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MONTGOMERY COUNTY
PLANNING COMMISSION

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

December 13, 2024

Will Brugger, Director of Planning
Towamencin Township
1090 Troxel Rd.
Lansdale, PA 19446

Re: MCPC # 17-0049-005
Core5 at Park 31 - Revision
(1 lot comprising 104 acres)
Situate: Sumneytown Pike and S. Valley Forge Road
Towamencin Township

Dear Mr. Brugger,

We have reviewed the above-referenced land development in accordance with Section (502) Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on November 14, 2024. We forward this letter as a report of our review.

BACKGROUND

This is a revision to the proposal for three new office/industrial buildings in the Township's LI District. A separate adjacent lot in the R-175 District is not proposed for development at this time; it largely contains wetlands. These buildings have a proposed combined 587,367 square feet of warehouse space with 592 parking spaces proposed (some of which would be held in reserve). Two entrances/exits are proposed on Wambold Road.

COMPREHENSIVE PLAN COMPLIANCE

The proposed development is generally consistent with *Montco 2040: A shared Vision,* the Comprehensive Plan for Montgomery County. The area proposed for development is designated on the County's Future Land Use Map as a Business Area, which allows for large warehouses as a primary use.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

CIRCULATION

Wambold Road is one of the arterial roads identified in the County's bike plan, *Bike Montco* as a potential location for future bike networks. It recommends that a shared use path on a minor arterial like Wambold have a minimum width of at least 10 feet (and preferably 12 feet).

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Towamencin 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.

Sincerely,

David Greenberg

David Greenberg, Senior County Planner
(610)-278-3741 – david.greenberg@montgomerycountypa.gov

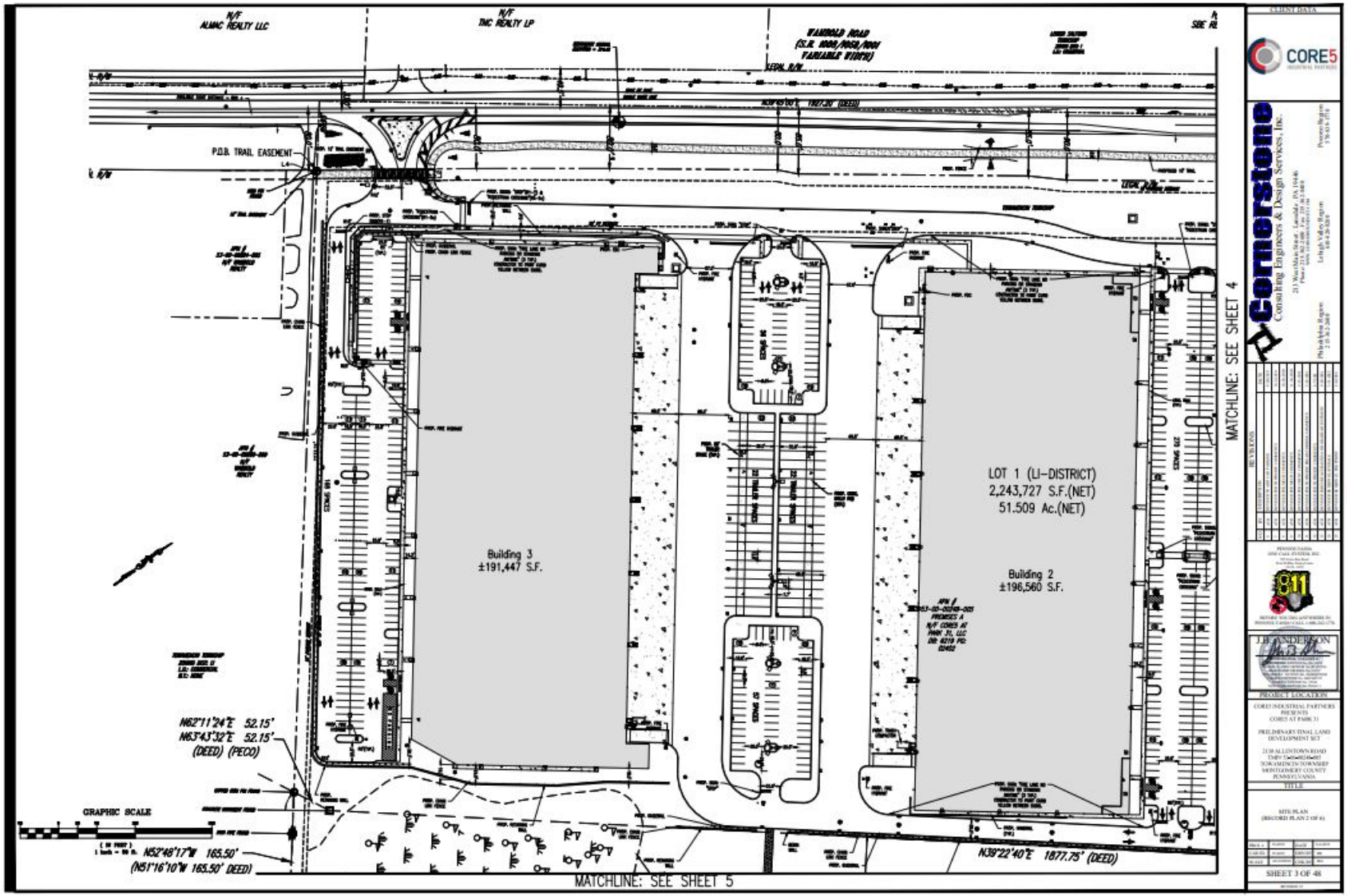
c: Brian Reisinger, Vice President of Development, Core5
David Kraynik, Towamencin Township Manager
Robert Iannozzi, Towamencin Township Solicitor
Mary Stover, Towamencin Township Engineer
Brett MacKay, Towamencin Township Planning Commission Chair

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

ATTACHMENTS A & B



Core5 at Park 31 - Revision
MCPC#170049005


N/F
ALMAC REALTY LLC
N/F
TMC REALTY LP
HANDWERK ROAD
(S.R. 4009, PA65, PA309
VARIABLE WIDTH)
P.O.B. TRAIL EASEMENT
LOT 1 (LI-DISTRICT)
2,243,727 S.F.(NET)
51.509 Ac.(NET)
Building 3
±191,447 S.F.
Building 2
±196,560 S.F.
MATCHLINE: SEE SHEET 4
MATCHLINE: SEE SHEET 5
N62°11'24"E 52.15'
N63°43'32"E 52.15'
(DEED) (PECO)
GRAPHIC SCALE
N52°48'17"W 165.50'
(N51°16'10"W 165.50' DEED)
N39°22'40"E 1877.75' (DEED)
CORE5
Cornerstone
Consulting Engineers & Design Services, Inc.
SHEET 3 OF 48