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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

March 19, 2025

Dan DeMeno, Township Manager
Worcester Township
PO Box 767
1721 Valley Forge Road
Worcester, PA, 19083

Re: MCPC #17-0040-007
Plan Name: Meadowood Campus - Healthcare Northeast Expansion
(37,324 sf additional development on approximately 137 acres)
Situate: 3205 Skippack Pike
Worcester Township

Dear Mr. DeMeno:

We have reviewed the above-referenced Meadowood Campus - Healthcare Northeast Expansion development in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on February 8, 2025. We forward this letter as a report of our review.

BACKGROUND

The Meadowood Corporation proposes a new three-story health center expansion with an 11,370 square foot footprint. The development includes reconfigured parking and loading access, adding two accessible parking spaces to the northeast. Additional improvements include new pedestrian pathways, an ADA accessible ramp, utility relocation, a large retaining wall, screen fencing/walls, plantings, a cooling tower, and an underground stormwater detention facility. The project will result in a net increase of 4,755 square feet of impervious surface. The property is located in the township's LPD Land Preservation District.

COMPREHENSIVE PLAN COMPLIANCE

MONTCO 2040: A SHARD VISION: THE COMPREHENSIVE PLAN

This development is supported by the *Montco 2040* Comprehensive plan in the Vibrant Economy theme which recommends …"advocating with local municipalities, health care providers, and developers to create an environment that meets the needs of an aging population." (Page 71) By expanding the services offered and building on an existing site development, Meadowood is meeting the needs of a growing aging population.

WORCESTER COMPREHENSIVE PLANS

The following goals and objectives in the Worcester 2008 Comprehensive Plan and the Draft 2022 Comprehensive Plan update are applicable to this proposal.

2008 WORCESTER COMPREHENSIVE PLAN (ADOPTED)

Environmental Goals (Page 3): Preserve Steep Slope Areas: To prevent problems on sloped areas that are more susceptible to erosion and mass movement, including increased runoff and sedimentation from disturbed slopes. Also to reduce potential for unnecessary public expenditures for flood control, water quality, and stormwater management, and to protect habitats for important species and wildlife.

Environment Objective: Continue to enforce the Townships steep slope ordinance to prohibit development on slopes that are 25% or more; minimize development or regrading on slopes 15% to 25% and continue to subtract steep slopes from the calculation of lot area.

2022 WORCESTER COMP PLAN UPDATE (DRAFT)

Environmental Resources & Infrastructure Goal: Preserve and conserve sensitive environmental features, such as floodplains, steep slopes, riparian buffers, forests, and wetlands

Environmental Resources & Infrastructure Objective:

- Decrease in % of development occurring within sensitive environmental areas (ie Steep slopes).
- Decrease in rate of land converted to impervious surface.
- Increase in % tree canopy coverage.

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 municipality may wish to consider prior to final plan approval. Our comments are as follows:

REVIEW COMMENTS

COMPREHENSIVE PLANS

A. Steep Slopes

1. There are steep slopes and mature vegetation impacted by the design. Both comprehensive plans (2008 Adopted and 2022 Draft) state goals and objectives related to avoiding and minimizing development on environmentally sensitive land (See Comprehensive Plan Compliance section above). This design proposes to cut into the existing 45% to 50% steep slopes to construct a retaining wall ranging in height from approximately 2' to 10'. This appears to be designed to accommodate a larger loading area for truck access and reconfigured parking

spaces. Additionally, several mature trees are removed reducing tree canopy coverage. We recommend reconfiguring the parking and loading area to reduce the size of the retaining wall and reduce the amount of impervious surface proposed. See attachment E sketch for a potential redesign which accommodates truck access and maintains the current number of proposed parking spaces. This design may allow for the retention of some of the mature tree canopy to the north by minimizing incursions into steep slopes. It also provides opportunities to retain or plant new shade and evergreen tree buffer screening to shield the loading and parking areas from the existing adjacent residential buildings.

LANDSCAPING

A. Requested Waver E (Sheet 2 of 12)

1. The applicant is requesting a waiver to "provide an Existing Tree Survey for the impacted project area." The applicant also states on the Landscape Plan (Sheet 8 of 17) that "Less than 25% of the trees on site are proposed to be removed, therefore no replacement trees are required." It is unclear if this statement is based on the entire property or the affected property area. The proposed affected project area contains a total of 12 deciduous and 15 evergreen trees to be removed that are above 6" caliper which appears to be more than 25% of the trees affected in the project area. In considering whether to grant this waver, the Township may want to consider an alternative means of compliance with the tree replacement ordinance such as requiring that tree replacement calculations be based on the affected project area instead of the entire site.

B. Plant List

1. Ilex cornuta 'Burfordii' (Burford Holly) is a non-native evergreen tree species. The applicant should consider a native evergreen species such as Ilex 'Nellie Stevens' (Nellie Stevens Holly) or equal.

SITE DESIGN

C. ADA Parking Space Restriping

1. The design proposes restriping five accessible parking spaces near the main entrance of Laurel House. To minimize conflicts with vehicular traffic, an accessible ramp/sidewalk should be provided to connect each of the striped access aisles and the adjacent sidewalk (See Note 6 on the attachment E sketch). This provides an accessible route to the building entries via sidewalks instead of the vehicular drive. In addition, there is a light pole which may need to be relocated in the current striping configuration (see note 7 on the attachment E sketch).

D. Lighting

1. No Lighting Plan was provided in the preliminary set. Several light poles appear to be slated for removal. The proposal only includes a bollard light detail and there were no bollards labeled on the plans. The applicant should provide a lighting plan to illuminate the parking and loading area

in accordance with Section 150-199 and, at a minimum, designed to the lighting levels prior to the new site development.

E. Retaining Wall

1. Details for the retaining wall were not provided. It is unclear how the retaining wall will be constructed. If the wall is a segmental block wall, planting behind and on the top of the wall may be problematic and conflict with the geo grid required to stabilize the wall. The applicant's designers should provide a detail of the retaining wall. All walls must meet the requirements of the Worcester Township Fencing and Walls ordinance *(Section 150-182)*

F. Screen Fence

1. The design proposes a "Screen Fencing" and "Screen Wall/Fencing" to minimize the views from the adjacent residential buildings and new addition to the parking and loading areas. The proposed screen fencing detail is a 4' height post and rail fence. This type of fence is not an effective visual screen. The applicant's engineers should provide an alternative, more opaque, taller fence design to better screen the views from the adjacent residential buildings. All fencing must meet the requirements of the Worcester Township Fencing and Walls ordinance *(Section 150-182)*

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revisions will better achieve the Worcester Township planning objectives for site development and environmental goals and 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 **17-0040-007** on any plans submitted for final recording.

Sincerely,



Geoffrey Vaughn, PLA, ASLA - Assistant Design Section Manager
geoffrey.vaughn@montgomerycountypa.gov - 610-278-3751

c: The Meadowood Corporation, Applicant
Catherine M. Harper, Esq., Applicant's Attorney
Woodrow & Associates, Inc., Applicant's Engineer

Chair/Chairperson, Municipal Planning Commission
Dan DeMeno, Township Manager

Attachment A: Aerial Image of Site
Attachment B: Affected Project Area Site Aerial
Attachment C: Reduced Copy of Applicant's Proposed Site Plan
Attachment D: Reduced Copy of Proposed Affected Project Area Site Plan
Attachment E: Design Recommendations Sketch

ATTACHMENT A - OVERALL SITE AERIAL



Meadowood Campus - Healthcare
Northeast Expansion
MCPC#170040007

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
PO Box 311 Norristown PA 19404-0311
(p) 610 278-3722 (f) 610 278-3941
www.montcopa.org/planning
Aerial photography provided by Nearmap

0 250 500 1,000 Feet

N

PROJECT AREA

ATTACHMENT B: AFFECTED PROJECT AREA SITE AERIAL



Meadowood Campus
Healthcare Northeast Expansion
MCPC#170040007

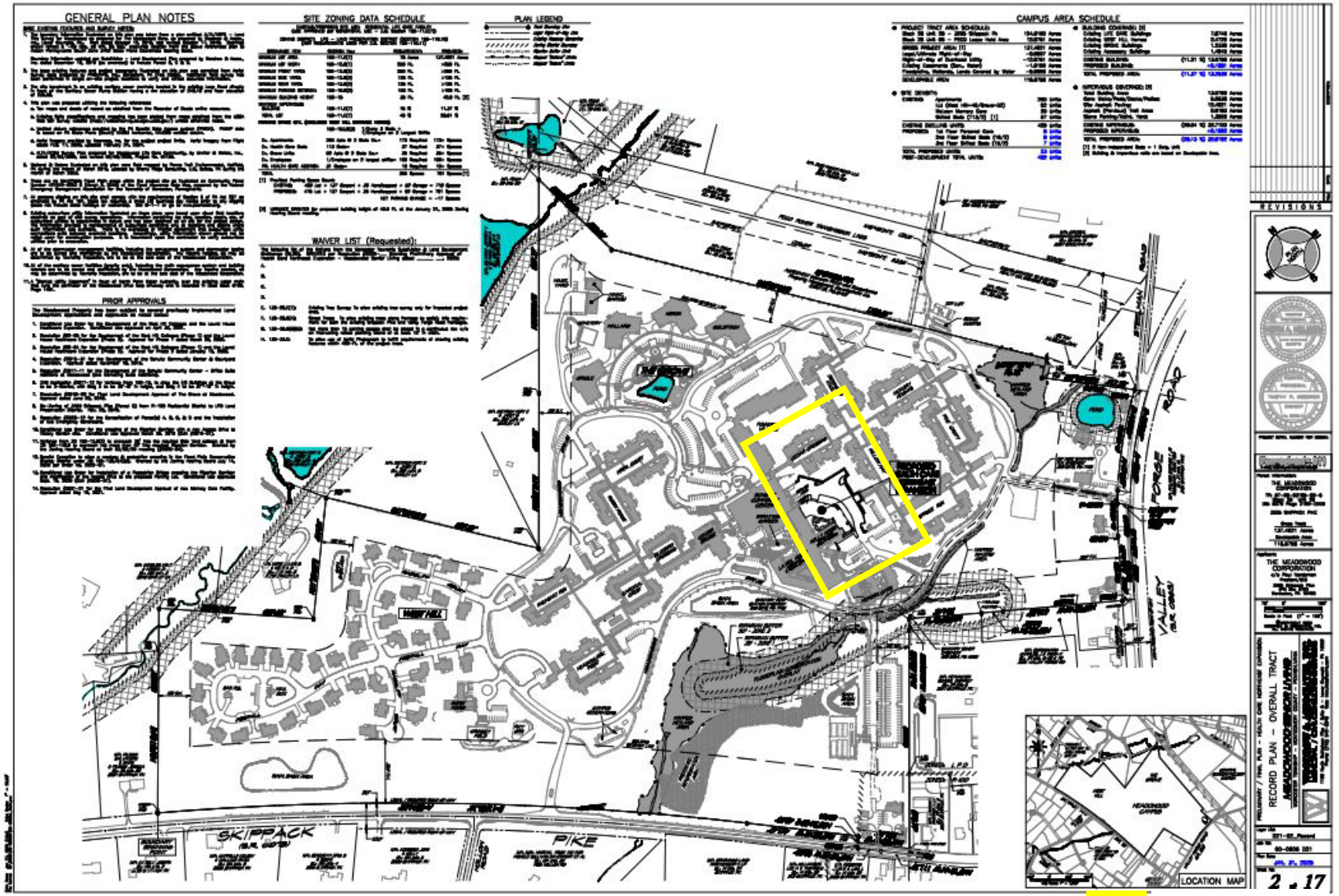
Montgomery County Planning Commission

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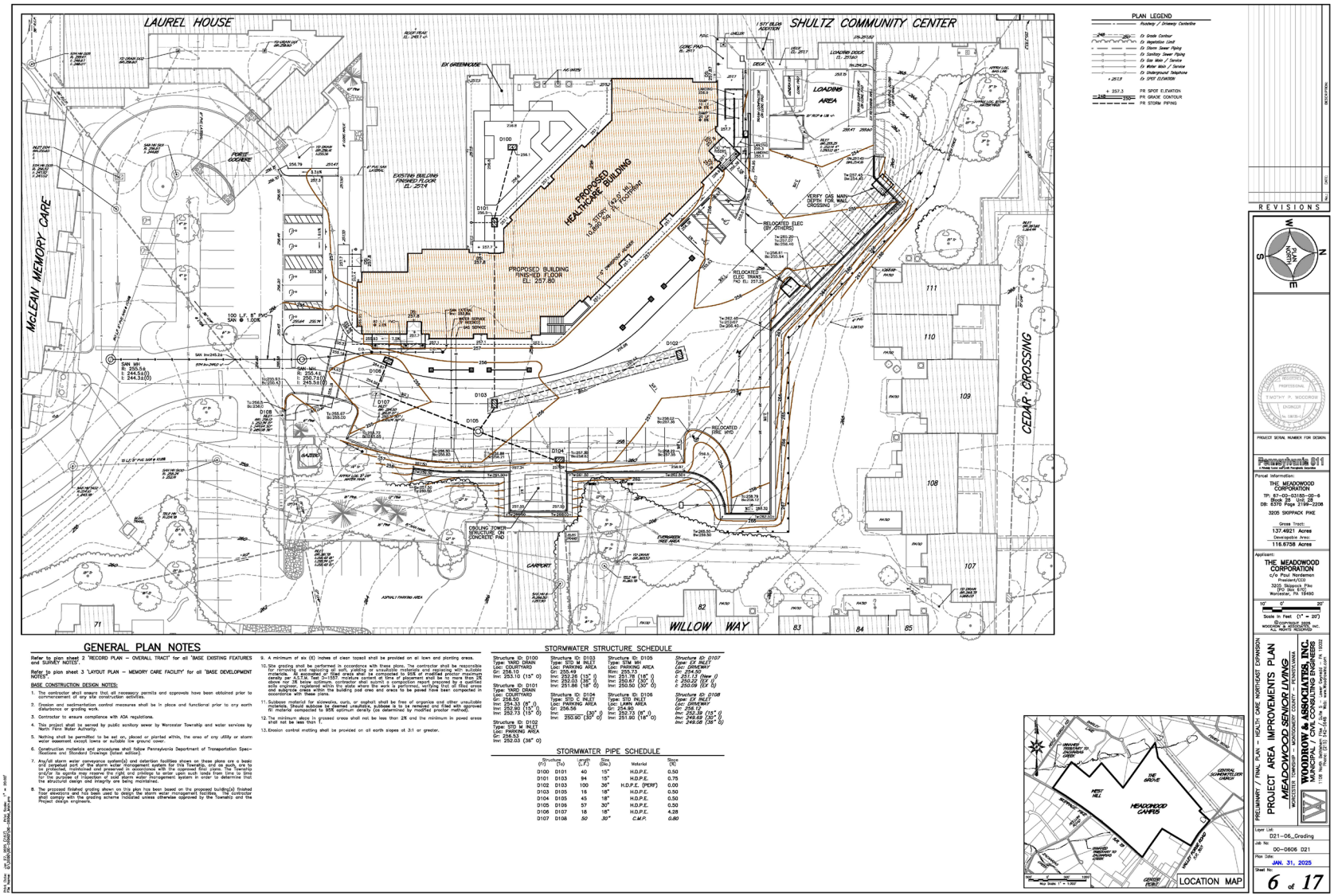
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PO Box 311 Norristown PA 19404-0311
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Aerial photography provided by Nearmap

ATTACHMENT C: REDUCED COPY OF APPLICANT'S PROPOSED SITE PLAN



PROJECT AREA

ATTACHMENT D: REDUCED COPY OF PROPOSED AFFECTED PROJECT AREA SITE PLAN



GENERAL PLAN NOTES

Refer to plan sheet 2 "RECORD PLAN – OVERALL TRACT" for all "BASE EXISTING FEATURES and SURVEY NOTES".

Refer to plan sheet 3 "LAYOUT PLAN – MEMORY CARE FACILITY" for all "BASE DEVELOPMENT NOTES".

BASE CONSTRUCTION DESIGN NOTES:

1. The contractor shall ensure that, all necessary permits and approvals have been obtained prior to commencement of any site construction activities.
2. Erosion and sedimentation control measures shall be in place and functional prior to any earth disturbance or grading work.
3. Contractor to ensure compliance with ADA regulations.
4. This project shall be served by public sanitary sewer by Worcester Township and water services by North Penn Water Authority.
5. Nothing shall be permitted to be set on, placed or planted within, the area of any utility or storm water easement except lawns or suitable low ground cover.
6. Construction materials and procedures shall follow Pennsylvania Department of Transportation Specifications and Standard Drawings (latest edition).
7. Any/all storm water conveyance system(s) and detention facilities shown on these plans are a basic and perpetual part of the storm water management system for this Township, and as such, are to be maintained in accordance with the Township Storm Water Ordinance. The Township and its agents may/or its agents may reserve the right and privilege to enter upon such lands from time to time for the purpose of inspection of said storm water management system in order to determine that the structural design and integrity are being maintained.
8. The proposed finished grading shown on this plan has been based on the proposed building(s) finished floor elevation(s) as basis used to design the storm water management facilities. The contractor shall comply with the grading scheme indicated unless otherwise approved by the Township and the Project design engineers.
9. A minimum of six (6) inches of clean topsoil shall be provided on all lawn and planting areas.
10. Site grading shall be performed in accordance with these plans. The contractor shall be responsible for the testing of all fill materials. Fill material shall be compacted to 95% of modified proctor maximum density per A.S.T.M. Test D-1557. moisture content at time of placement shall be no more than 2% above or below optimum moisture content as determined by modified proctor method. The township engineer, registered with the state where this work is performed, verifying that all fill areas and subgrade areas within the building pad area and areas to be paved have been compacted in accordance with these plans.
11. Subbase material for sidewalks, curb, or asphalt shall be free of organics and other unsuitable materials. Should subbase be deemed unsuitable, subbase is to be removed and filled with approved fill material compacted to 95% optimum density (as determined by modified proctor method).
12. The minimum slope in grassed areas shall not be less than 2% and the minimum in paved areas shall not be less than 1%.
13. Erosion control matting shall be provided on all earth slopes at 3:1 or greater.

STORMWATER STRUCTURE SCHEDULE

Structure ID: D100 Type: YARD DRAIN Loc: COURTYARD Gr: 256.10 Inv: 253.10 (15" O)	Structure ID: D103 Type: STD M. INLET Loc: PARKING AREA Gr: 255.49 Inv: 252.26 (15" O) Inv: 252.16 (15" O) Inv: 251.86 (18" O)	Structure ID: D105 Type: STM MH Loc: PARKING AREA Rim: 255.73 Inv: 251.78 (16" O) Inv: 251.68 (16" O) Inv: 250.50 (30" O)	Structure ID: D107 Type: DI INLET Loc: DRIVEWAY Gr: 254.90 Inv: 251.13 (16" O) Inv: 251.03 (16" O) Inv: 250.09 (15" O)
Structure ID: D101 Type: YARD DRAIN Loc: COURTYARD Gr: 256.50 Inv: 254.33 (6" O) Inv: 252.73 (15" O)	Structure ID: D104 Type: STD G. INLET Loc: PARKING AREA Gr: 256.58 Inv: (15" O) Inv: 250.92 (30" O)	Structure ID: D106 Type: STD INLET Loc: PARKING AREA Gr: 254.80 Inv: 252.73 (8" I) Inv: 251.80 (18" O)	Structure ID: D108 Type: DI INLET Loc: DRIVEWAY Gr: 256.12 Inv: 252.39 (15" O) Inv: 249.68 (30" O) Inv: 249.08 (30" O)
Structure ID: D102 Type: STD M. INLET Loc: PARKING AREA Gr: 256.00 Inv: 252.33 (36" O)			

STORMWATER PIPE SCHEDULE

Structure (From)	Structure (To)	Length (L.F.)	Size (Dia.)	Material	Slope (%)
D100	D101	40	15"	H.D.P.E.	0.50
D101	D103	94	15"	H.D.P.E.	0.75
D102	D103	100	36"	H.D.P.E. (PERF)	0.00
D103	D105	15	18"	H.D.P.E.	0.50
D104	D105	45	18"	H.D.P.E.	0.50
D105	D106	57	30"	H.D.P.E.	0.50
D106	D107	18	18"	H.D.P.E.	4.28
D107	D108	50	30"	C.M.P.	0.80

ATTACHMENT E: DESIGN RECOMMENDATIONS SKETCH

