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December 13, 2018

Mr. Richard Manfredi, Manager
Abington Township
1176 Old York Road
Abington, PA 19001-3713

Re: Abington Terrace, Montgomery County Planning Commission review

Dear Mr. Manfredi:

We are in receipt of the review letter by the Montgomery County Planning Commission (MCPC) dated December 6, 2018. It is noted that the proposed H-12 use and rezoning to AO is consistent with the County's Comprehensive Plan. Furthermore, MCPC recommends approval of both requests. There are a handful of comments I would like to address.

1. Site Area: The area of the assembled Tract is 5.606 acres, and the area of the lot is 5093 acres.

2. Streetscape: Build to Zone

At the suggestion of the MCPC a 25' maximum was added to the H-12 standards, this effectively creates a build to zone. With regard to the location of parking to the side and rear, this was taken from the MS district bonuses. If the Board of Commissioners were to view this as a conflict they could choose not approve the bonus. BET does not plan to utilize this particular bonus, but will apply for the bonus for *Below Grade Structured Parking*.

3. Streetscape: Street Wall

BET is planning on utilizing some walls with the streetscape design to echo the existing walls on Old York Road. These elements will be part of the Conditional Use application.

4. Wide sidewalk and verge

BET is creating a wide sidewalk on both street frontages. They will be comprised of decorative paving and plantings. These elements will be part of the Conditional Use application.

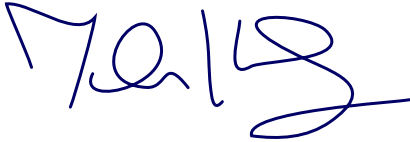
5. Historic Preservation

BET will be utilizing the bonuses for both an *Educational Resource* and *Community Heritage Preservation*. Both of these bonuses will be centered around the cemetery on the corner. The proposed programs and funding amounts will be described as part of the Conditional Use application.

All of these issues form an important part of the proposed development, as suggested in the Recommendation section; they will be incorporated into the design during the conditional use and land development stages.

Should you have any questions or comments, please do not hesitate to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read 'John H. Kennedy', with a stylized flourish at the end.

John H. Kennedy, AICP
President

cc: Michael Markman, via email

