

# WHITPAIN TOWNSHIP

## ENGINEER'S REPORT – May 2024

Township Engineer: James E. Blanch, P.E.



### Subdivision and Land Development

**Pending Applications** - The following subdivision and land development plan applications are currently being reviewed:

**Blue Bell Senior Residence Land Development, 953 Penllyn-Blue Bell Pike,**

**Preliminary/Final Approval (LD-2-24)** – This application involves the construction of a 58,929 SF building with 56 proposed age-restricted dwelling units on approximately 3.32 acres of property located at 953 Penllyn-Blue Bell Pike, which is located on the west side of Penllyn-Blue Bell Pike just south of its intersection with Skippack Pike. Access to the site will be from a new driveway on Penllyn-Blue Bell Pike. The property is zoned C- Commercial District. The Whitpain Township Planning Commission has not yet reviewed this application.

**Zimmerman LD/Subdivision, 1150 Wentz Road, Preliminary/Final Approval (LD-1-24 &**

**S-2-24)** – This application involves a seven-lot subdivision of approximately 4.22 acres of property located at 1150 Wentz Road, which is located on the east side of Wentz Road adjacent Plowshare Road. Access to the site will be from a new roadway on Wentz Road. The property is zoned R-7 Residential District. The Whitpain Township Planning Commission has recommended this application for approval.

**997 Skippack Pike Subdivision & Land Development – Preliminary/Final Approval (LD-**

**3-23 & S-4-23)** – This application involves a three-parcel subdivision of approximately 2.01 acres of property located at 997 Skippack Pike, which is located on the north side of Skippack Pike between Rabbit Run Road and School Road. Access to the site will be from one existing driveway and two new residential driveways on Skippack Pike. The property is zoned R-2 Residential District. The Whitpain Township Planning Commission has not yet reviewed this application.

**1339 Township Line Road Land Development (LD-3-21)** – This application involves the reconfiguration and realignment of the parking areas & access on approximately 0.61 acres of

property located at 1339 Township Line Road, which is located on the north side of Township Line Road (S) between Arch Street Road and DeKalb Pike. Access to the land development is proposed from the existing driveways located on Township Line Road. The property is zoned C - Commercial District. The Whitpain Township Planning Commission has not yet completed its review of this application.

**1451 Township Line Road Land Development (LD-1-21)** – This application involves the construction of a 612 square ft. building addition and associated parking lot & access improvements on approximately 0.71 acres of property located at 1451 Township Line Road, which is located on the north side of Township Line Road (S) between Swede Road and DeKalb Pike. Access to the land development is proposed from the existing driveway located on Township Line Road. The property is zoned C - Commercial District. The Whitpain Township Planning Commission has recommended this application for approval.

**1301 Skippack Pike Land Development (LD-2-16)** – This application involves the construction of a 4,259 square ft. building within the existing parking lot of the shopping center on approximately 27.54 acres of property located at 1301 Skippack Pike, which is located at the northeast corner of the intersection of 202 and 73. Access to the land development is proposed from the two existing driveways located on DeKalb Pike and Skippack Pike. The Whitpain Township Planning Commission has not yet reviewed this application.

## Recently Approved Applications:

## Summary

### Pending Applications

LD-2-24 953 Penllyn-Blue Bell Pike LD, 58,929 SF building with 56 Age-Restricted Dwelling Units, C- Commercial Zoning District – 3.32 acres.

LD-1-24 & S-2-24 Zimmerman Tract, 1150 Wentz Road Subdivision (Preliminary/Final Approval) – 7 lots – R-7 Residential District – 4.22 acres.

LD-3-23 & S-4-23 997 Skippack Pike Subdivision (Preliminary/Final Approval) – 3 lots – R-2 Residential District – 2.01 acres.

LD-3-21 1339 Township Line Road LD, Reconfiguration and realignment of parking areas and access, C- Commercial Zoning District – 0.61 acres.

LD-1-21 1451 Township Line Road LD, 612 SF building addition and associated parking lot and access improvements, C- Commercial Zoning District – 0.71 acres.

LD-2-16 1301 Skippack Pike LD, 4,259 SF, 1 proposed building within existing shopping center parking lot, S-C Shopping Center Zoning District – 27.536 acres.

### Active Projects

S-1-24 1630 Jennifer Lane & 1790 Forest Creek Drive Minor Subdivision (Preliminary/Final Approval) – 2 lots – R-2 Residential District – 1.47 acres.

LD-2-23 & S-3-23 1815 Yost Road Subdivision (Preliminary/Final Approval) – 2 lots – R-1 Residential District – 1.87 acres.

LD-1-23 & S-2-23 Chase Bank Facility, 1405 Skippack Pike and 875 DeKalb Pike, Construction of bank facility and associated parking areas and new access points, C- Commercial Zoning District – 0.91 acres.

S-1-23 998-1086 Penllyn-Blue Bell Pike Amended Subdivision (Preliminary Approval) – 12 lots – R-5 Residential District – 48.66 acres.

S-5-22 998-1086 Penllyn-Blue Bell Pike Subdivision (Final Approval) – 4 lots – R-5 Residential District – 12.57 acres.

LD-6-22 MCCC Athletic Field Upgrades LD, 340 DeKalb Pike, Construction of four new athletic fields (two natural turf and two synthetic turf fields), IN- Institutional Zoning District – 190.43 acres.

LD-5-22 170-190 Plymouth Road Land Development – 3 lots – R-5 Residential District – 6.48 acres.

S-4-22 62 & 70 Norristown Road Subdivision – 2 lots – R-2 Residential District – 2.01 acres.

LD-4-22 Wissahickon Valley Boys & Girls Club LD, 240 Maple Avenue, Construction of a new 17,150 SF Boys & Girls Club facility, R-4- Residential Zoning District – 0.94 acres.

LD-3-22 Blue Bell Elementary School Expansion & Alterations LD, 800 School Road, Construction of a 31,089 SF building addition and associated access & parking improvements, IN- Institutional Zoning District – 18.76 acres.

LD-1-22 Wings Field West Itinerant Apron LD, 1501 Narcissa Road, Construction of an itinerant apron for aircraft (approximately 145,000 square ft. of asphalt pavement), R-5 Agricultural/Rural Residential Zoning District in the Airport Overlay District. – 218.96 acres.

S-3-22 485 Lewis Lane Subdivision – 3 lots – R-5 Residential District – 24.18 acres.

LD-2-22 Lightbridge Academy LD, 1144 DeKalb Pike, Construction of two building additions and the complete renovation of the existing building for a 12,362 square ft. daycare facility, C- Commercial Zoning District – 2.13 acres.

S-2-22 234 Norristown Road/159 Stenton Avenue Subdivision (lot consolidation) – 2 lots – R-5 Residential District -- 5.54 acres.

S-1-22 101-121 Red Oak Drive Subdivision – 3 lots – R-5 Residential District – 7.29 acres.

S-9-21 830 North Wales Road Subdivision – 2 lots – R-7 Residential District – 1.62 acres.

S-6-21 & LD-5-21 720-730 Penllyn-Blue Bell Pike Subdivision – 4 lots – R-1 Residential District/IN Institutional District – 3.92 acres.

S-5-20 1086 Penllyn-Blue Bell Pike Preliminary Subdivision – 14 lots – R-5 Residential District – 48.66 acres (Amended in 2023).

S-10-21 & LD-4-21 327 Maple Avenue Subdivision – 2 lots – R-4 Residential District – 0.17 acres.

LD-2-21 MCCC Hospitality Institute LD, 340 DeKalb Pike, 20,300 square ft. Hospitality Institute facility (8,300 SF complete renovation of existing building and a 12,000 SF building addition), IN – Institutional Zoning District – 190.5 acres.

S-5-21 209 Stenton Avenue Subdivision – 2 lots – R-5 Residential District – 7.99 acres.

S-7-21 651 Cathcart Road Subdivision – 2 lots – R-1 Residential District – 2.60 acres.

S-6-20 99 Plymouth Road Subdivision – 3 lots – R-5 Residential District – 56.8 acres.

S-2-19 & LD-4-19 Blue Bell Springs Amended Subdivision – 2 lots – R-9 Residential District.

S-5-19 675 Cathcart Road Subdivision – 2 lots – R-1 Residential District – 3.00 acres.

LD-7-19 Stony Creek Elementary School Expansion & Alterations Land Development – 1721 Yost Road - Construction of a 26,502 SF building addition, new parking areas & access driveway – IN Institutional District – 33.27 acres.

LD-6-19 Wings Field Hangar “4A” Land Development – 1501 Narcissa Road - Construction of new aircraft hangar -- R-5 Residential District – Airport Overlay District – 216.50 acres.

S-3-18 740 Penllyn-Blue Bell Pike Subdivision – 7 lots – R-1 Residential District – 4.16 acres.

LD-1-19 & S-1-19 Creekside at Blue Bell (Beachcomber Tract) - 652 DeKalb Pike – 31 lots – R-3B Multifamily Low Intensity Residential District (within Park and Recreation Overlay District) – 15.88 acres.

LD-3-19 1 & 11 Skippack Pike LD – 7,425 SF, 2 proposed buildings, C – Commercial Zoning District – 0.89 acres.

LD-2-19 Normandy Farms Estates – 4 Carriage Homes, R-6 Agricultural Residence Zoning District – 101.08 acres.

S-2-18 & LD-1-18 1030 Skippack Pike Subdivision – 3 lots – R-2/R-1 Residential District – 1.88 acres.

S-2-17 490 Penllyn-Blue Bell Pike Subdivision – 490 Penllyn-Blue Bell Pike – 5 lots – R-1 Residential District – 9.54 acres.

LD-3-16 Normandy Farms Estates – 21 Carriage Homes and 22,500 SF Skilled Nursing Facility addition, R-6 Agricultural Residence Zoning District – 101.08 acres.

LD-5-15 Breen LD/Subdivision – 688 Cathcart Road – 3 lots – R-1 District – 2.79 acres.

S-3-13 137 Stenton Avenue Subdivision – 137 Stenton Avenue, 12 lots, 28.58 acres, R-5 Agricultural/Rural Residence District

LD-6-99 Latham Realty Associates - 650 DeKalb Pike - 135 dwelling units.

S-6-04 Wistar Subdivision (Deerfield) – 527 Stenton Avenue (5 lots).

LD-9-04 Kendrick Hill – 1651 DeKalb Pike – 1 building 17,750 square feet.

LD-4-07 Ambler Borough Water Department – well-house building on Brookfield Lane.

## Municipal Park, Walkability and Environmental Stewardship Projects

### **Mermaid Park Dam Removal, Floodplain Restoration and Streambank Stabilization Project**

– In 2023, Whitpain Township commenced with an environmental engineering study and design at Mermaid Park in order to remove the existing pool/dam along Mermaid Creek and restore the natural floodplain while installing streambank stabilization improvements along the stream corridor. The project requires multiple Township, County, State and Federal environmental permits. The Township anticipates funding the proposed environmental improvements once the design is finalized and permitted.

**Ambler Alley Storm Sewer Improvements Project** – Whitpain Township, through a \$220,000 US EPA federal grant, will be installing a new storm sewer system along Ambler Alley between Oak Street and Maple Avenue in the West Ambler section of the Township. The new storm sewer system will manage stormwater runoff from the residential properties along Ambler Alley and Oak Street as well as the roadway. Approximately, seven hundred and fifty (750) linear feet of storm sewer pipe including seven (7) storm sewer inlets will be installed as part of the project. In addition, the project will resurface a portion of the intersection of Oak Street and Ambler Alley to facilitate improved stormwater runoff. The project is anticipated to begin construction in July 2024.

**Stormwater BMP PRP & TMDL Retrofit Projects at Five Existing Basin Locations** – In 2021, Whitpain Township began surveying, design and engineering in order to construct five stormwater BMP retrofits at existing detention basins within residential communities in the Township. The project will install leading edge design features to improve water quality as well as to comply with the Township's PRP and TMDL strategy plans and DEP regulations. The first three existing basin retrofit projects are located in the Blue Bell Woods community, Blue Bell Crossing community and Erbs Mill Park and they will be retrofitted in 2024. The basin retrofits are currently under construction and it is anticipated that all three will be completed by June 2024. The construction for the remaining basin retrofits is anticipated to begin in 2025.

**Wentz Run Park BMP PRP Improvements Project and Valentine Estates Detention Basin TMDL Retrofit Project** – In 2019, Whitpain Township installed several stormwater management BMP improvements as part of the Township's Stony Creek Watershed Pollutant Reduction Plan (PRP) and the Wissahickon Creek Watershed TMDL strategic plan. Several bio-swales, rain gardens and woodland restoration projects were installed at Wentz Run Park. In addition, a basin in the Valentine Estates development was retrofitted with stormwater controls that provide more advanced management technologies to meet the Township's TMDL requirements. Construction was completed in November 2019.

**Narcissa Road Trail Improvements** – In 2017, Whitpain Township installed several trail extensions to the Narcissa Road trail (aka Wings Trail). Trail extensions were constructed along Norristown

Road (sidewalk improvements), Stenton Avenue (Village of Oxford connector) and within Prophecy Creek Park. In August 2020, a mid-block pedestrian trail crossing that connects the Blue Bell Woods community to the existing Narcissa Road trail was completed. The crossing connection includes the installation of a new high visibility painted crosswalk, high visibility signage, ADA compliant ramps, advance pavement markings and push button actuated high-intensity LED crosswalk (HAWK) beacons to alert motorists of the pedestrians. For maximum visibility, the beacons are mounted on both sides of the roadway as well as on mast arms over the roadway.

**Union Meeting Road Crossing Safety Improvement Project** – In August 2020, Whitpain Township completed a pedestrian crossing safety improvement project on Union Meeting Road between 1400 and 1401 Union Meeting Road. The improvement was installed to assist pedestrians walking between the nearby office buildings and a SEPTA bus stop as they cross Union Meeting Road. The mid-block crossing improvement includes the installation of a new high visibility painted crosswalk, high visibility signage, ADA compliant ramps, advance pavement markings and push button actuated high-intensity LED crosswalk (HAWK) beacons to alert motorists of the pedestrians. For maximum visibility, the beacons are mounted on both sides of the roadway as well as on mast arms over the roadway.

**Centre Square Park Project (Cook Tract)** – Whitpain Township through a public-private partnership with Walsh Construction constructed a new athletic facility that included seven soccer fields, walking trails and a dog park on a 98-acre parcel located at 1527 Yost Road. The park's main access is from Yost Road with a secondary exit to DeKalb Pike. Following the completion of the 202 widening improvements, the park's main access will be from a fully signalized driveway off of 202. The estimated \$4.5 million project includes parking, utilities and stormwater management. The innovative stormwater management system includes bio-retention swales, infiltration basins and rainwater harvesting cisterns. The rainwater harvesting cisterns supply the irrigation system with recycled storm water to irrigate the seven soccer fields. The paved/stone dust walking trail extends to over a mile in length and a second wood chip walking trail extends to the central branch of the Stony Creek located on the western boundary of the site. The park improvements were completed in the fall of 2014 and the park trails were opened to the public in early 2015. The athletic fields were opened for use in September 2015. The WRA in conjunction with Whitpain Township recently constructed a clubhouse facility adjacent the main parking lot to service the park facility. In 2019, WRA in conjunction with Whitpain Township commenced with a project to convert two existing grass athletic fields to synthetic turf athletic fields. The field conversion project was completed in October 2019. The Township is currently in design to relocate the main park access to DeKalb Pike with new roadway and traffic signal modifications providing full access at the signalized intersection of Jolly Road and DeKalb Pike. These improvements should be completed by 2024.

## Traffic/Intersection/Bridge Improvement Projects

**Walton Road (S.R. 3012) and Stenton Avenue (S.R. 3003) Roundabout Project** – In 2021, the Township received a \$650,000 Department of Community & Economic Development (DCED) grant from the Commonwealth Financing Authority (CFA) to design a roundabout at the intersection of Walton Road and Stenton Avenue. The project is currently in design. The Township anticipates seeking construction funding once the design is completed in order to construct the improvements.

**Pedestrian Improvements at the Intersection of Wentz Road, Cherry Lane and Plowshare Road** – In 2024, Whitpain Township installed pedestrian improvements at the intersection of Wentz Road, Cherry Lane and Plowshare Road that included all-way stop controls, new ADA curb ramps and crosswalks, and advisory signage. The project was completed in March 2024.

**Traffic Signal Improvements at the Intersections of Union Meeting Road and Township Line Road (S) & Union Meeting Road and Jolly Road** – In 2022, Whitpain Township received a \$643,200 Green Light Go (GLG) grant from PennDOT to install traffic signal upgrades at the intersections of Union Meeting Road and Township Line Road & Union Meeting Road and Jolly Road. The improvements will include the installation of new ADA curb ramps, mast arms, vehicular & pedestrian signal heads, LED luminaires, controller cabinets, advanced video detection, radar dilemma zone detection and emergency pre-emption systems. The project is currently in design with construction anticipated to begin in 2024.

**Traffic Signal Improvements at the Intersection of Wentz Road and Jolly Road** – In 2023, Whitpain Township received a \$128,320 Green Light Go (GLG) grant from PennDOT to install traffic signal upgrades at the intersection of Wentz Road and Jolly Road. The improvements will include the installation of new ADA curb ramps, pedestrian signal heads, advanced video detection, radar dilemma zone detection and APS pedestrian system. The project is currently in design with construction anticipated to begin in 2025.

**Intersection Improvements at the Intersection of Wentz Road and Jolly Road** – In 2023, Whitpain Township received a \$361,495 Montgomery County Transportation Program (CTP) grant to install roadway safety improvements at the intersection of Wentz Road and Jolly Road. The improvements will include the installation of a dedicated right turn lane and a left turn lane on Jolly Road, new pedestrian sidewalk and drainage improvements. The total cost of the project is anticipated to be \$572,990. The project is currently in design with construction anticipated to begin in 2024.

**Skippack Pike (S.R. 0073) Corridor Traffic Signal Congestion Mitigation & Air Quality (CMAQ) Improvement Project** – In 2019, Whitpain Township received a \$892,000 DVRPC CMAQ program grant to interconnect the traffic signals along Skippack Pike from Butler Pike to Wentz Road. A total of eight (8) intersections will be included in the project. The project includes the installation of fiber optic cables along the entire corridor, video detection and controller upgrades, pedestrian signals, ADA ramps (at Cathcart & Walton intersections), mast arms (at

Cathcart & Walton intersections), emergency pre-emption devices and radar dilemma zone detection equipment. By delivering cutting edge technology to our traffic management system, this project will reduce traffic congestion in a sustainable manner throughout the Skippack Pike corridor. The project was completed in May 2024.

### **U.S. 202 Section 610 (DeKalb Pike) Widening Improvement Project - Section 600 (aka Sections**

610 and 650) of this project extends along DeKalb Pike from Johnson Highway in Norristown Borough to Sumneytown Pike in Lower Gwynedd Township. Although this project is being designed by PennDOT, the design efforts were coordinated with Township staff. This project involves the construction of two additional travel lanes in each direction with a center turning lane and intersection improvements. When completed, the five-lane cross section will also include new bike lanes, sidewalks, coordinated traffic signal control systems and upgraded stormwater management systems. Construction on Section 610 (between Township Line Road (south) and Morris Road) began in late 2018 and will continue through 2024. Construction of Section 650 (north of Morris Road in Whitpain Township) is under construction and will continue through 2024 as well.

In addition to work on Route 202, PennDOT identified certain intersections that were improved during the initial phase of the main project to alleviate construction delays. These intersections include Arch Street and Township Line Road and the intersection of North Wales and Township Line Roads. At the intersection of Arch Street and Township Line Road, all four approaches were improved with separate left turn lanes including a separate right turn lane from eastbound Township Line Road onto Arch Street. The improvements constructed at North Wales and Township Line Roads included separate left turning lanes from Township Line Road onto North Wales Road. These off-line intersection improvements were completed in May 2019.

### **Skippack Pike (S.R. 0073) Section 6SM Intersection Improvement Project (Part of the U.S. 202 Section 610 Project)** – SR 073 Section 6SM is an intersection improvement project that is part of the overall U.S. 202 Section 610 Project. This project is fully funded by PennDOT through the Federal Highway Administration (FHWA). The project is required in order for PennDOT to meet their obligations under the NPDES permit requirements for the US 202 Section 610 project. As part of the project, PennDOT will be realigning Wentz Road with Parkwood Road at its intersection with Skippack Pike including the installation of new traffic signal equipment, pedestrian crossings and ADA ramps. In addition, the project includes the installation of an underground concrete stormwater management detention system to manage stormwater runoff (for both quality and quantity) that discharges into the Stony Creek watershed. The project was completed in February 2021.

### **Yost Road Bridge Replacement Project** – The Township project encompassed the complete replacement of the Yost Road bridge with a new concrete box culvert structure including the reconstruction of the approach roadways. The bridge is located just east of the Sesame/Rockwood Camp and the Creekview Estates neighborhood. The project also provided flooding mitigation enhancements, curbing & storm water drainage improvements and new sidewalks on both sides of

Yost Road. The project was completed in August 2020. The project received the 2020 PSATS Road and Bridge Safety Improvement Award which is a statewide award presented by the PA Highway Information Association, Pennsylvania Department of Transportation and PA Association of Township Supervisors.

**Pulaski Drive Bridge Replacement Project** – The Township project involves the complete replacement of the Pulaski Drive bridge with a new structure including the reconstruction of the approach roadways. The bridge is located just west of the intersection of Pulaski Drive and Clearview Avenue. The project will include flooding mitigation, storm water drainage improvements, safety enhancements and sidewalks. The project is being primarily funded (80%) through the DVRPC PA Municipal Bridge Retro-Reimbursement Program with total funding of approximately \$1,450,000 for the project. The project was completed in January 2023. The project received the 2023 PSATS Road and Bridge Safety Improvement Award which is a statewide award presented by the PA Highway Information Association, Pennsylvania Department of Transportation and PA Association of Township Supervisors.

## Permit Summary List

The following permit applications have been processed, reviewed and approved:

	<u>Current Month</u>	<u>Year-to-date</u>
Township Road Occupancy Permits	8	34
Site Plan – Permit Reviews	9	48
Patio Permit Review	2	6
ZHB Site Reviews	5	17
Plot Plans (New Homes)	2	4
Grading Permits	1	2
Driveway Modification Reviews	1	4
Improvement Construction Permits	0	0
Waiver From Land Development Approvals	0	4

## **Waiver From Land Development Final Approval List (2024)**

W-01-24 Construction of an outdoor deck addition at 1529 DeKalb Pike (Whitpain Tavern).

W-02-24 Construction of an outdoor patio and pergola at Lakeside Office Building in the Arborcrest Office Campus located at 801 Lakeside Drive (JLL).

W-03-24 Installation of a storage shed and enclose an internal atrium at the clubhouse facility at Cedarbrook Country Club located at 180 Penllyn-Blue Bell Pike (Cedarbrook CC).

W-04-24 Installation of an outdoor emergency generator at Stony Creek Elementary School located at 351 Skippack Pike (Wissahickon School District).



## WHITPAIN TOWNSHIP



MONTGOMERY COUNTY, PA

### ACTIVE AND PENDING LAND DEVELOPMENTS ~MAY 2023~

#### Legend

#### Land Developments

#### STATUS

- ACTIVE (Yellow)
- PENDING (Blue)
- ACTIVE/PENDING (Green)

