

## **Borough of Malvern**

### **Planning Commission Special Work Session Meeting Minutes**

**April 16, 2014**

#### **Approved Minutes**

A **special work session** of the Planning Commission to **review proposed changes to the Eastside Flats [Bldg. B] street-scape plan** was held on Thursday, March 6, 2014 at the Malvern Municipal Building. Members present included: Amy Finkbiner, Dave Knies, Chris Mongeau, Cecelia Oswald and Carroll Sinnett, and Tom Burns.

Also present representing the Borough: Mayor Dave Burton; Neil Lovekin, Assistant Borough

Manager; Sandra Kelley, Borough Manager; Dan Daley, Borough Engineer; and Wendy Maclean, Borough Solicitor.

Present representing Eastside Flats: David Della Porta, Cornerstone; Mike Dirks, Chester Valley Engineers; Dave Mandes, Bozzuto Construction; and Chris Todd, Christopher's Restaurant.

Chairman Knies called the meeting to order at 7:31 pm.

#### **Eastside Flats Building B. Street-scape Review**

Dave Knies provided a timeline [see addendum on page 3] of recent events to begin the review session.

#### **Documents**

The following documents are relevant to this review:

- Letter from David Della Porta, Cornerstone Communities, to Sandra Kelley, Borough Manager "re Eastside Flats" dated 4-14-14.
- Sketch of the Building B street-scape, Chester Valley Engineers, 4-11-14.
- E. King St. Final Land Development Street-scape Plans, Chester Valley Engineers, last revised 2-14-11.
- Engineering Review Letter, E.B. Walsh [Dan Daley], 4-3-14.

#### **Recommendation:**

The space taken by Christopher's was originally designated as three separate storefronts. When Christopher's selected the space, the entire width inside the building needed to be adjusted to be at one level. This led to complications matching the exterior grade to the the level of the doors. Two ramps have been installed to meet ADA requirements.

The sidewalk plan submitted April 14, 2014 appears to provide adequate pedestrian access. The PC believes that these modifications can be handled as a field change overseen by Borough staff, subject to the following changes:

1. Use stamped concrete rather than plain concrete wherever possible in the strip south of the two ramps, for visual continuity.
2. Remove the planting strip west of the upper ramp, and repave it as sidewalk.
3. Ensure adequate access for people exiting parked cars on the passenger side.
4. Move the tree on the corner as far south and east as possible out of the walkway.
5. Relocate the two trees and benches to locations visible from the street. Large potted plants next to the building can be considered.

We also request that Chester Valley Engineers and EBWA look into whether the upper ramp can be extended eastward to reduce the grade to less than 5%.

Moved by Dave, seconded by Carroll, approved by Amy & Tom.

### **Public Comment**

A public comment phase of this meeting raised the following items, all of which will be addressed by David Della Porta and reported back to the Community:

- glare from lights in the parking garages visible to the back side neighbors,
- dead or dying trees on the rear which may need to be replaced,
- allocation of handicapped parking spaces in Building B between residents and visitors,
- the potential adverse impacts of Eastside Flats resident's 'second car parking' fees on the availability of Borough resident parking on neighboring streets.

The meeting was adjourned at 9:55 PM.

Recorded by Dave Knies

## Timeline of Events 2014

- **Jan 13: EBWA Observes / reports Bldg. B sidewalk construction not matching plan.**
- **Mar 19: EBWA receives plans showing partial revisions and requests add'l info on Bldg. B frontage.**
- **Mar 24: EBWA [Dan] & Borough [Bill] conduct site visit to review changes.**
- **Mar 24 - Apr 2: EBWA coordinates with applicant team regarding changes.**
- **Apr 3: EBWA Review Ltr. regarding Bldg. B sidewalk issues.**
- **Mar 24 - 26: Discussion among Dan, Wendy, Sandy and applicant team regarding issues. Wendy.**
- **Apr 8: MPC [Dave] contacted for possible assistance. Meeting among Sandy, Wendy, Dan, and Dave.**
- **Apr 10: Dan requests plans and copies for MPC.**
- **Apr 11: Dave schedules brief site visit with David Della Porta.**
- **Apr 12: Site visit conducted and includes David DP, Sandy, Dan, and MPC**
- **Apr 12: Dave schedules Special Work Meeting, creates Agenda passes to Sandy to post.**
- **Apr 16: Special Meeting.**
- **May 26: Anticipated Date for 'soft opening' for Christophers @ Bldg. B.**