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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 # 24-02168-002
North Penn High School Transportation Center
(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 15, 2024. We forward this letter as a report of our review.

BACKGROUND

The applicant, North Penn School District has submitted a preliminary plan to renovate North Penn High School, which will include additions to the existing school, as well as new construction, athletic fields and parking. Renovations to the existing school will add about 65,960 square feet of space. The applicant also plans to demolish the existing bus maintenance facility and parking lot to build a 20,000 square foot Transportation and Maintenance Facility that includes diesel pumps and additional parking.

This plan replaces a larger proposal that would have expanded North Penn High School to accommodate ninth grade students. The original proposal was voted down as a referendum in January of this year.

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

CONNECTIVITY

Per Sec. 136-504.A. of the Township Code, sidewalks are required along the road frontages. It is not clear if the plan still calls for an 8-foot wide asphalt walkway along Sumneytown Pike. If so, the County recommends extending the walkway throughout the entirety of the southern property boundary to the eastern boundary towards Calvary Baptist Church, as well as installing sidewalks along the South Valley Forge Road frontage. The County also recommends creating a pedestrian pathway along the proposed athletic fields that extends to the crosswalk at Snyder Road to improve connectivity with residential areas.

North Penn High School sits along the School Connection Route, one of the themed connection routes identified in the 2023 Towamencin Sidewalk Connectivity Study. The study also rated Sumneytown Pike and south Valley Forge Road as "most stressful" for pedestrians and cyclists. It is recommended that the applicant and township work together to align the plan with the study's proposals, such as installing a crosswalk and/or rapid flashing beacon along Sumneytown Pike, and possibly creating a connection with the school's existing trail to Bridle Path Drive.

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

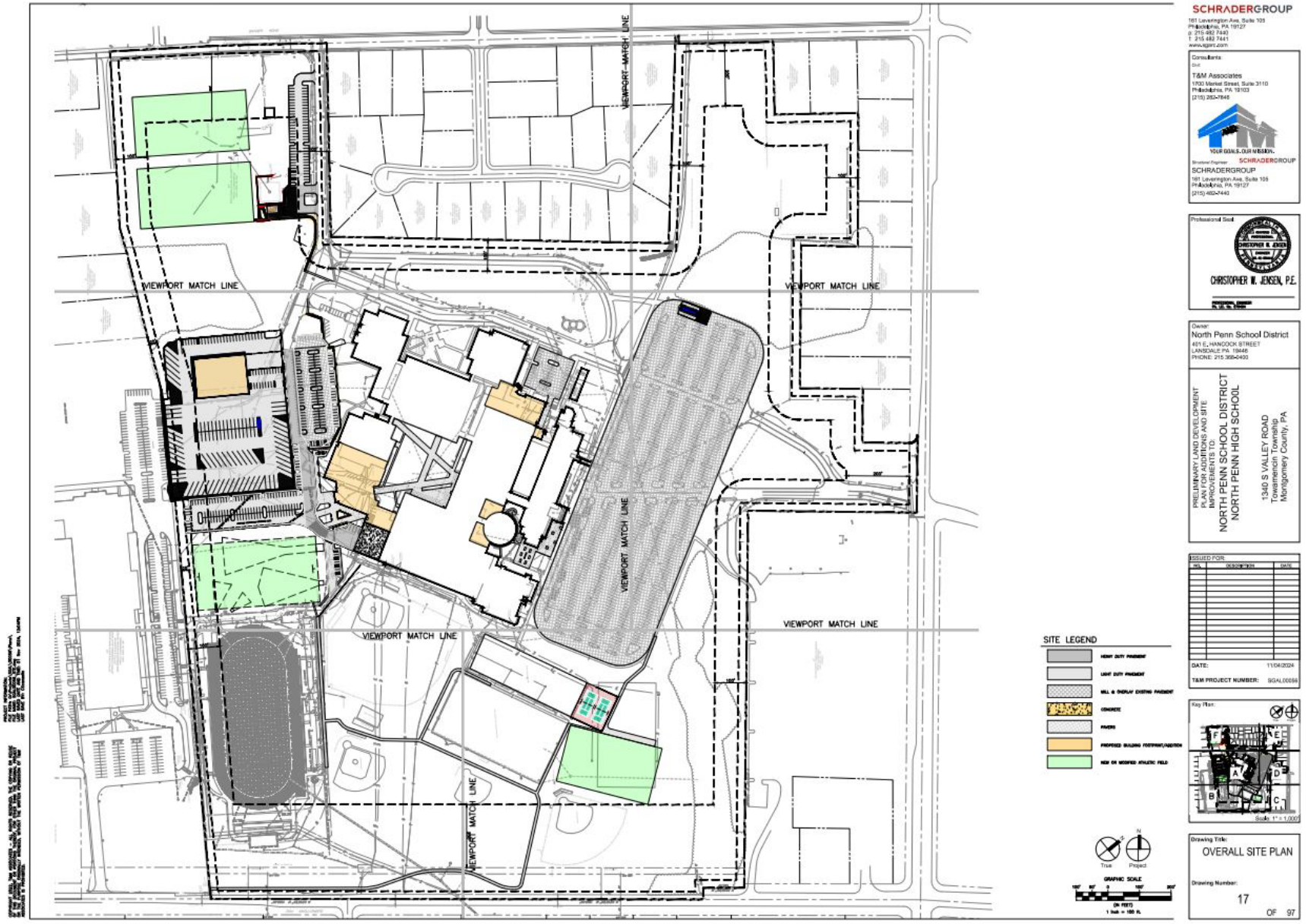
c: Dr. Todd Bauer, Superintendent, North Penn School District
Stephen Skrocki, Chief Financial Officer, Norht Penn School District
David Kraynik, Towamencin Township Manager
Robert Iannozzi, Towamencin Township Solicitor
Mary Stover, Towamencin Township Engineer
Brett MacKay, Towamencin Township Planning Commission Chair

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

ATTACHMENTS A & B



North Penn High School Improvements
MCPC#240168002


VIEWPORT MATCH LINE
VIEWPORT MATCH LINE
VIEWPORT MATCH LINE
VIEWPORT MATCH LINE
VIEWPORT MATCH LINE
VIEWPORT MATCH LINE
SITE LEGEND
SCHRADERGROUP
T&M Associates
SCHRADERGROUP
CHRISTOPHER W. JENSEN, P.E.
North Penn School District
401 E. HANCOCK STREET
LANSDALE PA 19446
PHONE: 215.368-2400
PRELIMINARY LAND DEVELOPMENT PLAN FOR ADDITIONS AND SITE IMPROVEMENTS TO:
NORTH PENN SCHOOL DISTRICT
NORTH PENN HIGH SCHOOL
1340 S VALLEY ROAD
Towamencin Township
Montgomery County, PA
ISSUED FOR:
DATE: 11/04/2024
T&M PROJECT NUMBER: 9GAL00004
Drawing Title:
OVERALL SITE PLAN
Drawing Number:
17
OF 97