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**MONTGOMERY COUNTY
PLANNING COMMISSION**

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SCOTT FRANCE, AICP
EXECUTIVE DIRECTOR

November 1, 2021

Mr. Justin Keller, Borough Manager
Pottstown Borough
100 E. High Street
Pottstown, PA 19464

Re: MCPC #21-0284-001
Plan Name: Montgomery County Community College North Hall Improvement Project
(Approximately 0.32 acres)
Situate: 144 West High Street
Pottstown Borough

Dear Mr. Keller:

We have reviewed the above-referenced minor land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code" as you requested on October 13, 2021. We forward this letter as a report of our review and recommendations.

BACKGROUND

The applicant, Montgomery County Community College, proposes to convert the existing North Hall parking lot into a lawn/open space that includes a pavilion, paved pathway, and other designed amenities such as benches, a bike rack, and lighting. Additional improvements at this time include a proposed wall along the portion of the site that borders Manatawny Creek. The property is located in the borough's Downtown zoning district.

COMPREHENSIVE PLAN COMPLIANCE

This area of Pottstown Borough is identified as Town Center in the Future Land Use Plan of the Montgomery County Comprehensive Plan, *Montco 2040: A Shared Vision*. Town Centers are pedestrian-oriented, traditional downtown areas with a mix of retail, institutional, office, and residential uses.

The *Pottstown Metropolitan Regional Comprehensive Plan* identifies this area of Pottstown as a Regional Core. Regional cores are described as having a "traditional town character with a diverse mix of housing



types and nonresidential land uses, public sewer and water, and a walkable grid road system supported by several major regional roadways and two highways.”

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant’s proposal. However, in the course of our review we identified the following comments that we feel should be addressed prior to moving forward with the land development. Our review comments are as follows:

REVIEW COMMENTS

DESIGN

- A. ADA Access. The current proposal does not show a hard surfaced path for ADA access across the lawn to the proposed pergola. We recommend providing a path suitable for wheelchair access to this amenity.
- B. Handicap Parking Spaces. We understand that there is handicap parking available on the other side of the pedestrian bridge, but the removal of the North Hall parking lot results in a significantly greater distance between available handicap parking spaces and North Hall. We recommend the applicant consider adding one or two handicap parking spaces along Manatawny Street.
- C. Pedestrian Circulation. It is not clear if a crosswalk is proposed across Manatawny Street. The plan shows two depressed curbs on the curve of the street, which we assume is the proposed location of a future crosswalk. If a crosswalk is proposed, it should be clearly delineated on the plan. We strongly recommend including a crosswalk to provide a safe route for pedestrians to cross the street and enter North Hall. The location of the two depressed curbs, however, might not be the best location for a crosswalk and we recommend working with the traffic engineer to determine the optimal location for the crosswalk, where there is visibility from all directions.
- D. Proposed Shrub Schedule. The proposed shrub schedule misspells a few species such as Callicarpa Americana, Hydrangea Macrophylla, and St. John’s Wort. We recommend revising these typos in future iterations of the plan.

CONCLUSION

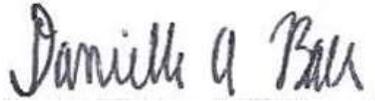
We wish to reiterate that MCPC generally supports the applicant’s proposal to convert the existing North Hall parking lot into a public open space amenity.

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

Should the governing body approve a final plat of this proposal, the applicant must present the plan to our office for seal and signature prior to recording with the Recorder of Deeds office. A paper copy bearing the municipal seal and signature of approval must be supplied for our files.

Please print the assigned MCPC number (#21-0284-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in black ink that reads "Danielle A. Baer". The signature is written in a cursive, flowing style.

Danielle A. Baer, AICP, Community Planner II

610-278-3751 – dbaer@montcopa.org

c: Montgomery County Community College, Applicant
Cowan Associates, Inc., Applicant's Representative
Jim Derr, Chr., Borough Planning Commission
Keith Place, Borough Director of Licensing and Inspection
Charles D. Garner, Jr., Borough Solicitor
Winter Stokes, Borough Zoning Officer

Attachment A: Reduced Copy of Applicant's Proposed Site Plan

Attachment B: Aerial Image of Site



Montgomery County Community College
North Hall Improvement Project
MCPC #210284001

Montgomery
County
Planning
Commission

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Aerial photography provided by Naeemap.

