

April 21, 2025

Chloe Mohr, AICP, Principal Planner
Montgomery County Planning Commission
PO Box 311
Norristown, PA 19404

**Re: The Enclave at Melrose
Tookany Creek Parkway/Ashmead Road
Cheltenham Township, PA**

Dear Ms. Mohr,

Please find the following **responses**, to the MCPC Review Letter dated March 20, 2025. We have included subject headings and page numbers corresponding to the MCPC Review for clarity:

Review Comments:

- **Legislative Intent (page 4)**
 - The plan and design intent aligns with the stated legislative goals of the MU-3 Zoning District. The project is designed as a mixed-use development, to include commercial/retail, medical office, assisted living facilities, townhomes and age-restricted units throughout the development. As part of this development, +/- 47 acres of active and passive open space is provided, inclusive of +/- 5 miles of walkable surfaces/trail systems and +/- 8.5 acres of interior plaza space. The development layout is designed to align within the existing/natural topography of the property, preserving existing natural resources on the property. The residential component is fully consistent with the vernacular of residential development throughout the Township and the overall proposal provides for the varied and commercially focused development the MU-3 encourages, while providing pedestrian-scaled activities and gathering spaces throughout the development. We also note the pending application is for the Phase 1 approvals only and further pedestrianized and commercial development will be provided in greater detail in future phases related to the retail, AL/IL, MOB, and potential Township amenity components. .
- **Tookany Creek Trail (page 4-6)**
 - The existing country club property contains drivable cartways that supported the golf course operation. The intent with the design is to maintain areas of the existing cartway where redevelopment is not proposed, i.e. along westernmost boundary and along the Tacony Creek floodplain areas where existing cartway paths are currently built, to allow for passive recreational opportunities throughout the development without expanding development within environmentally sensitive areas. There is also a stretch of existing cartway that exists outside of the property limits, and within land currently owned by

Montgomery County adjacent to the Tacony Creek, which will also be maintained to provide a continuous trail system .

- Understanding that the regional plans for the Tookany Creek Trail are focused on the south side of the development, the plan proposes a 10-ft wide trail section to the western property limits to tie into existing cartways at the Tacony Creek floodplain, and extends new sidewalk along Ashmeade Road with a 10-ft trail extending to the County property limits. Additionally, pedestrian crossing facilities are currently planned at the Tookany Creek Parkway and Ashmead Road intersection. A 20-ft wide easement is provided around the 10-ft Tookany Trail extension within the property on the southern portion of the property.
 - The owner will continue working with the stakeholders for the Tookany Creek Trail project, including the Township and County, throughout this and future design phases of the trail on the County property and within the Tookany Creek floodplain area that abuts the property.
- **Townhouse Design (page 6)**
 - Waiver eliminated/updated plan complies. The Townhome layout has been revised to provide for 14-ft driveway openings for each lot, creating individual driveways for each lot, as opposed to the continuous flush curb along townhome blocks that was previously proposed. In addition to eliminating the waiver, the redesign also provides more opportunities for street trees and supplemental plantings to be added along internal road networks. A waiver is no longer being sought for driveway widths.
 - The planting strip between lots will exceed the 12-inch minimum width.
 - Although the plan as proposed exceeds zoning requirements for parking, additional on-street parking has been provided throughout the development at the request of the County. However, in an effort to increase efficiencies and maximize parking opportunities in the additional areas, a waiver for parking orientation is now required. If the Township would prefer not to grant a partial waiver for these new parking areas, the parking can be modified to comply (but will result in less additional parking than the County is seeking).
 - Applicant disagrees that alley-access is advisable for any townhomes in the community. Alleys will significantly increase impervious on the site, are not consistent with the general residential vernacular throughout the Township, and over time tend to become unsightly. However, where possible, the plans have been modified to adjust several townhouse cluster locations to increase the number of townhouses facing onto landscaped greens across roadways rather than onto other townhouses.
 - **Train Access (page 7-8)**
 - A drop-off area is provided along the southern portion of the development with access to Lawndale Station. SEPTA is developing plans for future station enhancements. The owner has met several times with SEPTA and will continue to coordinate with SEPTA as its station improvement plans evolve. However,

SEPTA has advised that its anticipated project will not be undertaken in the near future and applicant should not assume a station connection at this time.

- **Parking (page 8)**

- The plan as proposed exceeds zoning requirements for number of parking spaces. The angled parking initially proposed is located only along the secondary Road D and Road E in the vicinity of a recreational plaza and is designed to provide guest parking for the townhomes in the immediate vicinity. Portions of that angled parking have been modified to accommodate adjustments to townhouses in that portion of the site.
- Additionally, although the plan as proposed provides more than the required parking, additional locations of angled and perpendicular parking will be provided to address the County's request for additional parking. However, a waiver is required in order to provide the requested parking as angled and perpendicular parking to increase parking efficiencies on secondary roadways without drastically increasing impervious surfaces throughout the site. These spaces are limited to being located around plaza areas and in locations of reduced traffic movements.
- The plan proposes to provide a 255 on-street parking spaces to support additional parking for the residential areas. The previous plan provided 212 on street parking spaces.
- Garage spaces are only counted in townhouses which have a basement, as permitted by the ordinance. The parking requirements have been updated to breakout each townhome counted parking space allowed by ordinance.
- The structured parking is not included in this phase.

- **Pedestrian and Vehicular Circulation (page 8-9)**

- Intersection improvements for the project will be planned in concert with the Township consultants and in accordance with the traffic study recommendations. The intersection of Road C and Ashmead Road utilizes an existing driveway from the property onto Ashmead Road. Specific request was made during the design process by property owners in the surrounding area that the driveway not align with Rowland Avenue so as not to encourage cut-through traffic into the surrounding existing residential neighborhood.
- Sidewalk waiver eliminated. A 5-ft sidewalk has been proposed throughout the development to improve walkability.
- Applicant will continue its on-going discussions with Township staff and consultants regarding the design and recreational features of trails and pedestrian connections throughout the site to ensure Township residents have safe and efficient access to and use of these amenities throughout the development.

- **Architecture and Design (page 10)**

- Elevations of the townhomes are included with this resubmission, as required.

- Access from surrounding road networks are provided to the proposed uses, including the traumatic brain injury component. Elevations of the main building and a sample residential building are included with this resubmission, as required ,and pedestrian connections from the adjoining roadways are now shown. Applicant will discuss the fence height and style with the TBI operator.
- The possible community center is not included in this phase. Consideration for access, orientation, and façade treatment will be assessed in the future development of the Community Cetner (by others), the assisted living facility and the medical office building and structured parking lot.
- **Landscaping & Stormwater Management (page 10-11)**
 - Landscaping has been enhanced to provide additional shade trees and remove previously requested waivers.
 - Stormwater plantings are revised to propose whips and plug plantings to meet the required planting frequencies, as discussed with the Township Arborist.
- **Site Layout & Uses (page 11-12)**
 - The plan has been enhanced with more street trees, walkability, and parking as discussed with the Planning Commission and staff. The retail, AL/IL, and MOB, as well as the potential Township amenity, are not included as part of this Phase 1 approval. There are significant public plaza spaces throughout the retail and potential Township amenity, in particular, that will be designed in a future Phase and which respond to the intent of “lively public spaces”
 - The County’s request for additional passive recreational opportunities along stormwater basins is in conflict with the request of Township staff for fencing along basins to prevent access. However, adjustments to basin types and design throughout the development have been made to address the Township’s concern while providing for opportunities for more naturalized basins, with passive recreational opportunities (benches, tables, etc). Applicant will continue to work with Township staff and consultants, and the Shade Tree Commission, on the final design of these amenities.
 - The use categories have been corrected on the Master Plan.
- **Community Center (page 13)**
 - The potential Township Amenity is not part of this phase of approval.

Please contact me at 267-687-0150 or Anthony.Caponigro@kimley-horn.com if you should have any questions.

Sincerely,



Anthony Caponigro, P.E.

Cc: Melrose Development, LLC
Amea Farrell, Esq.