

# Arnold Field Lights

Conditions of Approval

<https://bit.ly/3ewBZem>

Deny the Relief

7 Amended Conditions

17 New Conditions

# Deny the Sidewalk Relief

And restore the the conditions struck through on our memo:

1. The applicant shall install a sidewalk along the Fairhill property frontage extending from the property boundary of 225 Kent Road to the existing pedestrian entrance adjacent to the access driveway.

1. In lieu of constructing a sidewalk within the public right of way along Church Road the applicant shall work with staff to install a multi-use path between 201 Kent Road and the existing sidewalk on Montgomery Avenue. **LMSD does not have to install this path until there is a plan to construct a sidewalk/path on the Church Road frontage of 201 Kent Road.**

# Reduce Usage of Fairhill Gate During Events

2. The applicant shall work with staff to develop a plan of action to encourage all spectator, **official, coach, team, athlete, participant, and staff** event parking to occur at the high school and to provide safe access across Montgomery Avenue.

# Community Engagement

Change condition 3 to read:

3. The applicant shall ~~explore the creation of a committee consisting of two representatives of~~ hold meetings with the Arnold Field Neighbors Committee (a group open to any resident who lives within ¼ mile of Arnold Field); ~~two employees of the Lower Merion School District; and one Lower Merion Township employee from the Building and Planning Department~~ for the sole purpose of resolving disputes about any of these conditions of approval, the operation of the Arnold Field lights, the Arnold Field public address system, and crowd control at Arnold Field. **Meetings shall be held at such frequency and until such time as LMSD and LMT staffs agree that they are no longer necessary and appropriate.** Further, applicant shall provide notice to the Arnold Field Neighbors' Committee of all events scheduled for Arnold Field during which lights would be used. Notice shall be given via email, text messages and via an online schedule of activities planned for Arnold Field with additional notice that the parking requirements, regulations and restrictions have been given to all affected parties in writing either electronically or via United States Post Office or both.

# 3rd Party Usage

Condition 25 (below) provides an allocation of nights per year. LMSD can decide how to use those nights. If they allow a 3rd party, then that is one less night for the high school teams.

We do not need condition 5:

5. The lighted field shall only be used by Lower Merion School District and not any third party.

# Environmental Sustainability

LMSD should use the same green energy that the township uses.

6. The applicant shall ~~investigate utilizing~~ **use** 100% ~~clean~~ **green** energy sources to power the proposed lighting.

# Landscape Buffer

Make the IE2 zoning requirement explicit.

13. The applicant shall ~~work with staff prior to the submission of the Preliminary Plan to ensure that the landscape buffer is enhanced to address light trespass and visual impacts resulting from the increase of use.~~ **plant and maintain a 20 foot landscape buffer as required by the IE2 zone.**



# Regulating Light Usage

25. The lights may only be on:

- Until 10:30pm on a Friday night for a maximum of 3 nights per year
- Until 9:00pm for a maximum of 20 nights per year (not including the nights that the lights are on until 10:30pm)
- Until 7:30pm any other night in March, October, and November

Any additional nights require BoC approval.

# Setting Expectations

26. Applicant will maintain a public schedule of all events (including practices) that will use the lights. This schedule should exist online and be publicly posted on Arnold Field. Any change to the schedule should be emailed to a list to which any resident can subscribe.

27. The proposed new walkway lighting at the entrances from Montgomery Avenue and along the walk to the grandstands, and existing security lighting in or behind the grandstands, shall be turned off one half hour after the end of the permitted lighting times for the field lights.

# Electrical and Design Concerns

28. Applicant shall explore connecting the power sources for the new lighting at Arnold Field to a dedicated electrical circuit serving Arnold Field and/or Lower Merion High School.

29. The PECO circuit from which applicant shall draw power for the lights and all other activities at Arnold Field shall be identified at the time of preliminary plan.

30. Arnold Field lighting shall be designed and aimed upon installation to assure that spill from the light sources shall be controlled, and all spill onto adjacent residential properties shall be designed to minimize sky glow.

31. Controls for the lights and accurate timing of the lights, especially at the start and end of Daylight Savings Time, shall be the responsibility of a designated school district employee who shall be trained and qualified to assess, monitor, and correct the operation and performance of the lights.

32. Re-lamping and regular maintenance on the Arnold Field lights shall be performed in such a manner that the lamps, focus and direction of the fixtures is not changed, and any lighting spill onto adjacent residential properties shall be strictly controlled to mitigate sky glow and impacts upon the dark sky. Regular reports shall be submitted by the applicant to the township regarding such maintenance and inspections.

# Single Point of Contact for the Community

33. The applicant shall supply to the chairperson of the Arnold Field Neighbors' Committee, the Lower Merion Police, and the Ward Commissioner; a phone number for the LMSD staff member responsible for ensuring the lights and the public address system are turned off according to the posted schedule.

# Managing Noise

34. Any band, music, performance, or other noise that exceeds the residential noise limit will cease at 9pm.
35. Practices will not make use of the P.A. system
36. The applicant shall engage the services of a licensed sound engineer to investigate the effectiveness of installing sound walls behind the grandstands and along other residential property lines adjacent to the fields to mitigate sound trespass into the surrounding community. Engineering documentation of the sound wall studies shall be part of the preliminary plan.

# Traffic

37. Applicant will provide an updated traffic study incorporating but not limited to the following intersections:

- Church & Montgomery
- Church & Kent
- Church & Llanfair
- Fairhill & Kent
- Fairhill & Aubrey
- Montgomery & Owen (both sides)
- Montgomery & Wister (both sides)
- Montgomery & School House Lane

# Parking

38. On Friday, applicant will not schedule simultaneous events at Arnold Field and at LMHS such that LMHS does not have sufficient on-campus parking for attendees of the events.

39. Applicant will repair and reinforce any areas of the fence that have been used for ingress or egress.

40. Applicant shall pay for additional Lower Merion Township police enforcement, including required overtime, and pay for additional private security, as required by the township to assure compliance with these conditions.



# In Case There's More to Come...

41. Any future development; any changes to the existing structures, turf field, the grandstands and the grass playing fields; addition of any new structures; or a change to the location, size, or number of lights on Arnold Field will require the applicant to go through land development.