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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

January 13, 2025

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

RE: MCPC #24-0165-002
Plan Name: 1201 S. Collegeville Road
122 Stacked Townhomes and approx. 148,430 SF of Retail on 29.53 acres
Situate: 1201 S. Collegeville Road at the intersection of South Collegeville Road (SR 0029) and Black Rock Road (SR4033)
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on December 16, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, HT 1201 Collegeville, LLC, proposes to demolish the current office building (Quest) and parking lots on the property and develop 122 stacked townhouses and 148,430 SF of retail space on 29.54 acres. This proposed townhome/retail development is in the recently rezoned Community and Regional Shopping Center (CRSC) District which includes a new Residential Use Group-4 (RUG-4). This is a single parcel property that will be serviced by public sewer and water.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as a Designated Growth Area – Developed Land, and on its Future Land Use map as Regional Mixed Use Center. As this request is for a 122 townhome and 148K SF retail development, the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

Upper Providence Township's *2024 Comprehensive Plan's* Land Use Plan identifies the property to be subdivided as Office-Corporate Campus, and on their proposed land use plan as Community and Regional Shopping Center (CRSC) District with townhouse as a permitted use. The Montgomery County Planning Commission (MCPC) believes that this project is consistent with the township's current zoning.

RECOMMENDATION/COMMENTS

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

OVERALL DESIGN

1. The Residential Use Group-4 criteria includes common areas and recreation facilities, however, the common areas are shown but not the recreation areas. While we always recommend providing recreation areas, if the developer does not plan to provide recreational facilities we suggest the developer provide a "fee in lieu of".

2. Our review found that there are no street trees planted along the SR029 frontage of the commercial area. In the residential area, there are no trees along sidewalks or throughout the common open space. We always recommend street and sidewalk trees.

3. While the previous sketch plan showed a drop off area for the daycare center, this updated preliminary plan does not show this area. The daycare center should have a designated pick up and drop off area.

TRANSPORTATION/CIRCULATION

1. As the residential area is so important to this plan, we believe that pedestrian access to the commercial area should also be important. Pedestrian flow throughout this plan should include:
    a. A pedestrian refuge area in the center of the pedestrian crosswalk at the Black Rock Road entrance to the commercial area. The crosswalk as designed is excessively long. In order to be traversed safely, there should be a refuge area at its midpoint which could be created by extending the length of the proposed island at this entrance.
    b. A pedestrian crossing should also be added to cross the drive that connects the residential and commercial areas, and then another across to the commercial parking/retail.
    c. The pedestrian crossing across South Collegeville Road is very long and should include a refuge island to ensure the safety of pedestrians.

2. The main entrance from South Collegeville Road into the commercial area appears very confusing, with no clear direction for traffic to go. We recommend a realignment with stop bars and proper directional signage.

ENVIRONMENTAL

1. The applicant has selected underground infiltration basins to mitigate stormwater runoff. All BMPs, etc., require specialized maintenance to function as designed. Please stipulate the perpetual maintenance of this underground detention basin.

2. This plan shows a proposed stormwater outfall at the rear of the retail shopping center. As the volume of the outfall will increase significantly due to the large area of impervious material being used, please ensure that the outfall does not detrimentally affect the township park bordering the property.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal. Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

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. Please supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #24-0165-002 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
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610-278-3734

cc: AMRB Properties LLC, david@hightopdevelopment.com
Allison M. Zarro, alyson@rrhc.com
Thomas Wright, Chair, Upper Providence Planning Commission
Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View – 1201 South Collegeville Road, Upper Providence Township, Montgomery County, PA



1201 South Collegeville Road
Redevelopment
MCPC#240165001

Montgomery County Planning Commission

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Aerial photography provided by Nearmap

0 150 300 600 Feet

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Sketch Plan – 1201 South Collegeville Road, Upper Providence Township, Montgomery County, PA

