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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

February 13, 2026

Mr. Anthony Hamaday, Township Manager
Upper Merion Township
175 West Valley Forge Road
King of Prussia, Pennsylvania 19406

Re: MCPC #25-0121-002
Plan Name: 720 Vandenburg Road
(1 lot comprising 6.85 acres)
Situate: 720 Vandenburg Road
Upper Merion Township

Dear Mr. Hamaday:

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 January 19, 2026. We forward this letter as a report of our review.

BACKGROUND

We previously reviewed this proposal as a conditional use application in a letter dated July 8, 2025. The applicant, 720 Vandenburg Road, has proposed to demolish an existing office building and construct in its place a new, 205-unit, 6-story multifamily building on one lot in the KPMU zoning district of Upper Merion Township. The site will contain associated access drives, parking, sidewalks, utilities, landscaping, and stormwater management systems.

COMPREHENSIVE PLAN COMPLIANCE

This area of Upper Merion Township is identified as Regional Mixed-Use Center in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Regional Mixed-Use Centers are intensely developed suburban cores with significant retail, office, and residential land uses. We believe that this plan is compliant with *Montco 2040*.

Upper Merion's 2005 Land Use Plan is broadly supportive of the redevelopment of mixed-use centers.

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. Our comments are as follows:

REVIEW COMMENTS

LANDSCAPING

We are reiterating this comment from our previous letter. The plans state that the tree removal requirement is "To Be Determined." The quantity of trees to be removed and replaced should be verified on the plans prior to final approval. Plant quantities should be adjusted to reflect compliance with this section, or a waiver should be requested from this requirement.

PEDESTRIAN CIRCULATION

We are reiterating this comment from our previous letter. Submitted plans show internal sidewalks connecting to sidewalks along Vandenburg Road, but not to the ones along Arnold Road. If pedestrians wished to access the sidewalks along Arnold Road from the building, the most direct route would be through the proposed parking lot, which could be dangerous and inaccessible. The applicant should consider adding sidewalks and crosswalks through the parking lot to create a safer and more accessible pedestrian route to the Arnold Road sidewalks.

TRAIL CONNECTIVITY

We are reiterating this comment from our previous letter. The development is near the Schuylkill River West Trail, which is part of the county-wide trail network. The county views the local municipality’s role to make these connections to the broader county trail network and should be considered during development planning.

WORKFORCE HOUSING

Median housing costs have gone up considerably over the last several years in Upper Merion Township, not unlike what MCPC has observed across the rest of Montgomery County. The township has an opportunity to encourage the inclusion of affordable housing units by allowing for a density bonus as part of this proposal (and potentially in targeted zoning districts where new multifamily development is most likely to take place). We encourage the township to proactively address housing needs as development opportunities arise. To that end, MCPC is creating guidance for landlords and developers, who are increasingly making "inclusionary units" part of new construction proposals. Some municipalities are reluctant to allow for additional affordable units as part of a larger market-rate development. This guidance will provide application forms and tenant income restriction parameters that any municipality and developer can adapt for local use.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant’s proposal, however, we believe that our suggested revisions will better achieve the township’s goals.

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 (#25-0121-002) on any plans submitted for final recording.

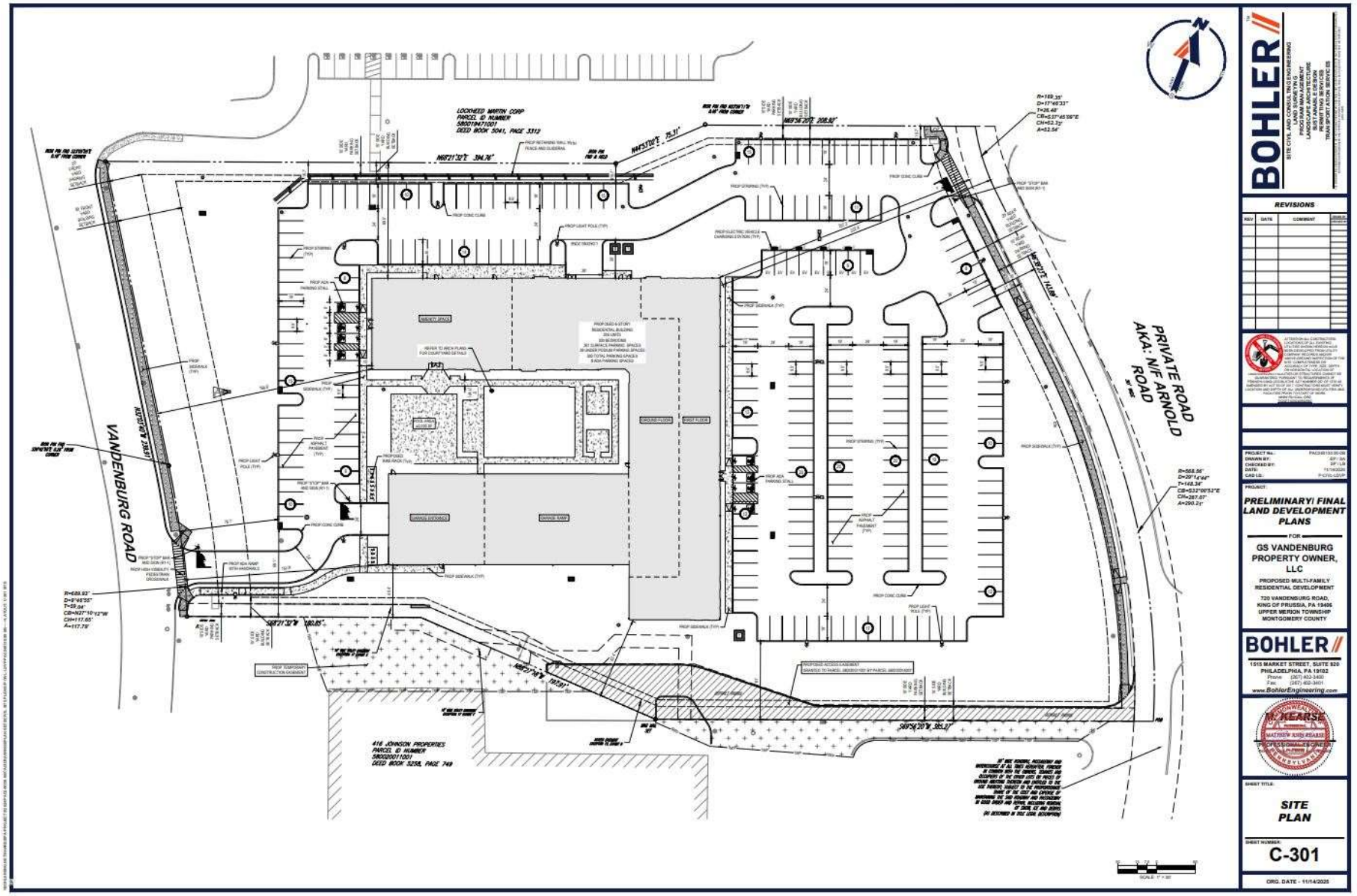
Sincerely,



Ryan Lamberti, Senior Environmental Planner
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: Matthew McHugh, Applicant's Representative
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Township Community Development & Planning Officer

Attachments: A. Reduced Copy of Applicant's Plan
B. Aerial View of Site



BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LANDSCAPE ARCHITECTURE
LAND DEVELOPMENT
PROGRAM MANAGEMENT
PERMITTING SERVICES
TRAFFIC OPERATIONS SERVICES

REVISIONS

REV	DATE	COMMENT	ISSUED

PROJECT No.: PA230153-00-06
DRAWN BY: SP / SH
CHECKED BY: SP / LM
DATE: 11/14/2025
CAD I.D.: P:\210-120\SP

PROJECT:

PRELIMINARY/ FINAL LAND DEVELOPMENT PLANS

FOR

GS VANDENBURG PROPERTY OWNER, LLC

PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT

720 VANDENBURG ROAD,
KING OF PRUSSIA, PA 19406
UPPER MERION TOWNSHIP
MONTGOMERY COUNTY

BOHLER
1515 MARKET STREET, SUITE 920
PHILADELPHIA, PA 19102
Phone (267) 402-3400
Fax (267) 402-3401
www.BohlerEngineering.com

M. KEARSE
MATTHEW ANDREW KEARSE
PROFESSIONAL ENGINEER
COMMONWEALTH OF PENNSYLVANIA

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

ORIG. DATE - 11/14/2025



720 Vandenburg Road
MCPC#250121002

Montgomery County Planning Commission

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