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Montgomery County
Planning Commission

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Scott France, AICP
Executive Director

October 23, 2026

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

Re: MCPC #26-0255-001
Plan Name: 230 Mall Blvd.
(1 lot comprising 6.30 acres)
Situate: 230 Mall Blvd./Goddard Blvd.
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 September 30, 2026. We forward this letter as a report of our review.

BACKGROUND

The applicant, Lockheed Martin Corporation, has proposed to construct a 73,000-square foot building addition, and a 45,000-square foot parking structure, on a 6.3-acre lot in the LI Limited Industrial District of Upper Merion Township. The development will contain associated parking, 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 business areas and 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 commend the applicant for including trees around the stormwater infiltration basins. Some of the trees are directly on top of the basin’s berms, which could create structural issues for them. The applicant should check with the Montgomery County Conversation District for further guidance.

PARKING

Currently, there is a parking garage proposed for an undeveloped portion of the site. The applicant may wish to consider constructing the parking garage on top of an existing parking lot—this will reduce site disturbance and prevent an unnecessary increase in impervious coverage.

PEDESTRIAN CIRCULATION

There is a parking lot located across the access drive from the new building addition. For pedestrians walking from the parking lot to the new building addition, there is no crosswalk proposed. Pedestrians are likely to walk the shortest distance possible from the parking lot to the building addition, and without a crosswalk at this location, pedestrians would be unsafely interacting with vehicles/traffic. To ensure pedestrian safety, especially for those with disabilities using the accessible parking spaces, a crosswalk should be included at this location.

WAIVERS

1. From §145-24.1.D(2)(a) and §145-24.1.D(2)(d) to waive required parking lot planting islands and strips.

    a. The applicant is requesting two waivers for relief from the requirement to provide planting islands and strips within existing parking lots. We recommend denial of these waiver requests, as the inclusion of planting islands and strips would beautify the site, reduce the amount of impervious surfaces, and reduce the heat island effect.

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 (#26-0255-001) on any plans submitted for final recording.

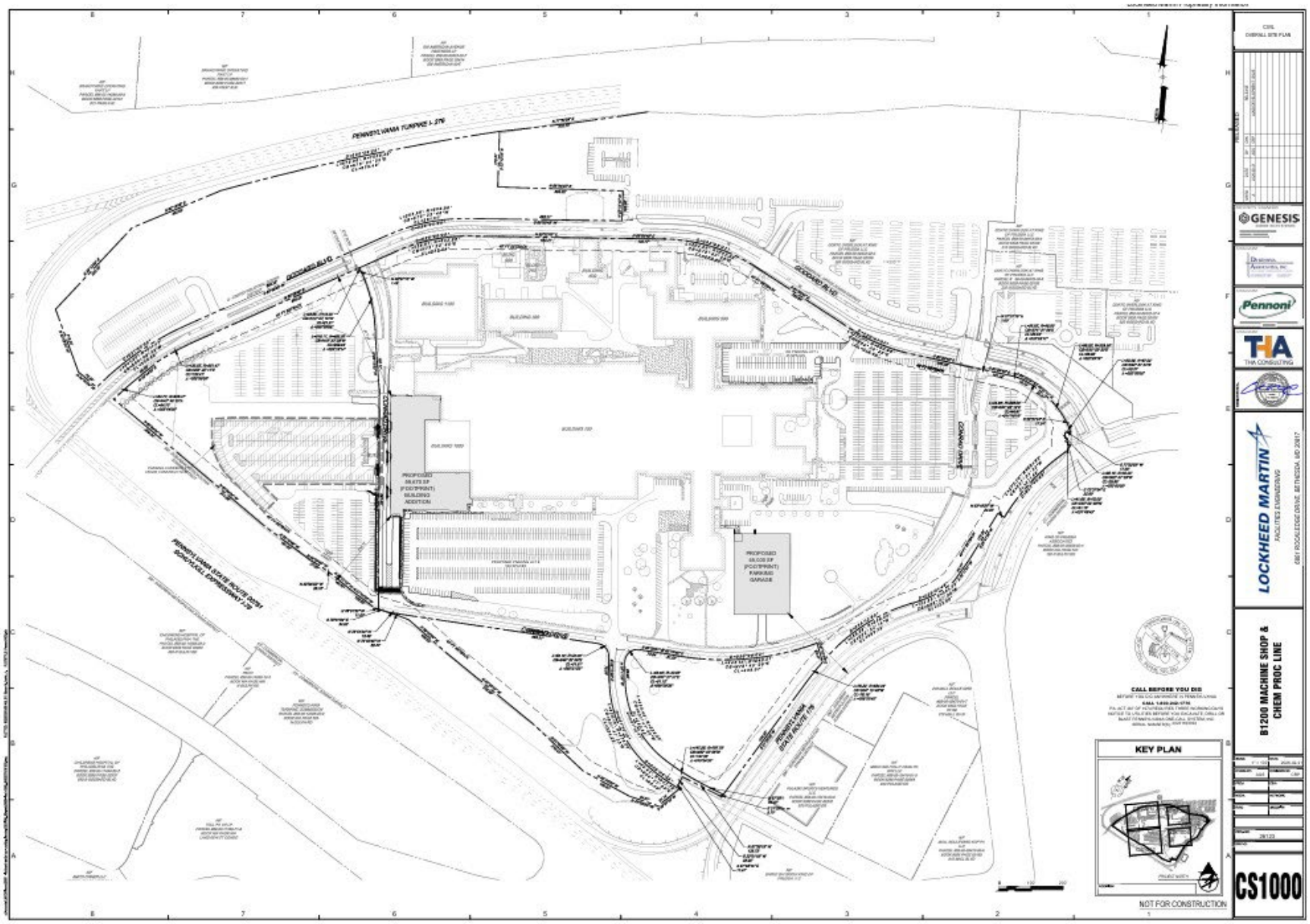
Sincerely,



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

c: Christopher Poterjoy, Applicant's Representative
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Director of Township Planning
Geoff Hickman, Dir., Township Public Works
Al Vennettilli, Township Engineer
Mark Zadroga, Township Code Enforcement Officer

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


PENNSYLVANIA TURNPIKE I- 276
GODDARD BLVD.
PROPOSED 58,675 SF (FOOTPRINT) BUILDING ADDITION
PROPOSED 68,000 SF (FOOTPRINT) PARKING GARAGE
PENNSYLVANIA STATE ROUTE 476
CALL BEFORE YOU DIG
KEY PLAN
NOT FOR CONSTRUCTION
GENESIS
Pennoni
THA
THA CONSULTING
LOCKHEED MARTIN
B1200 MACHINE SHOP & CHEM PROC LINE
CS1000



230 Mall Boulevard
MCPC#260255001

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Aerial photography provided by Nearmap

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