



July 7, 2017

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

Reference: Providence Place
Preliminary Plan Submission No. 3

Dear Mike:

The engineers have revised the plans for Providence Place. The latest revision date is May 23, 2017. The application plan set now contains 16 sheets. I am happy to report that the engineers were able to address the vast majority of my outstanding concerns regarding the project. Outstanding issues of concern are identified below. Those that remain of concern are identified below:

A. Approvals/Permits/Reviews – Any approval the board would grant this application should be conditioned upon the applicant securing the following approval/permit/reviews - The applicant is currently in pursuit of the approvals.

1. FEMA – Conditional letter of map revision – In process.
2. PA DEP – Waterway encroachment – In process.
3. PennDOT – Highway occupancy permit – In process.
4. PennDOT – Structural approval of work adjacent to their bridge – In process.
5. PA DEP – NPDES permit – In process.
6. LPVRS – For excavation and disturbance in connection in the vicinity of their interceptor – In process.
7. Lower Providence Township Sewer Authority – For capacity rights – In process.
8. PA DEP – Sewage facilities planning or waiver – In process.

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Reference: Providence Place – Conditional Use Order

B. Waivers Requested – The applicant has requested certain waivers from our subdivision and land development ordinance. The waivers come as a result of conversations between Township staff and the design engineer, specifically for a final condition of Pechins Mill Road. I believe that the grant of these waivers would allow the design plans to match the intent of the McMahan intersection design guidance. We will defer to McMahan for a more specific comment on the waiver requests. The waivers are as follows:

1. Section 123-18-A.2.g – Relief is requested to not require the identification of the species of the trees to be removed.
2. Section 123-31.F – Relief is requested to not require Pechins Mill Road to be widened to provide a 26-foot wide cartway.
3. Section 123-32 – Relief is requested to not require vertical curbing and storm sewer improvements for Pechins Mill Road.
4. Section 123-33 – Relief is requested to not require sidewalk along Pechins Mill Road.
5. Section 123-36.F – Relief is requested to allow the access drive at Ridge Pike to be greater than 24 feet wide to allow turning movements from the driveway.
6. Section 123-35.B – Relief is requested to not require a centerline radius of 150 feet and 100 foot tangent length on the realigned Pechins Mill Road.

C. Threshold issues:

1. The wall – The Ridge Pike West District has certain architectural design guidelines. The Township will need to understand the aesthetic of the wall as you arrive in our community from Collegeville. It would not be appropriate to have an 18-foot-tall cold, stark, reinforced concrete wall as our entrance feature.

The plans now contain notes which obligate the designers to submit the wall for review prior to issuance of building permits. Our concern has always been the large blank space that creates an arrival experience for folks traveling to Lower Providence from Collegeville. Again, I will defer to those with more aesthetic insight but I do not want to leave this question unanswered as the project moves forward.

2. Trail connection – We would like to continue the conversation that would allow for the extension of the creek side walking trail beneath the Collegeville Railroad Bridge and into public open space. While this extension would not be the obligation of the applicant, I think it is an important planning topic the Township should pursue.
3. There has been discussion about giving the residents of Pechins Mill Road both vehicle and pedestrian access through the project's parking lot allowing them to utilize the traffic signal at Germantown Pike. We question as to whether anything formal must be identified to memorialize this concept.

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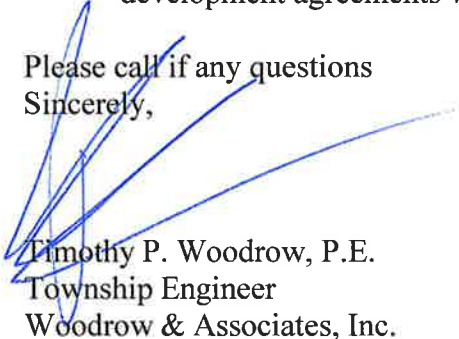
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4. Once all permits are near at hand, we can begin to develop the escrow values and development agreements which will bind the developer and the Township.

Please call if any questions

Sincerely,



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

TPW/del

cc: John Rice, Esq., Township Solicitor – Lower Providence Township
Casey Moore, P.E., McMahon Associates
Adam Brower, PE – Edward B. Walsh & Associates, Inc.
Thomas Keenan, Esq. – Keenan Ciccitto & Associates
Leader Senior Living