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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

September 18, 2025

Mr. Christopher Hoffman, Township Manager
Lower Moreland Township
640 Red Lion Road
Huntingdon Valley, Pennsylvania 19006-6234

Re: MCPC #24-0231-002
Plan Name: 2600 Philmont Avenue - Sketch Plan
(1 lot/97,876 sq ft./6.02 acres (2.0 acres impacted))
Situate: Red Lion Road (north)/Philmont Avenue (west)
Lower Moreland Township

Dear Mr. Hoffman:

We have reviewed the above-referenced sketch plan resubmission as requested by the township in an electronic submission received on August 25, 2025. We forward this memo as a report of our review comments and concerns.

BACKGROUND

The applicant, 2600 Philmont Avenue Acquisition, has submitted a revised sketch plan that proposes the construction of a 4-story, 97,876-square foot office building as a combined office and senior residential living facility. According to the applicant's parking compliance plan note, approximately 28,948 square feet will be devoted to the senior residential living facility and the remainder 68,928 square feet will be devoted to office building use.

The development tract is Tax Parcel #41-00-06823-00-3 and is situated in the township's BOI - Business Office Institutional Zoning District. According to the plan approximately 2.0 acres of the 6.02-acre lot will be impacted by the proposed site development. The applicant's development tract includes the Fairway Plaza, a 4-story brick office building that Montgomery County Property Records show is a 68,928-square foot building and was constructed in 1971. A large portion of the southeastern area of the development tract lies within the 100-year floodplain and borders the Red Lion Road and Philmont Avenue intersection. The applicant's initial sketch plan was reviewed in a memo issued by this office on November 27, 2024. The initial sketch plan showed an 80,080-square foot mixed-use building arranged in the northern corner of the development tract.

COMMENTS

1. Previous Sketch Plan Comments. The initial sketch plan review memo dated November 27, 2024 raised the question as to whether the 'Senior Living Community' is a permitted use in this zoning district. In a recent conversation with the township zoning official, we learned that the township engineer has determined that the use is not permitted and a zoning text amendment will be required to permit the development as proposed. We expressed concern in the memo about the increased impervious coverage of the site and the fact that a large portion of the site is in the 100-year floodplain. The resubmitted sketch plan proposed an increase in the impervious coverage of the site from 73.3% to 78.13%. We remain concerned, especially with the increased impervious coverage that is proposed for the site's development with a large portion of the site within the 100-year floodplain.

2. Building and Parking Lot Coverage in the Sketch Plan. The arrangement of the proposed office/senior living appears wedged into the only developable space available on this site. It results in an awkward configuration for the building and the parking lot with little area available for the other needed improvements. We believe that other important amenities and landscape improvements are needed to create and serve a healthy senior living community. The proposed maximum impervious coverage of 80% shown in the proposed MU-REV compliance chart leaves almost the entire site with building coverage, parking lots, and driveways. Informal gathering areas are needed that could include outdoor plazas that can provide residents with an outdoor space to enjoy the company of family and friends in informal gatherings.

   The narrow 4-foot wide sidewalk is placed immediately adjacent to the building's façade. The sidewalk should be 5-6 feet wide and should have a setback from the building at least 6-8 feet for a landscape area. In the rear of the building, the driveway aisle is immediately adjacent to the property boundary with no space for a landscape buffer or screen. We believe the sketch plan is deficient in providing the needed space for landscape improvements including landscape buffers and screens and parking lot landscape improvements.

3. Proposed Building's Front Entry. A senior living community typically requires a generous drop-off area outside of the traffic aisle for seniors to access vans and similar vehicles for their visits to medical appointments and other various destinations. The plan does not have a designated drop-off area. The plan shows a 21-foot traffic aisle and a 4-foot sidewalk immediately next to the building's front façade which is over 300 feet. In our view this is a very unfriendly arrangement for the pedestrians accessing the front entry. The sidewalk should be set back at least 5 feet from the building for a landscape area. Also, the plan should provide a designated drop-off area outside of the driveway aisle and a wider sidewalk that is setback from the building. A defined drop-off area is needed both for safety and convenience of residents.

4. Pedestrian Mobility and Access:

   a. Sidewalks are needed for pedestrian access and connections from Red Lion Road to the proposed building and pedestrian crosswalks are needed along the interior driveway aisles in the parking lots to the proposed office/senior living community building entrance.

   b. The ADA parking spaces could be arranged in closer proximity to the building entrance for a safer, more accessible route for ADA users.

   c. A direct pedestrian connection with sidewalks along the driveway from the existing Fairway Plaza office building to the proposed building would create a more unified site development. We believe a pedestrian walkway with a green area or a wider pedestrian plaza connecting the two buildings would help to connect the two separate office buildings and be an asset for the site.

5. Parking Compliance. It is unclear whether the proposed parking compliance chart shown on the sketch plan is for the proposed building only or it is for the entire site including the existing office building's required parking. The applicant should clarify the parking compliance chart for the township.

6. Stormwater Management. The site plan shows an expansion of parking bays in front of the Fairway Plaza building along both Philmont Avenue and Red Lion Road. The expansion of two parking bays will be in the 100-year floodplain and will result in the removal of much of the site's existing tree canopy and pervious surface or 'green-area'. The existing office building was built before contemporary stormwater management regulations were adopted and the 'green-area' with the tree canopy serves as an important 'on-site sink' for stormwater infiltration. Any future site plans will need to include the required stormwater management facilities and demonstrate that no adverse impacts will occur regarding the floodplain's storage volume and flooding at the intersection of these two important roadways.

Sincerely,

Barry W. Jeffries

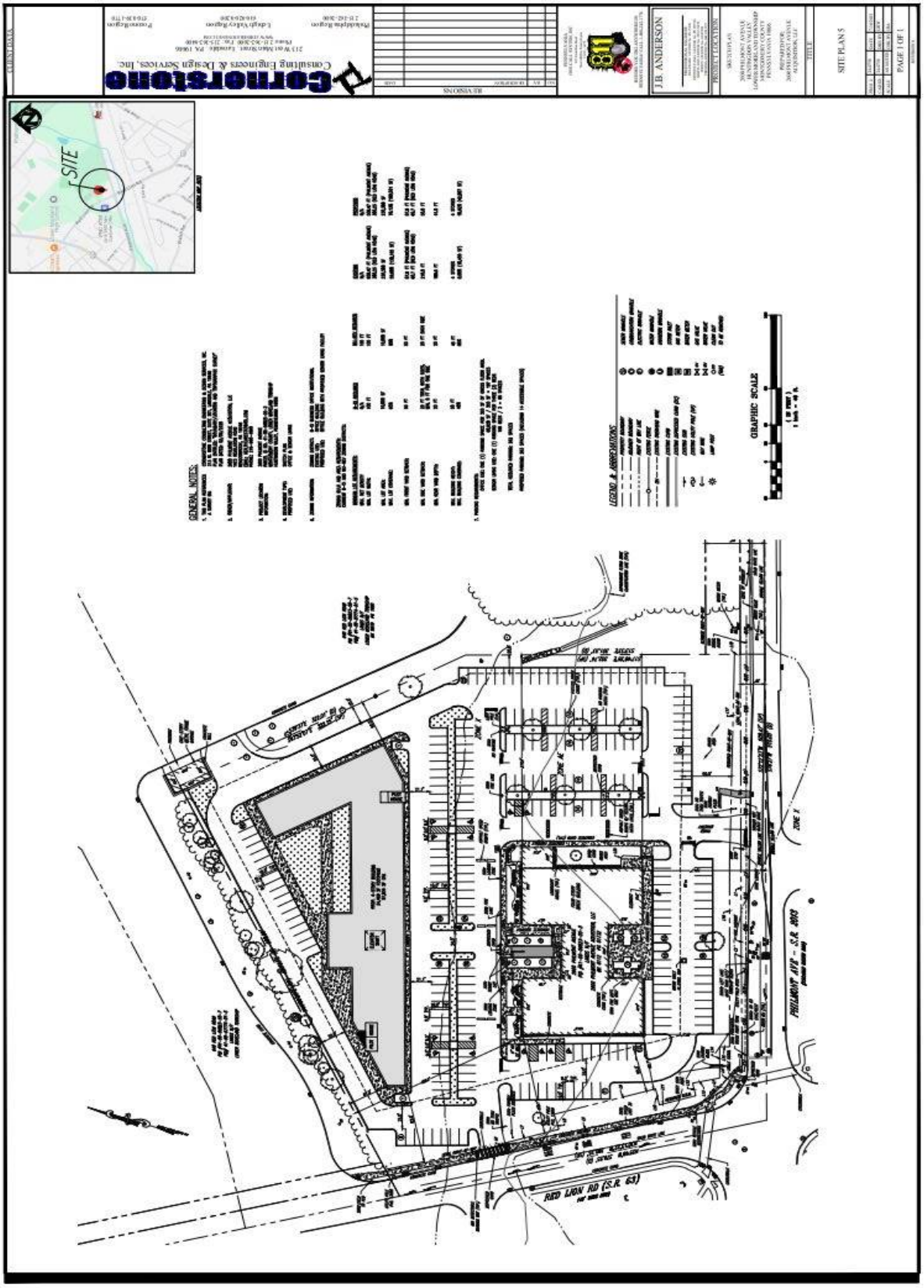
Barry W Jeffries, ASLA, Senior Design Planner
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c: Andrew Frey, Chrm., Township Planning Commission
John Rice, Township Solicitor
Timothy Woodrow, Township Engineer





2600 Philmont Avenue
MCPC#240231002


Cornerstone
Consulting Engineers & Designs Services, Inc.
J.B. ANDERSON
SITE PLAN 5
PAGE 1 OF 1
SITE
GENERAL NOTES:
GRAPHIC SCALE
RED LION RD (S.R. 463)
PHILMONT AVE - S.R. 3003