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MONTGOMERY COUNTY
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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

February 13, 2025

Dan DeMeno, Manager
Worcester Township
1721 South Valley Forge Road
P.O. Box 767
Worcester, PA 19490

Re: MCPC #25-0008-001
Plan Name: Methacton High School
(1 lots comprising 62.83 acres, 312,000 sf building)
Situate: Kriebel Mill Road at Germantown Pike
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced subdivision and land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on January 14, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, the Methacton School District, has submitted a sketch plan proposing the construction of a new high school and various site improvements on the site of the existing Methacton High School. The new two-story building is a proposed 312,000 square feet and would have capacity for an anticipated 1,645 students. There is existing public sewer and water service on this site. Proposed parking spaces on this site would increase the capacity for vehicles on this site, from an existing 603 spaces to 877 spaces. Other proposed site additions include new above ground stormwater basins, new natural turf playing fields, a new field house and adjacent plaza area, and a new varsity softball field. This property is in the township's AGR Agricultural District

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the county's current comprehensive plan, identifies the future land use of this tract as a Suburban Residential Area, which is appropriate for both the current and future (unchanged) use. *Montco 2040* encourages new development to be placed in areas that have existing

infrastructure to accommodate growth. This proposal is consistent with the county's comprehensive plan.

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 township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION

1) Mill Road Access. The proposed plan contains a full access driveway onto Mill Road that would be for bus access and emergency purposes only. However, Mill Road is rather rural. It's a paved road without shoulders and may require additional improvements to allow for heavier daily use.
2) Separation of Cars and Buses. It is unclear from the current submitted plans what routes buses and cars would take through the property to drop students off and if there is sufficient spaces for vehicles to idle/queue at afternoon pickup times.
3) Sidewalks. We strongly encourage the provision of new sidewalks along Kriebel Mill Road, particularly between the first entrance onto the property and Germantown Pike, as well as the appropriate curb cuts, crosswalks, and other infrastructure, to make it possible and safe to walk to and from school from nearby neighborhoods (particularly the townhouse development on the other side of Germantown Pike). While there may not be a large population of students who live close enough to this school to walk regularly, providing this infrastructure is an important part of school culture. Since Germantown Pike at this intersection is a county road, please copy Jennifer Payne through the county's Office of Roads and Bridges on any future correspondence on this topic.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve the school district's and Worcester Township's planning objectives.

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 #25-0008-001 on any plans submitted for final recording.

Sincerely,

Anne Leavitt-Gruberger

Anne Leavitt-Gruberger, County Planning Manager

anne.leavitt-gruberger@montgomerycountypa.gov – 610-278-3727

c: Methacton School District
David Stewart, T&M Associates, Applicant's Representative
Christian Jones, Assistant Township Manager

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

ATTACHMENTS



Methacton High School
MCPC#250008001

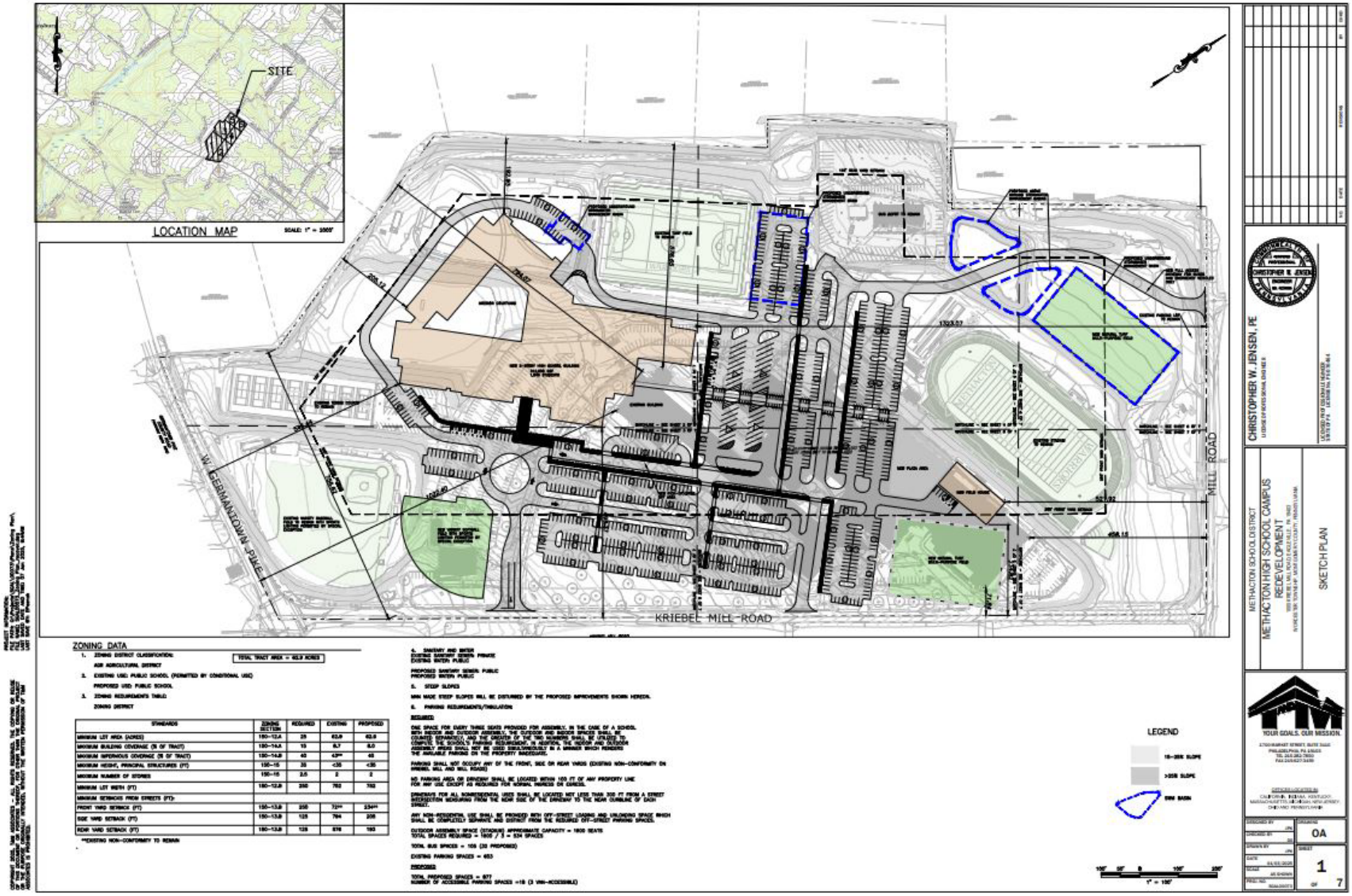
Montgomery County Planning Commission

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www.montcopa.org/planning

Aerial photography provided by Nearmap


SITE
LOCATION MAP
W. GERMANTOWN PIKE
KRIEBEL MILL ROAD
MILL ROAD
ZONING DATA
LEGEND
METHACTON SCHOOL DISTRICT
METHACTON HIGH SCHOOL CAMPUS REDEVELOPMENT
SKETCH PLAN
CHRISTOPHER W. JENSEN, PE
YOUR GOALS. OUR MISSION.
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