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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

April 10, 2024

Mr. Mark Penecale, Director of Planning and Zoning
Springfield Township
1510 Paper Mill Rd,
Wyndmoor, Pennsylvania 19038

Re: MCPC # 24-0069-001
Plan Name: Springfield Middle School
(21,500 sq. ft. institutional on approximately 19.02 acres)
Situate: Bergan Road (S); west of Paper Mill Road
Springfield Township

Dear Mr. Penecale:

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 March 20, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, Springfield School District, is proposing to develop the existing 19.02-acre lot at 1901 Paper Mill Road through the creation of an auditorium, and various other improvements. Circulation improvements include the installation of a surface parking lot, two raised pedestrian crosswalks, sidewalks throughout the campus, building additions to the school entrances, and an emergency drive. Additional improvements include two underground stormwater basins, a geothermal well field, and a truck loading area. The proposed plan will further include the demolition of an existing basketball court, loading area, and parking lot area.

This property is located in the township's institutional zoning district. The site is served by public water and sewer. The plan is dated February 23, 2024

COMPREHENSIVE PLAN COMPLIANCE

This property is shown as Institutional in the Future Land Use Plan of Springfield Township's 2025 Comprehensive Plan. Institutional land uses include schools, churches, public offices, library facilities, and long-term care facilities and often offer a significant amount of private open space.

The location of this site coincides with multiple potential trails as identified by the Springfield Township Trails and Connectivity Plan, specifically the NG-8: Bergen/Bradford Connector which would provide access to both Springfield Middle School and the Enfield Elementary fields, and MT-2: Cresheim Trail (Central). The proposed sidewalks proposed as part of this land development support the goals of the Comprehensive Plan and Trails and Connectivity Plan.

Additionally, the property is identified as a Suburban Residential Area in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are concentrations of single-family detached homes, less dense multifamily and single-family attached uses, and institutional uses.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified the following issues that the applicant and Springfield Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

ZONING ORDINANCE COMMENTS

According to the zoning data information provided on Sheet #2, the property is nonconforming in terms of the number of parking spaces. It appears the parking allotment is based on the total floor area of the existing gymnasium, however, it appears an auditorium is proposed which could impact the total floor area to be considered in the parking calculation, based on zoning 114-134 (A)(8). We ask that the applicant clarify their parking calculation.

OTHER COMMENTS

A. Sidewalks and Landscaping.

According to the plan, an 8-foot sidewalk is to be constructed around the westernmost parking lot of the Middle School. Currently, there are several, large trees located on the island. We encourage the applicant to consider reducing the width of the sidewalk to limit the amount of new impervious surface proposed and potentially reduce the impact of the sidewalk construction on the existing, mature trees.

In addition, in order to ensure the least damage to the root system of the existing trees during construction, we recommend that care be taken to avoid placing anything heavy under the existing tree. If it is determined that these trees cannot be properly protected during construction, we recommend the applicant consider providing additional replacement trees.

B. Tree Preservation

The landscaping plan identifies the removal of 14 mature trees on the site. While the proposed plan states that 8 new trees will be planted, we recommend identifying additional locations to increase tree cover, such

as providing additional street trees along the entrance road into the site and along the Paper Mill frontage. This can further serve to shade the pedestrian pathway from Bergan Road, making walking more comfortable for pedestrians.

C. Stormwater Management

We recommend that future versions of the plan include an Operations and Maintenance agreement for the underground stormwater management system.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the township's planning objectives for institutional development.

Please note that the review comments and recommendations contained in this report are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

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 signature of approval must be supplied for our files. Please print the assigned MCPC number: (#24-0069-001) on any plans submitted for final recording.

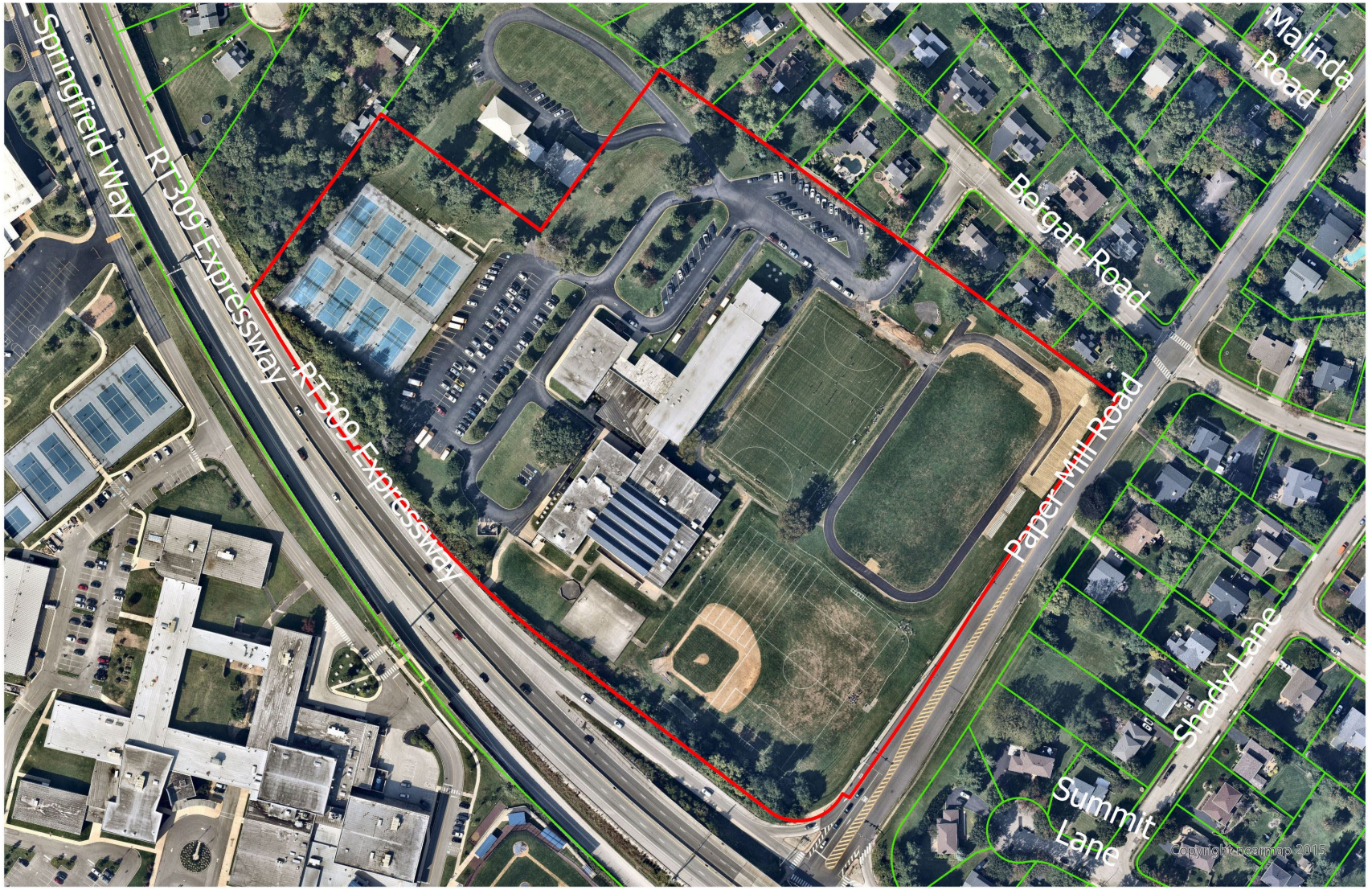
Sincerely,

Margaux Petruska

Margaux Petruska, Community Planner II
Margaux.petruska@montgomerycountypa.gov – 610-278-3728

c: Jacob Tackett, Applicant's Representative
Michael Taylor, Springfield Township Manager
Amanda Helwig, Chair, Springfield Township Planning Commission

Attachment A: Aerial Image of Site
Attachment B: Reduced Copy of Applicant's Proposed Site Plan



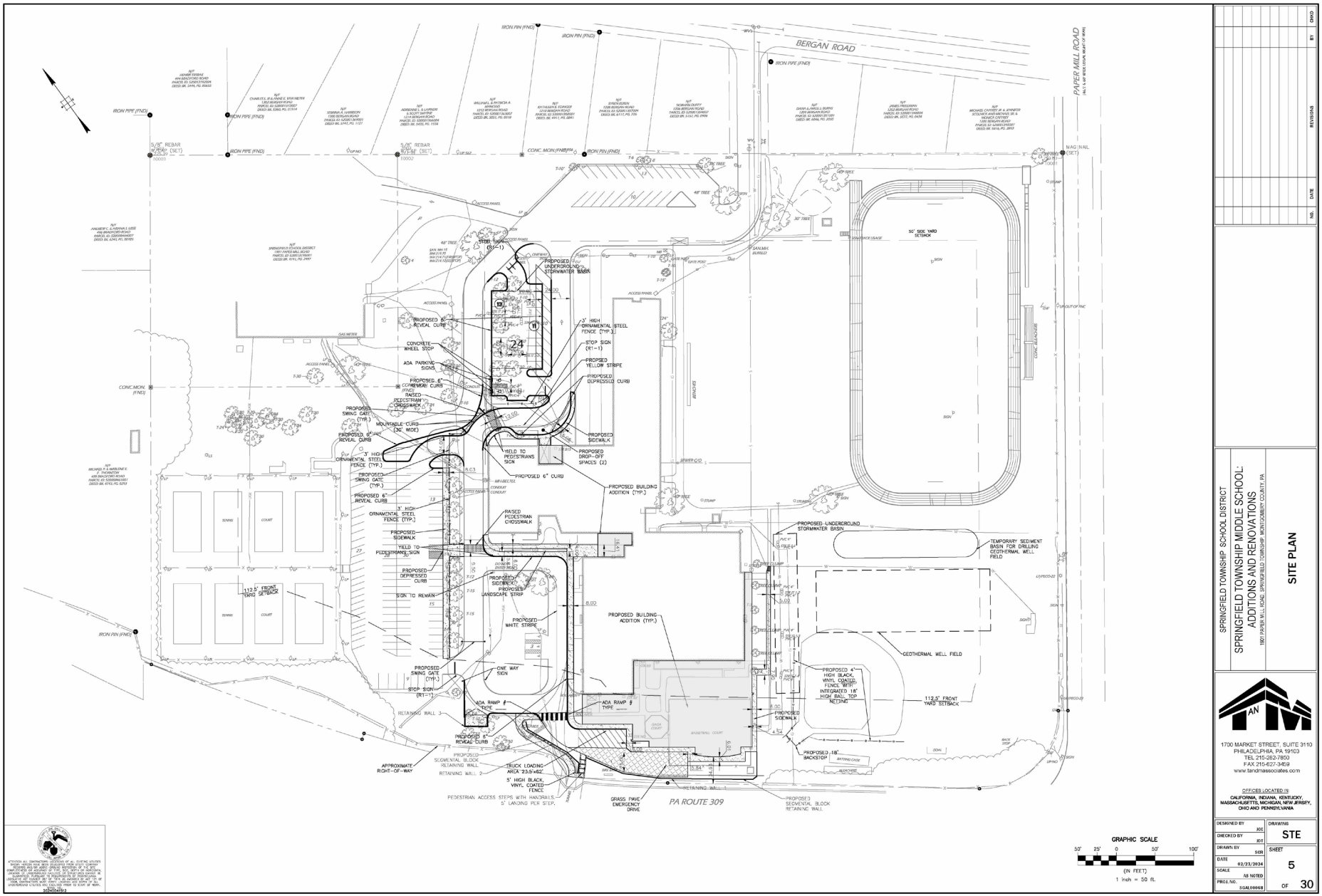
Springfield Middle School
MCPC#240069001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap



SPRINGFIELD TOWNSHIP SCHOOL DISTRICT

SPRINGFIELD TOWNSHIP MIDDLE SCHOOL: ADDITIONS AND RENOVATIONS

1901 PAPER MILL ROAD, SPRINGFIELD TOWNSHIP, MONTGOMERY COUNTY, PA.

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DRAWN BY	SGB
DATE	03/22/2024
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