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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

July 8, 2025

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

Re: MCPC #25-0121-001
Plan Name: 720 Vandenburg Road
(1 lot comprising 6.85 acres)
Situate: 720 Vandenburg Road
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 June 10, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, 720 Vandenburg Road, has proposed to demolish an existing office building and construct in its place a new, 205-unit, six-story multifamily building on one lot in the KPMU zoning district of Upper Merion Township. The site will contain associated access drives, parking, sidewalks, 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 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

1. The plans state that the tree removal requirement is "To Be Determined." The quantity of trees to be removed and replaced should be verified on the plans prior to final approval. Plant quantities should be adjusted to reflect compliance with this section, or a waiver should be requested from this requirement.

2. The plans call for planting street trees along Vandenburg Road, on the outside slope of the stormwater detention basin. Typically, plantings are not allowed on the structural portion of the basin. If trees are allowed to be planted there, then a planting detail showing tree plantings on a slope should be added to the planting detail sheet.

PEDESTRIAN CIRCULATION

Some submitted plans show the internal sidewalks connecting to sidewalks at Vandenburg Road and Arnold Road, while others do not. Sidewalks and crosswalks should be added to connect the building to the sidewalks on both streets.

STORMWATER MANAGEMENT

The applicant is proposing an underground stormwater management system. There needs to be a plan for inspection of the underground stormwater management system to ensure proper operation.

TRAIL CONNECTIVITY

The development is near the Schuylkill River West Trail, which is part of the county-wide trail network. The county views the local municipality’s role to make these connections to the broader county trail network and should be considered during development planning.

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 (#25-0121-001) on any plans submitted for final recording.

Sincerely,

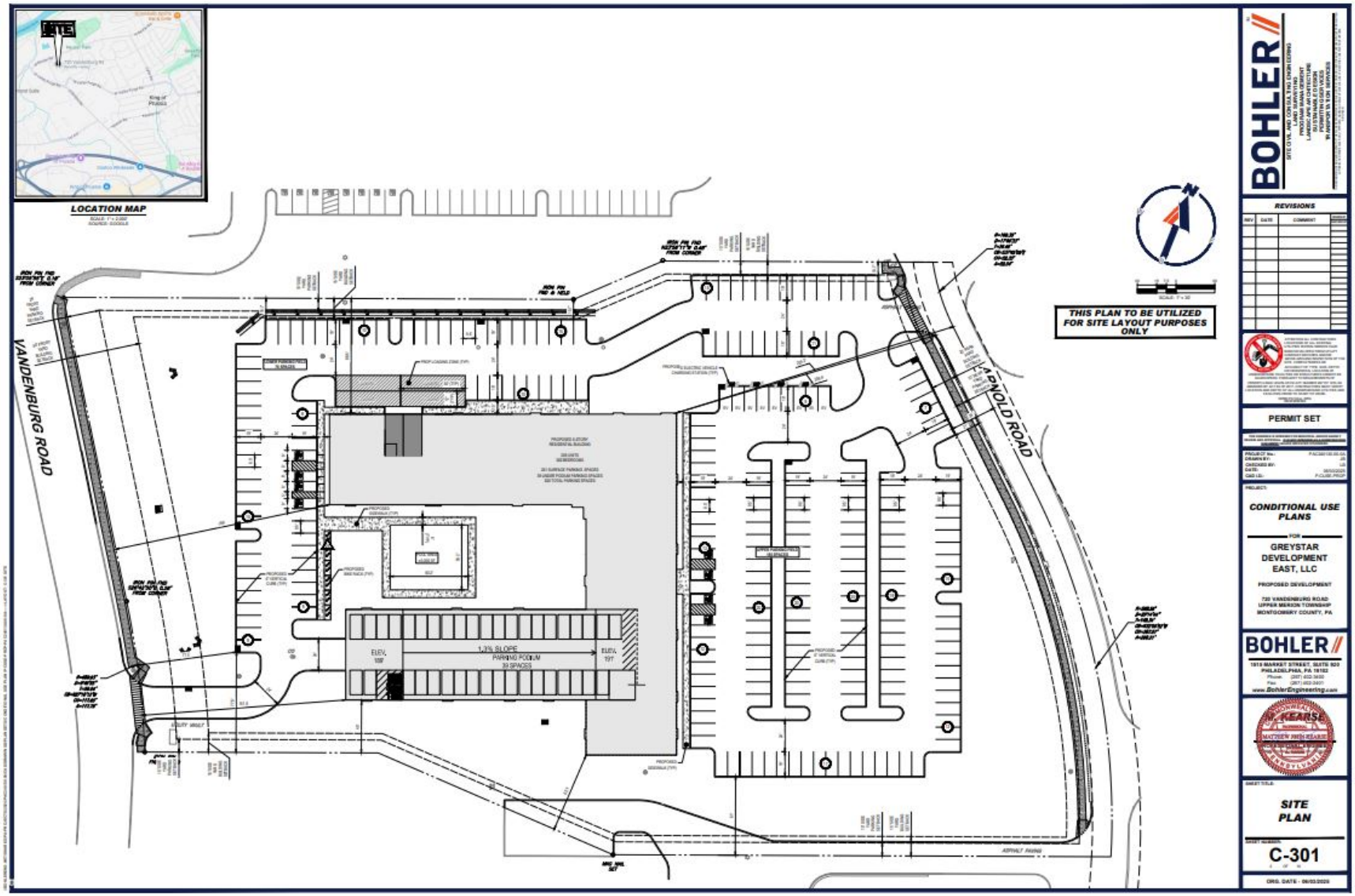


Ryan Lamberti, Environmental Planner II
610-278-3729 – Ryan.Lamberti@montgomerycountypa.gov

c: Matthew McHugh, Applicant's Representative
Matthew Popek, Chair, Township Planning Commission
Jarrett Lash, Community Development & Planning Officer

Attachments: (A) Site Plan
(B) Aerial

Site Plan – 720 Vandenburg Road, Upper Merion Township



Aerial – 720 Vandenburg Road, Upper Merion Township



720 Vandenburg Road
MCPC#250120001

Montgomery County Planning Commission
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Aerial photography provided by Nearmap

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