

Preliminary Recommendations relating to Institutional Land Use

Necessary steps to test/refine preliminary recommendations for Institutional Land Uses		
Issue: Diverse array of institutions are treated similarly under existing regulations		
Goal	Preliminary Recommendation	Analysis Required to Test/Refine Recommendation
Recognize institutional land uses as a distinct and defining land use within Lower Merion Township and develop specific land use strategies to address issues relating to the growth and preservation of institutional land uses.	Develop policies and land use regulations that recognize the diversity of institutional land uses within Lower Merion. Categorize institutions as neighborhood scaled or regionally scaled so that each type can be appropriately regulated.	Inventory institutions and evaluate similarities and differences. Evaluate by: <ul style="list-style-type: none"> • Size • Use • Intensity • Susceptibility to change
	Identify methods for streamlining the institutional approval process if applicants submit an approved CDP	Evaluate pros and cons of Concept Development Plan for institutional approval
	Modify special exception process or create an institutional overlay	Evaluate pros and cons of Special Exception process and determine if revisions are necessary. Evaluate pros and cons of creating an Institutional Overlay and determine if it benefits neighborhood oriented institutions converting to residential uses or is more appropriate for managing evolution of regionally scaled institutions.

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Issue: Evolution of institutional uses (i.e. Modernization of facilities and/or services) Encroachment of institutions into residential neighborhoods		
Goal	Preliminary Recommendation	Analysis Required to Test/Refine Recommendation
<p>Allow institutions to evolve while maintaining protections of the surrounding residences. Striking a balance between the needs of institutions and their adjacent residential neighbors is of utmost importance.</p>	<p>Regional Scaled Institution</p> <p>Allow <u>x</u> to permit institutional evolution in exchange for <u>y</u> to reduce externalities.</p> <p>X = increases to height or impervious surface; or conversion to multi-family property Y = increase to setback or buffers; or preservation of historic resource or open space</p>	<p>Determine what constitutes evolution of institutional property.</p> <ul style="list-style-type: none"> • Increased population, students, staff or employees? • Need for larger, modernized facilities? • Need for additional facilities to better serve the current population such as additional parking, dorms, fields or other buildings? <p>Determine what constitutes negative externality on surrounding residences.</p> <ul style="list-style-type: none"> • Automotive traffic on surrounding neighborhood roads? • Off campus parking? • Increased intensity resulting from longer hours by different users? • Loss of open space or historic resources? • Light/noise trespass into adjacent neighborhoods? • Stormwater runoff? • Fiscal implications, such as the need for additional municipal services.
	<p>Neighborhood Scaled Institution</p> <p>Permit conversion of declining neighborhood oriented institutions into residential uses</p>	<p>Identify potential institutions for conversion into residential uses.</p> <p>Identify potential issues and opportunities for conversion.</p> <ul style="list-style-type: none"> • Appropriate density for neighborhood • Appropriate density to support conversion • Off street parking requirements • Stormwater management • Protection of historic resource/open space

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Issue: Need to coordinate institutional land uses with other Township planning initiatives		
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Future policies and regulations should address the impact of institutions upon the Township’s economic, social, transportation, housing, open space and recreational needs.	Utilize Official Map and or Transfer of Development Rights to identify potential locations on institutional properties for future public playfields.	Identify potential locations on institutional properties for future public playfields. List methods for using Official Map or TDR to implement recommendation
	Identify potential locations on institutional properties for shared/ publically accessible recreation facilities. Explore restrictions on public use of institutional recreational facilities currently in place.	Map existing institutional fields and shared facilities List existing restrictions on shared recreational facilities
	Identify potential locations and create incentives to permit conversion of select institutional uses to age-restricted housing consistent with Township Housing policies.	Develop site criteria for conversion of institutional property to age restricted housing Map potential properties consistent with criteria
	Facilitate coordination of shared transportation services between neighboring institutions.	Identify potential shared services/list existing shared services Identify opportunities/constraints to coordinating shared services
	Explore partnerships between institutions and Township to provide workforce housing for institutional employees within Township.	Identify potential neighborhoods for institutional work force housing Identify opportunities/constraints for conversion to work force housing
Issue: While institutions have an air of permanence, the vast majority of institutional properties are temporarily protected and potentially vulnerable to future development.		
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Develop strategies for preservation of historic and educational resources which are defining elements of Lower Merion Township.	Develop a prioritized list of open space and historic resources crucial to preserving the character of the Township. Work with institutions to preserve these resources.	Inventory historic resources and designated open space/natural features on institutional properties. Inventory protections in place. Create prioritized list of core historic/open space resources to preserve.