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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

June 26, 2026

Mr. Daniel DeMeno, Township Manager
Worcester Township
1721 South Valley Forge Road
Worcester, Pennsylvania 19490

Re: MCPC #25-0008-002
Plan Name: Methacton High School Redevelopment
(1 lot comprising 17.59 acres)
Parcel ID: 670001393007
Situate: 1001 Kriebel Mill Road
Worcester Township

Dear Mr. DeMeno:

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 June 1, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, the Methacton School District, has submitted an updated plan proposing redevelopment of their existing property at 1001 Kriebel Mill Road, which includes demolition of the existing west wing of the Methacton High School building. The new proposal includes constructing an approximately 85,750 square feet new west wing building, parking areas, a new bus loop, and an expanded parent drop-off/pick up area. Other improvements to the site will include athletic fields, landscaping, stormwater management facilities, and other utility items. The new building will consist of classrooms, administration offices, an auditorium, a natatorium, and performing arts rooms. The development will take place on a 17.59-acre tract in the AGR Agricultural District. There is existing public sewer and water service on this site. Proposed parking on this site would increase the capacity for vehicles, from an existing 610 spaces to 842 spaces.

COMPREHENSIVE PLAN COMPLIANCE

Montco 2040: A Shared Vision, the County's current comprehensive plan, identified 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 future 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 issue(s) that the applicant and Worcester Township may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

TRANSPORTATION

A. External Sidewalks: We reiterate our stance that 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 Susan Guisinger-Colon through the county's Office of Roads and Bridges on any future correspondence on this topic.

B. Internal Sidewalks: In the parent drop-off/pick-up area, we recommend extending the sidewalk network to the second stop bar (shown at the ends two-lane area when it is paired down to one lane). As depicted on Sheet 60, the proposed sidewalk ends prior to this second stop bar area. During drop off time, a likely scenario could be that parents will queue their vehicle to the second stop bar to complete an informal drop off. The applicant should be prepared in the event drop off protocols are not followed properly. The sidewalk segment should be extended to this area to ensure students are not getting dropped off on the grass area and have a safe path to travel to their building.

SITE DESIGN

A. Parking Lot Landscaping: We recommend adding additional shade trees in and around the parking area to improve the tree canopy of the site and to promote user comfort. This will reduce the overall heat island effect of the area and help mitigate environmental impacts from the site. We encourage the municipality to refer the applicant to the Montgomery County Planning Commission's Sustainable Green Parking Lots guidebook for recommendations on how to improve this area of the site plan.

B. Landscape Preferences: Per the Plant Schedule on Sheet 92, we observed that the applicant is planning to install sugar maples on the future site. We recommend choosing the aver saccharum 'Green Mountain' which is a cultivar of the sugar maple. The 'Green Mountain' has been shown to have a higher resistance to the heat island effect in our region and therefore would be best suited for this site.

C. Student Capacity: It was noted in the supporting documentation that the new building will result in a decrease in student capacity (~-200 students) and a reduction in total classrooms (~-9 classrooms). The school district should ensure that the planned renovations take into account fluctuating student enrollment numbers in future school years, as well as any projected future growth in the school district. Planned and future residential development in Worcester Township may increase the demand for school capacity over time.

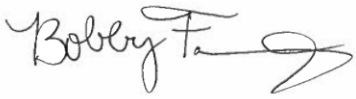
CONCLUSION

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 (*#25-0008-002*) on any plans submitted for final recording.

Sincerely,



Bobby Fanning, Senior Transportation Planner
bobby.fanning@montgomerycountypa.gov - 610-278-3742

c: Michael Gill, Applicant's Representative
Christian Jones, Assistant Township Manager
Tony Sherr, Chair, Worcester Planning Commission

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



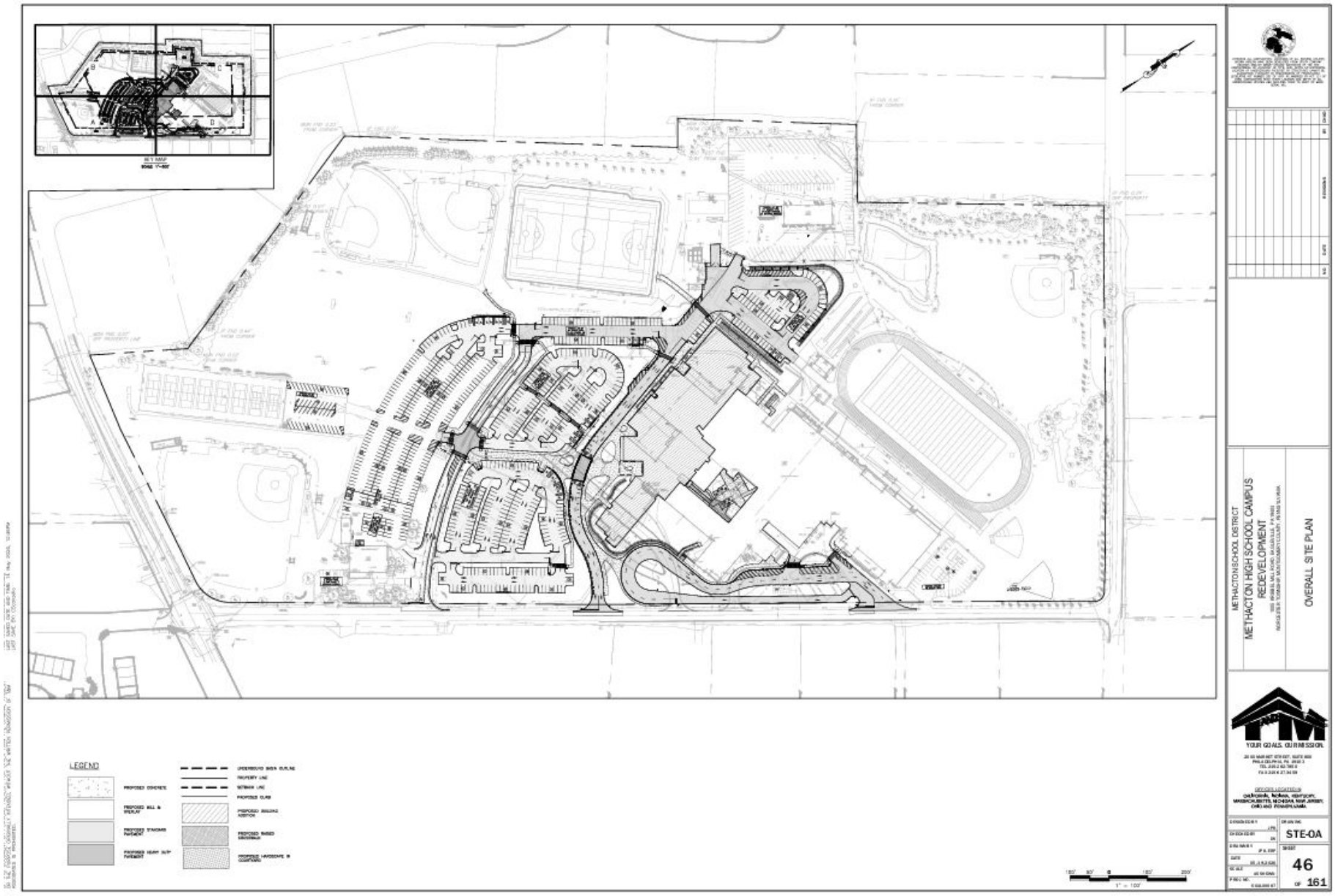
Methacton High School Redevelopment
MCPC#250008002

Montgomery County Planning Commission

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Aerial photography provided by Nearmap


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