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MONTGOMERY COUNTY
PLANNING COMMISSION

MONTGOMERY COUNTY • PO BOX 311
NORRISTOWN, PA 19404-0311

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 5, 2024

Ms. Stephanie Cecco, Borough Manager
Borough of Conshohocken
400 Fayette Street, Suite 200
Conshohocken, Pennsylvania 19428

Re: MCPC #19-0175-003
Plan Name: SEPTA Surface Parking Lot- Conshohocken Railroad Station
1 lot/183 parking spaces/+/- 1.88 acres-*disturbance – 6.32 acre lot*
Washington Street/west of the Conshohocken Regional Rail Station
Borough of Conshohocken

Dear Ms. Cecco:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 1, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, the Southeastern Pennsylvania Transportation Authority (SEPTA), has submitted a land development plan seeking preliminary plan approval for the construction of the following:

- A temporary surface parking lot with 183 parking spaces, located west of the new SEPTA Conshohocken Regional Rail Station
- ADA-Accessibility improvements including, ADA parking spaces, sidewalk ramps
- Stormwater management facilities
- A multi-use trail along the southern edge of the site's development

The proposed surface parking lot within the FEMA 100-year floodplain is Tax Parcel #65-00-05581-01-5, a 6.32 acre parcel located in the borough's HVY-Heavy Industrial District, the RDD-Riverfront Development Overlay District (RDD-3 Subdistrict) and in the Floodplain Conservation District. The applicant's submitted documentation states that they have received the required

variances necessary to construct a parking lot in the AE Area of the Floodplain Conservation District. The applicant is requesting three substantive waivers from the borough's SALDO requirements:

- A waiver of Section 22-404.3.F.(6)- To permit the parking stall size of parking lot to be 8.5' X 18' rather than the required 9.0' X 18' parking stall.
- A waiver of Section 22-405(1).(c).- The requirement for 15' wide sidewalk width in this district.
- A waiver of Section 22-804- To permit the temporary parking lot to be constructed without any dedication of land for park and recreational use or payment of fee-in-lieu.

The applicant's tract was the subject of a multi-phased improvements plan for the Conshohocken Regional Rail Station. This development plan proposed the construction of a 191 space surface parking lot, a 3-level parking garage with 343 spaces, and other site improvements. This plan was reviewed by the planning commission in a review letter dated July 27, 2022 to the borough. According to the applicant's documentation, the proposed SEPTA parking garage was removed from the project scope in late 2023.

RECOMMENDATION & COMMENT

The Montgomery County Planning Commission has reviewed the proposed temporary surface parking lot and we have not identified any significant land use, transportation, design, or other issues that should be addressed in the consideration of this proposal. Therefore, we have no substantive comments. Nevertheless, the municipal staff should ensure that the proposal meets all appropriate municipal land use regulations and other codes prior to granting approval.

CONCLUSION

Please note that any review comment, recommendation, or the lack thereof contained in this report are advisory to the borough and final disposition for the approval of any proposal will be made by the municipality.

Please be aware that the MCPC #19-0175-003 has been set aside for the applicant's plan. If any subsequent plans are submitted for final recording, this MCPC number should appear on the applicant's sheets within the plans, in the box reserved for the seal of this agency.

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office.

A paper copy bearing the municipal seal and signatures of approval must be supplied for our files.

Sincerely,

Barry W. Jeffries

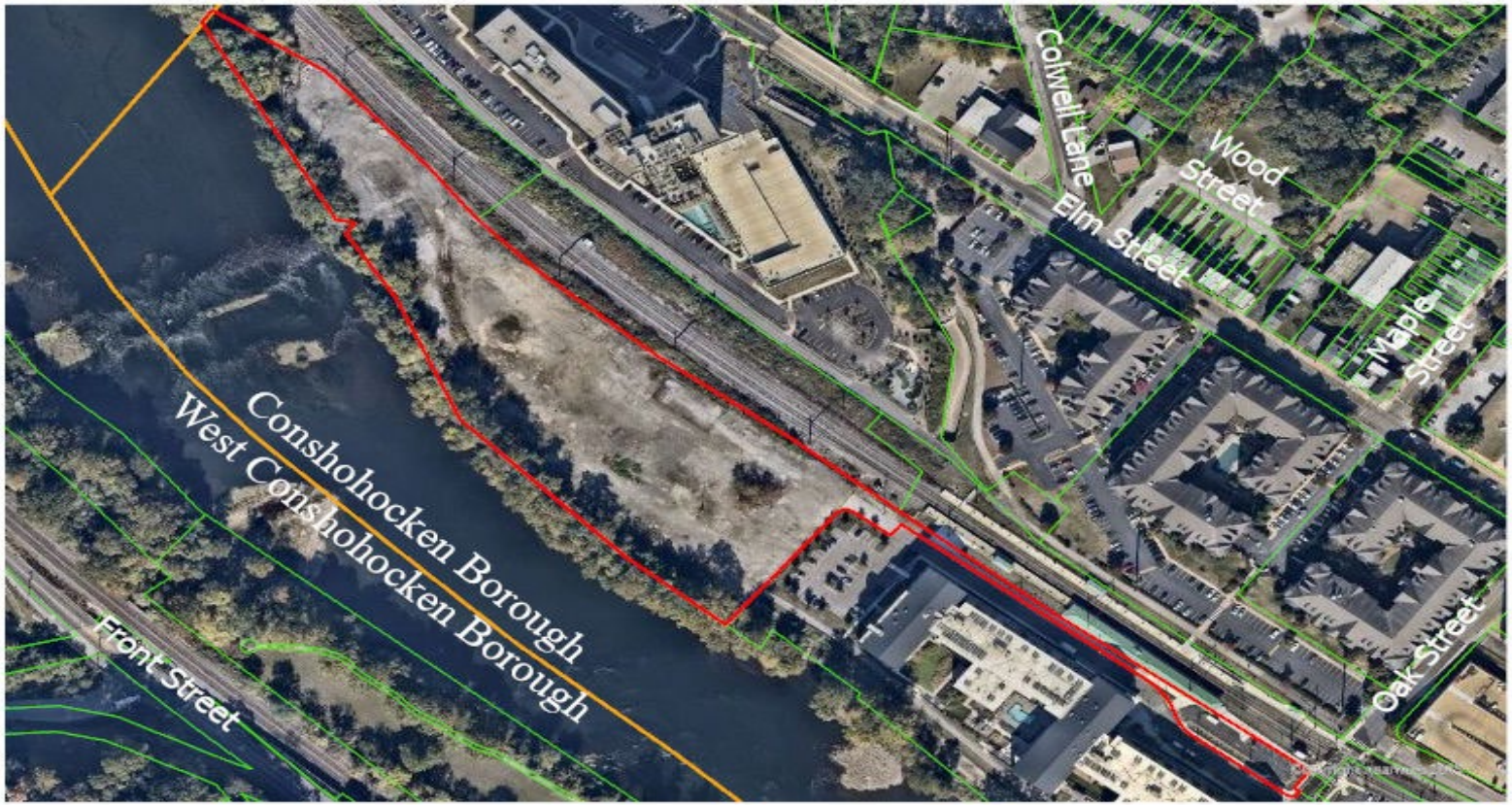
Barry W. Jeffries, ASLA, Senior Design Planner

Barry.Jeffries@montgomerycountypa.gov , 610.278.3444

c:
Robert Tangi, Applicant's representative
Michael Peters, Esq., Borough Solicitor
Karen MacNair, Borough Engineer
Chair, Borough Planning Commission

Attachments: 1) Aerial Photo; 2) Site Plan

ATTACHMENTS

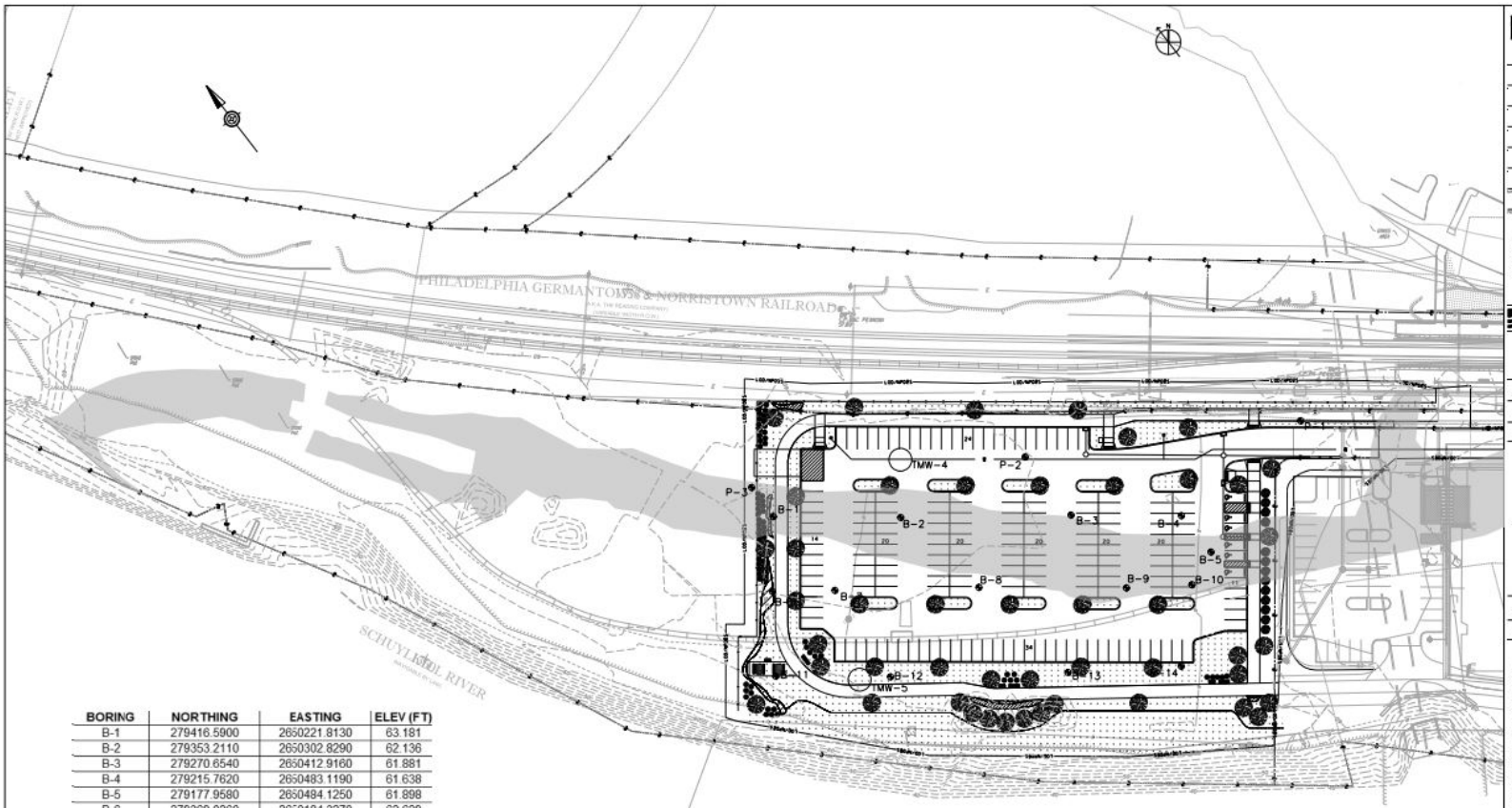


SEPTA Surface Parking Lot
MCPC#190175003

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/plancom
Aerial photography provided by Nearmap

0 100 200 400 Feet

N



BORING	NORTHING	EASTING	ELEV (FT)
B-1	279416.5900	2650221.8130	63.181
B-2	279353.2110	2650302.8290	62.136
B-3	279270.6540	2650412.9160	61.881
B-4	279215.7620	2650483.1190	61.638
B-5	279177.9580	2650484.1250	61.898
B-6	279369.0260	2650184.3270	62.629
B-7	279339.0680	2650224.7980	62.488
B-8	279269.8990	2650318.3450	61.943
B-9	279196.7770	2650412.3980	61.679
B-10	279166.4380	2650455.8060	62.034
B-11	279313.4400	2650144.5890	63.684
B-12	279256.3470	2650217.6770	61.538
B-13	279171.6030	2650333.3360	61.513
B-14	279119.6950	2650408.7780	61.385
P-1	279217.6610	2650606.1270	60.537
P-2	279330.3900	2650412.2060	62.271
P-3	279445.8740	2650222.3510	62.963

BORING PLAN

40 20 0 40

SCALE: 1" = 20'

LEGEND

- BORING LOCATION
- LIMITS OF CANAL
- LOD — SITE LIMIT OF DISTURBANCE
- APPROXIMATE GROUNDWATER TESTING LOCATION

CONSHOHOCKEN MUNICIPAL AUTHORITY
1234 MARKET ST., 12TH FL.
PHILADELPHIA, PA 19107

COMMONWEALTH OF PENNSYLVANIA
CHRISTIAN HILLOTT
ENGINEER
No. 079017

McCORMICK TAYLOR

NO	DESCRIPTION	DATE	BY	CHK'D	APP'D

CONSHOHOCKEN RAILROAD STATION

MANAYUNK/NORRISTOWN LINE

SURFACE PARKING LOT

NEW CONSTRUCTION

GENERAL

BORING LOCATION PLAN

SCALE: AS NOTED

DATE: 11/1/2024

SCALE/SIZE: 1:1

DRAWN BY: XX

CHECKED BY: XX

WORK ORDER NO.: SEC21D-24

DRAWING NO.: G004

DRAWING: G004 OF G004

SHEET: 004 OF 081

CONTRACT NO.: 21D-24-G004

REVISION: 1

GARAGE DEVELOPMENT SUBMISSION