetic stature in the landscape, and their contribution to the habitat/ecological and groundwater recharge attributes of the property.

#### **6.F Natural Resources Plan**

As noted above, we would support a partial Waiver from §123-18.A.2.g (SLDO), if requested, to forgo the inventory of individual trees "standing alone", except as it would apply to Heritage Trees, which should be inventoried and indicated on the Plan.

Otherwise, we still recommend that the more general inventory of woodland tree masses be included on the Plan, specifically on the required Natural Resources Plan.

The information necessary for this inventory was obtained during the Site Visit on 11-2-2018. With respect to woodland density, it was determined that there are eight (8) trees of eight inches (8") diameter or greater within a 10,000 square foot typical area of woodland.

The requirements for the Natural Resources Plan are discussed under its definition in §123-112.B (SLDO), and within §123-114.A (SLDO). As it pertains to trees, in addition to noting the species and density characteristics of the woodland, the Natural Resources Plan shall indicate:

- all Heritage Trees on the tract;
- the required Tree Protection Fencing (see below comment 7); and
- all trees to be removed (individual freestanding trees can be marked with an 'X', while area of woodland to be removed can be hatched or outlined and labeled).



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#### **7. Tree Protection**

Per §123-146.B.3 (SLDO), tree protection fencing shall be installed around the root protection zones of all trees to remain.

The "Sequence of BMP Installation and Removal" on the Erosion & Sediment Control Notes sheet SC-6 lists the installation of the tree protection fencing concurrent with the installation of the compost filter socks (item #2). This is excellent.

However, the location of the tree protection fencing should be graphically indicated on the Erosion & Sediment Control Plans themselves, at or beyond the root protection zones of all trees to be preserved within 50 feet of construction, to the maximum extent possible.

The root protection zone is equal to one foot (1') of radius from the tree's trunk for every one inch (1") of DBH (diameter at breast height) of the tree, or to the outer edge of the dripline, whichever is greater.

Indicating the tree protection fencing on the Erosion & Sediment Control Plans is critical because the Limit of Disturbance line on these Plans indicates many trees to remain within the disturbed area, including at least one (1) Heritage Tree along the west property line, and many other mature and healthy trees.

The location of the tree protection fencing is also required to be shown on the Natural Resource Plan, but the Erosion & Sediment Control Plans will be the more critical point of reference for the Contractors undertaking the early-stage site work.

The Erosion & Sediment Control Details sheet should also include a Detail with Notes for the tree protection fencing, describing its required location, material, height, and its maintenance throughout construction. From §123-114.B.3 (SLDO):

- a. Prior to construction, protective fencing shall be placed around the root protection zone of the trees to minimize damage to root systems.
- b. The fencing shall be highly visible (orange), at least four feet high and staked with posts every 10 feet on center. Nothing shall be stored, stockpiled, temporarily placed or allowed in the root protection zone.
- c. This fencing will be installed prior to any and all work conducted, e.g., excavation, grading, trenching (especially silt fencing), cleaning, etc. No fuel storage, refueling or maintenance of equipment or washdown of cement-handling equipment shall be permitted within 100 feet of any tree to be preserved. Any damage to the fencing or encroachment on the protected areas shall be remedied immediately.



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- d. Any observed damage to the trees shall be immediately reported to the Township and remedied as soon as practicable. At the discretion of the Township Landscape Architect, approved preserved trees that have not been adequately protected or damaged may be required to be removed and replaced at the expense of the applicant.

These Ordinance items a. through d. are similar to the Notes contained on the Plan under the Landscape Specifications, Item 5, "Tree Protection". These Tree Protection Notes should be adapted per the above and included with the Erosion & Sediment Control information.

#### **8. Street Trees**

Per §123-52 (SLDO), shade trees (street trees) "shall be planted along the road frontages at an interval of no less than 40 feet and no more than 50 feet, except where tree masses have been preserved where shade trees would otherwise be located" (emphasis added).

In addition, the Natural Features Protection Standards, specifically §123-114.B.5 (SLDO), further encourage the use of existing trees to satisfy planting requirements.

Therefore, we consider the street tree requirement to be satisfactorily addressed by existing vegetation to remain, with no additional shade/street trees required.

#### **9. Proposed Plants / Landscape Plan Preparation**

We recommend that the plants proposed for the project be considered appropriate and acceptable.

We have no further recommendations pertaining to the preparation of the Landscape Plans and Details, except as the planting layout itself it may be updated per the comments herein (see comments 3, 4 and 5), and as may be necessary to reflect any forthcoming revisions to the design and layout of other site features.

#### **10. Conclusion**

We recommend that a future revised Plan submission address the above comments.

Please let us know if there are any questions.