



December 20, 2017

Christopher Leswing
Lower Merion Township Director of Building and Planning
Township Administration Building
75 East Lancaster Avenue
Ardmore, PA 19003-2323

Dear Mr. Leswing,

In the Wynnewood section of Lower Merion Township, as people travel along Lancaster Avenue and approach its junction with Wynnewood Road, they transition through attractive business districts and along edges of well maintained residential neighborhoods. The intersection of Lancaster Avenue and Wynnewood Road is a vital part of this transition. The parcel located on the northeast corner of this intersection has the potential to become a landmark for our community. The Shortridge Civic Association requests you share this letter with potential developers as it summarizes what neighborhood residents have expressed through meetings and emails.

Our community supports a new building of no more than three stories to reflect the character of existing nearby development and to maintain views of mature trees. Future development should substantially green the site and improve walkability along and across Lancaster Avenue and Wynnewood Road.

We suggest a modest scaled mixed-use building, with a retail or service business on the first floor and residential units above, is most appropriate. Recognizing that the current C1/C2 zoning permits high traffic commercial uses, a mixed-use building may reduce vehicle traffic and help mitigate parking conflicts, since complimentary uses require parking at different times of the day and can share on site parking spaces. Vehicular access should be limited exclusively to Morris Road, with the reduction or, better yet, the removal of the other existing curb cuts.

Additional neighborhood concerns that need to be addressed directly include, but are not limited to, increased traffic congestion, the existing lack of available commercial parking in the immediate vicinity, and not adding more students into the public school system.

This parcel is within the Shortridge Civic Association's catchment area. We are prepared to engage actively in discussions with any potential developer. The ultimate goal is to enhance our neighborhood's quality of life with a development proposal that is acceptable to both our organization and the developer.

Thank you in advance for taking our wishes into consideration and for sharing them with potential developers.

Sincerely,

Jennifer Devlin
Secretary for the Shortridge Association of Wynnewood
shortridge.civic@gmail.com