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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

June 6, 2025

Mr. Geoffrey Grace, Director of Planning and Zoning
Upper Providence Township
P.O. Box 406
Oaks, Pennsylvania 19456

RE: MCPC #24-0216-002
Plan Name: HREG Collegeville
472 Apartments on 29.1 acres
Situate: 1731 - 1736 S. Collegeville Road/SR 0029 between Hopwood Road and Perkiomen Boulevard
Upper Providence Township

Dear Mr. Grace:

We have reviewed the above-referenced subdivision/land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 14, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicants, Acquisition Corp. Holding GP LLC, proposes to demolish the six existing residential buildings and associated out-buildings on six residential properties and develop 472 apartments on 29.1 acres. This proposed apartment development is in the Yerkes Mixed Use District (YMU) District. This property is a consolidation of six separate parcels that all front on South Collegeville Road/SR 0029. This development will have public sewer and water. Almost half of this combined property is in a flood zone through which the Donny Brook runs.

COMPREHENSIVE PLAN COMPLIANCE

Montgomery County's Comprehensive Plan, *Montco 2040: A Shared Vision*, identifies this area on its Development Potential map as a Designated Growth Area – Developed Land, and on its Future Land Use map as Suburban Residential Area. As this request is for a 472-apartment development, the Montgomery County Planning Commission finds this project to be consistent with the goals and objectives established in the County's comprehensive plan.

Upper Providence Township shows this land in it is Proposed Land Use map from the *2010 Comprehensive Plan* as Mixed Use with Multifamily Dwellings as a permitted use. The Montgomery County Planning Commission (MCPC) believes that this project is consistent with the township's current zoning.

RECOMMENDATION/COMMENTS

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, during our review we have identified the following key issues that the applicant and Upper Providence Township may wish to consider prior to final plan approval. Our comments are as follows:

DESIGN

1. MCPC recommends that all plans show both the roadway right of way and the ultimate right of way.

2. While we applaud the designer for their plant choices for this development, we recommend that they use two more varieties of deciduous trees and shrubs to increase diversity.

3. Future plans should indicate the dimensions of the proposed recreation areas.

TRANSPORTATION

1. If the developers are widening SR 0029/Collegeville Road to four lanes along the front of this development, then we recommend the addition of a bicycle lane.

2. The applicant must coordinate a Highway Occupancy Permit (HOP) with PennDOT District 6 representatives, John Gallagher, PennDOT D-6 Acting HOP Manager for the new entrance onto Ridge Pike.

3. We ask the township to strongly consider the type of pedestrian facilities they would like to see along SR 029/Collegeville Road for this and future development.

PEDESTRIAN CIRCULATION

1. For reasons of mobility, people will want to walk between apartment communities and should be able to do so without having to drive. There should be an internal sidewalk and trail network to accommodate and promote connectivity and mobility. While we notice a pedestrian crosswalk at the main entrance was included, there are many other points on this plan that should also have a pedestrian crosswalk.

2. We recommend a minimum 5' wide sidewalk or 10' wide trail along the front of the property along South Collegeville Road to the Perkiomen Boulevard, as this will facilitate connection to the Perkiomen Trail at the end of Perkiomen Boulevard.

3. The path from the Dog Park ends at the back of the parking lot. and it should connect to all apartment buildings to facilitate its use.

ENVIRONMENTAL

1. Due to the development's proximity to the stream and associated floodplains, we recommend the township and developer incorporate best management practices to ensure the water quality of the stream and mitigate flood impacts. We recommend erosion control measures where the underground detention basins discharge to prevent erosion and reduce sediment entering the stream. We also recommend the inclusion of naturalized management practices at the discharge points to allow the water discharged from the underground basins to be filtered through a natural medium and return to a more natural water temperature to mitigate impacts to the stream's water quality and biologic content.

2. There is still no Open Space on this development plan. When considering Open Space for future plans, please adhere to the requirements listed in Article V Open Space and Recreational Facilities.

3. Regarding the Dog Park shown on the sketch plan, the MCPC recommends a landscape buffer between the park and the adjacent flood plain to prohibit contamination from animal waste and to maintain water quality. We also recommend planting deciduous shade trees near the benches.

4. We highly recommend that the developer provide a conservation easement for the area's flood plain.

CONCLUSION

We wish to reiterate that MCPC supports the applicant's subdivision proposal. Please note that the recommendation contained in this report is advisory to the municipality and the municipality will make final disposition of the approval of any proposal.

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. Please supply a paper copy bearing the municipal seal and signature of approval for our files.

Please print the assigned MCPC number #24-0216-002 on any plans submitted for final recording.

Sincerely,



Laureen G. Sendel-Grant
Principal Transportation Planner II
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610-278-3734

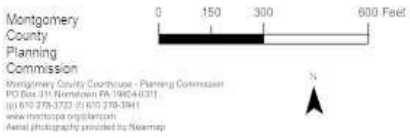
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Thomas Wright, Chair, Upper Providence Planning Commission
John Gallagher, Acting HOP Manager, jojgallagh@pa.gov

Attachments: 1) Aerial View; 2) Sketch Plan

Aerial View: HREG Collegeville, Upper Providence Twp, Montgomery County, PA



HREG Collegeville
MCPC#240216002



Plan View: HREG Collegeville, Upper Providence Twp, Montgomery County, PA

