

EASTTOWN TOWNSHIP PLANNING COMMISSION

SPECIAL MEETING MINUTES

April 27, 2015; 7:00 p.m. Hilltop House

A special meeting of the Planning Commission was called to order at 7:04 p.m. by Chairman Mark Stanish. Also in attendance were Mike Cappelletti, Mary Hashemi, Tim Brennan, John McCarty, Dan Fox, Manager, Eugene Briggs, Assistant Manager and Zoning Officer, Brady Flaherty, Township Engineer, Lisa Thomas, Planner, and Kristin S. Camp, Esquire, PC Solicitor. The only item on the agenda was the discussion of the application filed by Waterloo Devon, L.P. and Urban Outfitters, Inc. to amend the Easttown Zoning Ordinance and Zoning Map to create a DY- Devon Yard Overlay District.

Applicants were represented by Lou Colagreco, Esquire who introduced Eli Kahn from E. Kahn Development and Dave Ziel from Urban Outfitters. Lou presented a conceptual plan of the land that Applicants own and propose to rezone. 2/3 of the Property is zoned PBO and the other 1/3 is zoned R-3. A portion of the property is also zoned Apartment Overlay District.

Mr. Colegreco explained the legal process for rezoning land and adopting a zoning amendment. According to the Easttown Zoning Ordinance, the PC should advise the Board of Supervisors if the proposed ordinance is consistent with the Township's Comprehensive Plan. Mr. Colegreco then presented a plan sheet from the Comp Plan which identifies the Applicants' land as an area appropriate for town development/mixed uses.

Eli Kahn then spoke and stated that the development plan mirrors the Comp. Plan goal for a new town in Devon with higher density & mixed uses. Applicants closed on the property in 2013 and have been approached by many proposed developers who want to build car dealerships, retail uses, or convenience stores which would be allowed under PBO zoning. Applicants hope to create a walkable community within Town of Devon. His relationship with Urban is unique as they will combine a mixed use concept with residential, retail shopping and fine dining. More people want to live in rental dwelling units where they can walk to the train station. The proposed apartment dwellings will attract empty nesters & young professionals who want to downsize and who have no interest in purchasing a home. Mr. Kahn sees a high demand for high quality rental communities in this area.

The apartment building will be LEED certified and have a level of underground parking which is accessed from Devon Blvd. There will be one level of retail on street level with approximately 20,000 sq. ft. This retail will be leased to small boutiques such as, bakery or stores which sell soft goods. There are four levels of residential dwelling units with 135 luxury rental units. The lobby will be accessed from Devon Blvd and the building will be built with high end materials, have a fitness center and 1,2,3 bedroom units with high

ceilings, granite counters, etc. The existing Easttown rental market is circa 1960-70's and is devoid of higher quality rental units.

The current property generates approx. \$110,000 in real estate taxes with \$100,000 being paid to the TE School District. The proposed development is anticipated to generate 1.4 million dollars in tax revenues.

Michael Gladnick, P.E., then spoke and described the plan. The apartment building is located on the east side of property with a parking garage on the west side. The parking garage has one level at grade and one level above grade. Devon Blvd will remain in its present configuration with added pedestrian improvements and landscaping. They intend to add pedestrian amenities on Lancaster Avenue. Mr. Gladnick explained the proposed traffic improvements which includes a left turn lane on Lancaster Avenue to turn left onto Waterloo, widening Waterloo to provide dedicated left turn into site. They are attempting to keep traffic to the front of the parcels away from the residences. The only access to garage is interior to site and not from Berkley or Waterloo. The stormwater is not designed yet but they propose underground facilities under the parking and use of porous paving. They are providing more parking than what the Zoning Ordinance would require for their use and then adding 10%.

Greg Richardson, P.E., traffic engineer from Traffic Planning & Design then spoke. He explained the traffic study that his firm conducted which examined a lot of the intersections in the vicinity of the site. The primary access will be off of Waterloo. The left turn lane onto Waterloo was planned by PennDOT since 1994 but never built due to lack of funding. Applicant will correct existing deficiencies and provide sufficient improvements to address the traffic generated by new uses.

Peak Traffic from proposed uses:

- 52 trips in AM
- 96 trips in PM
- 22 trips on Saturday

This represents an increase in the number of trips over the prior uses of the site.

Dave Ziel, the Chief Development Officer with Urban Outfitters then spoke. His retail component is similar to what the Zoning Ordinance would allow in the PBO District. Urban is now developing 3 other sites like this in the US. They propose a 36,000 sq ft Anthropologie store which sells female clothes and home goods. They intend to close their Wayne location. This store is much larger than the average size of 12,500 sq ft. They also will have a courtyard and Terrain landscaping store; Glass House Café and 2 high end Vetri restaurants.

Urban will build with reclaimed materials of high quality. He stressed the importance of providing sufficient parking for all uses. They will maintain the existing vegetation on Berkley. Plan to use low level lighting in garage if it meets Code requirements.

Planning Commission Comments.

Mark Stanish questioned how do we make sure parking garage has the design that Twp wants? Dave hasn't put a lot of detail into architectural plans for garage yet but will do so before they present plans to Board.

Mark expressed concern over height of residential bldg. Board recently amended VB DST Reg. – Prefers to keep height similar to that.

Apt bldg will have architectural design similar to retail. According to Mr. Kahn, they need the height of the building at 60 feet in order to have the number of units proposed to pay for luxury upscale nature.

Critical to have second parking space per dwelling unit.

Won't have a "rear" to the apts.; all elevations will be fully designed with same quality of materials

Scale in Berwyn is smaller bldgs. Malvern project is 65 ft.

Asked about storage of trash – it will be internally contained.

Asked about deliveries; they propose 2 separate loading zones internal to property

John McCarty asked about the parking; the parking for apartment units is under the building with few spaces left open for retail.

Mary Hashimi likes the mixed use concept and the residential near train station.

Mike Cappelletti likes the plan and stresses the need for sufficient parking. Fear that there won't be enough and it will spill out onto adjacent streets. Mr. Ziel stated they have provided more on street parking and could add another deck on garage if need be.

Questions by Neighbors.

Louise Stay: Will apt unit tenants be bothered by horse show?
Acoustics are important.

Michael Kesack: Great Project.
What impact will it have on value of surrounding properties?
Eli Kahn feels it will increase values.

Debbie Leibowitz, 221 Dorsett Road: Lived in Easttown since 1977 and doesn't want neighborhood to be big; feels it is "too much".

Ann Marie Austin, 203 Dorsett Road: Lives on Dorsett Road; excited about project but concerned about lighting and its impact on neighborhood

Mark Ward, 208 Dorsett Road: Asked if there was an easement on relationship with Devon Horse Show- Applicants responded NO.

Debbie Helpon: Lives on Newtown Road and affiliated with Devon Horse Show; concerned over impact of development on Horse Show.

Jeff Gibb: Questions re: traffic flow.
Traffic improvements will be funded by developer.
Will develop sidewalk plans at land development

Joan Bergquist, 217 Devon Blvd.: 41 year resident; asked about sewage needs. Engineer responded that the upgrades to the interceptor line should be finished by end of 2015. There is capacity available at the treatment plant and will have capacity in the conveyance lines once upgrades are done.

Denise Lahmann, 79 Waterloo Ave.: Her attorney was present; she has a concern over the height of the apartment building. Ms. Lahmann owns the lot with the single family dwelling at intersection of Berkley and Waterloo Ave. Asked the PC to consider including her property in the Overlay District.

Carl and Ann Gersbach, 207 Waterloo Road: Owns property at corner of Waterloo and Berkley; wants more of a transition in height between existing residential and proposed apartment.

Jay Simpson, 206 Devon Blvd.: Lives on Devon Blvd; suggests speed bumps.

Tim Phelan, 122 Berkley Road: Lives at corner of Dorset and Berkley; requested screening of rear of apt bldg. Mr. Kahn stated that there will be a fence with landscaping as a screen.

Dale Wygond: Concern over number of automobiles and traffic.

Jim Devine: Asked when construction would commence-Applicants anticipate Spring 2016.

Michelle Silva, 124 Berkley Road: Lives on Berkley Road; expressed concerns over size of apt because of noise and asked them to reduce height from 60ft to 30 ft.

Jeanette Schnabel: Asked about timeframe for construction- they responded 9-12 months. Apts will take longer to build than retail.

Kira Sterling, 342 Sugartown Road: Lives on Sugartown Road- asked about fiscal analysis which hasn't been done yet.

Mercedes Carel: Excited about project. Asked if the apartment will be similar to the apartment buildings Mr. Kahn built in Malvern. Kahn stated the Malvern apartment doesn't have a step back and was purposely designed to have different designs for building facades.

Sarah Long: Former Board member of Devon; Wants PC and Board to consider consequences of this project on Devon Horse Show. Devon Horse Show uses its property for 11 days in May, an event in July and a dressage event.

Richard Decker, 248 Berkley Road: New to area. Asked why the hotel was eliminated. Asked about rental for apartments- \$2.50/\$3.00/square foot per apartment rental

Kelly Leh: Berkley Road; Asked a question on how an Overlay District works. Lou explained what an overlay allows. Allows same uses but setbacks are closer to roads and allows more dense development. Can have same uses, just not in same configuration and also increases building height for apts.

Nancy Cleveland, 236 Berkley Road: Wants the buffer between existing uses to be enhanced. Asked if there will be weddings at Terrain? Zeil stated no because of space limitations.

Marc Leibowitz, 221 Dorset Road: Questioning if the tax revenue generated by the development will cover the cost of public services that will have to be provided. Applicants responded yes.

Adjournment

Meeting adjourned at 9:05 p.m.

Respectfully submitted,

Eugene Briggs, Assistant Manager