

# MONTGOMERY AWARDS

Excellence in Planning and Design

2022 Award Winner



## The Grove at Meadowood Worcester Township

The Grove at Meadowood received a 2022 Montgomery Award for vision and master planning, innovative design, and environmental stewardship. This contemporary senior living development, part of Meadowood Senior Living, represents a key element of a decades-long master planning

effort. This appealing community features state-of-the-art housing units, a central gathering space with an attractively landscaped stormwater pond, new trail connections, and preservation of a historic cemetery.



## Vision and Master Planning

Meadowood, a nonprofit continuing care retirement community, provides a variety of health care services to the residents of this 133-acre campus. Recognizing it was nearing full occupancy, the community sought to identify what type of new living space prospective residents desired. A market study revealed interest in a different kind of lifestyle, which resulted in the development of hybrid homes and connected outdoor spaces. Following Meadowood's vision, the focus of this new lifestyle neighborhood is to promote the health and wellness of its residents by actively encouraging enjoyment of the outdoor environment. The Grove demonstrates Meadowood's decades-long commitment to ensuring the landscape that surrounds the residential clusters is stewarded in a sustainable manner and will be an environmental and visual asset to the community and its residents. As part of the master plan, The Grove was purposefully sited on a vacant corner of the campus. The new development necessitated the relocation of a portion of Meadow Drive, the careful preservation of the historic Colonial-era Peter Wentz Cemetery, and new trail connections to the Schwenkfelder Church and the future Worcester Township trail network.

## Innovative Design

The Grove consists of 52 independent living residential apartments in a unique grouping of four 3-story Hybrid Home buildings. The Hybrid Home model emphasizes outdoor connections and abundant natural light and includes appealing amenities such as ground-level covered parking and ample storage space. Although The Grove's architecture represents a new housing type within the community, the careful use of colors and building materials, such as stone and stucco, unify The Grove with the established Meadowood community. As part of the innovative design, several green building features, including geothermal heating and cooling and LED lighting, are incorporated.

The Grove's buildings are arranged in a crescent shape, with balconies and patios oriented to maximize views of the surrounding plaza, existing wooded areas, and the pond while providing a sense of community enclosure. Extensive native plantings, designed for year-round visual interest, contribute to making the central pond a unique natural feature. In combination with Smith Plaza (also referred to as "The Gathering Place"), this portion of The Grove has quickly become a popular



destination within the community. The plaza connects to a prominent pedestrian promenade that sits atop a curvilinear retaining wall overlooking the stormwater pond, water features, and wind sculptures. A pergola for shade, a large firepit, and strategically placed seating areas create a gathering space for residents to relax and socialize within the community. In addition, pedestrian paths and trails ensure that The Grove and The Gathering Place feel like a seamless and valuable addition to the Meadowood community.

## Environmental Stewardship

The Grove demonstrates Meadowood's commitment to environmental stewardship. A guiding principle of the project was limiting the environmental impact on the landscape and preserving the established forested areas around the campus.

Although the concept of adding a bioretention pond to The Grove evolved from a functional need to create a sedimentation and detention basin for mitigating the volume and addressing the quality of the development's stormwater runoff, Meadowood ensured that the design of the pond was also sustainable and visually appealing. The attractively landscaped pond serves as both a unique water feature and a community focal point but also provides important stormwater management and water quality benefits. The stormwater pond is designed with two large naturalized forebays to capture excess sediment and a series of naturalized landscape zones.

Meadowood's commitment to environmental sustainability is also evident in its tree planting efforts. Along the Zacharias Creek, an extensive native tree planting project is yielding the mature trees along valuable forested riparian corridor to protect the headwaters of the tributary. Meadowood has partnered with TreeVitalize to realize its goal of planting 1,000 trees a year to enhance the natural areas and to buffer woodlands and other areas that surround the buildings within the campus environment.

The Grove at Meadowood, considered the capstone in the master plan for the campus, demonstrates the exceptional results of a thoughtful vision focused on innovative and environmentally sensitive design. This appealing new neighborhood, which seamlessly blends into the Meadowood community, provides many outdoor amenities that promote the health and well-being of its residents while providing a beautiful living environment.



Source: Meadowood

## Location

3205 W. Skippack Pike  
Worcester Township  
Montgomery County

## Project Data

### Land Use

Residential Life Care Facility

### Tract Area

133 Acres (The Grove: 5 Acres)

### Zoning

Land Preservation District

### Building Area

719,123 SF (52 Dwelling Units)

### Parking

96 Spaces

## Key Features

- Architectural Design
- Environmentally Sensitive/Sustainable Design
- Innovative Stormwater Management
- Historic Preservation/Restoration

## Owner/Developer

The Meadowood Corporation  
3205 Skippack Pike  
Lansdale, PA 19446

## Engineer

Woodrow & Associates, Inc.  
1108 N. Bethlehem Pike  
Lower Gwynedd, PA 19002

## Architect

RLPS Architects  
250 Valleybrook Drive  
Lancaster, PA 17601



*The Grove at Meadowood residential units are designed to maximize private outdoor space and views of the adjacent plaza, water feature, and green spaces.*

## Landscape Architect

McCloskey & Faber, P.C.  
831 DeKalb Pike  
Blue Bell, 19422

## Site Contractor

Benchmark Construction Company, Inc.  
4121 Oregon Pike  
Brownstown, PA 17508

The annual Montgomery Awards recognize the best in planning, design, and advocacy in Montgomery County, Pennsylvania.

The program acknowledges the high-quality work and commitment of communities, organizations, and professionals.

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