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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 21, 2025

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

Re: MCPC #25-0227-001
Plan Name: Hansen Tract
(1 lot comprising 2.7 acres)
Situate: Sandy Hill Road (north)
Springfield Township

Dear Mr. Penecale:

We have reviewed the above-referenced land development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 23, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Foxlane Homes, proposes to develop 43 townhomes in Cheltenham Township and one detached single-family home in Springfield Township. This site was historically part of a large estate located in both Cheltenham and Springfield Townships known as the Sim's Estate, Falcon Hill, and Laverock Hill. The majority of this site was developed in 2021-22 of single-family detached homes and trails. The Springfield parcel is 2.7 acres with four existing structures on it and takes access through the parcel in Cheltenham to Willow Grove Avenue.

The construction of the single-family detached home will require the demolition of several buildings that appear to date back to the time of the original Sims Estate (which contained Falcon Hill/Laverock Hill), seemingly a carriage house, caretaker's houses, and a storage building originally from the late 19th century and developed in the early 20th century. Along with a proposed single-family home, a driveway, stormwater management areas, retaining wall, and section of the roadway and sidewalk are additionally proposed within Springfield's section. The site is located within the AA Residential Zoning District and is served by public water and sewer. The plan is dated July 21, 2025. Please note that Montgomery County Planning Commission has additionally reviewed this development for Cheltenham Township, MCPC #25-0162-001, dated September 9, 2025.

COMPREHENSIVE PLAN COMPLIANCE

The parcel is shown as a Suburban Residential Area in both the Springfield Township, *Vision for 2025 Comprehensive Plan*, Future Land Use Plan as well as of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Suburban Residential Areas are typically oriented towards automobiles for transportation and have primary uses of single-family detached homes, less dense multifamily and single-family attached areas, and institutional uses. This proposal appears to be in alignment with the future land use goals of both the municipality and County.

SPRINGFIELD TOWNSHIP TRAILS AND CONNECTIVITY PLAN

The proposed and existing Cresheim Trail is in close proximity to the proposed development. The Cresheim Trail is part of the Circuit Trail network and currently ends along the northern edge of the proposal. According to the Circuit Trail Map, the proposed plan for the Cresheim Trail would continue through the northern portion of the proposed development, to then cross over Willow Grove Avenue to then head east and south towards the City of Philadelphia. The Trails and Connectivity Plan label this section as part, or an extension of MT-2: Cresheim Trail (Central). As this project has been identified in all of Springfield's planning documents for the last 18 years, significant consideration should be given by the applicant towards potential trail development.

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

TRAILS

Cresheim Trail. We highly recommend the applicant seriously consider the recommendations made within the Montgomery County Planning Commission September 9th review letter for the larger Cheltenham development proposal regarding the proposed segment of the Cresheim Trail. Due to the regionally significant impact of the trail, it is additionally important for the applicant to coordinate with the other entities involved in the development, such as Friends of the Cresheim Trail, DVRPC, PennDOT, and Montgomery County Planning Commission. Below we briefly detail the trail recommendations made in the previous letter we feel are important to note for the Township and Applicant:

1. The Cresheim Trail should extend east down the "proposed 20-foot-wide driveway" located to the south of the proposed single-family residence located in the township. This segment should be either adjacent to the 20-foot-wide driveway or a painted 10-foot-wide bike land along one side of the driveway may be considered.

2. Once the trail reaches the internal roadway within the Springfield section, we point to two potential options to continue the Cresheim Trail; either along the north side of the proposed interior roadway to its intersection with Willow Grove Avene, or taking the trail across the roadway, running alongside the outside of the interior roadway to its intersection with Willow Grove Avenue. A sidewalk is currently proposed on the interior roadway. Should the applicant find it appropriate to utilize the sidewalk as a trail connection, it should be widened to 10-12 feet to meet the Circuit Trail standards.

ADDITIONAL COMMENTS

1. Stormwater Basin. We reinforce the comment made in the previous letter regarding the existence of one of the stormwater basins located partially in Springfield Township, and partially in Cheltenham Township. We encourage the applicant to potentially shift the location slightly to ensure the basin is only in one municipality.

2. Plan Consistency. On the existing conditions plan, four buildings are shown on the portion within the township. Three of those are marked "To Be Removed", although on the other plan sheets it appears the fourth building is also removed. The applicant should address the discrepancies between the plans.

3. Historic Significance. It appears that the existing buildings from the historic estate are two colonial revival style caretaker homes, a brick carriage house in between the houses, and a storage building on the east side of the caretaker's house. It is unclear what condition these properties are in, but we encourage the applicant to consider whether preservation or a type of reuse is possible.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve Springfield Township's planning objectives for residential 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 (#25-0227-001) on any plans submitted for final recording.

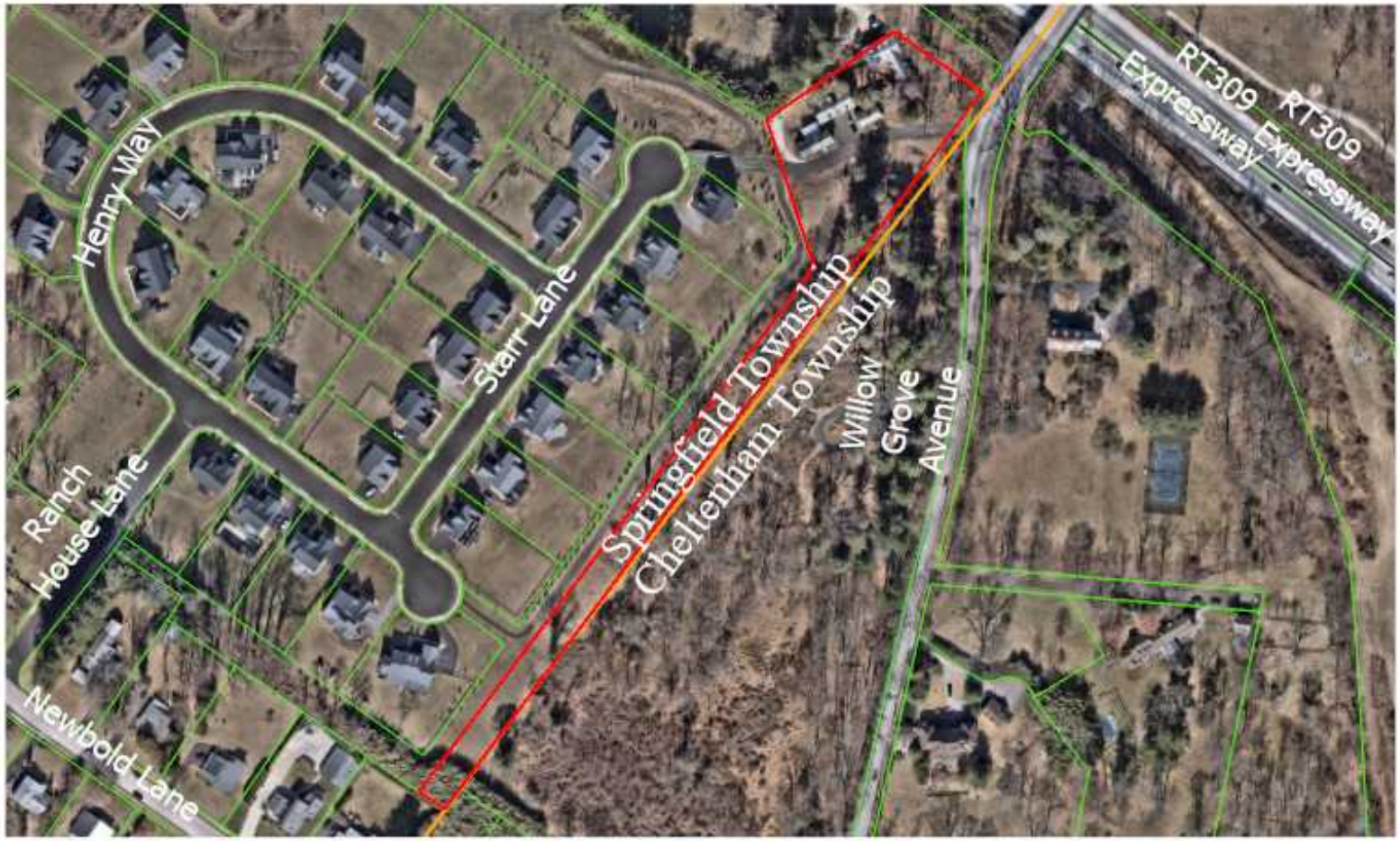
Sincerely,

Margaux Petruska

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

c: Foxlane Homes, Applicant
Robert Cunningham, Holmes Cunningham, LLC, Applicant's Representative
Michael Taylor, Township Manager
Amanda Helwig, Chair, Township Planning Commission

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



Hansen Tract
MCPC#250227001

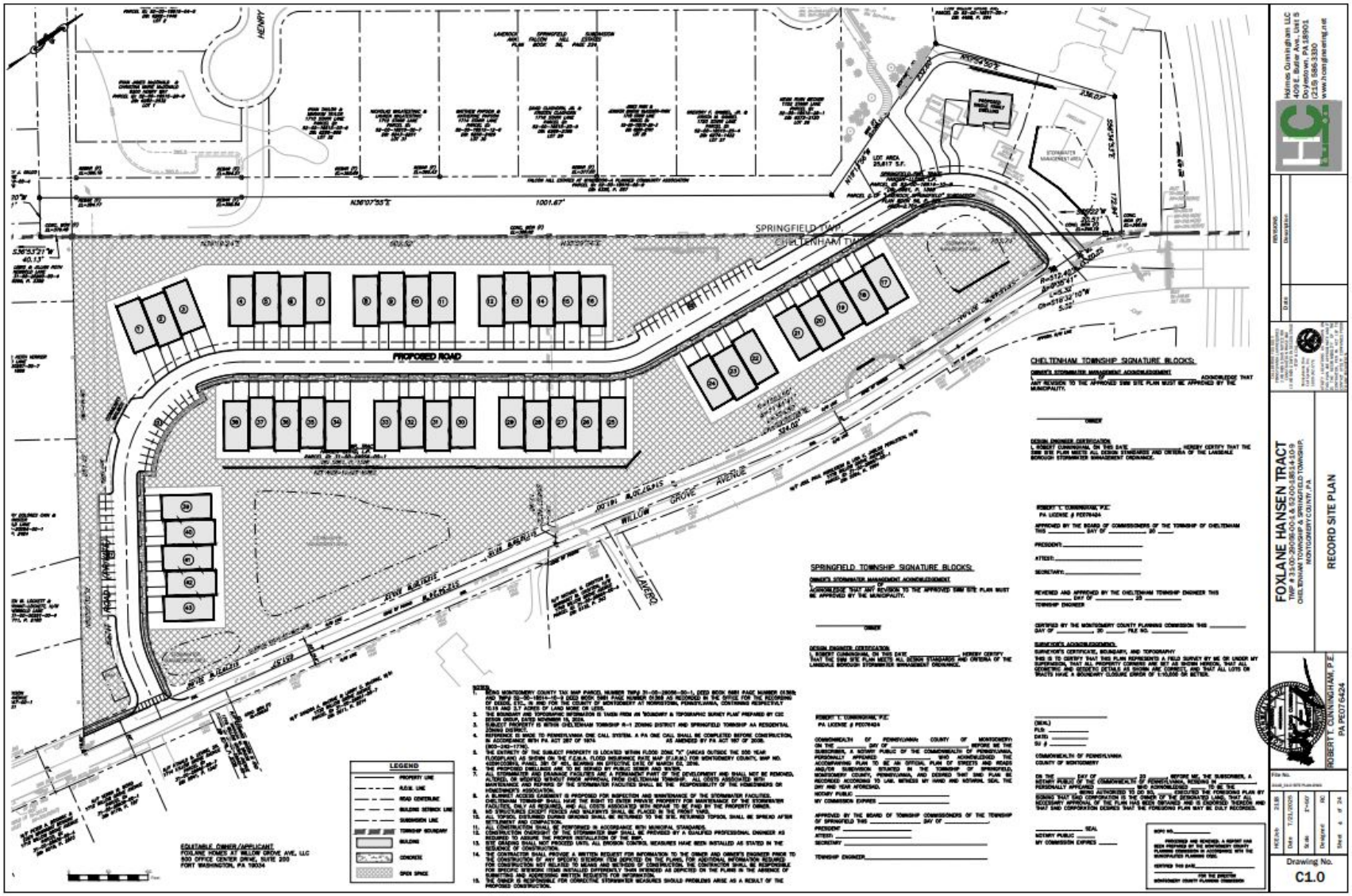
Montgomery County Planning Commission

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Aerial photography provided by Nearmap


HENRY
SPRINGFIELD TWP.
CHELTENHAM TWP.
PROPOSED ROAD
WILLOW GROVE AVENUE
LEGEND
PROPERTY LINE
R.O.W. LINE
ROAD CENTERLINE
BUILDING SETBACK LINE
SUBDIVISION LINE
TOWNSHIP BOUNDARY
BUILDING
CONCRETE
OPEN SPACE
EQUITABLE OWNER/APPLICANT
FOXLANE HOMES AT WILLOW GROVE AVE, LLC
620 OFFICE CENTER DRIVE, SUITE 200
FORT WASHINGTON, PA 19034
CHELTENHAM TOWNSHIP SIGNATURE BLOCKS:
SPRINGFIELD TOWNSHIP SIGNATURE BLOCKS:
Holmes Cunningham LLC
409 E. Butler Ave., Unit S
Doylestown, PA 18901
(215) 566-3320
www.holmesgroup.net
FOXLANE HANSEN TRACT
TAX PARCEL NOS. 31-00-19004-00-1, 31-00-19006-00-1
CHELTENHAM TOWNSHIP & SPRINGFIELD TOWNSHIP,
MONTGOMERY COUNTY, PA
RECORD SITE PLAN
ROBERT T. CUNNINGHAM, P.E.
PA PE076424
Drawing No.
C1.0