



**Planning and Zoning  
Department**

616 Germantown Pike, Lafayette  
Hill, PA 19444-1821

484-594-2625

[www.whitemarshtwp.org](http://www.whitemarshtwp.org)

Subdivision and Land Development Cover  
Page for SLD # 07-25

Project Name: Quaker Park Redevelopment

Address: 1001 E Hector St

Date: 8.29.25

Status: UNDER REVIEW

**Updates:**

- Arborist Review Memo- 9.29.25
- Township Engineer Review Letter- 10.05.25
- Fire Marshal Review Memo- 10.10.25
- Montgomery County Planning Commission Review- 10.17.25
- Applicant Response Letter- 12.16.25
- Revised Plans- 12.16.25
- Proposed Text Amendment-1.5.26



**This Checklist and the following items MUST be submitted to the Township, completed in their entirety, at the time of submission for the Township to accept a subdivision/land development application.**

**This checklist page must be filled out after printing the completed form starting on page 2 where applicable.**

<u>Applicant Initials</u>	<u>Required Items of Submission</u>	<u>Township Receipt</u>
<u>BMC</u>	Whitmarsh Township Checklist	_____
<u>BMC</u>	Whitmarsh Township Application (Signature <u>MUST</u> Be Original)	_____
<u>N/A</u>	Whitmarsh Township Request for Modification (Signature <u>MUST</u> Be Original)	_____
<u>N/A</u>	Whitmarsh Time Waiver Form (Signature <u>MUST</u> Be Original)	_____
<u>BMC</u>	Whitmarsh Township Escrow (Payable to Whitmarsh Township; credit card payment accepted in person)	_____
<u>BMC</u>	Montgomery County Planning Commission Municipal Request for Review (County will request fee directly from applicant)	_____
<u>N/A</u>	Shade Tree Commission Checklist for Compliance with Chapter 55 (attached)	_____
<u>BMC</u>	Transportation Impact Study [§105-21.B.(9)(c)] (if applicable)	_____
<u>BMC</u>	Stormwater Management Plan & Supporting Calculations (if applicable)	_____
<u>BMC</u>	Supplemental Documents Applicable to a Specific Application	_____
<u>N/A</u>	List of Encumbrances (Book & Page Numbers) (if applicable)	_____
<u>BMC</u>	Three (3) Complete Sets of All Application Materials	_____
<u>BMC</u>	PDF or Link to Digital File of Each Component of the Application	_____

**WHITEMARSH TOWNSHIP**  
**SUBDIVISION and/or LAND DEVELOPMENT APPLICATION**

The applicant, or applicant's authorized agent, for the Township to accept submission of the application, must complete each Application item and each Application Submission Checklist item.

Application Type: (check one)       Minor Subdivision       Minor Land Development  
    Major Subdivision       Major Land Development  
    Land Development Waiver

Plan Type:                               Sketch                               Preliminary                               Final

INSERT "N/A" FOR NOT APPLICABLE WHERE APPROPRIATE

**Name of Subdivision/Land Development:** Quaker Park Redevelopment

**Location of Subdivision/Land Development:** E Hector Street  
(Primary Access Roadway Name)

**Between:** Sandy Street and Lee Street  
(Roadway Name) (Roadway Name)

**Number of Parcels:** 1      **Block Number(s):** 009      **Unit Number(s):** 009

**Parcel Number(s):** 65-00-03169-00-6

**Acreage:** 9.15      **Total Lots Proposed:** 0      **Zoning District:** Spring Mill Mixed Use and Transit-Friendly Design Overlay

Water Service Proposed:  Public     Private      Sewer Service Proposed:  Public     Private

**Applicant Name:** BPG Office VI Quaker Park LP      **Contact Name:** Boris Kaplan

**Phone #:** 302-691-2100      **Fax #:** \_\_\_\_\_      **Email:** bkaplan@bpgroup.net

**Address:** 1000 N. West Street, Suite 900, Wilmington, DE 19801

**Owner of Record Name (If Different):** same as above

**Phone #:** \_\_\_\_\_      **Fax #:** \_\_\_\_\_      **Email:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Engineer Name:** Brian M. Conlon, PE      **Firm Name:** Langan Engineering & Environmental Services LLC

**Phone #:** 215-845-8900      **Fax #:** 215-845-8901      **Email:** bconlon@langan.com

**Address:** 1818 Market Street, Suite 3300, Philadelphia, PA 19103

Fees and plans showing all public improvements are submitted with this application. Any additional plan information required by the Township Engineer will be submitted to the Director of Planning and Zoning for distribution. The undersigned applicant agrees to comply with all the provisions of Chapter 105 of the Code of the Township of Whitemarsh, as amended, and agrees to obtain all necessary permits in connection with the proposed subdivision and/or land development.

Whitemarsh Township employees, or township-authorized agents, are hereby granted permission to enter upon the land, if necessary, for site inspections.

Original preliminary and/or original final subdivision and/or land development applications submitted by 4:00pm on the last business day of the month will be reviewed by the Whitemarsh Township Planning Commission at a regular meeting two (2) months following the date of submission or other appropriate meeting date depending upon the results of Township reviews.

I hereby certify, as the undersigned applicant, that I am familiar with the provisions of: [1] Chapter 105, "Subdivision and Land Development", [2] Chapter 58, "Grading, Erosion Control, Stormwater Management and Best Management Practices", and [3] Chapter 55, "Tree Protection Standards" of the Code of the Township of Whitemarsh, as amended, and, to the best of my knowledge and belief, this application and the submitted plans conform to those provisions.

Date of Submission:

08/26/2025

Signature:



(Original Signature must be submitted)

Printed Name:

Robert Buccini

I, (name) Robert Buccini (title) Authorized Signatory of

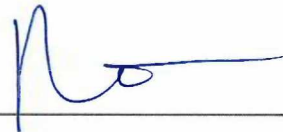
(entity submitting application) BPG OFFICE VI QUAKER PARK LP do hereby affirm

that I am authorized by the applicant to affix my signature to this application.

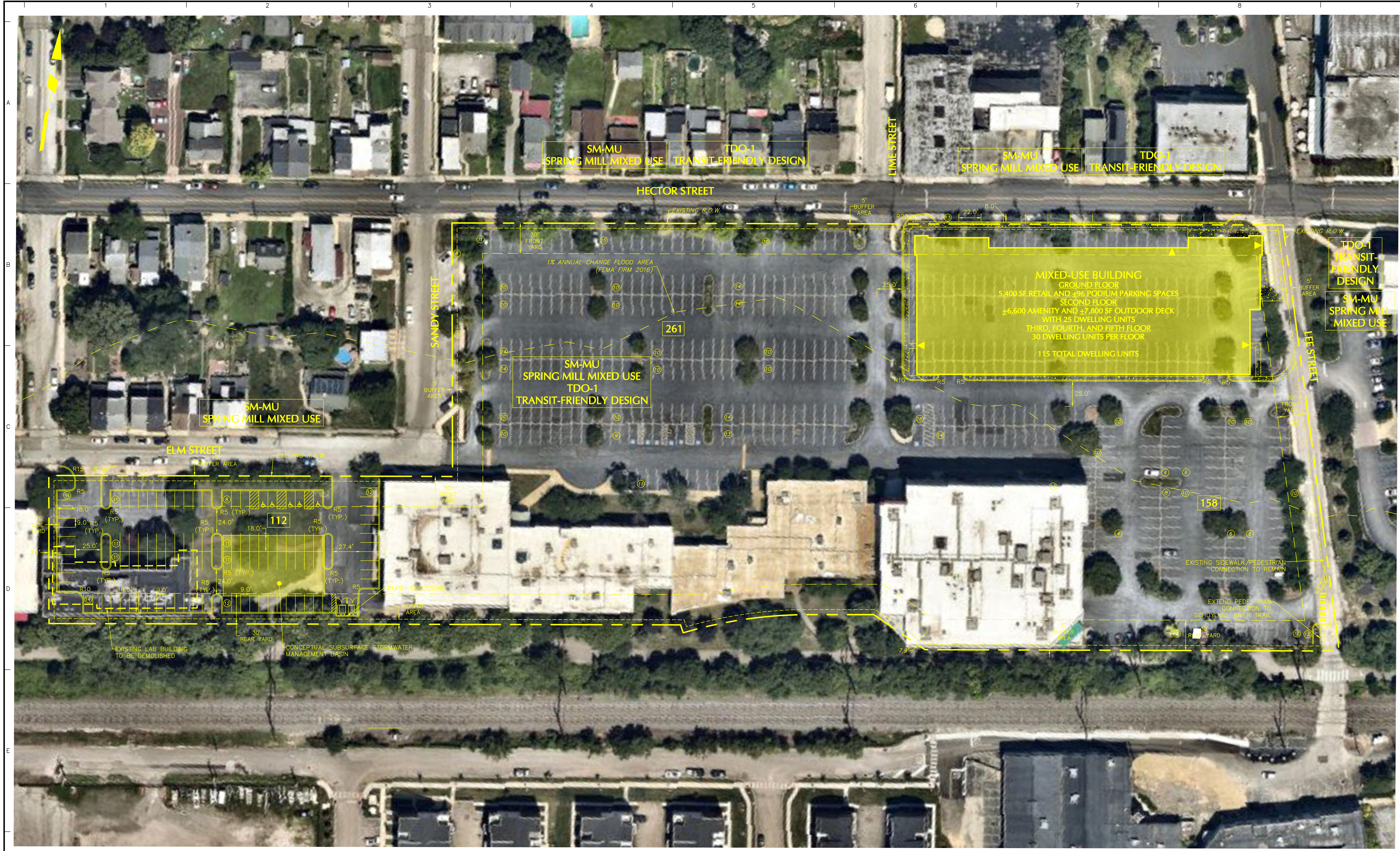
Date:

08-26-2025

Signature:



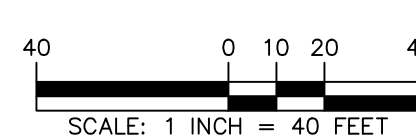
(Original Signature must be submitted)

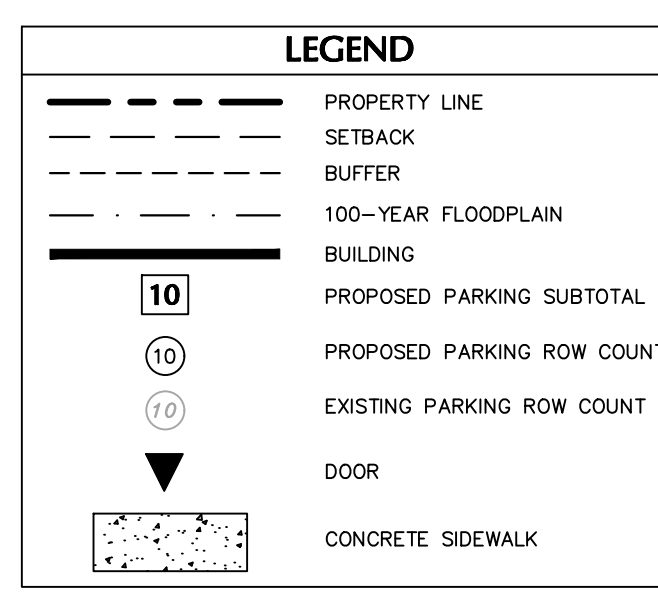
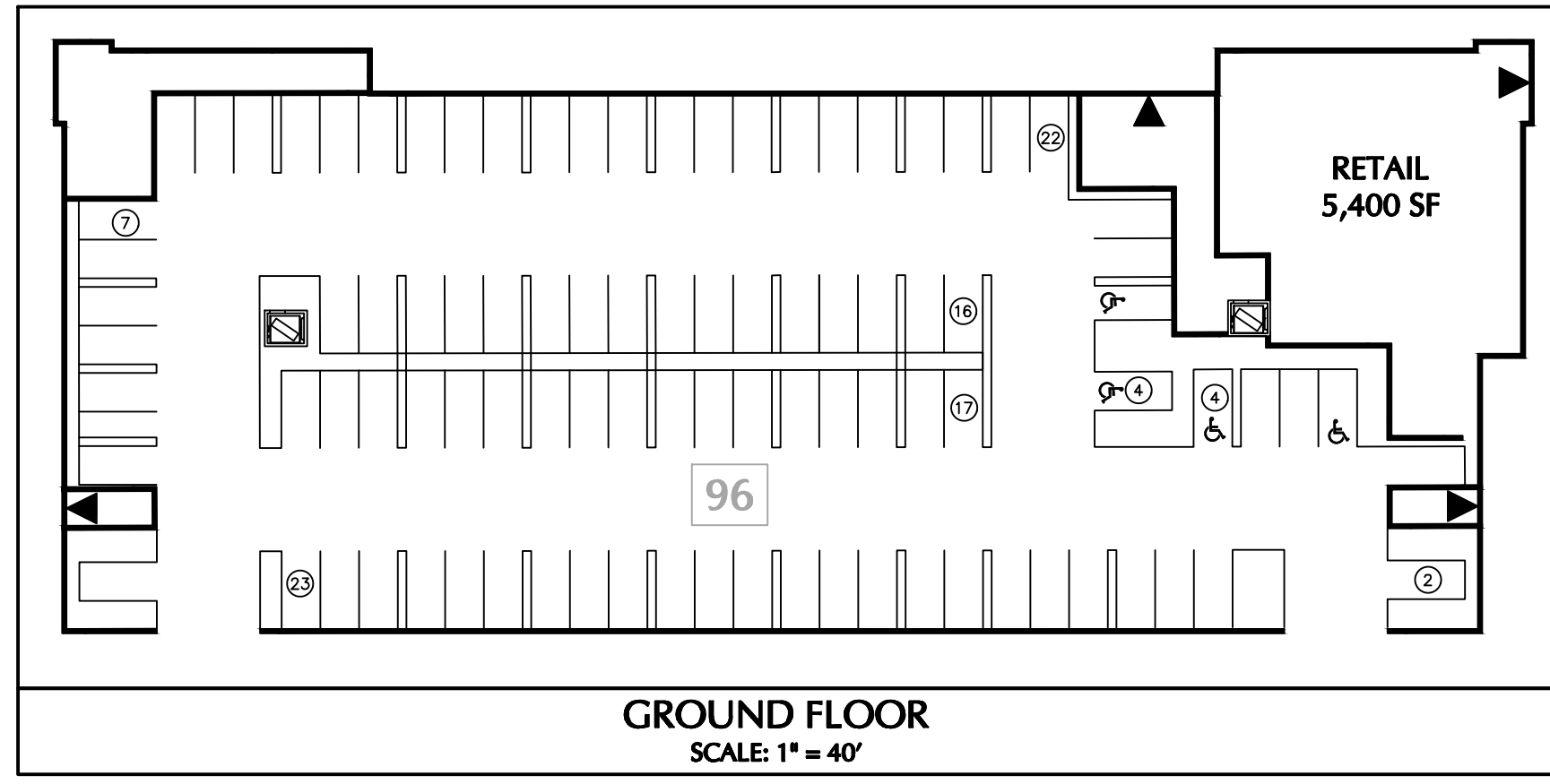
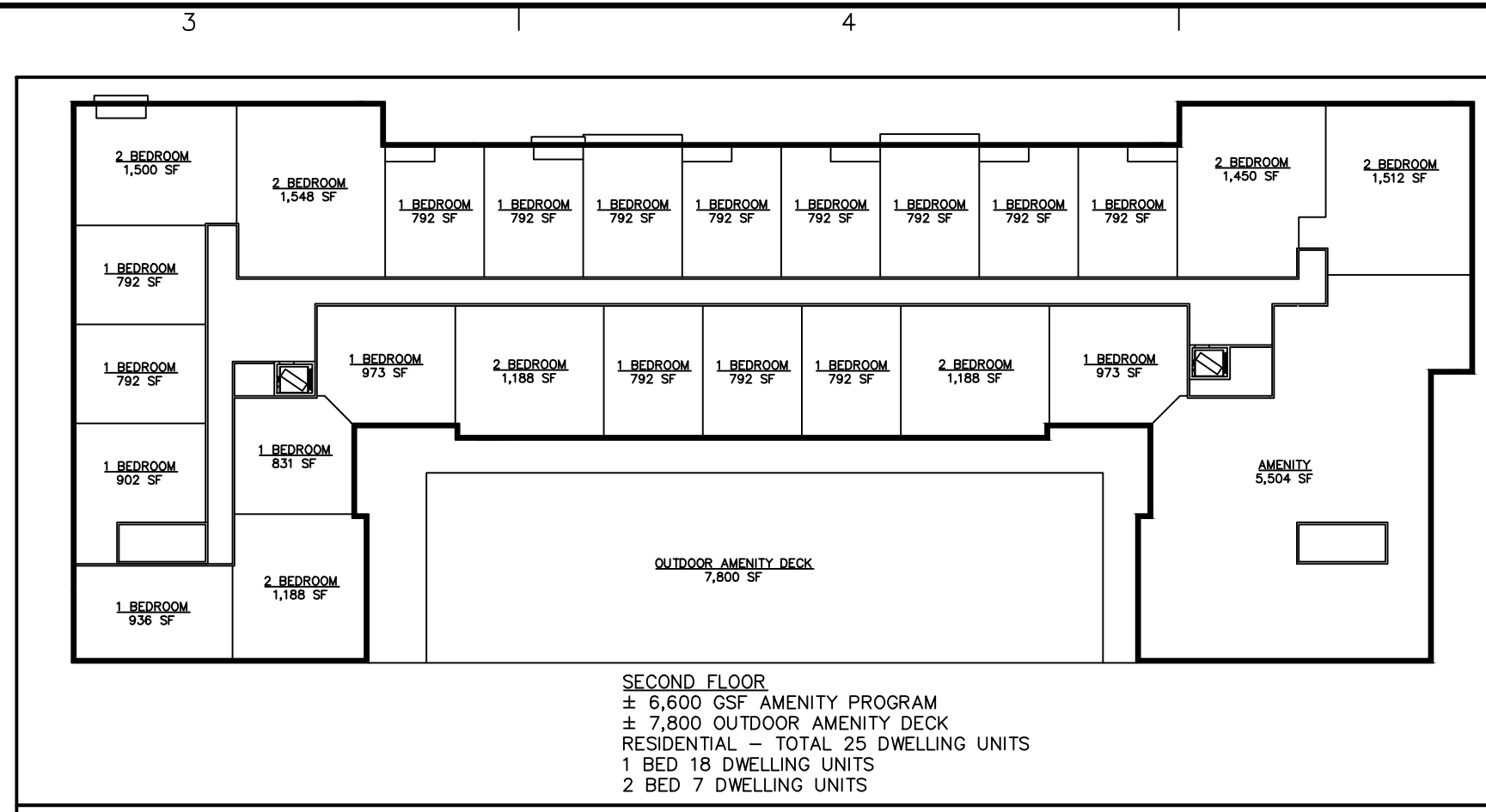
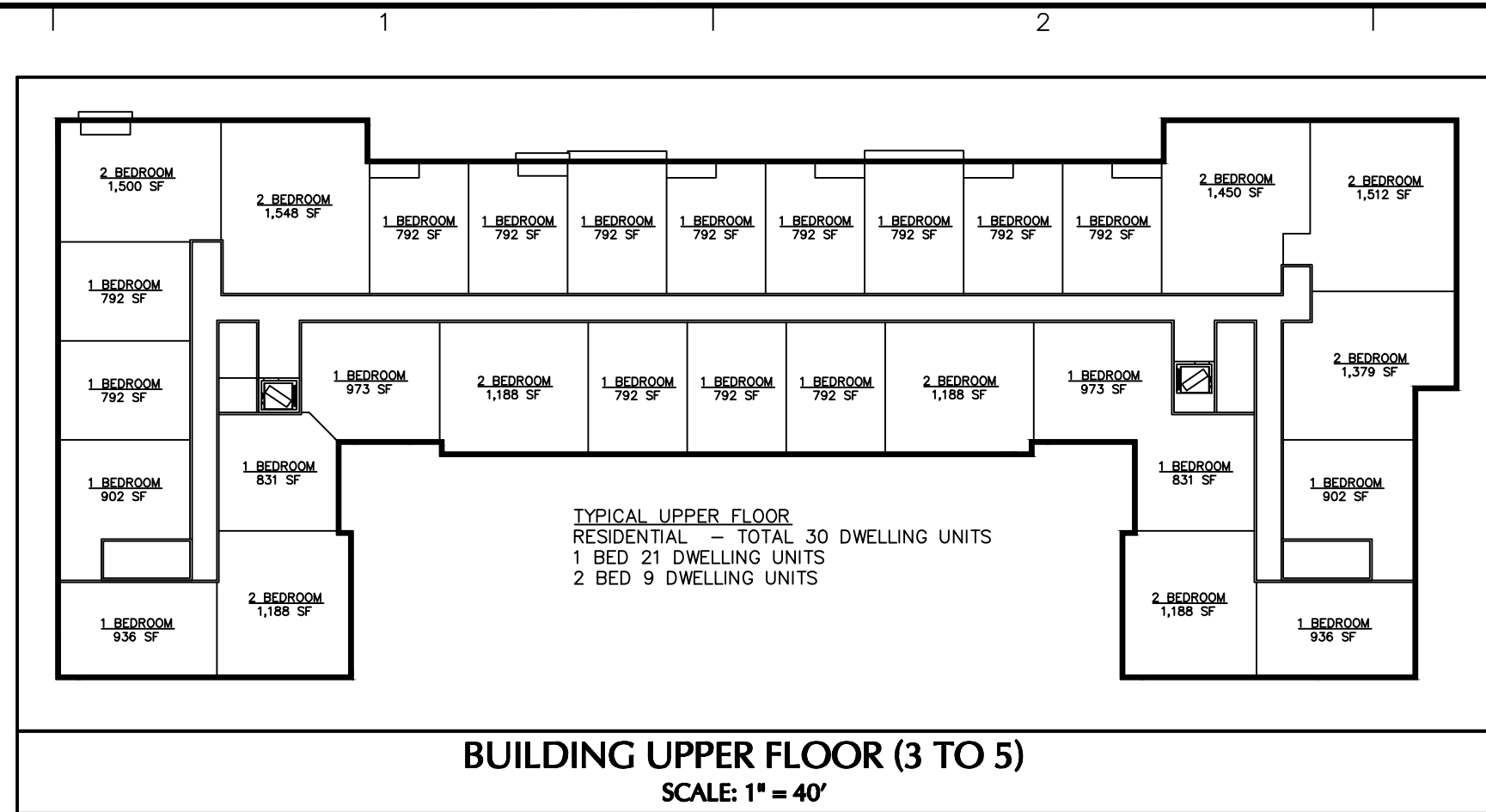


Project No. 220215401

© 2025 Langan

<p style="font-size: 8px; margin: 0;">Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com</p>	<p>Project</p> <p><b>QUAKER PARK REDEVELOPMENT</b></p> <p>WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA</p>	<p>Drawing Title</p> <p><b>AERIAL PLAN</b></p>	<p>Project No.</p> <p><b>220215401</b></p>	<p>Drawing No.</p> <p><b>SK-02</b></p>
	<p>Date</p> <p><b>27 AUGUST 2025</b></p> <p>Drawn By</p> <p><b>AEB</b></p> <p>Checked By</p> <p><b>BMC</b></p>			





**BUILDING SUMMARY**

GROSS FLOOR AREA SUMMARY:  
EXISTING OFFICE BUILDINGS = 204,000 SF  
EXISTING BUILDING B TO BE DEMOLISHED = 32,874 SF  
EXISTING OFFICE BUILDING TO REMAIN = 171,126

PROPOSED BUILDING:  
FLOOR 1 (PROPOSED RETAIL) = 5,400 SF  
FLOOR 2 (APARTMENTS) = 27,490 SF  
FLOOR 3 (APARTMENTS) = 6,800 SF  
FLOOR 4 (APARTMENTS) = 7,800 SF  
FLOOR 5 (APARTMENTS) = 33,324 SF  
TOTAL PROPOSED BUILDING = 147,282

TOTAL EXISTING TO REMAIN AND PROPOSED = 318,388 SF  
NET INCREASE IN SF = 113,450 SF

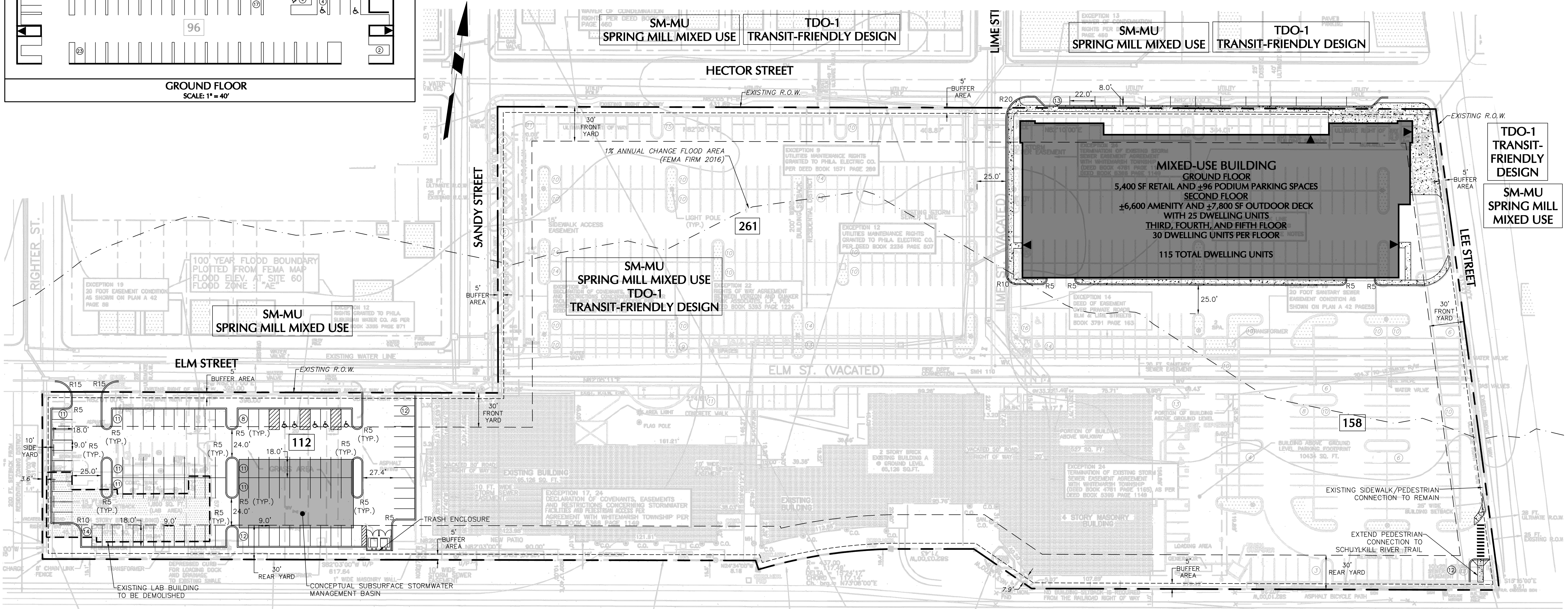
PARKING SUMMARY:  
EXISTING PARKING SPACES = 602 SPACES  
PROPOSED PARKING SPACES = 627 SPACES

\*THE PROPOSED PARKING COUNT DOES NOT INCLUDE THE 13 PARALLEL PARKING SPACES ON HECTOR STREET

**WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**  
LAND USE AND DEVELOPMENT REGULATIONS

APPLICABLE REGULATIONS	PERMITTED/REQUIRED	EXISTING	PROPOSED
SCHEDULE OF PERMITTED USES	VARIOUS INCLUDING OFFICE, MULTIFAMILY, AND RETAIL	OFFICE	OFFICE, MULTIFAMILY, AND RETAIL
SCHEDULE OF SHOPPING CENTER AREA, HEIGHT AND DIMENSIONAL REQUIREMENTS	MINIMUM LOT AREA = 6,000 SF MINIMUM LOT WIDTH = 45 FEET MINIMUM FRONT YARD = 0 FT MAXIMUM FRONT YARD = 30 FT MINIMUM SIDE YARD = 10 FEET MINIMUM REAR YARD = 30 FEET BUFFER AREA WIDTH = 5 FEET MAXIMUM BUILDING HEIGHT = 78 FEET (6 STORIES) MAX (A) MAXIMUM BUILDING FOOTPRINT = 30,000 SF MAXIMUM IMPERVIOUS COVERAGE = 70% (MAX 60% BUILDINGS)	9.15 ACRES 1,250 FEET 0 FEET 0 FEET 13.6 FEET 7.9 FEET 0 FEET VARIES 175,025 SF 82.1%	9.15 ACRES 1,250 FEET 0 FEET 0 FEET 336 FEET 7.9 FEET 0 FEET 58'-0" (5 STORIES) 43,768 SF 84.3%
PARKING REQUIREMENTS	1 PER UNIT (RESIDENTIAL) = 115 SPACES 3 PER 1,000 SF GFA (NON-RESIDENTIAL) = 530 SPACES 645 TOTAL SPACES MINIMUM PARKING SPACE SIZE = 9 FEET X 18 FEET	602 SPACES	627 SPACES (C) 9 FEET X 18 FEET

NOTES:  
(A) BUILDING HEIGHT BONUSES, PER TOWNSHIP OF WHITEMARSH SECTION 116-326, MAXIMUM HEIGHT SHALL BE INCREASED PROVIDED AT LEAST ONE MAJOR COMMUNITY BENEFIT AND AT LEAST ONE OTHER COMMUNITY BENEFIT ARE PROVIDED FOR THIS SECTION.  
(B) A PUBLIC TRANSIT STOP OR STATION MAY BE USED TO SATISFY UP TO 10% OF THE MINIMUM OFF-STREET PARKING REQUIREMENTS, PROVIDED THE TRANSIT STOP OR STATION IS LOCATED WITHIN 1,000 FEET OF THE USE AS MEASURED BY LINEAR DISTANCE BETWEEN TRANSIT STRUCTURE AND THE NEAREST PROPERTY LINE OF THE USE. THE TOTAL REQUIREMENT IS 645 PARKING SPACES. WITH THE 30% REDUCTION FOR A PUBLIC TRANSIT STATION, THE REQUIREMENT IS 561 PARKING SPACES.  
(C) THERE ARE 627 PROPOSED PARKING SPACES. ON-STREET PARKING SPACES MAY BE USED TO SATISFY UP TO 20% OF THE MINIMUM OFF-STREET PARKING REQUIREMENT FOR NON-RESIDENTIAL USES AT THE TOWNSHIP'S DISCRETION. THE 13 PROPOSED PARALLEL SPACES ON HECTOR STREET WOULD MAKE THE PROPOSED AMOUNT OF SPACES TO BE 640.



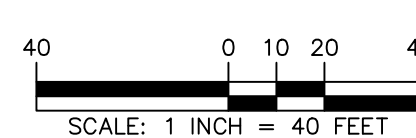
**LANGAN**  
Langan Engineering and Environmental Services, LLC.  
1818 Market Street, Suite 3300  
Philadelphia, PA 19103  
T: 215.845.8900 F: 215.845.8901 www.langan.com

Project: **QUAKER PARK REDEVELOPMENT**  
Whitemarsh Township  
Montgomery County  
Pennsylvania

Drawing Title: **SKETCH PLAN**

Project No.: 220215401  
Date: 27 AUGUST 2025  
Drawn By: AEB  
Checked By: BMC

Drawing No.: **SK-01**



TREEID	SPECIES	DBH"	CONDITION
1	Bradford Pear	16	Good
2	Norway maple	11	Good
3	Japanese Cherry	10	Fair
4	Japanese Cherry	10	Fair
5	Japanese Cherry	10	Good
6	Japanese Cherry	13	Good
7	Norway Maple	8	Dead
8	Norway maple	9	Fair
9	Zelkova	11	Good
10	Bradford Pear	11	Good
11	Bradford Pear	10	Fair
12	Bradford Pear	12	Good
13	Willow Oak	8	Fair
14	Bradford Pear	13	Good
15	Bradford Pear	7	Dead
16	Bradford Pear	14	Good
17	Willow Oak	15	Fair
18	Bradford Pear	14	Good
19	Willow Oak	12	Good
20	Zelkova	14	Good
21	Willow Oak	14	Good
22	Japanese Cherry	14	Fair
23	Red Oak	9	Fair
24	Japanese Cherry	6	Fair
25	Red Oak	6	Fair
26	Bradford Pear	14	Good
27	Red Oak	8	Good
28	Bradford Pear	15	Good
29	Japanese Cherry	9	Good
30	Zelkova	15	Good
31	Norway Maple	8	Good
32	Japanese Cherry	8	Fair
33	Willow Oak	16	Good
34	Japanese Cherry	13	Fair
35	Red Oak	14	Good

TREEID	SPECIES	DBH"	CONDITION
36	Red Maple	8	Fair
37	Red Maple	9	Fair
38	Red Maple	7	Good
39	Red Maple	6	Good
40	Littleleaf Linden	8	Good
41	Red Maple	7	Good
42	Red Maple	7	Fair
43	Red Maple	6	Fair
44	Zelkova	14	Good
45	Zelkova	14	Good
46	Littleleaf Linden	10	Good
47	Littleleaf Linden	11	Fair
48	Zelkova	10	Fair
49	Zelkova	11	Fair
50	Zelkova	13	Good
51	Zelkova	14	Good
52	Littleleaf Linden	11	Good
53	Littleleaf Linden	11	Good
54	Zelkova	12	Good
55	Zelkova	11	Good
56	Littleleaf Linden	10	Fair
57	Japanese Cherry	11	Good
58	Zelkova	7	Fair
59	Zelkova	12	Fair
60	Zelkova	12	Good
61	Littleleaf Linden	8	Fair
62	Zelkova	13	Good
63	Zelkova	10	Good
64	Littleleaf Linden	9	Fair
65	Littleleaf Linden	11	Fair
66	Zelkova	10	Fair
67	Zelkova	9	Good
68	Littleleaf Linden	10	Good
69	Zelkova	10	Good
70	Zelkova	9	Good

TREEID	SPECIES	DBH"	CONDITION
71	Littleleaf Linden	7	Fair
72	Littleleaf Linden	9	Fair
73	Littleleaf Linden	9	Good
74	Zelkova	16	Good
75	Littleleaf Linden	10	Fair
76	Littleleaf Linden	9	Good
77	Littleleaf Linden	11	Good
78	Littleleaf Linden	10	Good
79	Koufax Dogwood	4	Dead
80	Zelkova	13	Fair
81	Zelkova	9	Good
82	Red Maple	8	Good
83	Honey Locust	12	Fair
84	Honey Locust	7	Fair
85	Honey Locust	8	Fair
86	Honey Locust	10	Good
87	Littleleaf Linden	8	Good
88	Honey Locust	11	Good
89	Red Maple	4	Fair
90	Honey Locust	12	Good
91	Honey Locust	10	Fair
92	Honey Locust	13	Good
93	Red Maple	4	Fair
94	Red Oak	14	Good
95	Littleleaf Linden	11	Good
96	Golden Raintree	6	Fair
97	Bradford Pear	8	Fair
98	Golden Raintree	7	Fair
99	Littleleaf Linden	9	Good
100	Golden Raintree	11	Fair
101	Bradford Pear	8	Good
102	Bradford Pear	12	Good
103	Golden Raintree	10	Fair
104	Red Oak	6	Fair
105	Bradford Pear	13	Fair

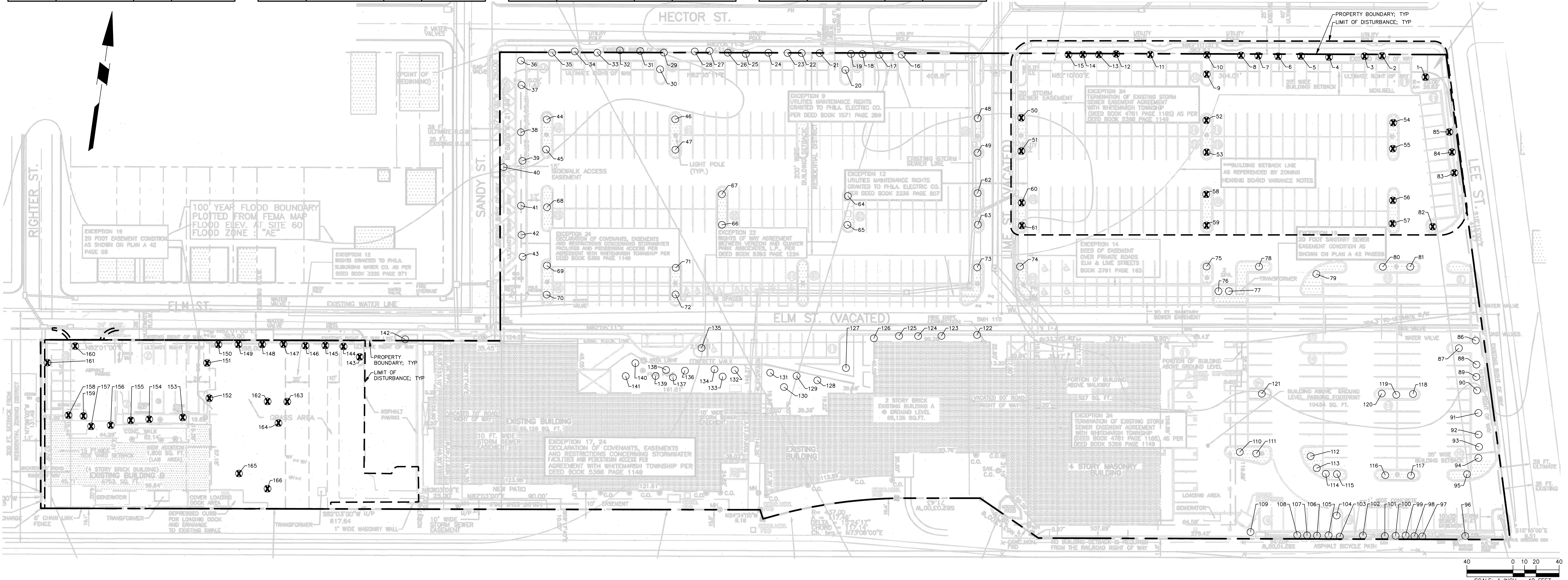
TREEID	SPECIES	DBH"	CONDITION
106	Golden Raintree	13	Fair
107	Bradford Pear	7	Fair
108	Red Maple	5	Good
109	Bradford Pear	14	Good
110	Japanese Cherry	11	Good
111	Zelkova	15	Good
112	Littleleaf Linden	8	Good
113	Bradford Pear	9	Good
114	Bradford Pear	8	Fair
115	Littleleaf Linden	6	Fair
116	Zelkova	10	Good
117	Zelkova	11	Good
118	Littleleaf Linden	8	Good
119	Zelkova	11	Good
120	Littleleaf Linden	11	Good
121	Littleleaf Linden	12	Good
122	Red Maple	15	Good
123	Red Maple	11	Fair
124	Red Maple	11	Fair
125	Red Maple	12	Fair
126	Kousa Dogwood	7	Fair
127	Green Ash	14	Good
128	Japanese Cherry	15	Fair
129	Kousa Dogwood	6	Good
130	Japanese Cherry	11	Good
131	Green Ash	15	Fair
132	Kousa Dogwood	7	Good
133	Green Ash	15	Fair
134	Kousa Dogwood	7	Good
135	Green Ash	14	Fair
136	Kousa Dogwood	6	Fair
137	Japanese Cherry	15	Fair
138	Kousa Dogwood	5	Fair
139	Japanese Cherry	15	Good
140	Kousa Dogwood	7	Good

TREEID	SPECIES	DBH"	CONDITION
141	Japanese Cherry	16	Good
142	Bradford Pear	14	Good
143	Red Maple	6	Good
144	Red Maple	9	Good
145	Japanese Cherry	11	Good
146	Red Maple	10	Good
147	Red Maple	10	Good
148	Red Maple	10	Good
149	Red Maple	10	Good
150	Red Maple	8	Good
151	Honey Locust	16	Good
152	Honey Locust	18	Good
153	Honey Locust	15	Fair
154	Japanese Maple	9	Good
155	Japanese Maple	14	Good
156	Japanese Maple	10	Good
157	Honey Locust	14	Good
158	Honey Locust	15	Good
159	Honey Locust	13	Good
160	Honey Locust	17	Good
161	Honey Locust	17	Good
162	Japanese Cherry	11	Good
163	Japanese Cherry	12	Good
164	Japanese Cherry	13	Good
165	Blue Spruce	10	Good
166	Norway Spruce	9	Good

**LEGEND**

 TREES TO BE REMOVED

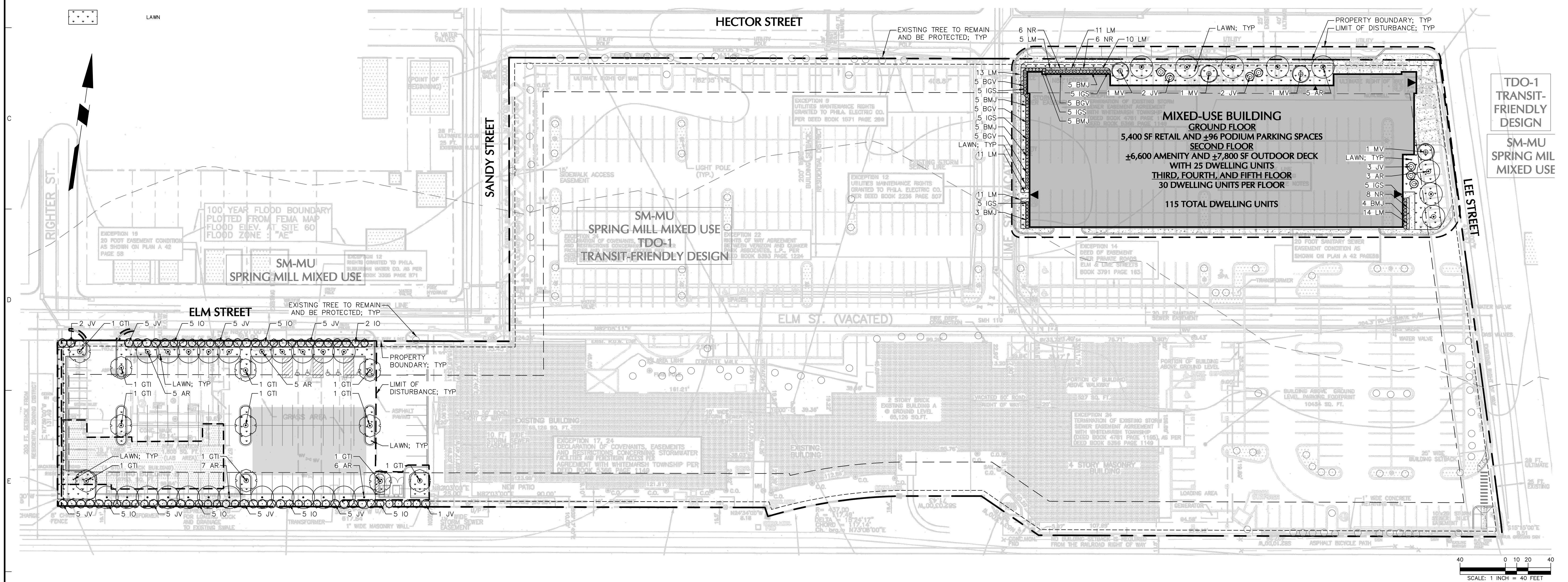
 TREES TO REMAIN AND BE PROTECTED



<p><b>LANGAN</b> Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com</p>	<p>Project <b>QUAKER PARK REDEVELOPMENT</b> WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA</p>	<p>Drawing Title <b>EXISTING TREE PLAN</b></p>	Project No. <b>220215401</b>	Drawing No.
			Date <b>27 AUGUST 2025</b>	<b>LP-01</b>
		Checked By <b>JT</b>		
		KS/CC		

# PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
<b>EVERGREEN TREES</b>					
⊙	JV	45	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR	8'-10' HT.	B&B
⊙	IO	37	ILEX OPACA / AMERICAN HOLLY	8'-10' HT.	B&B
<b>ORNAMENTAL TREES</b>					
⊕	MV	4	SWEETBAY MAGNOLIA / MAGNOLIA VIRGINIANA	12'-14' HT.	B&B
<b>SHADE TREES</b>					
⊙	AR	31	ACER RUBRUM / RED MAPLE	3" CAL.	B&B
⊙	GTI	11	THORNLESS HONEY LOCUST / GLEDITSIA TRIACANTHOS F. INERMIS	3" CAL.	B&B
<b>DECIDUOUS SHRUBS</b>					
⊙	IGS	XX	ILEX GLABRA 'SHAMROCK' / SHAMROCK INKBERRY HOLLY	24" HT. MIN	CONTAINER
⊙	BMJ	XX	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM' / WINTER GEM JAPANESE BOXWOOD	24" HT. MIN	CONTAINER
⊙	BGV	XX	BUXUS X 'GREEN VELVET' / GREEN VELVET BOXWOOD	24" HT. MIN	CONTAINER
<b>GROUND COVERS</b>					
▨	LM	75	LIRIOPE MUSCARI / LILYTURF	1 GAL.	CONTAINER 18" o.c.
▨	NR	20	NEPETA RACEMOSA 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL.	CONTAINER 24" o.c.
⊙			LAWN		



<p>LANGAN Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com</p>	Project <b>QUAKER PARK REDEVELOPMENT</b>	Drawing Title <b>SKETCH LANDSCAPE PLAN</b>	Project No. 220215401	Drawing No. <b>LP-02</b>
	Whitmarsh Township MONTGOMERY COUNTY PENNSYLVANIA	Date 27 AUGUST 2025	Drawn By JT	Checked By KS/CC



The above illustrations are representative of the architectural style. They are not meant to illustrate the final design or materials but are intended to depict the size, mass, and general materials of the proposed building.

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## Quaker Park Whitemarsh Township, PA

Project Number: 24007  
Client: Buccini Pollin Group  
Drawing Number: 01 of 01  
Date: 2025.08.25

**BARTON PARTNERS**  
urban design + architecture

700 East Main Street, Suite 301, Norristown, Pa 19401  
www.bartonpartners.com | t:610.930.2800 | e:design@bartonpartners.com

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1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901

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**To:** Whitemarsh Township

**From:** Anna Bunnick, Langan  
Brian Conlon, PE, Langan

**Date:** 8/27/2025

**Re:** Conceptual Stormwater Management Summary  
Quaker Park Redevelopment Sketch Plan  
Montgomery County, Whitemarsh Township  
Langan Project No.: 220215401

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We have prepared this technical memorandum in support of the sketch plan application for the proposed multi-family redevelopment at Quaker Park. This is depicted on the Langan Drawings entitled "Sketch Plan" dated 8/22/25.

We have reviewed Chapter 58, "Grading, Erosion Control, Stormwater Management, and Best Management Practices Ordinance" of the Township of Whitemarsh which lists the stormwater management regulations that would apply for the proposed development. Using those regulations as well as PA state regulations, we have prepared an initial conceptual stormwater management strategy as shown in the submission package. Below is a summary of the regulations that would apply followed by our conceptual stormwater analysis and design strategy.

### **Whitemarsh Township Stormwater Regulations**

According to chapter 58, article three of the regulations, there are two main criteria for design as summarized below.

#### Water Volume Control Requirements (Chapter 58, Section 14)

The low-impact development practices provided in the BMP Manual shall be utilized for all regulated activities to the maximum extent practicable. Water volume controls shall be implemented using the Design Storm Method in Subsection A (CG-1) or the Simplified Method in Subsection B (CG-2). All regulated activities greater than one acre must use the Design Storm Method. As this site is estimated to have more than one acre of disturbance, the Design Storm Method will be used. The Design Storm Method requires that the post-development total runoff volume for all storms equal to or less than the two-year, twenty-four-hour storm event shall not be increased.

Per Chapter 3 of the BMP Manual, use of CG-1 will provide water quality control and stream channel protection as well as flood control protection for most storms if the BMPs drain reasonably and are adequately sized and distributed.

The predevelopment condition must also assume that all non-forested pervious areas are considered meadow in good condition and 20% of the existing impervious cover must be considered meadow in good condition.

### Stormwater Rate Control (Chapter 58, Section 15)

The rate control is dependent on the area being covered or not covered under an approved Act 167 Stormwater Management Plan. Based on the watershed map from Montgomery County, the site is located in the Schuylkill River Watershed. This watershed currently does not have an approved Act 167 plan. The peak rate controls will be then based on the post-development discharge rates not exceeding the predevelopment discharge rates for the one-, two-, five-, ten-, twenty-five-, fifty-, and 100-year, 24-hour storm events. If these rates are not met for the storms, the applicant must provide additional control as necessary to satisfy the peak rate of discharge requirement.

### **Stormwater Assumptions**

The conceptual analysis was completed for the proposed disturbed areas on-site. These areas consist of the northeast portion of the site where the proposed building will be located and the southwest right corner where the proposed demolition of the existing lab building, along with parking improvements are proposed. This totals approximately 2.5 acres in earth disturbance. It is assumed that both of these disturbed areas are a part of the same watershed and drain to the same point of analysis off-site. This will be further refined during the land development process.

### **Conceptual Stormwater Analysis**

The analysis consists of a total of 2.5 acres of the total parcel site of 9.15 acres. We have reviewed the online soil survey from the National Resources Conservation Service which shows that the site contains two types of unrated hydrologic soils, assumed as soil group D.

Using the target rates from the pre-development design storms for the individual storms up to the 100-year design storm, we have stimulated a storage volume that will be required to be managed and stored. Using the pre-development condition assumption that all non-forested pervious areas are considered meadow in good condition and 20% of the existing impervious cover must be considered meadow in good condition, the peak rate results are as follows.

# MEMO

Design Storm	Pre-Development Rate	Post-Development Rate (without mitigation)	Post-Development Rate (with mitigation)	Estimated Storage Required
	cfs	cfs	cfs	cf
1	7.33	8.40	7.33	1,948
2	9.28	10.32	9.28	1,884
5	12.25	13.22	12.25	1,734
10	14.70	15.62	14.70	1,622
25	15.58	16.48	15.58	1,567
50	21.21	21.99	21.21	1,319
100	24.39	25.11	24.39	1,184

Based upon the above, the 1-year design storm requires the most storage at approximately 2,000 cubic feet.

For the water volume control requirement, the difference in the 2-year storm from pre-development and post-development conditions is 3,251 CF. This volume will be provided in the proposed stormwater management system. This volume would typically be infiltrated if test results performed for the site show that infiltration is feasible. If the volume cannot be infiltrated, it must be routed through an acceptable pollutant-reducing practice and detained in a Stormwater Management Practice (SMP) for no more than 72 hours.

The required volumes depicted above shall be managed as one or multiple SMP facilities and could be at grade or subsurface below the parking lots. Combining the storage requirement needed to meet Peak Rate Control regulations with the storage required for water volume control, results in a total estimated storage is needed of approximately 5,250 cubic feet. We note that during the Land Development design, we will perform the necessary infiltration testing that will be required and will perform the full detailed design of the final stormwater management system.

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**To:** Whitemarsh Township

**From:** Ryan Lothian, PE, Langan  
AnnMarie Vigilante, PE, Langan

**cc:** Project Team

**Date:** 27 August 2025

**Re:** Traffic Statement  
Quaker Park Redevelopment Sketch Plan  
Whitemarsh Township, Montgomery County, Pennsylvania  
Langan Project No.: 220215401

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Langan Engineering & Environmental Services, LLC (Langan) has prepared this traffic statement in support of the sketch plan application for the proposed Quaker Park Redevelopment project located along Hector Street and Lee Street in Whitemarsh Township, Montgomery County, Pennsylvania. Specifically, this traffic statement reviews the traffic-related aspects of the proposed project and includes the following discussion topics:

- Existing site conditions,
- Proposed redevelopment project,
- Trip generation, and
- Site plan review.

Based on this traffic statement, we have concluded that the proposed redevelopment project will not create any significant changes to area traffic or pedestrian operations. In addition, the site design is consistent with current standards and will provide adequate vehicular circulation, pedestrian access, and parking accommodations. We understand that a more detailed study may be required by Whitemarsh Township or PennDOT as part of the permitting process.

## **EXISTING SITE CONDITIONS**

The existing site consists of multiple office buildings that will remain totaling 204,000 square feet and a 32,874 square foot lab facility that will be demolished as part of the proposed redevelopment. The site is located within Whitemarsh Township and has frontage along Hector Street, Lee Street, Elm Street and Sandy Street. Access to the existing office buildings is provided via one driveway along Hector Street opposite Lime Street, two driveways along Lee Street, and one driveway via an extension of Elm Street. Access to the lab facility parking lot is

# MEMO

provided via one driveway along Elm Street. There are a total of 602 parking spaces for the existing site located within surface parking lots. The following is a description of the roads within the study area:

## Hector Street

Hector Street (SR 3058) has a functional classification of urban minor arterial and is under PennDOT jurisdiction. The road runs in a general east-west direction and provides one lane for each travel direction across the site frontage. Each lane is approximately 13-feet wide with sidewalks located on both sides of the road. The posted speed limit is 25 mph. Based on PennDOT's Traffic Information Repository (TIRe), the ADT for Hector Street (SR 3058) is 8,135.

## Lee Street

Lee Street (T-342) is under Whitemarsh Township jurisdiction. The road runs in a general north-south direction and provides one lane for each travel direction. Sidewalks are provided on both sides of the road to the north of Hector Street and only on the western side of the road to the south of Hector Street. There is no posted speed limit along the road. There is no traffic volume data available on TIRe or DVRPC for this road.

## Elm Street

Elm Street (T-308) is under Whitemarsh Township jurisdiction. The road runs in a general east-west direction and provides one lane for each travel direction. Sidewalks are provided on both sides of the road. The posted speed limit is 25 mph. There is no traffic volume data available on TIRe or DVRPC for this road.

## Sandy Street

Sandy Street (T-354) is under Whitemarsh Township jurisdiction. The road runs in a general north-south direction and provides one lane for each travel direction. Sidewalk is provided on the east side of the road. There is no posted speed limit along the road. There is no traffic volume data available on TIRe or DVRPC for this road.

## Lime Street

Lime Street (T-344) is under Whitemarsh Township jurisdiction. The road runs in a general north-south direction and provides one lane for each travel direction. Sidewalks are provided on both sides of the road. There is no posted speed limit along the road. There is no traffic volume data available on TIRe or DVRPC for this road.

## Righter Street

Righter Street (T-353) is under Whitemarsh Township jurisdiction. The road runs in a general north-south direction and provides one lane for each travel direction. Sidewalks are provided on both sides of the road. There is no posted speed limit along the road. There is no traffic volume data available on TIRe or DVRPC for this road.

## **PROPOSED REDEVELOPMENT PROJECT**

Based on the attached Sketch Plan, a new mixed-use building will be constructed on the northeast portion of the site. The ground floor of the building will provide 96 parking spaces and 5,400 square feet of retail. Floors two through five will provide a total of 115 dwelling units (81 one bedroom and 34 two bedroom). There will be amenity space provided for the residential units on the second floor. The proposed building footprint will remove approximately 163 parking spaces within the existing parking lot. In addition to the mixed-use building, the 32,874 square foot lab facility will be demolished and replaced with a 112-space parking lot to be used by the existing office buildings. Access to the new building will be provided via the existing driveways located along Hector Street and Lee Street. There will be two access driveways internal to the site for the ground floor parking.

As part of this redevelopment, new sidewalks and pedestrian connections are proposed along the building frontage and new on-street parking spaces will be provided along Hector Street.

## **TRIP GENERATION**

We prepared trip generation estimates for the proposed development based on data compiled by the Institute of Transportation Engineers (ITE) as contained in their publication Trip Generation, 11<sup>th</sup> Edition. We utilized the dense multi-use urban setting/location and the close to rail transit designation for the multifamily housing residential units. For the proposed ground floor retail, we utilized the strip retail plaza land use code. The following tables present the total vehicle trips which are estimated to be generated during a typical average weekday and for the specific weekday morning and evening peak travel hours by the proposed mixed-use building.

# MEMO

<b>Land Use Code 221 – Multifamily Housing (Mid-Rise) Close to Rail Transit</b>					
<b>115 Dwelling Units</b>					
<b>Time Period</b>	<b>Average Rate</b>	<b>Split</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
Weekday	2.01	50/50	116	115	231
Weekday Morning Peak Hour	0.25	15/85	4	25	29
Weekday Evening Peak Hour	0.25	75/26	21	8	29
<b>Land Use Code 822 – Strip Retail (&lt;40k)</b>					
<b>5,400 square feet</b>					
<b>Time Period</b>	<b>Average Rate</b>	<b>Split</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
Weekday	54.45	50/50	147	147	294
Weekday Morning Peak Hour	2.36	60/40	8	5	13
Weekday Evening Peak Hour	6.59	50/50	18	18	36
<b>Total Site Generated Trips</b>					
<b>Time Period</b>			<b>In</b>	<b>Out</b>	<b>Total</b>
Weekday			263	262	525
Weekday Morning Peak Hour			12	30	42
Weekday Evening Peak Hour			39	26	65

As shown in the above table, the development is expected to generate 42 trips (12 enter, 30 exit) during the weekday morning peak hour and 65 trips (39 enter, 26 exit) during the weekday evening peak hour. This equates to at most approximately one new trip per minute during the specific weekday morning and weekday evening peak hours. Due to the nature of the land uses, we expect the number of trips associated with the retail land use code to be less because of mass transit (walking/biking/ride sharing/etc.) and the internal capture between the residential units above that would utilize the retail.

## SITE PLAN REVIEW

We have reviewed the site plan for the proposed redevelopment. We focused on access, circulation and parking supply. As previously stated, access to the mixed-use building site will be provided via the existing driveways located along Hector Street and Lee Street and via the internal drive aisles to access the ground floor parking. In addition, 13 new on-street parking spaces are proposed and will most likely be utilized primarily by the retail patrons. The circulation and distributions of vehicular traffic for the proposed building will be distributed between the main site driveways along Hector Street and Lee Street.

The proposed parking for the overall site will provide 627 spaces that are 9-foot wide and 18-foot deep served by approximately 24 to 25-foot drive aisles. The overall parking supply will be increased from 602 spaces to 627 spaces. Utilizing the township requirements of 1 parking space per residential unit and 3 parking spaces per 1,000 square feet GFA for non-residential space yields a requirement of 645 total parking spaces. This requirement may be reduced by 10%

# MEMO

because of the proximity to the transit station, which reduces the requirement to 581 parking spaces. Based on our experience, we anticipate the proposed parking supply will more than adequately accommodate parking demands for the redeveloped site.

We performed a parking count during peak parking hours for the office buildings on a typical Wednesday and determined that the peak utilization at that time was approximately 173 spaces. There have been observed peak utilization for the parking in past studies of 250 spaces. Both peak utilizations are significantly below the available parking for the site. As part of the redevelopment, the lab facility will be demolished and replaced with a 112-space parking lot.

We performed a shared parking calculation utilizing the commonly accepted model and methodology developed by the Urban Land Institute (ULI). The ULI calculations provide results looking at the most conservative peak hour of the peak month of the year. The shared parking calculations showed that the most conservative peak hour could yield an estimated parking demand of 693 spaces. We note that the model does not take into account credits that could further reduce the number of spaces, such as the development being located close to rail transit and off-site street parking. In addition, as noted above, the current office building peak utilization is significantly less than the assumed 565 spaces needed within the ULI shared parking model. We believe that the worst-case scenario for the proposed redevelopment can be accommodated within the proposed 640 total parking spaces (including the 13 new off-site street parking spaces) available for the site. The location of the site less than  $\frac{1}{4}$  mile from the SEPTA Spring Mill Station provides convenient mass transit options and is likely the reason why the existing office facility peak parking utilization is far below the number of available spaces.

Based on our review, we believe the redeveloped site will provide convenient access and circulation with sufficient parking.

## CONCLUSION

We have concluded that the redevelopment will not create any significant changes to area traffic or pedestrian operations. It is our opinion that the proposed land use can be accommodated within the existing roadway system. The number of new site generated trips are minimal and would not require a formal Transportation Impact Study per typical PennDOT guidelines. In addition, the site design is consistent with current standards and will provide adequate access, vehicular circulation, pedestrian access, and sufficient parking accommodations.

# MEMO

Traffic Statement  
Quaker Park Redevelopment Sketch Plan  
Whitemarsh Township, Montgomery County, Pennsylvania  
Langan Project No.: 220215401  
27 August 2025- Page 6 of 6

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Urban Foresters - Natural Resource Consultants Planners - Forensic Arborists

## SLD 07-25 Quaker Park

**September 29, 2025**

**To: Samantha Zrillo  
Whitemarsh Township - Planner  
616 Germantown Pike Lafayette  
Hill, PA 19444-1821  
From: John Hosbach  
Applicant: SLD 07-25 Quaker Park - 1001 E Hector St**

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Dear Sam,

The said applicant is proposing the new construction and improvements at 1001 E Hector Street. The site is currently being proposed for improvements including tree removal and tree replacement. The applicant has provided preliminary sketch planning.

### **Tree survey plan**

Plan identifying the size, species, and location of all existing trees having a diameter at breast height (DBH) of six inches or greater and denoting each tree to be saved or removed. All removed trees shall be identified if removed in the past five years.

**The current sketch plan has captured the required inventory.**

### **Tree Removal**

#### **Maximum tree removal.**

The removal of more than 33% of trees, having a DBH of six inches or greater, on any lot, shall not be permitted.

**The applicant is slightly over the 33% allowance. A waiver will be required.**



## Urban Foresters - Natural Resource Consultants Planners - Forensic Arborists

### Tree Protection

Denote location and species of each preserved tree and all boundary trees, and the location of tree protection fences, encompassing the dimensions of each root protection zone as established by one of the following two means, whichever is greater:

[1] Calculated at 1.25 feet (radius) per one inch of (DBH) diameter breast height.

[2] A circle with a radius extending from a tree's trunk to a point no less than the furthest crown dripline.

**No tree protection is provided. Plans shall be updated to show tree protection and the tree protection detail.**

### Replacement tree requirement.

Every living and healthy tree with a DBH of six inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new canopy trees, of a type and species approved by the Shade Tree Commission or its designee, with a trunk diameter of not less than three inches in caliper. The total caliper of replacement trees, measured at six inches above the ground line, shall equal or exceed the DBH of the removed trees.

**A landscape plan is noted. However, a table showing the replacement formulas, how many inches are being replaced based on Chapter 55, and a detail shall be provided. In addition, the landscape plan denotes monoculture. This should be reduced dramatically.**

*John Rockwell Hosbach Jr.*  
CONSULTANT



**GILMORE & ASSOCIATES, INC.**  
ENGINEERING & CONSULTING SERVICES

October 8, 2025

Mr. Craig T. McAnally - Township Manager  
Whitemarsh Township Municipal Building  
616 Germantown Pike  
Lafayette Hill, PA 19444

**RE: Sketch Plan Review**  
**1001 E. Hector Street**  
**Whitemarsh Township, Montgomery County, PA**  
**S/LD # 07-25**  
**Our Project Number 2025-01046**

Dear Mr. McAnally:

As requested, we have reviewed plans for the above referenced Sketch Plan Submission consisting of a 4-Sheet Plan prepared by Langan Engineering and Environmental Services, LLC and dated August 27, 2025, with no noted revisions. Please note that we have incorporated select Preliminary Plan requirements into this review to provide the applicant guidance in the preparation of future plan submissions. The following comments are offered for your consideration:

#### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

<u>Section</u>	<u>Description</u>
1. 105-20(A)(4)(a)	The plans must be revised to show Zoning District boundaries, and the Transit-Friendly Design Overlay (TDO-2) District must be labeled.
2. 105-20(A)(5)	The plans must be revised to include a location map showing relation of site to adjoining properties and streets within 1,000 feet. (Scale: one inch equals 800 feet.)
3. 105-20(A)(10)	The plans must be revised to show the boundaries of all adjoining properties with names of landowners.
4. 105-20(A)(12)	The plans must be revised to show existing principal buildings (and their respective uses) and driveways on the peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.
5. 105-20(A)(21)	The plans must be revised to show topographic, physical, and cultural features including but not limited to fields, pastures, meadows, woodland, trees with a dbh of six inches or more, hedgerows and other significant vegetation, steep slopes, rock outcrops, soil types, ponds, ditches, drains, storage tanks, streams within 200 feet of the tract, and existing rights-of-way and easements, and historical and cultural features such as all structures, foundations, walls, wells, trails, and abandoned roads.

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<u>Section</u>	<u>Description</u>
6. 105-20(B)(1)	The plans must be revised to show existing contours and proposed finished grades.
7. 105-20(B)(2). 105-21(B)(2)(e)	The plans must be revised to show the Floodplain Boundary consistent with FEMA Flood Insurance Maps and Surveys, which designate the base flood elevation as being located along the contour line representing an elevation of 59.
8. 105-21(B)(1)(j)	A complete outline survey must be performed of the property to be developed; showing all courses, distances, tie-ins to all adjacent intersections and areas.
9. 105-21(B)(1)(k)	The plans must be revised to show the location of all property monumentation.
10. 105-21(B)(2)(a)	The plans must be revised to include a delineation of the soil types within the site, based on maps contained in the Soil Survey of Montgomery County, Pennsylvania, United States Department of Agriculture Soil Conservation Service, 1967, as amended. A table shall be included which indicates each soils limitation for development.
11. 105-21(B)(9) (c)[1]	A transportation impact study must be prepared for the proposed development in accordance with the requirements contained in this section of the ordinance.
12. 105-21(B)(10)(a), 105-78	The applicant shall submit a letter from the appropriate municipal authority indicating the availability of public sanitary sewer facilities.
13. 105-21(B)(10)(b)	The applicant shall submit a letter from the appropriate municipal authority indicating the availability of central water supply.
14. 105-21(B)(12)	The applicant is advised that a map showing the location of the proposed subdivision within its neighborhood context will be required as part of any Preliminary Plan submission.
15. 105-21(B)(13)	The applicant is advised that an Existing Resources and Site Analysis Plan (ERSAP) will be required as part of any Preliminary Plan submission and shall provide a comprehensive analysis of existing conditions, both on the proposed development tract and within 500 feet of the tract boundaries. Conditions beyond the tract boundaries may be described on the basis of existing published data available from governmental agencies and from aerial photographs.
16. 105-21(B)(15)	The applicant is advised that a Preliminary Resource Impact and Conservation Plan (the "Preliminary Impact Plan") will be required as part of any Preliminary Plan submission to categorize the impacts of the proposed activities and physical alterations on those resources shown on the ERSAP. All proposed improvements, including but not necessarily limited to grading, fill, streets, buildings, utilities and stormwater management facilities, as proposed in the other Preliminary Plan documents, shall be taken into account in preparing the Preliminary Impact Plan, which shall clearly demonstrate that the applicant has minimized site disturbance to the greatest extent practicable.
17. 105-21(B)(17), 105-21(B)(18)	The applicant is advised that a "homeowners' association document" or a "condominium association document." will be required for review as part of any Preliminary Plan submission.

- | <u>Section</u>        | <u>Description</u>   |
|-----------------------|--|
| 18. 105-21.1(K)(2)    | Within the South Transportation Service Area an impact fee in the amount of Two Thousand Five Hundred and Twenty-Nine Dollars (\$2,529.00) per anticipated peak hour trip must be provided by the applicant.   |
| 19. 105-26(E)         | The applicant must provide evidence in sufficient detail to demonstrate that there are no environmental concerns related to previous uses of the site.   |
| 20. 105-27,<br>105-84 | The 'Spring Mill Area Study' <sup>1</sup> points out the opportunity for a shared parking agreement to provide public parking for and a pedestrian connection to the Schuylkill River Trail (SRT), identifying these as high priority goals.   |
| 21. 105-28(I)         | This section of the ordinance requires the applicant to obtain a Highway Occupancy Permit from the Pennsylvania Department of Transportation for the proposed work within the right of way of E. Hector Street (SR 3058). The Highway Occupancy Permit Application Plans must be submitted to the Township for review prior to submission to PennDOT. In addition, the Township Engineer should be notified of all meetings with PennDOT and must be copied on all correspondence. |

22. 105-30 As defined by Section 105-29(C) and 105-30(A), streets adjacent to the site are subject to the following requirements:

Street Name	Classification	Required Ultimate R.O.W	Required Cartway Width	Curbs	Sidewalks	Tree Zone
E. Hector Street	Major collector	80 feet	48 feet	Required	Required	Required
Lee Street	Local Street	56 feet	36 feet	Required	Required	Required
Sandy Street	Local Street	56 feet	36 feet	Required	Required	Required
Elm Street	Local Street	56 feet	36 feet	Required	Required	Required

The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance.

23. 105-30 The plans must be revised so that no portion of the proposed building would be located within the required Ultimate Right-of-Way of E. Hector Street.
24. 105-30(A) The plans must be revised to include dimensions for the cartway, and Legal and Ultimate Right-of-Way lines for adjacent streets.
25. 105-35(C) No structure, fence, planting or other structure shall be maintained between a plane two feet above the curb level and a plane seven feet above curb level so as to interfere with traffic visibility across the corner with that part of the required front yard which is within the clear sight triangle. Sight triangles must be shown on the drawings. As defined by Section 105-5, clear sight triangles shall include the area bounded by any two intersecting street lines and a straight line drawn between points on each such line 50 feet from the intersection of said lines or extensions thereof. A portion of the proposed building appears to be located within the required clear site triangle.

<sup>1</sup> <http://www.whitemarshwp.org/DocumentCenter/View/3323/Whitemarsh-Spring-Mill-Multi-Modal-and-Land-Use-Study--Final-Report>

<u>Section</u>	<u>Description</u>
26. 105-37	The plans must be revised to demonstrate compliance with the sight distance requirements of this section of the ordinance and/or the required sight distances contained in the most current revision of Pennsylvania Code Title 67 Chapter 441, whichever is more restrictive. Available sight distance at intersections must be indicated.
27. 105-38(A)	The plans must be revised to include dimensions for existing parking areas, in order to demonstrate compliance with the requirements of this section of the ordinance.
28. 105-38(B)	The width of entrance and exit drives shall be: (1) A minimum of 12 feet for one-way use only. (2) A minimum of 25 feet of two-way use (3) A maximum of 35 feet at the street line The plans must be revised to provide the required widths, with dimensions labeled, in order to demonstrate compliance with the requirements of this section of the ordinance.
29. 105-38(C)	The applicant must obtain the approval of the Fire Marshal with regard to access for fire protection equipment.
30. 105-38(C)	This section of the ordinance requires curves/turns in entrance and exit drives and all internal parking lot aisles necessary for providing access for fire protection equipment to have a minimum inside turning radius of 25 feet and a minimum outside turning radius of 50 feet. The applicant shall submit plans using truck turning templates showing the required turning radii are provided for access to each building.
31. 105-38(F)	Angle or perpendicular parking shall not be permitted along public streets. All parking lots and bays permitting parking other than parallel shall be physically separated from the street and confined by curbing or other suitable separating device. The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, or a waiver must be obtained.
32. 105-38(H)	All parking areas shall be set back from the right-of-way line and all property lines at least 15 feet. Dimensions must be added to the plans which demonstrate compliance with the requirements of this section of the ordinance.
33. 105-38(J)	The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, which requires that separate parking areas shall be physically separated from one another by ten-foot-wide planting strips.
34. 105-38(K)	This section of the ordinance requires that parking lots with less than 30 spaces not have a grade exceeding 5% and that parking lots with more than 30 spaces not have grades that exceed 3%. The plans must be revised to provide parking area grades in compliance with the requirements of this section of the ordinance.
35. 105-38(O)	Parking areas shall be located at least 10 feet from any building or structure. The plans currently show parking spaces within 10 feet from a structure, which must be revised in order to demonstrate compliance with the requirements of this section of the ordinance.

<u>Section</u>	<u>Description</u>
36. 105-38(U)	All common parking areas shall be adequately lighted during after-dark operating hours and all lights shall be located on raised parking islands, not on the parking surface. A Lighting Plan which indicates an adequate level of illumination in all parking areas must be submitted to the Township.
37. 105-38(V)	All artificial lighting used to illuminate any parking space or spaces shall be so arranged that no direct rays from such lighting shall fall upon any neighboring property or streets, nor shall any high brightness surface of the luminaries be visible from neighboring residential property or from a public street. The required Lighting Plan must also demonstrate compliance with the requirements of this section of the ordinance.
38. 105-39(A)	This section of the ordinance requires that all parking areas shall have at least one tree of three inches minimum caliper for every two parking spaces provided. Calculations that demonstrate compliance with the shade tree requirements contained in this section of the ordinance must be added to the plans.
39. 105-39(C)	A minimum of 10% of any parking lot facility over 2,000 square feet in gross area shall be devoted to landscaping, inclusive of required trees. The plans must be revised to meet the requirements of this section of the ordinance and the percentage of the parking lot which is devoted to landscaping must be calculated and listed on the plans.
40. 105-40(A)	Required off street loading facilities, including for deliveries and/or moving trucks, must be designed so that each space shall be no less than 14 feet wide, 50 feet long, and 17 feet high, exclusive of drives and maneuvering space and located entirely on the lot being served. The plans must be revised to demonstrate compliance with the requirements of this section of the ordinance.
41. 105-41(A)	This section of the ordinance requires that the proposed Stormwater Management Plan be reviewed for compliance with Chapter 58 of the Whitmarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
42. 105-42(A), 105-21(B)(5)	No subdivision or land development plan shall be approved unless there has been an erosion and sedimentation control plan approved by the Township Engineer consistent with the requirements of Chapter 58 of the Whitmarsh Township Code, entitled 'Grading, Erosion Control, Stormwater Management and Best Management Practices'.
43. 105-45	The plans must be revised to show all existing and proposed easements, in accordance with this section of the ordinance. Additional notation must be added to the Record Plan(s) clarifying the ownership & maintenance responsibilities associated with various existing utility and pedestrian easements traversing the site.
44. 105-47(B)	The minimum width of all sidewalks and pedestrian paths shall be five feet; in areas of higher pedestrian density, the minimum width of all sidewalks shall be eight feet. Sidewalk widths must be labeled in order to demonstrate compliance with the requirements of this section of the ordinance.

<u>Section</u>	<u>Description</u>
45. 105-47(D)	Curb cuts shall be provided at all street and drive aisle crossings. The plans must be revised to clearly indicate that curb cuts and ADA accessible ramps are provided at all crossings.
46. 105-47(E)	Sidewalks and pedestrian paths shall be adequately lighted, if required by the Board of Supervisors.
47. 105-48	This section of the ordinance requires the installation of street trees along all streets where suitable trees do not exist. Large street trees shall be planted at intervals of not more than 45 feet, and/or small street trees at intervals of not more than 30 feet along one or both sides of any existing street within the proposed land development. The plans must be revised to include a table detailing the number of street trees required and provided.
48. 105-48(E)	Unless otherwise approved by the Board of Supervisors, street trees shall be planted within a tree planting zone of lawn area or other material approved by the Shade Tree Commission, situated between the sidewalk and curb and measuring a minimum of five feet in width from the planting edge of the curb to the planting edge of the sidewalk.
49. 105-50(C)(2)	The plans must be revised to indicate adequate access for fire-fighting and other emergency equipment, moving vans, fuel trucks, garbage collection, deliveries and snow removal. A truck turning/circulation plan must be submitted for review.
50. 105-50(F)	Outdoor collection stations shall be provided for garbage and trash removal when indoor collection is not provided. Collection stations shall be screened from view and landscaped. The plans must be revised to indicate the location of all outdoor collection stations, and adequate screening must be provided.
51. 105-52	Buffer yards are required between land developments and along existing streets to soften visual impact, to screen glare, and to create a visual barrier between conflicting land uses. The plans must be revised to provide a table detailing the buffer yard requirements, in accordance with Section 105-52.B as well as the actual buffers provided. All landscaping plans are subject to the review and approval of the Shade Tree Commission.
52. 105-52(B)(2)	This section of the ordinance requires that all buffers shall have a minimum width of 50 feet. The Board of Supervisors may permit an alternative planting option which shall have a screening capability equal to or greater than any of the available options. The applicant should provide evidence in sufficient detail to the Board of Supervisors in order to demonstrate that sufficient screening will be provided.
53. 105-52, 105-83	All landscaping plans are subject to the review and recommendation for approval by the Shade Tree Commission.
54. 105-53(D)	This section of the ordinance requires the dedication of land in the amount of 10% of the total Site Area for Park and/or Recreational use. The applicant has the option of offering a fee in lieu of dedicating actual land area and can also provide a combination of a fee in lieu and dedication of land. All offers of land and/or fees in lieu of dedication must meet the requirements of this section of the ordinance.

<u>Section</u>	<u>Description</u>
55. 105-69(C)	Along the existing street on which a subdivision or land development abuts, improvements shall be made to the street. The improvements to the boundary street shall be determined by the width of the required cartway and built to the specifications established by the Township.
56. 105-70	The plans must be revised to show street name, warning and regulatory signs, as required.
57. 105-71	This section of the ordinance requires that, when appropriate, the developer shall install or cause to be installed at the developer's expense metal or fiberglass pole streetlights serviced by underground conduit. The Board of Supervisors should consider requiring the installation of streetlights along the property frontages.
58. 105-72(A)	Monuments must be provided at all property line corners. Monuments shall be placed at each change in direction of a boundary along the street line; two to be placed at each street intersection and one on each side of any street at angle points and at the beginning and end of curves.
59. 105-76	The applicant must obtain a letter of approval from the Township Fire Marshal in order to ensure that adequate fire protection is provided.
60. 105-81	All electric, telephone and communication service facilities, both main and service lines, shall be provided by underground cables, installed in accordance with the prevailing standards and practices of the utility and other companies providing such service. Final plans shall show locations of all utilities and shall be coordinated with landscaping.
61. 105-89	The developer shall enter into a written agreement with the Township in the manner and form approved by the Solicitor wherein the developer shall agree, to construct or cause to be constructed at his own expense all proposed improvements shown on the approved land development plan, all in strict accordance with the standards and specifications of the Township and within the time specified in said agreement, and to deposit with the Township financial security in an amount sufficient to cover the cost of all subdivision or land development improvements, including both public and private improvements.

## **FLOODPLAIN MANAGEMENT**

<u>Section</u>	<u>Description</u>
62. 101-9(B)(2), 101-23(C)	The plans must be revised in order to demonstrate that all utilities and facilities, such as sewer, gas, electrical and water systems are located and constructed to minimize or eliminate flood damage.
63. 101-9(C)(3)	The plans must be revised to note the elevation of the base flood.

<u>Section</u>	<u>Description</u>
64. 101-9(C)(4)(e)	The applicant must provide documentation, certified by a registered professional engineer, to show that the cumulative effect of any proposed development, when combined with all other existing and anticipated development, will not increase the base flood elevation at any point within the community.
65. 101-9(C)(4)(f), 101-22(B), 101-22(C)	The applicant must provide a document, certified by a registered professional engineer or architect, which states that the proposed construction or development has been adequately designed to withstand the pressures, velocities, impact and uplift forces associated with the base flood. Such statement shall include a description of the type and extent of flood proofing measures which have been incorporated into the design of the structure and/or the development.
66. 101-23(F)	The plans must be revised to demonstrate that any structures, including fencing and trash enclosures, shall be stored at or above the regulatory flood elevation or floodproofed to the maximum extent possible and/or adequately anchored to prevent flotation, collapse, or lateral movement.

#### **CHAPTER 55 - TREE PROTECTION STANDARDS**

<u>Section</u>	<u>Description</u>
67. 55-4(A)	A Tree Survey Plan prepared in accordance with the requirements contained in this section of the ordinance must be reviewed by the Shade Tree Commission in a public meeting.
68. 55-4(B)(1)	The plans must be revised to include provisions for tree protection to preserve healthy trees and shrubs on site in accordance with this section of the ordinance. A note must be added to the plans requiring protective fencing to be placed around trees on the property prior to construction. Protective fencing must be shown on the plans in the areas where it will be required, and a tree protection fence detail must be provided. Street trees and other required plant material shall not be planted until the finished grading of the land development has been completed.
69. 55-4(B)(2)	A note must be added to the plans requiring a pre-construction conference with the Township Shade Tree Commission prior to start of construction.
70. 55-4(B)(6)(a)	This section of the ordinance requires that every tree determined to be living and healthy, with a DBH of 6 inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new shade trees of a type approved by the Township with a trunk diameter of not less than 3 inches in caliper. The total caliper of replacement trees, measured at 6 inches above the ground line, shall equal or exceed the DBH of the tree removed. Calculations that indicate compliance with the tree replacement requirements contained in this section of the ordinance must be added to the plans.
71. 55-4(B)(6)(c)	Replacement trees shall be planted in addition to the trees required by planting requirements otherwise set forth in the Subdivision and Land Development Code.
72. 55-4(A)(7)	Heritage trees and boundary trees shall be individually noted on the tree survey plan.

<u>Section</u>	<u>Description</u>
73. 55-4(B)(6)(b)	This section of the ordinance requires specific approval from the Board of Supervisors prior to removal of any trees identified as Heritage Trees. The plans must be revised to clearly indicate the presence or absence of any Heritage Trees.

**GRADING, EROSION CONTROL, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES ORDINANCE:**

The plans will be reviewed for grading, erosion & sedimentation control, stormwater management and best management practices following the submission of an Erosion and Sedimentation Control Plan and Stormwater Management Calculations. Please note that we have incorporated selected applicable comments related to the requirements of Chapter 58 and Resolution 2004-8 of the Whitemarsh Township Code into this review to provide the applicant guidance in the preparation of future plan submissions. These comments do not fully address stormwater management or erosion control on the site.

<u>Section</u>	<u>Description</u>
74. 58-12(G)	As currently shown, the conceptual subsurface stormwater management basin appears to be located within the 100-Year Floodplain, below the base flood elevation (BFE). Alternative locations on the property outside of the floodplain should be considered for stormwater Best Management Practices (BMPs).
75. 58-14	Water volume controls shall be implemented using the Design Storm Methods described in this section of the ordinance.
76. 58-15(A)(1)	All earth disturbance activities shall limit the rate of stormwater runoff so that no greater runoff is permitted from any point on the site than that of the site at its maximum development potential in its natural condition of the same frequency storm.
77. 58-17(A)(2)(e)	The plan must be revised to include a complete outline survey of the affected property showing all courses, distances and area. The plan must be revised to include tax parcel numbers and owner names of all adjacent properties.
78. 58-17(A)(2)(f)	The type, depth and aerial extent of predominant soils on the property must be added to the plans. Depth to seasonal high water table must be indicated on the plans.
79. 58-17(A)(2)(g)	The plans must be revised to include a legible location map.
80. 58-17(A)(2)(k)	The plans must be revised to show existing contours and proposed finished grades.
81. 58-17(A)(2)(l)	The plan must be revised to include a delineation of the limits of disturbance, along with a statement, in square feet, of the total site area and the disturbed area and all steep slope, floodplain areas and Riparian Corridor Conservation Districts as defined in the Whitemarsh Township Zoning Ordinance.
82. 58-17(A)(2)(o)	The plans must be revised to show the size, location and construction details of all existing and proposed impervious ground cover.

<u>Section</u>	<u>Description</u>
83. 58-17(A)(2)(p)	The plan must be revised to show the size, location and construction details of all existing and proposed storm drainage facilities. At a minimum, both existing and proposed pipe sizes, lengths, slopes and materials should be shown.
84. 58-17(A)(2)(q)	The plan must be revised to include an estimated development schedule and construction sequence for the site.
85. 58-17(A)(2)(t)	A statement, signed by the landowner, acknowledging that any stormwater BMPs are fixtures that can be altered or removed only after approval by the Township shall be added to the plans.
86. 58-17(A)(2)(s)	The following signature block must be added to the plans: “(Design Engineer)”, on this date (Signature, date), has reviewed and hereby certifies that the Stormwater Management Site Plan meets all design standards and criteria of Chapter 58, " Grading, Erosion Control, Stormwater Management and Best Management Practices"."
87. 58-17(A)(4)	The applicant must submit plans and supporting calculations detailing proposed stormwater drainage and stormwater management systems required by regulations adopted pursuant to this chapter.
88. 58-17(A)(4), 58-28(D)(7)	This section of the ordinance requires provisions be made to effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development of the site. The applicant must submit plans and supporting calculations detailing proposed stormwater drainage and stormwater management systems required by regulations adopted pursuant to this chapter.
89. 58-17(A)(5)	The applicant must submit plans and written procedures for minimizing erosion and sedimentation.
90. 58-17(A)(12)	The applicant must submit plans and supporting documentation verifying compliance with the tree preservation, protection and replacement requirements of the Whitemarsh Township Code.
91. 58-18(2)	Since the limit of disturbance appears to be greater than one acre, the applicant must obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Pennsylvania Department of Environmental Protection. Once obtained, a copy must be submitted to the Township.
92. 58-23(A)	An as-built survey of all stormwater BMPs must be submitted to the Township in paper and digital (dwg) formats. A note must be added to the plans stating an as-built survey will be completed and submitted in both formats to the Township.
93. 58-24(K)(2)	Stormwater facilities shall be accessible to permit periodic maintenance and an access easement shall be provided to permit such access. The following blanket stormwater easement note, must be added to the plan:  <i>‘Stormwater facilities shall be owned and maintained by the property owner in perpetuity. The property owner shall provide a blanket stormwater access easement to the Township for the purpose of access to the stormwater facilities. If, in the judgment of the Township Engineer, the owner has failed to maintain the stormwater facilities in such a manner as to ensure their proper functioning, the Township after</i>

<u>Section</u>	<u>Description</u>
58-24(K)(2) (con't)	<i>providing a written notice, shall have the right to enter upon the lands of the owner and to make any repairs as may be necessary to the stormwater facilities to ensure that such facilities function and perform in accordance with the design specifications. Any and all costs incurred by the Township for such repairs and/or maintenance shall be paid in full by the owner. A lien or liens may be placed against the property if the owner fails to remit payment within sixty (60) days.'</i>
94. 58-28(D)(14)	A note must be added to the plans to address measures for dust control during grading.
95. 58-29(E)	Fills shall not encroach on natural watercourses, floodways, floodway fringes, constructed channels, or on wetlands unless permitted by the Army Corps of Engineers, Pennsylvania Department of Environmental Protection (PADEP) and approved by the Township.
96. 58-30(A)(8)	If in the course of reviewing the stormwater management plan, the Township Engineer determines that off-site improvements are necessary to satisfactorily control the stormwater from the site, the applicant shall be responsible for such off-site improvements.
97. 58-30(A)(13)	All Regulated Earth Disturbance Activities are required to have water quality protection measures after completion of the earth disturbance activities, and include operation and maintenance of the BMP.
98. 58-31(A)(16)	The applicant must submit legal descriptions for any proposed rights-of-way, easements, or lands to be offered for dedication.
99. 58-32(A)(2)	The increased runoff from the proposed development must be controlled by permanent runoff control measures. All runoff control measures shall be evaluated for their effectiveness during the one hundred year storm. The required stormwater management calculations must demonstrate compliance with the requirements of this section of the ordinance.
100. 58-32(A)(3)	All plans and designs for stormwater management systems and facilities submitted to the Township for approval shall determine stormwater peak discharge and runoff by use of the Soil Cover Complex Method as set forth in the U.S. Department of Agriculture, Soil Conservation Service Publication entitled, "Urban Hydrology for Small Watersheds," Technical Release #55 or latest edition thereof.
101. 58-34(B)(7)(d)	This section of the ordinance requires that the minimum diameter of all storm drainage pipes is eighteen inches or equivalent thereto. Additionally, all storm pipes shall be reinforced concrete pipe.
102. 58-35(C)(3)(e)	A detailed soils evaluation of the project site shall be performed to determine the suitability of infiltration BMPs, if any. The evaluation shall be performed by a Registered Professional Engineer experienced in geotechnical engineering or a Certified Professional Soil Scientist and at a minimum, address soil permeability, depth to bedrock, susceptibility to sinkhole formation, and subgrade stability. A copy of the results of the soils evaluation must be submitted to the Township.

Any future submission of the design plans for this project must be accompanied by a letter prepared by the applicant's engineer, which addresses each of the comments contained in this report. Should you have any questions regarding this matter, please do not hesitate to contact me at this office.

Sincerely,



Krista Heinrich, PE  
Township Engineer

c: Charles L. Guttenplan, AICP – Director of Planning and Zoning  
Sean Kilkenny, Esq.; The Law Offices of Sean Kilkenny, LLC – Township Solicitor  
Boris Kaplan, BPG Office VI Quaker Park LP – Applicant  
Neil Stein, Esq. – Applicant's Attorney  
Brian M. Conlon, PE, LEED AP – Applicant's Engineer

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**WHITEMARSH TOWNSHIP**

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**To:** Charlie L. Guttenplan, Director of Planning & Zoning/Zoning Officer.

**From:** Andrew G. Thomas, Fire Marshal



**SUBJECT:** SLD#07-25: QUAKER PARK REDEVELOPMENT  
(SKETCH PLAN)  
1001 E HECTOR STREET  
CONSHOHOCKEN, PA 19428

**Date:** 10/10/2025

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**After reviewing the Sketch Plan for Quaker Park Redevelopment, the following items must be addressed.**

1. Fire department connections shall be installed within 100' of the approved hydrants in approved locations.
2. The parking structure, retail, as well as the apartment building above will need to be equipped with a sprinkler system and standpipe system in compliance with NFPA and the International Fire Code 2018 edition.
3. Provide an Emergency Responder Radio Coverage Plan. This plan shall meet the requirements as set forth in Chapter 5 of the International Fire Code 2018.
  - a. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building.
4. There will be an Emergency Action Plan in place since the building is located in a known flooding area and shall be updated annually.
  - a. Contacts shall be updated
  - b. Change Notify me to ReadyMontCo  
[https://www.montcopa.org/3311/ReadyMontCo](https://www.montcopa.org/3311/ReadyMontco)
  - c. Provide Emergency Evacuation Routes/Shelter in place plans
  - d. Provide Elevator Procedures
  - e. Provide Procedures for accounting for employees and residents after evacuation
  - f. Provide Means of notifying occupants during an emergency
  - g. Provide Site plans with evacuation points, hydrants, and fire department access
  - h. Provide Floor Plans
  - i. Locations for residents to move their cars in the event of a potential flood

**Andrew G. Thomas**  
**Fire Marshal, Emergency Management Coordinator**  
616 Germantown Pike  
Lafayette Hill, PA 19444  
Phone: 610-825-3535 ext. 2614  
Email: [athomas@whitemarshwp.org](mailto:athomas@whitemarshwp.org)

5. The township is strongly recommending no electric vehicle charging stations in the parking structure. Electric vehicle charging stations shall be located outside the parking structure.

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

NEIL K. MAKHIJA, CHAIR  
JAMILA H. WINDER, VICE CHAIR  
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PLANNING COMMISSION**

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SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

October 17, 2025

SUBJECT: Tentative Sketch Plan Review – Quaker Park Redevelopment (MCPC #25-0194-001)

TO: Charles L. Guttenplan, AICP, Director of Planning & Zoning, Whitmarsh Township

FROM: Tim Konetchy, Senior Community Planner, Montgomery County Planning Commission  
[Timothy.Konetchy@montgomerycountypa.gov](mailto:Timothy.Konetchy@montgomerycountypa.gov) - 610.292.4917

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**BACKGROUND**

We have reviewed the above-referenced tentative sketch plan, as you requested on September 19, 2025. The applicant, BPG Office VI Quaker Park, LP, has submitted a tentative sketch plan that provides for redevelopment of portions of a 9.15-acre parcel in Whitmarsh Township. The property is located within the TDO-1, Transit-Friendly Design District, and the SM-MU, Spring Mill Mixed Use District. A large portion of the property is also located within the Floodplain Conservation Overlay District.

The submitted sketch plan provides for the construction of a five-story mixed-use building at the intersection of Hector Street and Lee Street. The ground floor of the proposed building is intended to contain approximately 5,400 square feet of retail space, located at the intersection of Hector Street and Lee Street, as well as structured parking with a total of 96 internal parking spaces. The second, third, fourth, and fifth stories would contain 115 apartment units and associated amenity facilities for residents. Of the 115 proposed apartments, 81 are one-bedroom units and 34 are two-bedroom units. The submitted sketch plan also provides for the demolition of an existing building along Elm Street, currently operating as laboratory, and the construction of a 112-space surface parking area and subsurface stormwater management basin in roughly the same location as the building proposed for demolition.

The Montgomery County Planning Commission (MCPC) has reviewed the sketch plan and we present the following comments to serve as preliminary feedback based on the contents of that plan and the supporting documents provided alongside it. We encourage the applicant to consider the following comments as the land development process progresses as we believe that they will lead to an improved preliminary plan which better achieves the borough's vision for Transit-Oriented Development. Please note that these comments are preliminary and are subject to change upon the submission of a preliminary plan. Our comments are as follows:

**GENERAL COMMENTS**

While we understand the limited scope of the submission, we encourage the applicant to consider a long-range vision for redevelopment of the site, just as the township considered the entire Spring Mill Station Area as part of the *Spring Mill Multi-Modal and Transportation Study* (2022). As presented, the proposed mixed-use building appears disconnected from the remainder of the site. This is further exacerbated by the hundreds of surface parking spaces, limited landscaping throughout the surface parking areas, lack of open space, and lack of adequate pedestrian connections throughout the site. The applicant is encouraged to consider how the site plan



can be modified to reduce impacts to portions of the site that area located within the floodplain, accommodate usable open space, reduce impervious surfacing, provide recreational amenities, and establish/enhance pedestrian connections throughout the site. Specific recommendations are discussed in subsequent comments.

### **ZONING ORDINANCE ARTICLE XXII, FLOODPLAIN CONSERVATION OVERLAY DISTRICT**

A significant portion of the site is located within the 1% Annual Chance Flood Area, which places those portions of the site within the Floodplain Conservation Overlay District pursuant to Section 116-159.A. Section 116-165.B.4. stipulates that only pervious paving materials are permitted for parking spaces in the 1% Annual Chance Flood Area. There is no indication in the material provided that the proposed 112-space parking area, which is located within the Floodplain Conservation Overlay District, would meet this requirement. Furthermore, the proposed parking area also includes a below-ground stormwater management facility, though it is not clear that this type of facility is permissible within the 1% Annual Chance Flood Area.

With these factors in mind, we recommend that the applicant consider revising the plan to retain the existing open space located in this area and also consider expanding the open space to encompass the area currently occupied by the laboratory building and surface parking, thereby eliminating the 112-space parking area. If parking is pursued, the surfacing must be of a pervious material, and the layout should be revised to address the inconsistencies with the Township Zoning Ordinance and Subdivision and Land Development Ordinance as discussed in more detail below.

### **ZONING ORDINANCE ARTICLE XL, SPRING MILL MIXED USE (SM-MU) DISTRICT**

#### **A. Section 116-312, Bulk Requirements.**

1. Principal Building Height. The maximum permissible building height in the SM-MU District is 48 feet or four stories, while the submission provides for a building height of 58 feet and 8 inches. The applicant has indicated that a building height bonus will be pursued in accordance with Section 116-326. In future submissions, the applicant should specify which “major” community benefit, in accordance with Section 116-326.A(1), and which “other” community benefit, in accordance with Section 116-326.A(2), will be provided for to qualify for the building height bonus.

In order to meet the “other” community benefit requirement, we recommend that the applicant consider establishing a strong gateway treatment at the intersection of East Hector Street and Lee Street. The gateway treatment should include wayfinding signage and an enhanced streetscape treatment along East Hector Street and Lee Street (e.g., decorative pavers, benches, bicycle parking, public art, etc.). A public plaza or gathering space would activate and draw attention to this corner, creating an attractive gateway not only to the proposed mixed-use building but also the nearby Schuylkill River Trail (SRT). A unique and inviting gateway will benefit current and future tenants of the site and will work towards meeting the township’s goals for this area as envisioned in the *Spring Mill Multi-Modal and Land Use Study*.

2. Maximum Impervious Coverage and Minimum Open Space. With the proposed building height exceeding four stories, a maximum impervious coverage allowance of 60% is permitted. The sketch plan provides for 84.3% impervious coverage, which constitutes an increase over existing conditions, and which is in conflict with the maximum permissible impervious coverage allowance. Furthermore, a minimum open space requirement of 40% applies. The application provides for 4.77% open space, which falls well below the minimum requirement.

Due to the site's location within and adjacent to the floodplain, we recommend that the applicant reconsider the proposed layout and identify where impervious surfacing can be eliminated and additional open space can be accommodated. The provided tentative sketch plan offers 46 additional parking spaces beyond the minimum requirement, as noted on the sketch plan (dated 27 August 2025). In their memo dated 27 August 2025, Ryan Lothian, PE, and AnnMaria Vigilante, PE of Langan Engineering state that they "anticipate the proposed parking supply will more than adequately accommodate parking demands for the redeveloped site." With these factors in mind, we recommend that the applicant consider eliminating the excess parking spaces and use the reclaimed area for functional open space. Undertaking a parking study should also be considered, as such a study could further support the finding that excess parking is being provided.

## **ZONING ORDINANCE ARTICLE XLI, TRANSIT-FRIENDLY DESIGN OVERLAY (TDO) DISTRICT**

### **A. Section 116-320, Off-Street Parking and Multi-Modal Connectivity.**

1. Section 116-320.C(2). The proposed structured parking area, internal to the proposed building, is in conflict with Section 116-320.C(2), which requires that any portion of a structure that is visible from any street be occupied by uses other than structured parking. Effectively, all street-facing areas along both Hector Street and Lee Street should be occupied by another permitted use. Future submissions should address this inconsistency or, alternatively, relief may be sought via the conditional use process as provided for under Section 116-319.F.
2. Section 116-320.I. Section 116-320.I. requires that bicycle parking be provided at a rate of at least 10% of the vehicle parking requirement. The submitted sketch plan does not appear to provide bicycle parking. Future submissions should address how compliance with this requirement will be met or, alternatively, relief may be sought via the conditional use process as provided for under Section 116-319.F.

We recommend that bicycle parking primarily be located internal to the building, to allow all-weather storage for residents, but also that bicycle parking be provided near the intersection of East Hector Street and Lee Street to allow patrons of the future retail space a place to park their bicycles. Providing safe and convenient bicycle parking will be particularly important due to the site's proximity to the SRT.

3. Section 116-320.J. Section 116-320.J. requires that a clearly identified pedestrian pathway be provided between any parking area of five or more spaces and building entrances. The proposed 116-space surface parking area does not appear to provide pedestrian accommodations as required by this section. The existing surface parking areas also do not comply with this standard.

Future submissions should address how compliant pedestrian accommodations will be provided. Relatedly, the proposed sidewalk along the rear of the building poses potential safety concerns as vehicles exiting the structured parking area would have limited visibility and may be unable to see pedestrians as they approach the ingress/egress points. Due to these concerns, we encourage the applicant to provide a pedestrian circulation plan that demonstrates how users can safely traverse the site.

### **B. Section 116-321, Building and Site Design.**

1. Section 116-321.A.(4). Section 116-321.A.(4) requires that any building greater than three stories must provide a minimum façade stepback of at least 10 feet beginning at the finished floor elevation of the

fourth story. The submitted floor plans and rendering do not provide a stepback as required by this section.

We recommend that the floor plans and rendering be amended to reflect the required step back, which will likely require the elimination of some dwelling units. The reduced number of dwelling units will also reduce the parking demand and parking requirement, which may provide additional area where impervious surfacing can be eliminated and open space accommodated.

2. Section 116-321.D.(4)(a). Section 116-321.D.(4)(a) requires that the ground floor of a building provide no less than 60% window area, while the provided rendering (prepared by Barton Partners, dated August 25, 2025) appears to depict some form of paneling along the portions of the front façade occupied by structured parking. Future submissions should provide additional detail on the proposed design.

If relief from Section 116-320.C(2) is granted and structured parking is permitted throughout the street-facing portion of the front façade, we recommend that the applicant consider mimicking a traditional storefront appearance along East Hector Street through the use of glass and architectural detailing wherever landscaping does not obscure the facade.

3. Section 116-321.H.(2). Section 116-321.H.(2) requires that benches, trash receptacles, and other street furniture be provided along all pedestrian accessways. The submitted material does not reflect the provision of any of these items. Future submissions should address how this requirement will be met. A strong streetscape treatment is recommended, as this area sees extensive pedestrian activity.

C. Section 116-324, Public Riverfront Access.

Section 116-324.C. requires that a 10-foot-wide pathway providing a pedestrian connection to the SRT be accommodated. The pathway is also required to be located within a right-of-way offered for dedicated to the township. The submitted sketch plan does not appear to accommodate the required 10-foot-wide pathway and instead relies upon retention of an existing 5-foot-wide sidewalk along Lee Street. Signage and lighting are also required, which is not reflected in the submitted material.

While we acknowledge the constraints of this area – with Lee Street having a limited cartway width and the existing row of mature shade trees – we encourage the applicant to consider how the required 10-foot-wide trail can be accommodated. For example, the trail could be located behind the existing trees within the area currently occupied by a row of 16 surface parking spaces. Additional trees and landscaping on the interior side could create a naturalized “greenway” treatment along Lee Street and provide an enhanced trail connection as envisioned in the *Spring Mill Multi-Modal and Land Use Study (2022)*.

D. Section 116-325, Public Amenities.

The submitted material does not appear to provide any form of public amenity space, as required by Section 116-325. The above-noted enhanced trail connection could act as a public amenity space, should this recommendation be pursued by the applicant.

E. Section 116-326, Building Height Bonuses.

As previously noted, the submitted material reflects the provision of “major” and “other” community benefits in order to qualify for the proposed building height; however, the specific details of such community benefits are not included in the provided material. Future submissions should provide additional

information on the proposed community benefits. Please also refer to our comment under “ZONING ORDINANCE ARTICLE XL, SPRING MILL MIXED USE (SM-MU) DISTRICT;” Section 116-312, Bulk Requirements.

### **ZONING ORDINANCE ARTICLE XXVI, OFF-STREET PARKING AND LOADING**

- A. Section 116-184.D. Section 116-184.D. limits the number of individual parking spaces within any parking area to a maximum of 30 and, furthermore, provides details on required landscaping. The proposed 112-space parking area does not comply with the requirements of this section. As previously noted, we recommend that this parking area be eliminated and instead be maintained as open space for the enjoyment of residents and tenants of the complex. If parking is pursued, we recommend that the applicant revise the layout to meet the standards of this and other regulations (e.g., Subdivision and Land Development Ordinance Section 105-38.J.).
- B. Section 116-188.3, Electric Vehicle Charging Stations. Section 116-88.3 requires the provision of electric vehicle charging stations based on the total number of parking spaces provided within a parking area. Given the proposed 627 parking spaces, 16 electric vehicles charging spaces are required per the calculation provided under Section 116-188.3.D. Future submissions should either provide a revised plan that complies with the standards of this section or, alternatively, variance relief from the Township Zoning Hearing Board must be sought.

### **SUBDIVISION AND LAND DEVELOPMENT ORDINANCE**

- A. Section 105-38, Off-Street Parking Facilities, Subsection J. Section 105-38.J. limits the number of individual parking spaces within any parking area to a maximum of 30 and, furthermore, requires that each 30-space parking area be separated by a 10-foot-wide planting strip. The proposed 112-space parking area does not comply with the requirements of this section. As previously discussed, the proposed parking area is also located within the Floodplain Conservation Overlay District due to its location in the 1% Annual Chance Flood Area.
- B. Section 105-48, Street Trees. The provided landscaping plan does not comply with the standards of Section 105-48, Street Trees, which requires that street trees be planted within a tree planting zone between the curb and sidewalk. The applicant may seek approval of the proposed layout from the Board of Supervisors, in accordance with Subsection E of Section 105-48. We have no issues with the proposed landscape screening proposed along the front facades of the proposed mixed-use building.
- C. Section 105-53, Park and Recreational Facilities, Land and/or Fees; Section 105-54, Open Space Designation; and Section 105-55, Conveyance and Maintenance of Open Space. The submitted plans do not appear to provide for dedication of land suitable for park and recreation use, as required by Section 105-53, Section 105-54 and 105-55. Future submissions should either provide a revised layout that provides for such or, alternatively, a fee in lieu of such may be agreed to pursuant to Section 105-53.D(2)

### **SPRING MILL MULTI-MODAL AND TRANSPORTATION STUDY (2022)**

The proposed development site occupies a large portion of the study area of the *Spring Mill Multi-Modal and Land Use Study*. The study identifies several issues and proposed improvements related to the property in question, which are summarized in the Action Plan (pages 73-76):

- A. Objective 1B: Improve Access and Safety for Active Transportation Users:
- Install sidewalk and crosswalk to connect the existing Lee Street sidewalk to the SRT.

- Install RRFB and continental crosswalks at the existing pedestrian crossing of East Hector and Lee Streets.
  - Review signal warrants for the pedestrian crossing at the intersection of East Hector Street and Lee Street.
- B. Objective 2B: Develop a More Walkable, Flood-Resilient Waterfront, with a Distinct Sense of Place:
- Design and install wayfinding signage to complement Conshohocken's wayfinding signage for a cohesive waterfront.
  - Consider installing Hurricane Ida "Floodline" street art and educational signage.
  - Install safe, ADA-compliant pedestrian infrastructure, where missing, throughout the study area.
- C. Objective 3B: Increase and improve access to public parking in the study area:
- Continue efforts to establish a partnership with Quaker Park and incentivize a potential shared parking agreement.

## CONCLUSION

While MCPC is in favor of promoting a mix of uses and increased residential density surrounding public transit hubs such as Spring Mill Station, we believe that significant amendments to the preliminary sketch plan must be undertaken prior to proceeding with a preliminary plan. We recommend that the applicant review the *Spring Mill Multi-Modal and Transportation Study (2022)* and work towards meeting the vision for revitalization of this important part of the township through improved multi-modal circulation, the establishment of an attractive gateway and streetscaping treatment, increased open space and reduced impervious surfacing, and mitigation of any adverse impacts to the floodplain.

c: Craig McAnally, Township Manager  
David Sander, Esq., Township Solicitor  
Krista Heinrich, PE, Township Engineer  
Aaron Kostyk, Chairman, Township Planning Commission

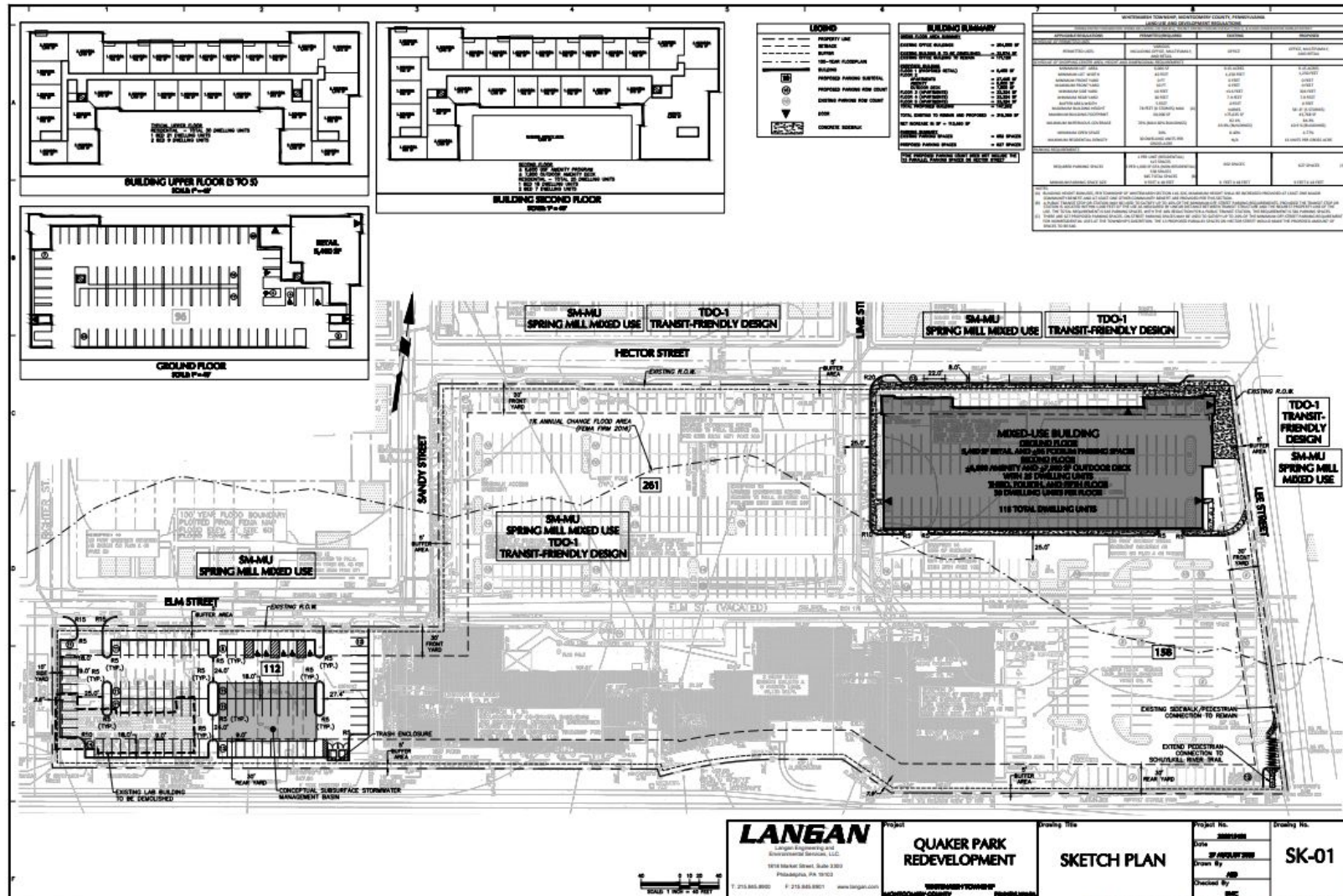
Attachments: A. Aerial Image of Site  
B. Applicant's Submitted Sketch Plan



Quaker Park Redevelopment  
MCPC#250194001

Montgomery  
County  
Planning  
Commission  
Montgomery County Courthouse - Planning Commission  
PO Box 311 Norristown PA 19384-0311  
(610) 278-3723 (F) 610-278-3941  
www.montcopa.org/plncom  
Aerial photography provided by Newsmap





16 December 2025

Mr. Charles L. Guttenplan, AICP  
Director of Planning and Zoning  
Whitemarsh Township  
616 Germantown Pike  
Lafayette Hill, PA 19444

**RE: Sketch Plan Submission  
Quaker Park Redevelopment  
Whitemarsh Township, Montgomery County, Pennsylvania  
Langan Project No.: 220215401**

We appreciate the feedback received from the Township staff meeting that we attended on 11/6/25 and we have subsequently reviewed and revised our plans accordingly. In addition to the meeting, we have also reviewed and addressed the comments that we received from the review letters that have been provided to date. We offer the following comments for discussion.

**Whitemarsh Township letter dated 10/17/25**

1. Building setback lines must be measured from the ultimate rights-of-way of streets as defined by Section 105-30. of the Township Code (Subdivision and Land Development). Ultimate Rights-of-Way must be shown on all plans in accordance with the following:

Street Name	Ultimate R.O.W.
Hector Street	80 feet
Lee Street	56 feet

***We have revised the sketch plan to comply with the ultimate ROW.***

2. Any future preliminary plans shall include a note which states that the permanent removal of topsoil from land within the Township is prohibited.

***Noted and confirmed will comply.***

3. For any future Preliminary Plan, the applicant shall furnish a letter from the appropriate authority indicating the availability and supply of water for the proposed project to the Zoning Officer.

***Noted and confirmed will comply.***

4. For any future Preliminary Plan, the applicant must obtain the approval of the Whitemarsh Township Authority with regard to the provision of required sewer facilities.

***Noted and confirmed will comply.***

5. In those areas of Whitemarsh Township where an overlay district applies, should the use of an underlying district be utilized, underlying requirements shall apply. For overlay uses, the requirements of the overlay district shall apply, and in the event of a conflict, the overlay

district requirements take precedence over those of the underlying zoning district(s). Unless otherwise stated in any section of this chapter, Steep Slope, Riparian and Floodplain overlay provisions shall take precedence over all underlying or overlying provisions. In this case, the TDO-1 Overlay supplements the SM-MU District.

***Noted.***

6. No structure or land shall hereafter be used and no structure shall be located, relocated, reconstructed, enlarged or structurally altered except in full compliance with the terms and provisions of this chapter and any other applicable ordinances and regulations which apply to uses within the jurisdiction of this chapter.

***Noted.***

7. In the Floodplain Conservation District, no development shall be permitted except where the effect of such development on flood heights is fully offset by accompanying improvements which have been approved by all appropriate local, state and federal authorities as required. Additionally, compliance is required with Chapter 101 of the Whitemarsh Township Code, 'Floodplain Management'.

***Noted and confirmed will comply.***

8. This section allows special exceptions to be granted for certain uses and activities within the floodway fringe. A special exception under this section would be required for the portion of the paved area for utilities and public facilities and improvements, which would include, parking areas and accessways, curbs, sidewalks, or other structural improvements.

***Noted and a special exception will be requested for.***

9. A buffer of 5/15ft squared is required for nonresidential/mixed used buildings, whereas the plans have zero buffer. Therefore, the plan will have to be amended, or a variance will be required from this section.

***We have revised the sketch plan to conform with the 5 foot buffer requirement.***

10. Bulk requirements for the proposed use include a maximum building footprint of 30,000 sqft, 70% maximum impervious coverage, and 30% minimum open space. The proposed plans are not in compliance with these sections and therefore, variances will be required unless plan modifications are made.

***We note that the impervious coverage will be reduced from the existing condition. We will explore a text amendment for other items of this requirement as needed.***

11. Any future plan submission shall demonstrate compliance with the density requirements set forth in this section. Density shall be calculated using only the area of the parcel being improved and not the parcel in its entirety as there are existing nonresidential buildings on the site.

***The entire area of the parcel is used for the density calculations. Density is defined in the ordinance as "A measure of the number of dwelling units per acre. It is calculated***

**by dividing the total number of dwelling units by the site area." Site area is defined as "All land area within the site as defined in the deed. Area shall be from an actual survey rather than from a deed description."**

12. This section contains additional requirements for certain nonresidential uses. Without knowing the nonresidential use, we cannot determine if compliance with this section is required.

**Noted and confirmed will comply.**

13. This section outlines requirements for parking structures, including structures that are integral with other uses in the same building. Any future plans must demonstrate compliance with these requirements.

**Noted and confirmed will comply.**

14. With respect to the two 25 drive aisles, please clarify if there is a drive aisle that rounds the southwest corner of the building. If so, there are parking spaces in which cars would have to enter directly into the drive aisle. We encourage consideration of removing these spaces and converting it to landscaping.

**The sketch plan has been revised to address this comment.**

15. Any future plans shall demonstrate compliance with the bicycle parking required for the proposed improvements; at least 10% of vehicle parking requirements.

**Noted and confirmed will comply.**

16. Loading facilities shall be provided and screened from views in accordance with this section. Any future plans shall demonstrate compliance with these requirements.

**Loading is anticipated from the rear of the mixed-use building or possibly street front loading. We will explore a text amendment for this requirement if needed.**

17. In the TDO-1 District subarea, 100% of a building, other than a freestanding parking structure, shall be permitted to be constructed to the maximum habitable stories above the floodplain, where applicable, as long as no more than 75% of the footprint is at one height with the remainder being at least one story lower. This requirement applies to any building of four stories or higher. Any future plans shall demonstrate compliance with this requirement.

**We will explore a text amendment for this requirement.**

18. This section outlines requirements for building facades greater than 250 feet in length. Any future plans shall demonstrate compliance with this section.

**We will explore a text amendment for this requirement.**

19. Building design and fenestration is described in this section. Future plans must demonstrate compliance with these requirements.

***We will explore a text amendment for this requirement.***

20. Primary entrances shall face the street and be so located to afford direct access from the sidewalk, where applicable. There does not appear to be an entrance on Hector Street. Future plans should be revised to comply with this and other storefront and entrance requirements in this section.

***Noted and the revised plan has an entrance on both Lee and Hector Streets.***

21. Future plans must show where HVAC, telecommunications, utility, or other similar equipment are located. If they are on the roof, plans must demonstrate screening in compliance with this section. Additionally, roofing materials that reflect sunlight (e.g. lighter colors) or incorporate vegetated roofing are encouraged as well as the use of alternative energy materials and systems. The applicant should consider proposing a green roof as up to 50% of the green roof footprint may be deducted from the building coverage calculations (the building coverage is currently non-compliant).

***As discussed at our 11/6/25 meeting, there is no building coverage requirement for the site. The impervious coverage from the existing condition will be reduced as part of the site redevelopment.***

22. Future plans must incorporate materials and color in compliance with this section. Currently, there is not enough detail to evaluate this section in its entirety. It appears that there may be more materials and/or colors than permitted. More detailed architectural will be needed with future submissions.

***Noted and confirmed will comply.***

23. Lighting fixtures, benches, trash receptacles, and other street furniture shall be of a style approved by the Township. It is recommended to have a similar style with other recent developments in the area to provide a sense of place. Future plans must incorporate the proposed lighting and other site amenities for evaluation.

***Noted and confirmed will comply.***

24. This section cross references § 105-52 of the Subdivision and Land Development Ordinance of Whitemarsh Township regarding buffer yards. Any future plan must clearly demonstrate compliance or a waiver must be requested. If a waiver is not granted, a variance would be required.

***The revised sketch plan complies with the 5 foot required buffer from the Zoning Ordinance. A waiver will be sought for the buffer requirement from the SALDO.***

25. Future plans shall demonstrate compliance with this section.

***This section refers to landscaping in the parking lot. The existing parking lot does comply with all except one of the requirements about parking "rooms" of no more***

**than 40 spaces. We believe that this is an existing non-conformity as it is an existing parking lot. The proposed parking at the lab building does not conform and will explore a text amendment for this requirement.**

26. Future plans shall show compliance with this section if dumpsters are proposed.

**Noted and confirmed will comply.**

27. Future plans must show where mechanical equipment is proposed and compliance must be demonstrated.

**Noted and confirmed will comply.**

28. We note the "To Trail" text on the illustrated representation. For all parcels with frontage on or bounded by Hector Street and Elm Street which do not have riverfront access, a connection perpendicular to said street and the Montgomery County Schuylkill River Trail shall be provided. Said right-of-way shall be 15 feet in width or of a width that includes the limits of an alternative trail configuration and is subject to the following:

- (1) This right-of-way shall not be contained within any road right-of-way.
- (2) The right-of-way shall be offered for dedication to the Township. If the area is not accepted for dedication, an easement for public use must be provided along with maintenance agreements acceptable to the Township.
- (3) A pathway with a minimum of 10 feet in width shall be provided and separated from any vehicular traffic. Alternate configurations of the pathway, such as, but not limited to, two five-foot lanes divided by landscaping may be considered as long as the combined total hardscape width of the path is determined to be equivalent to a ten-foot pathway.
- (4) Lighting fixtures shall be installed along the pathway and shall be of a style as approved by the Township.
- (5) The access shall contain appropriate signage to direct pedestrians to the Montgomery County Schuylkill River Trail.

**The revised sketch plan has addressed this comment with a proposed trail along Lee Street.**

29. Any future plan submission shall include the required recreation and public gathering spaces required by these sections.

**Noted and confirmed will comply.**

30. This section discusses transit area improvements. Future submissions shall show compliance with this section based on coordination with SEPTA.

**Noted and confirmed will comply.**

31. It appears that the applicant is taking advantage of the building height bonus in this section. However, there does not appear to be any documentation about the Major Community Benefit and the Other Community Benefit, both of which are required in order to take advantage of the bonus.

**We will explore a text amendment for this requirement. Specifically, we would request to remove the requirement for an on-site facility and to be able to utilize providers that generate 10% or more of energy from renewable sources.**

32. Any proposed signage shall be included on any future preliminary plan and shall be consistent with this section of the ordinance.

**Noted and confirmed will comply.**

33. Please clarify the number of parcels that are in the scope of this proposed Land Development. If there is more than one parcel, the application shall be amended to include a Lot Consolidation Plan showing the existing and proposed parcels.

**There will be only one parcel as part of the proposed redevelopment.**

34. We encourage the applicant to review the parking layout to determine if modifications can be made to allow more open space along the Hector Street Frontage of the parcel. Currently, parking is located right up to the sidewalk with a minimal buffer.

**The revised plan incorporates the 5 foot buffer along Hector and Lee Streets.**

**Montgomery County Planning Commission letter dated 10/17/25**

ZONING ORDINANCE ARTICLE XL, SPRING MILL MIXED USE (SM-MU) DISTRICT

- A. Section 116-312, Bulk Requirements.
1. Principal Building Height. The maximum permissible building height in the SM-MU District is 48 feet or four stories, while the submission provides for a building height of 58 feet and 8 inches. The applicant has indicated that a building height bonus will be pursued in accordance with Section 116-326. In future submissions, the applicant should specify which "major" community benefit, in accordance with Section 116-326.A(1), and which "other" community benefit, in accordance with Section 116-326.A(2), will be provided for to qualify for the building height bonus.

In order to meet the "other" community benefit requirement, we recommend that the applicant consider establishing a strong gateway treatment at the intersection of East Hector Street and Lee Street. The gateway treatment should include wayfinding signage and an enhanced streetscape treatment along East Hector Street and Lee Street (e.g., decorative pavers, benches, bicycle parking, public art, etc.). A public plaza or gathering space would activate and draw attention to this corner, creating an attractive gateway not only to the proposed mixed-use building but also the nearby Schuylkill River Trail (SRT). A unique and inviting gateway will benefit current and future tenants of the site and will work towards meeting the

township's goals for this area as envisioned in the Spring Mill Multi-Modal and Land Use Study.

**We will explore a text amendment for this requirement. Specifically, we would request to remove the requirement for an on-site facility and to be able to utilize providers that generate 10% or more of energy from renewable sources.**

2. Maximum Impervious Coverage and Minimum Open Space. With the proposed building height exceeding four stories, a maximum impervious coverage allowance of 60% is permitted. The sketch plan provides for 84.3% impervious coverage, which constitutes an increase over existing conditions, and which is in conflict with the maximum permissible impervious coverage allowance. Furthermore, a minimum open space requirement of 40% applies. The application provides for 4.77% open space, which falls well below the minimum requirement.

Due to the site's location within and adjacent to the floodplain, we recommend that the applicant reconsider the proposed layout and identify where impervious surfacing can be eliminated and additional open space can be accommodated. The provided tentative sketch plan offers 46 additional parking spaces beyond the minimum requirement, as noted on the sketch plan (dated 27 August 2025). In their memo dated 27 August 2025, Ryan Lothian, PE, and AnnMaria Vigilante, PE of Langan Engineering state that they "anticipate the proposed parking supply will more than adequately accommodate parking demands for the redeveloped site." With these factors in mind, we recommend that the applicant consider eliminating the excess parking spaces and use the reclaimed area for functional open space. Undertaking a parking study should also be considered, as such a study could further support the finding that excess parking is being provided.

**We note that the impervious coverage will be reduced from the existing condition. We will explore a text amendment for other items of this requirement as needed.**

ZONING ORDINANCE ARTICLE XLI, TRANSIT-FRIENDLY DESIGN OVERLAY (TDO)  
DISTRICT

- A. Section 116-320, Off-Street Parking and Multi-Modal Connectivity.
  1. Section 116-320.C(2). The proposed structured parking area, internal to the proposed building, is in conflict with Section 116-320.C(2), which requires that any portion of a structure that is visible from any street be occupied by uses other than structured parking. Effectively, all street-facing areas along both Hector Street and Lee Street should be occupied by another permitted use. Future submissions should address this inconsistency or, alternatively, relief may be sought via the conditional use process as provided for under Section 116-319.F.

**Noted and confirmed will comply.**

2. Section 116-320.I. Section 116-320.I. requires that bicycle parking be provided at a rate of at least 10% of the vehicle parking requirement. The submitted sketch plan does not appear to provide bicycle parking. Future submissions should address how compliance with this requirement will be met or, alternatively, relief may be sought via the conditional use process as provided for under Section 116- 319.F.

We recommend that bicycle parking primarily be located internal to the building, to allow all-weather storage for residents, but also that bicycle parking be provided near the intersection of East Hector Street and Lee Street to allow patrons of the future retail space a place to park their bicycles. Providing safe and convenient bicycle parking will be particularly important due to the site's proximity to the SRT.

***Noted and confirmed will comply.***

3. Section 116-320.J. Section 116-320.J. requires that a clearly identified pedestrian pathway be provided between any parking area of five or more spaces and building entrances. The proposed 116-space surface parking area does not appear to provide pedestrian accommodations as required by this section. The existing surface parking areas also do not comply with this standard.

Future submissions should address how compliant pedestrian accommodations will be provided. Relatedly, the proposed sidewalk along the rear of the building poses potential safety concerns as vehicles exiting the structured parking area would have limited visibility and may be unable to see pedestrians as they approach the ingress/egress points. Due to these concerns, we encourage the applicant to provide a pedestrian circulation plan that demonstrates how users can safely traverse the site.

***There is existing sidewalk along Elm Street for the proposed building to connect to the existing building on-site.***

- B. Section 116-321, Building and Site Design.
  1. Section 116-321.A.(4). Section 116-321.A.(4) requires that any building greater than three stories must provide a minimum façade stepback of at least 10 feet beginning at the finished floor elevation of the fourth story. The submitted floor plans and rendering do not provide a stepback as required by this section.

We recommend that the floor plans and rendering be amended to reflect the required step back, which will likely require the elimination of some dwelling units. The reduced number of dwelling units will also reduce the parking demand and parking requirement, which may provide additional area where impervious surfacing can be eliminated and open space accommodated.

***We will explore a text amendment for this requirement.***

2. Section 116-321.D.(4)(a). Section 116-321.D.(4)(a) requires that the ground floor of a building provide no less than 60% window area, while the provided rendering (prepared by Barton Partners, dated August 25, 2025) appears to depict some form of paneling along the portions of the front façade occupied by structured parking. Future submissions should provide additional detail on the proposed design.

If relief from Section 116-320.C(2) is granted and structured parking is permitted throughout the street-facing portion of the front façade, we recommend that the applicant consider mimicking a traditional storefront appearance along East Hector

Street through the use of glass and architectural detailing wherever landscaping does not obscure the facade.

***We will explore a text amendment for this requirement.***

3. Section 116-321.H.(2). Section 116-321.H.(2) requires that benches, trash receptacles, and other street furniture be provided along all pedestrian accessways. The submitted material does not reflect the provision of any of these items. Future submissions should address how this requirement will be met. A strong streetscape treatment is recommended, as this area sees extensive pedestrian activity.

***Noted and confirmed will comply.***

- C. Section 116-324, Public Riverfront Access.  
Section 116-324.C. requires that a 10-foot-wide pathway providing a pedestrian connection to the SRT be accommodated. The pathway is also required to be located within a right-of-way offered for dedicated to the township. The submitted sketch plan does not appear to accommodate the required 10-foot-wide pathway and instead relies upon retention of an existing 5-foot-wide sidewalk along Lee Street. Signage and lighting are also required, which is not reflected in the submitted material.

While we acknowledge the constraints of this area – with Lee Street having a limited cartway width and the existing row of mature shade trees – we encourage the applicant to consider how the required 10-foot-wide trail can be accommodated. For example, the trail could be located behind the existing trees within the area currently occupied by a row of 16 surface parking spaces. Additional trees and landscaping on the interior side could create a naturalized “greenway” treatment along Lee Street and provide an enhanced trail connection as envisioned in the Spring Mill Multi-Modal and Land Use Study (2022).

***The revised sketch plan has addressed this comment with a proposed trail along Lee Street.***

- D. Section 116-325, Public Amenities.  
The submitted material does not appear to provide any form of public amenity space, as required by Section 116-325. The above-noted enhanced trail connection could act as a public amenity space, should this recommendation be pursued by the applicant.

***Noted and confirmed will comply.***

- E. Section 116-326, Building Height Bonuses.  
As previously noted, the submitted material reflects the provision of “major” and “other” community benefits in order to qualify for the proposed building height; however, the specific details of such community benefits are not included in the provided material. Future submissions should provide additional information on the proposed community benefits. Please also refer to our comment under “ZONING ORDINANCE ARTICLE XL, SPRING MILL MIXED USE (SM-MU) DISTRICT;” Section 116-312, Bulk Requirements.

**We will explore a text amendment for this requirement. Specifically, we would request to remove the requirement for an on-site facility and to be able to utilize providers that generate 10% or more of energy from renewable sources.**

ZONING ORDINANCE ARTICLE XXVI, OFF-STREET PARKING AND LOADING

- A. Section 116-184.D. Section 116-184.D. limits the number of individual parking spaces within any parking area to a maximum of 30 and, furthermore, provides details on required landscaping. The proposed 112-space parking area does not comply with the requirements of this section. As previously noted, we recommend that this parking area be eliminated and instead be maintained as open space for the enjoyment of residents and tenants of the complex. If parking is pursued, we recommend that the applicant revise the layout to meet the standards of this and other regulations (e.g., Subdivision and Land Development Ordinance Section 105-38.J.).

**This section refers to landscaping in the parking lot. The existing parking lot does comply with all except one of the requirements about parking "rooms" of no more than 40 spaces. We believe that this is an existing non-conformity as it is an existing parking lot. The proposed parking at the lab building does not conform and will explore a text amendment for this requirement.**

- B. Section 116-188.3, Electric Vehicle Charging Stations. Section 116-88.3 requires the provision of electric vehicle charging stations based on the total number of parking spaces provided within a parking area. Given the proposed 627 parking spaces, 16 electric vehicles charging spaces are required per the calculation provided under Section 116-188.3.D. Future submissions should either provide a revised plan that complies with the standards of this section or, alternatively, variance relief from the Township Zoning Hearing Board must be sought.

**We will explore a text amendment for this requirement.**

SUBDIVISION AND LAND DEVELOPMENT ORDINANCE

- A. Section 105-38, Off-Street Parking Facilities, Subsection J. Section 105-38.J. limits the number of individual parking spaces within any parking area to a maximum of 30 and, furthermore, requires that each 30-space parking area be separated by a 10-foot-wide planting strip. The proposed 112-space parking area does not comply with the requirements of this section. As previously discussed, the proposed parking area is also located within the Floodplain Conservation Overlay District due to its location in the 1% Annual Chance Flood Area.

**A waiver would be requested for areas that are greater than 30 parking spaces.**

- B. Section 105-48, Street Trees. The provided landscaping plan does not comply with the standards of Section 105-48, Street Trees, which requires that street trees be planted within a tree planting zone between the curb and sidewalk. The applicant may seek approval of the proposed layout from the Board of Supervisors, in accordance with Subsection E of Section 105-48. We have no issues with the proposed landscape screening proposed along the front facades of the proposed mixed-use building.

**Noted and confirmed will comply.**

- C. Section 105-53, Park and Recreational Facilities, Land and/or Fees; Section 105-54, Open Space Designation; and Section 105-55, Conveyance and Maintenance of Open Space. The submitted plans do not appear to provide for dedication of land suitable for park and recreation use, as required by Section 105-53, Section 105-54 and 105-55. Future submissions should either provide a revised layout that provides for such or, alternatively, a fee in lieu of such may be agreed to pursuant to Section 105-53.D(2)

**Noted and confirmed will comply.**

SPRING MILL MULTI-MODAL AND TRANSPORTATION STUDY (2022)

The proposed development site occupies a large portion of the study area of the Spring Mill Multi-Modal and Land Use Study. The study identifies several issues and proposed improvements related to the property in question, which are summarized in the Action Plan (pages 73-76):

- A. Objective 1B: Improve Access and Safety for Active Transportation Users:
- Install sidewalk and crosswalk to connect the existing Lee Street sidewalk to the SRT.
  - Install RRFB and continental crosswalks at the existing pedestrian crossing of East Hector and Lee Streets.
  - Review signal warrants for the pedestrian crossing at the intersection of East Hector Street and Lee Street.
- B. Objective 2B: Develop a More Walkable, Flood-Resilient Waterfront, with a Distinct Sense of Place:
- Design and install wayfinding signage to complement Conshohocken's wayfinding signage for a cohesive waterfront.
  - Consider installing Hurricane Ida "Floodline" street art and educational signage.
  - Install safe, ADA-compliant pedestrian infrastructure, where missing, throughout the study area.
- C. Objective 3B: Increase and improve access to public parking in the study area:
- Continue efforts to establish a partnership with Quaker Park and incentivize a potential shared parking agreement.

**Noted and confirmed will comply.**

We respectfully request that you review the enclosed information. If you or any of your professionals should have any questions or require additional information, please do not hesitate to contact me at (215) 845-8900.

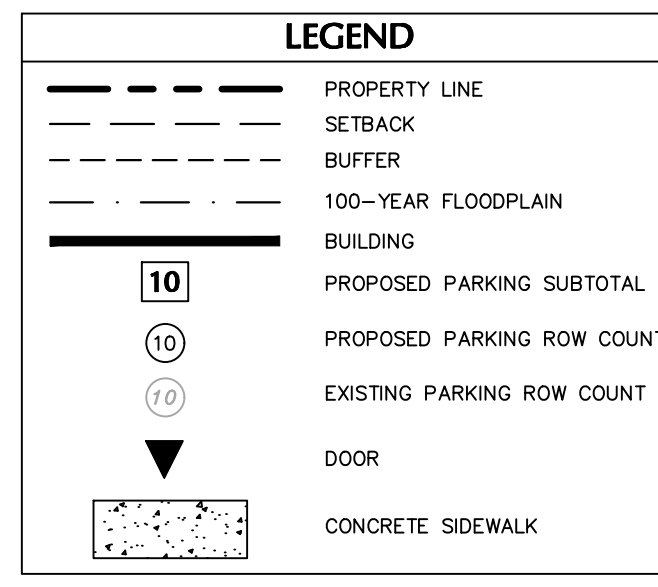
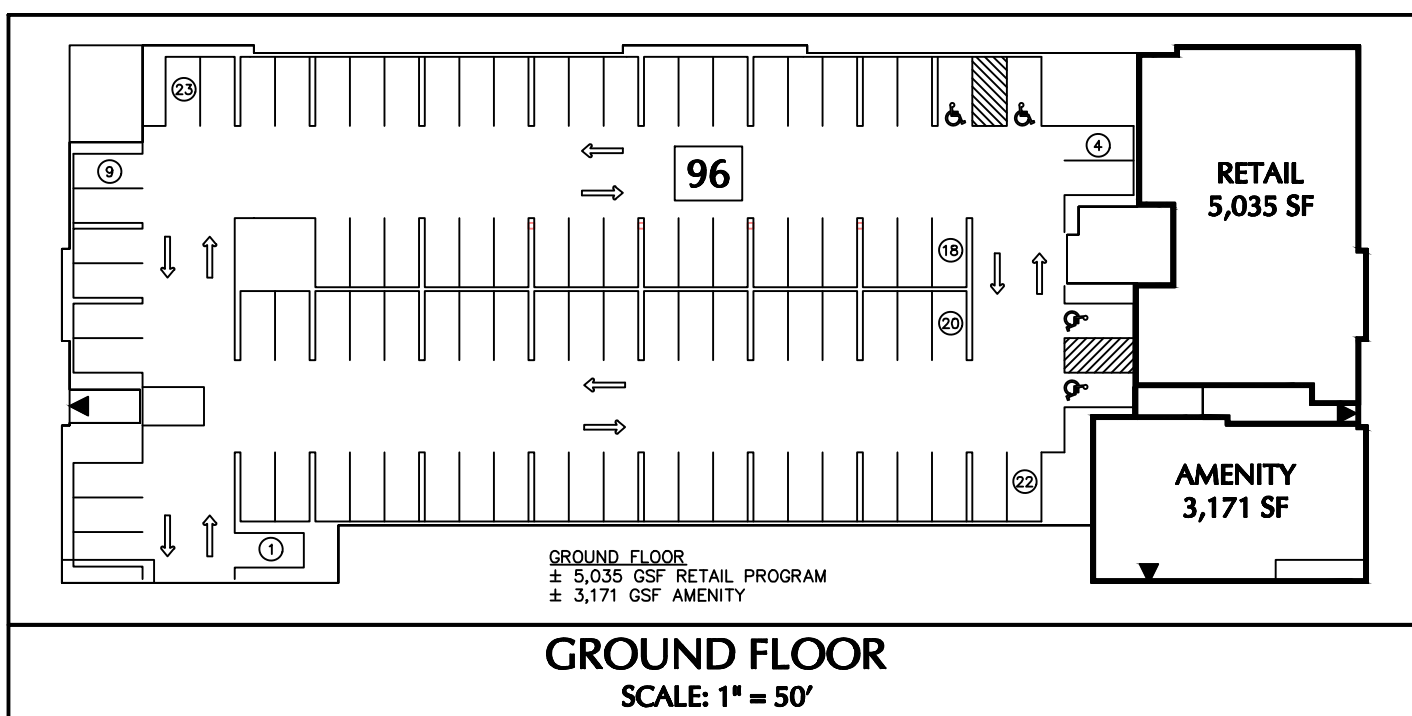
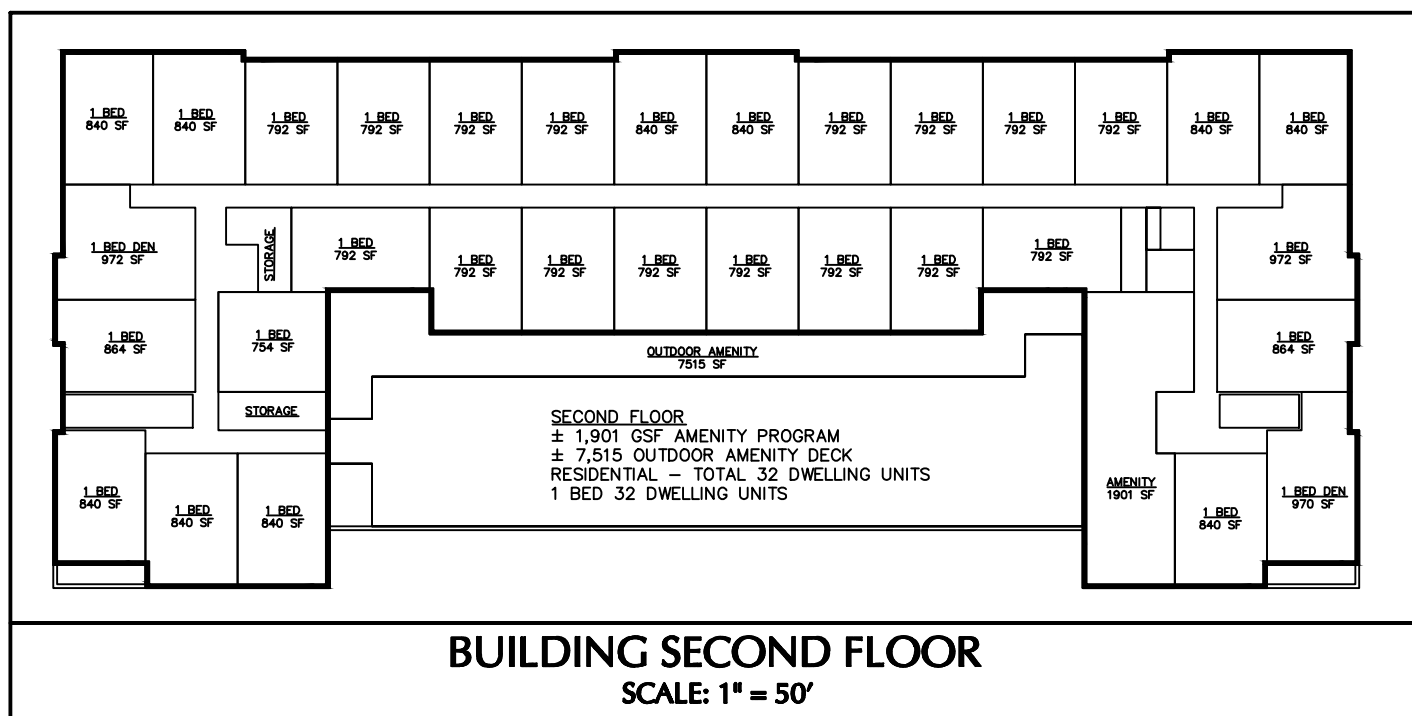
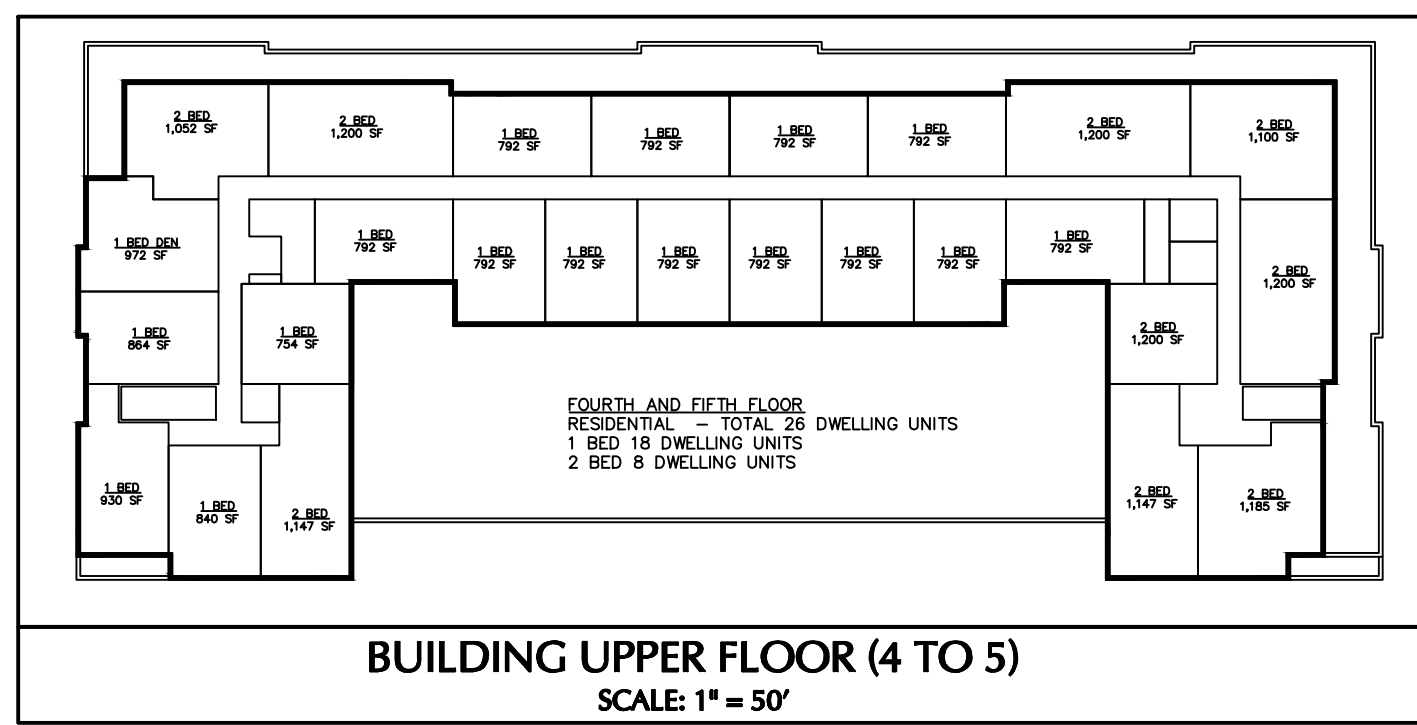
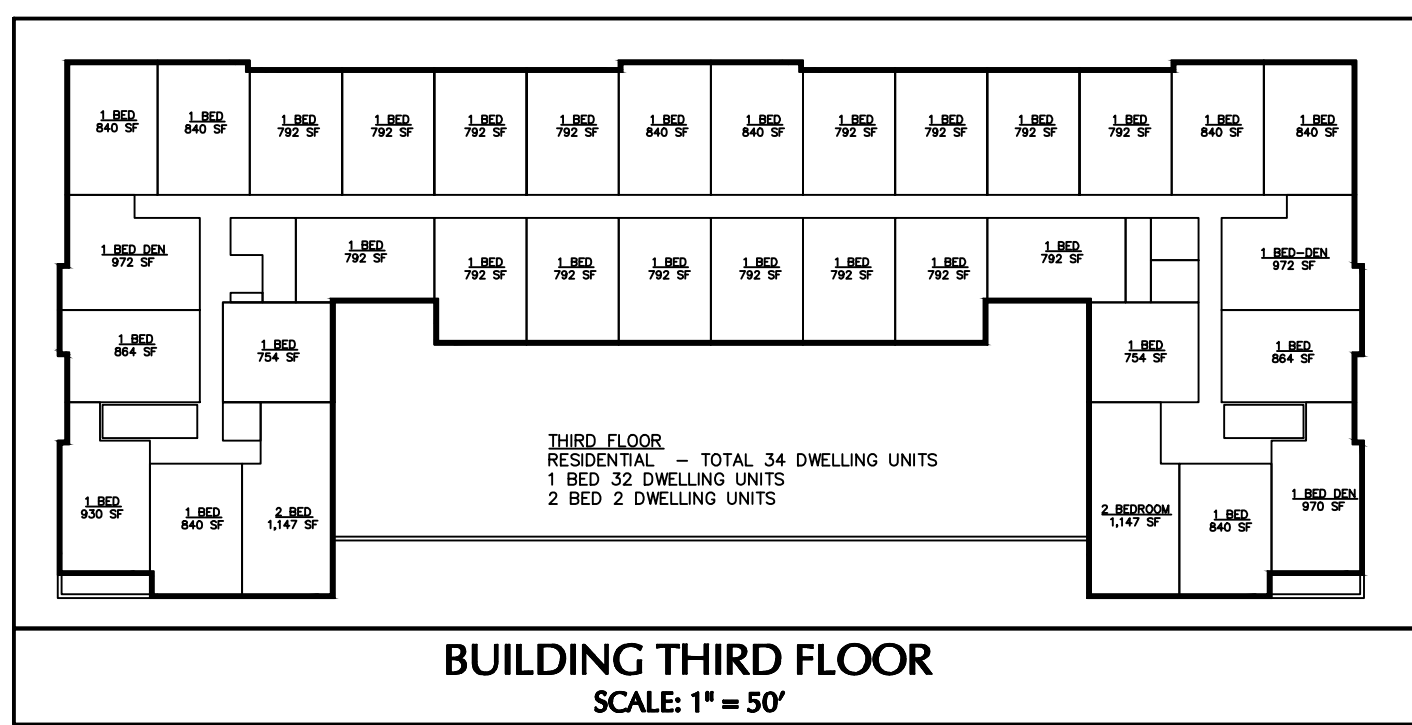
Sincerely,  
**Langan Engineering and Environmental Services, Inc.**



Brian M. Conlon, PE, LEED AP  
Associate Principal

cc: Boris Kaplan, BPG  
Neil Stein, Kaplin Stewart  
Seth Shapiro, Barton Partners

\\Langan.com\data\PH\data\220215401\Project Data\Correspondence\Letters\2025.12.16 - Sketch Plan Review Response.docx



**BUILDING SUMMARY**

GROSS FLOOR AREA SUMMARY:  
EXISTING OFFICE BUILDINGS = 204,000 SF  
EXISTING BUILDING B TO BE DEMOLISHED = 32,874 SF  
EXISTING OFFICE BUILDING TO REMAIN = 171,126

PROPOSED BUILDING:  
GROUND FLOOR PROPOSED RETAIL AMENITY = 5,035 SF  
FLOOR 2 MULTI-FAMILY AMENITY = 31,219 SF  
FLOOR 3 (MULTI-FAMILY) AMENITY = 1,901 SF  
FLOOR 4 (MULTI-FAMILY) AMENITY = 7,515 SF  
FLOOR 5 (MULTI-FAMILY) AMENITY = 33,120 SF  
TOTAL PROPOSED BUILDING = 22,970 SF

TOTAL EXISTING TO REMAIN AND PROPOSED = 314,177 SF  
NET INCREASE IN SF = 110,177 SF

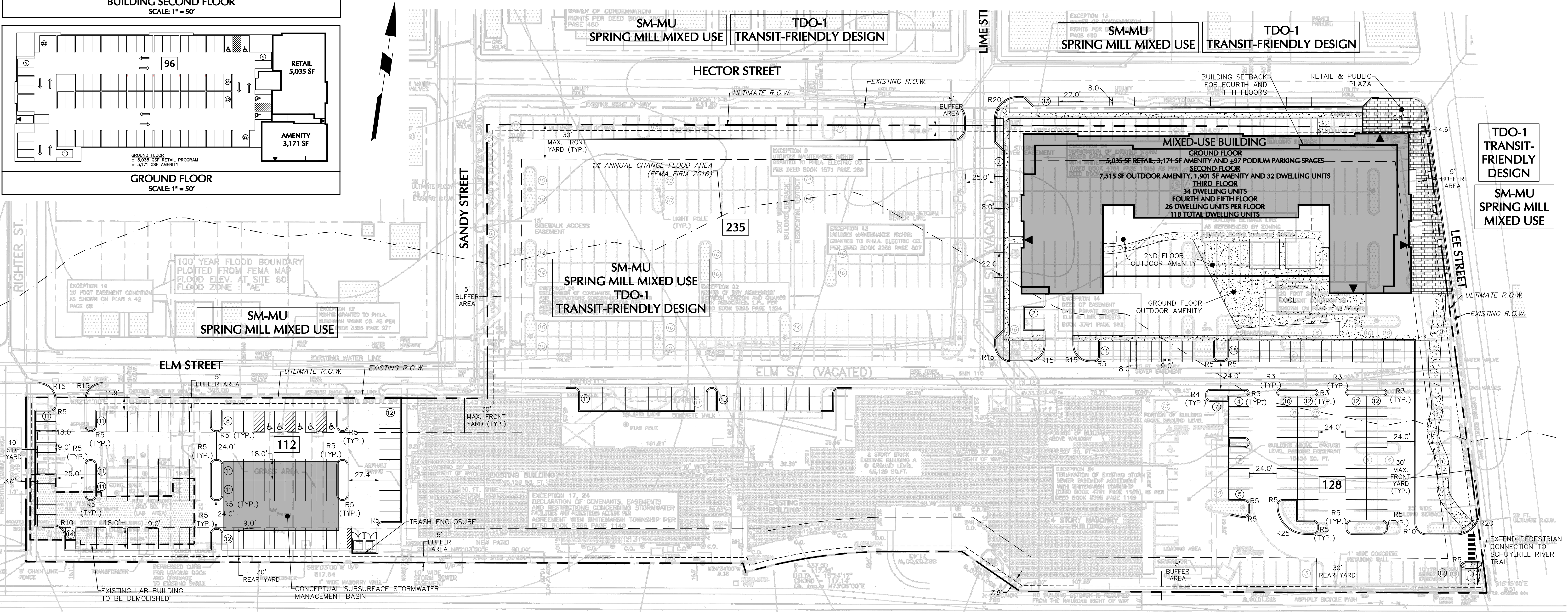
PARKING SUMMARY:  
EXISTING PARKING SPACES = 602 SPACES  
PROPOSED PARKING SPACES = 572 SPACES

\*THE PROPOSED PARKING COUNT DOES NOT INCLUDE THE 13 PARALLEL PARKING SPACES ON HECTOR STREET

WHITEMARSH TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA  
LAND USE AND DEVELOPMENT REGULATIONS

APPLICABLE REGULATIONS	PERMITTED/REQUIRED	EXISTING	PROPOSED
SCHEDULE OF PERMITTED USES	VARIOUS INCLUDING OFFICE, MULTIFAMILY, AND RETAIL	OFFICE	OFFICE, MULTIFAMILY, AND RETAIL
SCHEDULE OF SHOPPING CENTER AREA, HEIGHT AND DIMENSIONAL REQUIREMENTS	MINIMUM LOT AREA = 6,000 SF MINIMUM LOT WIDTH = 45 FEET MINIMUM FRONT YARD = 0 FT MAXIMUM FRONT YARD = 30 FT MINIMUM SIDE YARD = 10 FEET MINIMUM REAR YARD = 30 FEET BUFFER AREA WIDTH = 5 FEET	9.15 ACRES 1,250 FEET 0 FEET 0 FEET 13.6 FEET 7.9 FEET 0 FEET	9.15 ACRES 1,250 FEET 0 FEET (ELM STREET - EXIST. BLDG) 5.5 FEET (HECTOR STREET - NEW BLDG) 0 FEET (ELM STREET - EXIST. BLDG) 5.4 FEET (HECTOR STREET - NEW BLDG) 14.6 FEET (LEE STREET - NEW BLDG) 336 FEET 0 FEET (ELM STREET-EXISTING) 11.9 FEET (ELM STREET-PROPOSED) 5.4 FEET (HECTOR STREET) 0 FEET (LEE STREET)
PARKING REQUIREMENTS	1 PER UNIT (RESIDENTIAL) 3 PER 1,000 SF GFA (NON-RESIDENTIAL) MINIMUM PARKING SPACE SIZE = 9 FEET X 18 FEET	602 SPACES	572 SPACES (C)

NOTES:  
(A) BUILDING HEIGHT BONUSES, PER TOWNSHIP OF WHITEMARSH SECTION 116-326, MAXIMUM HEIGHT SHALL BE INCREASED PROVIDED AT LEAST ONE MAJOR COMMUNITY BENEFIT AND AT LEAST ONE OTHER COMMUNITY BENEFIT ARE PROVIDED PER THIS SECTION.  
(B) A PUBLIC TRANSIT STOP OR STATION MAY BE USED TO SATISFY UP TO 20% OF THE MINIMUM OFF-STREET PARKING REQUIREMENTS, PROVIDED THE TRANSIT STOP OR STATION IS LOCATED WITHIN 1,000 FEET OF THE USE AS MEASURED BY LINEAR DISTANCE BETWEEN TRANSIT STRUCTURE AND THE NEAREST PROPERTY LINE OF THE USE. THE TOTAL REQUIREMENT IS 648 PARKING SPACES. WITH THE 20% REDUCTION FOR A PUBLIC TRANSIT STATION, THE REQUIREMENT IS 581 PARKING SPACES.  
(C) THERE ARE 572 PROPOSED PARKING SPACES. ON-STREET PARKING SPACES MAY BE USED TO SATISFY UP TO 20% OF THE MINIMUM OFF-STREET PARKING REQUIREMENT FOR NONRESIDENTIAL USES AT THE TOWNSHIP'S DISCRETION. THE 13 PROPOSED PARALLEL SPACES ON HECTOR STREET WOULD MAKE THE PROPOSED AMOUNT OF SPACES TO BE 585.



<p><b>LANGAN</b> Langan Engineering and Environmental Services, LLC. 1818 Market Street, Suite 3300 Philadelphia, PA 19103 T: 215.845.8900 F: 215.845.8901 www.langan.com</p>	<p>Project <b>QUAKER PARK REDEVELOPMENT</b></p>	<p>Project No. <b>220215401</b></p>	<p>Drawing No. <b>SK-01</b></p>
	<p>Drawing Title <b>SKETCH PLAN</b></p>	<p>Date <b>16 DECEMBER 2025</b></p>	<p>Drawn By <b>AEB</b></p>

WHITEMARSH TOWNSHIP MONTGOMERY COUNTY PENNSYLVANIA

SCALE: 1 INCH = 40 FEET

Date: 12/16/2025 Time: 16:15 User: abumick Style Table: Langan.sbt Layout: Layout1 Document Code: 220215401-0101-CS001-0101

**BOARD OF SUPERVISORS  
WHITEMARSH TOWNSHIP  
MONTGOMERY COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE TOWNSHIP OF WHITEMARSH, MONTGOMERY COUNTY, PENNSYLVANIA TO AMEND CERTAIN PROVISIONS IN TITLE 116 OF THE CODE OF WHITEMARSH TOWNSHIP, ENTITLED "ZONING"; TO REPEAL ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND TO PROVIDE A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, Whitemarsh Township is a home rule municipality governed by the Home Rule Charter and Optional Plans Law, 53 P.S. §§ 2901-3171 and the provisions of the Second Class Township Code, 53 P.S. § 65101 et seq. ("**Second Class Code**"); and

**WHEREAS**, the Second Class Code authorizes the Board of Supervisors to make and adopt ordinances that are consistent with the Constitution and the laws of the Commonwealth that it deems necessary for the proper management, care and control of the Township, and the maintenance of peace, good government, health and welfare of the Township and its citizens;

**WHEREAS**, the Whitemarsh Township ("**Township**") Board of Supervisors ("**Board of Supervisors**") desires to enact certain amendments to various provisions of its Zoning Code (the "**Zoning Code**"), in a manner generally summarized and fairly described as a periodic Zoning Code update (the "**Proposed Amendments**");

**WHEREAS**, the Board of Supervisors has met the procedural requirements of the Pennsylvania Municipalities Planning Code, 53 P.S. §10101, *et. seq.*, ("**MPC**") and the Zoning Code, for the adoption of this Ordinance, including the referral of the Proposed Amendments to the Montgomery County Planning Commission and the Township Planning Commission;

**WHEREAS**, the Board of Supervisors has held one or more duly noticed and advertised public hearings to take public comment on the Proposed Amendments, and the Township has duly advertised this Ordinance for consideration and enactment; and

**WHEREAS**, the Board of Supervisors, having received public comments, and the recommendations of the Township's Planning Commission and the County Planning Commission, find that enactment of the Proposed Amendments will be beneficial to the Township and that the Proposed Amendments are consistent with the MPC and with the laws and Constitution of the Commonwealth of Pennsylvania.

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Board of Supervisors of Whitemarsh Township, and it is hereby ordained and enacted by the authority of the same, as follows:

**SECTION 1. AMENDMENT.** Chapter 116 of the Whitmarsh Township Code, entitled “Zoning” and constituting the Whitmarsh Township Zoning Ordinance of 1957, is hereby amended as follows:

A. § 116-312, entitled “Bulk Requirements,” is hereby amended to modify the maximum allowable building footprint and the maximum allowable impervious coverage as follows:

- (1) *The maximum allowable footprint for noncommercial/mixed uses shall be 45,000 square feet.*
- (2) *The maximum allowable impervious coverage for nonresidential/mixed uses shall be 85% (max 60% buildings).*

B. § 116-320, entitled “Off-street parking and multi-modal connectivity,” shall be amended by modifying subpart K(1) to read as follows:

- K. *Off-street loading facilities.*
  - (1) *Loading facilities shall be provided through screened delivery courtyards, via underground service corridors, or in a similar fashion, which is not functionally obtrusive to patrons using the parking areas.*

C. § 116-321, entitled “Building and site design,” shall be amended as follows:

(1) Subpart “A” entitled “Building height,” subsections (3) and (4), shall be amended to read as follows:

- (3) *In the TDO-1 District subarea 100% of a building, other than a freestanding parking structure, shall be permitted to be constructed to the maximum habitable stories above the floodplain, where applicable.*
- (4) *TDO District buildings greater than three stories (or 36 feet) in height shall provide a facade stepback beginning at the finished floor elevation of the fourth story.*

(2) Subpart B entitled “Building massing and form,” shall be amended by deleting subsections (4) and (5).

(3) Subpart D(4) is hereby amended to add the following at the end of the subsection:

*This subsection D(4) shall not apply to parking podiums with no living or retail spaces, provided the façade is screened architecturally from the street.*

(4) Subpart F(2) is hereby amended to read as follows:

*Roofs should provide a variety of vertical dimensions. Multiplane and intersecting rooflines are encouraged. Flat-roofed designs are discouraged. However, if utilized, then flat roofs shall include architecture/details such as cornices, decorative facings and arches to provide interest to the roof line.*

D. § 116-326, entitled “Building height bonuses,” shall be amended such that subsection (1)(b) shall read as follows:

*(b) Alternative energy sources. A solar, geothermal, or other renewable energy power generation facility is installed on-site, with an energy capacity of at least 10% of the expected annual energy usage for the building(s) in which it is intended to serve, or at least 10% of the expected annual energy usage for the building(s) comes from renewable energy suppliers or utilities.*

E. § 116-188.3, entitled “Electric vehicle charging stations,” is amended such that subsection (d) and (e) shall read as follows:

*(d) The Board of Supervisors may require additional electric vehicle charging stations for parking areas with over 100 off-street parking spaces.*

*(e) Any new or substantially redeveloped (i.e., full-depth reconstruction) surface parking lot with a minimum of [25] parking spaces shall require at least [5%] to be EV parking spaces, served by either Level 1 or Level 2 EVCS connection.*

**SECTION 2. ENACTMENT.** Upon enactment, the Zoning Code as amended hereby, shall hereafter constitute the official, operative text of the amended Zoning Code, with the Zoning Code as amended hereby superseding and replacing all prior Ordinances or parts thereof.

**SECTION 3. REPEALER.** All Ordinances or parts of Ordinances inconsistent herewith or in conflict with any of the specific terms enacted hereby, to the extent of said inconsistencies or conflicts, are hereby specifically repealed.

**SECTION 4. SEVERABILITY.** That the provisions of this Ordinance are severable and if any of its provisions or any part of any provision or individual amendment enacted hereby shall be held to be unconstitutional or otherwise invalid, the decision of the court so holding, shall not affect or impair any of the remaining provisions or amendments. It is hereby declared to be the intent of Whitmarsh Township that this Ordinance would have been enacted had such unconstitutional provisions or parts thereof not been included herein.

**SECTION 5. EFFECTIVE DATE.** This Ordinance shall become effective at the earliest date permitted by applicable law.

**ENACTED and ORDAINED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by the Board of Supervisors of Whitmarsh Township.

**ATTEST:**

**BOARD OF SUPERVISORS OF  
WHITEMARSH TOWNSHIP**

\_\_\_\_\_  
**CRAIG MCANALLY, SECRETARY**

By: \_\_\_\_\_  
**FRAN MCCUSKER, CHAIRMAN**