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**MONTGOMERY COUNTY  
PLANNING COMMISSION**

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SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

June 16, 2023

Alison Giles, Zoning Officer & Planning Coordinator  
Upper Dublin Township  
801 Loch Alsh Avenue  
Fort Washington, PA 19034

Re: MCPC # 23-0102-001  
Plan Name: Upper Dublin Township Municipal Building  
(1 lot comprising 10.48 acres)  
Situate: 801 Lock Alsh Avenue (cross street: Fort Washington Avenue)  
Upper Dublin Township

Dear Ms. Giles:

We have reviewed the above-referenced land development plan in accordance with Section 502 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on May 30, 2023. We forward this letter as a report of our review.

## BACKGROUND

Upper Dublin Township is proposing to construct a new 31,924-square-foot municipal building in the location of the existing municipal building. The existing building and parking lots would be demolished and new parking lots would be constructed. In addition, the proposal includes an 11,124-square-foot extension onto the existing Public Works building, which is located behind the municipal building. The parking lot for the public works building would be reconfigured to accommodate the building extension. Including existing spaces, there would be a total of 189 vehicle parking spaces. There would be two access driveways from Loch Alsh Avenue, as well as two pedestrian walkways connecting the existing sidewalks on Loch Alsh Avenue to the concrete apron around the proposed municipal building.

The site reconfiguration would result in less impervious coverage (67.95%) overall than the existing conditions (70%). The property is located in the A-Residential Zoning District and is served by public water and sewer.

## RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the township's proposal, however, in the course of our review we have identified the following issues that the township may wish to consider prior to final plan approval. Our comments are as follows:



## REVIEW COMMENTS

### STORMWATER MANAGEMENT

The township has an MS4 permit with the Pennsylvania Department of Environmental Protection (DEP) and is part of the Wissahickon Clean Water Partnership. In addition to the proposed underground stormwater basins, we recommend that the township consider additional strategies to improve water quality, such as constructing rain gardens or other green stormwater management strategies. Rain gardens capture and temporarily retain stormwater. The structures provide for plant filtration of pollutants and enable water infiltration, improving water quality. Rain gardens are most effective when connected into a stormwater management system. Given that this proposal is for a municipal building, we recommend that the township consider the development of a new municipal building as a good opportunity to educate the public on green infrastructure.

### LANDSCAPING

The proposed plant list has a nice selection of trees, however we do not recommend that pin oak be planted in the following two places:

1. Along the street frontage of Loch Alsh Avenue.
2. The median in the driveway near the public works building extension.

Given its growth habit, where the lower branches continually grow downward, pin oak is not an ideal tree to situate along streets, driveways, or sidewalks. Maintenance staff would be continually trimming these to provide clearance for pedestrians and vehicles. We recommend that the red maple specified, London plane tree (*Platanus x acerfolia*), or Swamp white Oak (*Quercus bicolor*) could be planted in these areas, and more pin oaks could be planted in the open area near the eastern drive.

## CONCLUSION

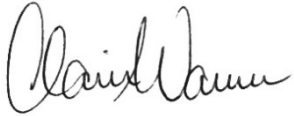
We wish to reiterate that MCPC generally supports the applicant's proposal but we believe that our suggested revisions will better achieve Upper Dublin's planning objectives for promoting sustainable development and incorporating "green development standards in site design," as outlined in the township's comprehensive plan.

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 (23-0102-001) on any plans submitted for final recording.

Sincerely,

A handwritten signature in cursive script, appearing to read "Claire Warner".

Claire Warner, Senior Community Planner  
[claire.warner@montgomerycountypa.gov](mailto:claire.warner@montgomerycountypa.gov) – 610-278-3755

c: Kurt Ferguson, Township Manager  
Terraform Engineering, Terry DeGroot, P.E., Applicant's Engineer  
Michael J. Cover, Chair, Upper Dublin Planning Commission  
Tom Fountain, P.E., Upper Dublin Township Engineer

Attachment A: Aerial Image of Site

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

**ATTACHMENTS A & B**



Upper Dublin Township Municipal Building  
MCPC#230102001

Montgomery  
County  
Planning  
Commission

Montgomery County Courthouse - Planning Commission  
PO Box 311, Norristown PA, 19384-0311  
tel: 610 278-3723 / fax: 610 278-3341  
www.montcopa.org/planning  
Aerial photographs provided by Noemmap



