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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

October 10, 2025

Ms. Jayne Musonye
Director of Planning and Development
Municipality of Norristown
235 East Airy Street
Norristown, Pennsylvania 19401-5048

Re: MCPC #25-0185-001
Plan Name: The Preserve at Stony Creek - Master Plan Conditional Use
(1 lot comprising 67.32 acres)
Situate: Sterigere Street (north)/Stanbridge Street (west)
Municipality of Norristown

Dear Ms. Musonye:

We have reviewed the above-referenced conditional use application as you requested on September 15, 2025. We forward this letter as a report of our review.

BACKGROUND

The applicant, Pinnacle Realty Development Company (PRDC), LLC, has requested a conditional use review of the master plan for the Preserve at Stony Creek, as required by the zoning code's Section 320-270.A.(1), Master Plan. PRDC intends to redevelop a portion of the former Norristown State Hospital as a mixed-use development under the provisions of the Municipality's Mixed-Use Overlay (MUO) zoning district.

The master plan indicates that the development is proposed to have 681 residential units, consisting of 423 townhouses and 258 apartment units; 69,450 square feet of retail; 188,600 square feet of industrial/office/tech space; a 42,000-square foot indoor sports facility; a public plaza; an approximately 2-acre maintenance area; and an area of approximately 1.05 acres that will be used for an electrical substation to provide additional power to entire development.

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 the Municipality may wish to consider prior to conditional use approval of the master plan. Our comments are as follows:

REVIEW COMMENTS

PLAN REVIEW – MASTER PLAN OR SKETCH PLAN

This proposal was submitted for review as a Conditional Use, which is required by the zoning ordinance's Section 320-270, Master Plan. However, none of the impact studies or statements that are required as part of the conditional use application under Section 320-270.A.(5) were submitted with the plans.

Per Section 320-395, development proposals for the Mixed-Use Overlay District (MUO) "shall require a Tentative Sketch Plan…excluding the impact statements required for conditional use." The MUO ordinance language states that the *impact statements shall be supplied concurrently with the preliminary plan submission* and shall demonstrate the development of the parcel is consistent with the proposed program of the approved Master Plan.

While the current submission appears to satisfy the requirement for the Mixed-Use Overlay, we ask the Municipality to confirm whether the proposal, as submitted, meets the criteria for Conditional Use approval in accordance with the Master Plan ordinance's Section 320-270.A(4).

MASTER PLAN CONTENTS

A. Phasing. Sections 320-270.B(2) and B(3) require that the master plan show the limits of each phase of development and a sequence of the phases to be developed. This information was not provided with the materials submitted. We recommend that the Municipality require the developer to include a phasing plan as part of subsequent submittals.

B. Open Space and Gathering Space. Section 320-270.B(5)(d)[3], Master Plan Contents, identifies that permanent open spaces and public gathering spaces are to be included on the master plan. The master plan submitted did not identify these areas specifically. We recommend that the Municipality requires the applicant to identify public gathering areas and permanent open space areas on the plan and emphasize the inclusion of gathering areas that will be accessible to residents within a close proximity to where they live.

   The site plan rendering shown on Attachment C identifies open space islands that could serve as gathering spaces, like a commons, a small park, or a naturalized area with benches. Many of these areas are identified on the master plan sheets as "Proposed Stormwater Management". We encourage the Municipality have the applicant identify whether the areas being used for stormwater management will be accessible to residents as gathering areas.

C. Public Access. Section 320-394.B(3)(b) of the Mixed-Use Overlay (MOU) zoning ordinance notes that any areas that are open to the public or used for emergency access are to be shown on the Master Plan as "public" or "proposed public." The master plan set did not identify any specific areas within the proposed development that are designated as being open to the public 24 hours a day. We suggest that the Municipality have the developer confirm that this is accurate.

D. Provisions for Public Transit. SEPTA's Bus Route 90 currently passes through this site and the remaining State Hospital property. This bus route connects to the Plymouth Meeting Mall bus transfer station and to the Norristown Transportation Center, where riders can transfer to other buses, regional rail, or the Norristown High-Speed Line. We strongly recommend that the applicant notifies SEPTA several months in advance of the start of construction so SEPTA can identify an alternative route during construction.

E. ADA Parking Spaces. Section 320-397.A. of the MUO zoning outlines the provisions for parking since the traditional parking regulations in Article XXVI do not apply. However, the site will still be subject to ADA parking requirements as required by federal law. The master plan does not identify the number or location of ADA parking spaces. We ask the Municipality to require the applicant to identify where the ADA-accessible spaces will be located, especially in the vicinity of the proposed supermarket and public plaza areas.

LIBERTY BELL TRAIL CONNECTION

In early 2024, MCPC staff met with representatives from PRDC and the Municipality of Norristown to discuss the proposed development. At this meeting, the county emphasized the importance of including a sidewalk or asphalt path of at least 10 feet in width to facilitate the continuation of the Liberty Bell Trail from its alignment through Norristown Farm Park and the adjacent state hospital grounds towards Haws Avenue. The master plan does not show this connection along Stanbridge Street.

Site redevelopment offers communities a rare opportunity to make planned improvements a reality. The redevelopment of this parcel presents a significant opportunity to implement a critical piece of the regional trail network that has been extensively documented in the Liberty Bell Trail Feasibility Study and previous plans. We strongly recommend that the Municipality requires compliance with the Subdivision and Land Development Ordinance (SALDO) Section 282-414, Sidewalks and border area, “Sidewalks shall be installed along all existing and proposed public and private streets…”.

SALDO Section 282-414.2.D. states, “The Municipal Council may require additional width in areas where higher volumes of pedestrian traffic are anticipated. In no case shall sidewalk width be less than five feet.” We recommend that the sidewalks be a minimum of 10 feet wide to serve as the envisioned connection of the Liberty Bell Trail in accordance with the Circuit Trails standards.

CIRCULATION

Section 320-270.B(4) of the zoning code’s master plan ordinance requires the master plan to demonstrate compliance with the Municipality's SALDO. SALDO Article IV-C, pertains to design standards for non-vehicular circulation. We ask the Municipality to request, in addition to the sidewalk/trail connection along Stanbridge Street, that the developer includes an internal connection between the residential section and the area proposed for the offices and sports complex to facilitate pedestrian circulation across these areas. Such a connection will be important in the event that the market or site conditions (lack of transportation access) do not support the site’s development as proposed, and that the non-residential area is developed as residential.

STORMWATER MANAGEMENT

The plan identifies several areas on the plan as being used for underground stormwater management. Other areas are labeled “Proposed Stormwater Management Area.” Vegetated stormwater systems like rain gardens are encouraged, as they provide benefits beyond the regulations, such as providing pollinator and bird habitat. We encourage the applicant to incorporate surface-level “green stormwater” infrastructure.

CONCLUSION

We wish to reiterate that MCPC supports the applicant’s proposal for a variety of uses in support of the redevelopment of this site, but we believe that our suggested revisions will better achieve Norristown’s objectives for this a site redevelopment of this scale.

Please note that the review comments and recommendations contained within are advisory to the municipality and final disposition for the approval of any proposal will be made by the municipality.

Sincerely,

Donna Fabry, CFM, Principal Open Space Planner
dfabry@montcopa.org – 610-278-3445

c: Anthony Maras, Applicant's Representative
Adam Lang, Chair, Municipal Planning Commission
Khaled Hassan, PE, Municipal Engineer

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

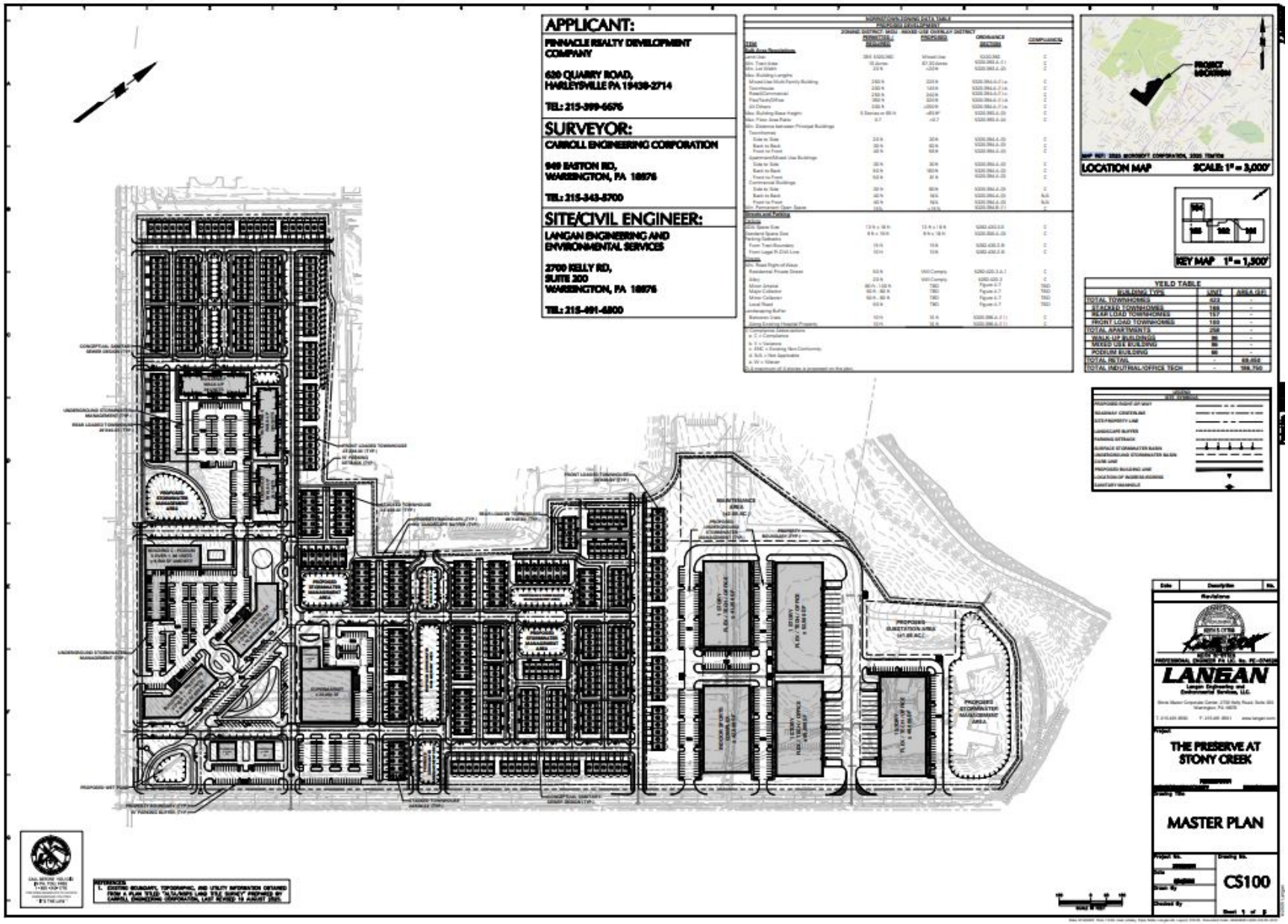


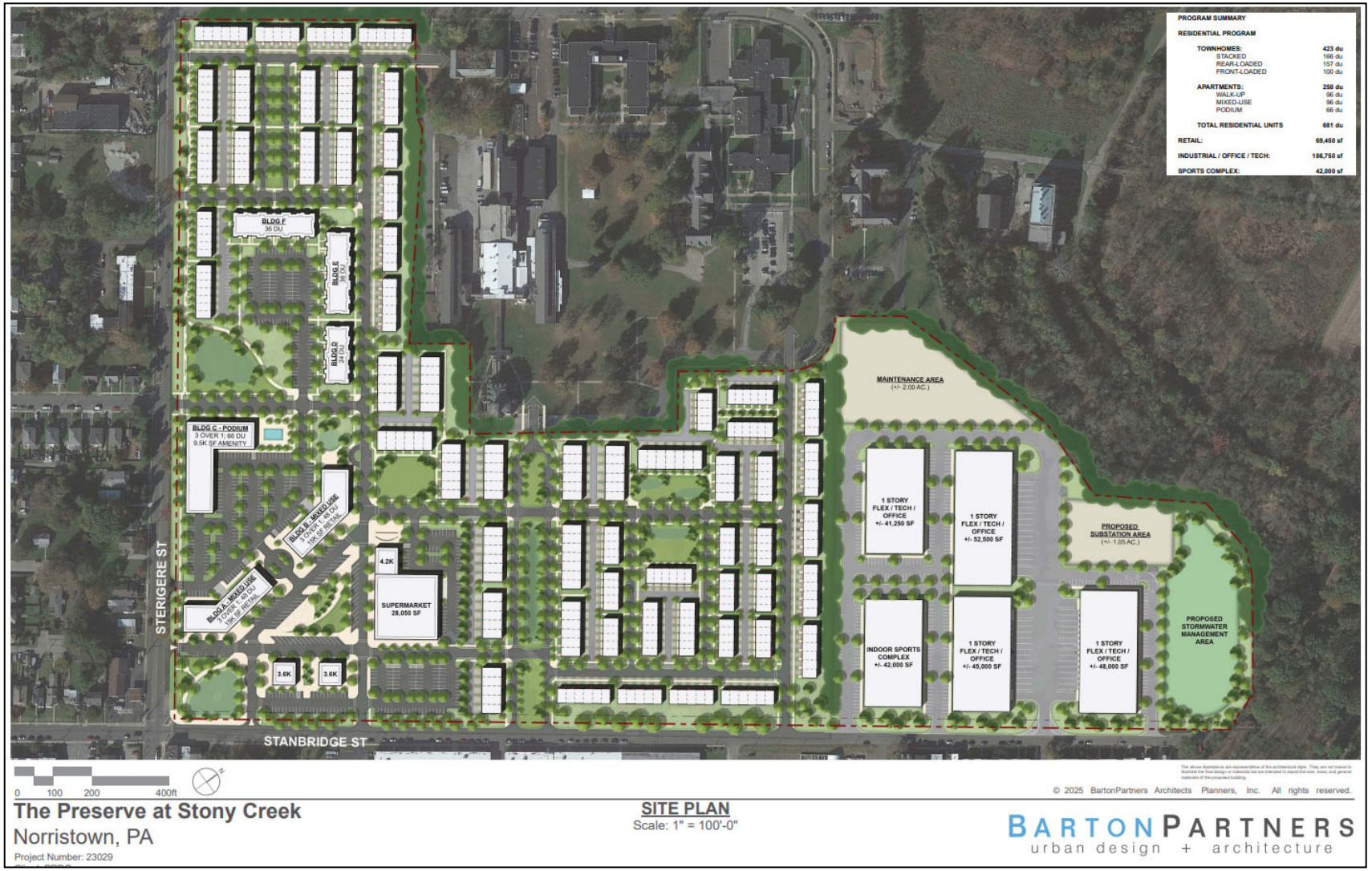
The Preserve at Stony Creek
MCPC#250185001

Montgomery County Planning Commission
Montgomery County Courthouse - Planning Commission
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Aerial photography provided by Nearmap

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APPLICANT:
PINNACLE REALTY DEVELOPMENT COMPANY
630 QUARRY ROAD,
HARLEYSVILLE PA 19438-2714
TEL: 215-399-6676
SURVEYOR:
CARROLL ENGINEERING CORPORATION
949 EASTON RD,
WARRINGTON, PA 18976
TEL: 215-343-5700
SITE/CIVIL ENGINEER:
LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES
2700 KELLY RD,
SUITE 200
WARRINGTON, PA 18976
TEL: 215-491-6500
PROJECT LOCATION
LOCATION MAP
SCALE: 1" = 3,000'
KEY MAP 1" = 1,500'
YIELD TABLE
BUILDING TYPE
UNIT
AREA (SF)
TOTAL TOWNHOMES
522
ATTACHED TOWNHOMES
199
REAR LOAD TOWNHOMES
157
FRONT LOAD TOWNHOMES
160
TOTAL APARTMENTS
256
PULL-UP BUILDINGS
96
MIXED USE BUILDING
96
PODIUM BUILDING
64
TOTAL RETAIL
69,454
TOTAL INDUSTRIAL/OFFICE TECH
188,750
LANGAN
THE PRESERVE AT STONY CREEK
MASTER PLAN
CS100


PROGRAM SUMMARY
RESIDENTIAL PROGRAM
TOWNHOMES: 423 du
STACKED 166 du
REAR-LOADED 157 du
FRONT-LOADED 100 du
APARTMENTS: 258 du
WALK-UP 96 du
MIXED-USE 96 du
PODIUM 66 du
TOTAL RESIDENTIAL UNITS 681 du
RETAIL: 69,450 sf
INDUSTRIAL / OFFICE / TECH: 186,750 sf
SPORTS COMPLEX: 42,000 sf
BLDG F
36 DU
BLDG E
39 DU
BLDG D
24 DU
BLDG C - PODIUM
3 OVER 1; 66 DU
9.5K SF AMENITY
BLDG B - MIXED USE
4 OVER 1; 90 DU
10K SF RETAIL
BLDG A - MIXED USE
3 OVER 1; 96 DU
10K SF RETAIL
4.2K
SUPERMARKET
28,050 SF
3.6K
3.6K
STERIGERE ST
STANBRIDGE ST
MAINTENANCE AREA
(+/- 2.00 AC.)
1 STORY
FLEX / TECH /
OFFICE
+/- 41,250 SF
1 STORY
FLEX / TECH /
OFFICE
+/- 52,500 SF
PROPOSED
SUBSTATION AREA
(+/- 1.05 AC.)
INDOOR SPORTS
COMPLEX
+/- 42,000 SF
1 STORY
FLEX / TECH /
OFFICE
+/- 45,000 SF
1 STORY
FLEX / TECH /
OFFICE
+/- 48,000 SF
PROPOSED
STORMWATER
MANAGEMENT
AREA
0 100 200 400ft
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The Preserve at Stony Creek
Norristown, PA
Project Number: 23029
SITE PLAN
Scale: 1" = 100'-0"
BARTONPARTNERS
urban design + architecture