



Upper Dublin T O W N S H I P

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February 10, 2023

TO: BOARD OF COMMISSIONERS
FROM: KURT M. FERGUSON, TOWNSHIP MANAGER
RE: MANAGER'S REPORT

1125 Virginia Drive (I emailed this to the board on Friday, February 3, 2023)

The BOC approved this project, being development by the Jefferson Apartment Group, on March 22, 2022.

This week we had a pre-permit meeting with the developer to review requirements, timing, etc. Our code office is having more meetings, as a matter of practice, to help developers understand what is being asked of them. The demolition permit will be issued in the coming week(s) and then construction will be underway.

I have attached the project overview as part of my report and as a reminder will include 310 rentals.

Township Building/Public works building

Per our sit-downs with the BOC, we have interviewed the final 2 candidates and are recommending GKO. We asked both firms to present option 3. As you will recall the RFP focused on Option 2 (renovating the old library side and building new the other half). It was a unanimous decision that GKO should be the firm to move the project forward. We are recommending option 3 for the Township Building. This option will tear down the entire site.

We are also recommending changes to how we bid the public works building and township building.

Before I provide that outline, I want to discuss the goal of expediting this entire process. Discussions are now underway with DVIT regarding the rent being paid for at 370 Commerce. Remember the Township settled for an amount consistent with putting the building back the way it was. We are obviously not going to do that, but it would be expected that DVIT would only pay for rent at 370 Commerce for an estimated duration to put the Township building back as it was. Those negotiations are underway now for what that timeframe will be. That rent is about \$29,000 a month. Expediting our township building process is imperative to avoid (as much as possible) having our taxpayers covering that rental amount before the building is complete. As such, I have also brought on David Horowitz with Young Adjusters to be part of the team to assist in this effort.

For our next stated meeting we will be recommending the following:

- Retaining GKO to design the Township Building and moving to option 3.
- Considering a motion to bid out the office portion (renovation only) of the Public Works Building now.

We have concluded that this is the most cost-effective way moving forward. We would call this phase 2.

(Phase 1 is the current emergency provisions underway). Phase 2 would be bidding out the construction portion of the Public Works Building (the new construction of the 3 bays) and the Township building at the same time. Why have we moved in this direction?

1. Ease in permitting for the NPDES (National Pollutant Discharge Elimination System) permitting. By managing this as one project (Public works and Township building construction) we avoid the costs of putting in temporary measures needed if we did the public works building (construction) and Township Building separately. Arif can speak to this at the stated meeting, but there are clear permitting requirements when something is over or under 1 acre. We believe that combining this construction process will only necessitate us in doing this permitting once and saving the expense of not having to put in temporary measures with doing the public works construction by itself (first). Also, the process to gain approval for the permit (done through the Montgomery County Conservation District) is 6 to 9 months and we don't want to do that twice.
2. Economy of scale. We believe that having the 3 bay construction and the township building in one project will also lead to better costs (staging once, one contractor for both projects, one set of subs, etc.)
3. We believe that bidding this in the 2 phases will assist towards a 36-month time frame to have the projects complete. One simple example of not having to put in temporary measures for stormwater (NPDES) that would then need to come out as part of the township building is one example. The Public works 3 bay construction (and 5-bay bid alternate) is already complete. This would still allow us to move to design of the Township building right away (we would not need to start over or make other adjustments).
4. The Public works project is estimated at about \$13,700,000 (both the office renovation and new construction). By waiting on the new construction of the 3-bays (about \$9,000,000 and the renovation itself is around \$5,000,000) we would continue to collect interest on that \$9,000,000 for an extra year which will generate the Township about \$360,000 in interest (we are currently collecting 4%).

To summarize, our recommendations for the February stated meeting are as follows:

Motion to retain GKO to design the Township Building.

Motion to proceed with Option 3 for the Township Building.

Motion to bid the interior renovations of the Public Works Building (only).

Also, once the Township building design is complete, a public presentation would take place and a motion to advertise the construction aspects of the project (Public works construction of 3 bays with a 5-bid alternate and the Township Building).

530 Virginia Drive

Tom has created a 1-page overview regarding the potential sale of 530 Virginia. Specifically, a brief outline of some basic pros/cons of age restricted versus non age restricted rental residential developments. I have also attached the memo to my report.

See you on Tuesday.

Enclosed: Memo – 530 Virginia Drive

CALENDAR OF EVENTS

January 2023

Wednesday, January 4, 2023

Attended pre-construction meeting for the Fort Washington Cross County Trail & Road Diet – Middle Section project at the Library with township staff, Boles Smyth Associates, MECO Constructors, Carroll Engineering, McTish, Kunkle & Associates, CDR Maguire, Inc., North Wales Water Authority, Bucks County Water & Sewer Authority, and PECO.

Attended Public Works Building Phase 1 Coordination meeting with township staff and D’Huy.

Attended a meeting with township staff to discuss DVIT/D’Huy Engineering estimated costs.

Thursday, January 5, 2023

Attended a Zoom meeting with township staff and Young Adjustment to discuss the 805 Pipe Break incident.

Attended a Teams meeting with Commissioner Alyson Fritzges and the township’s traffic engineer.

Friday, January 6, 2023

Attended the Municipal Authority meeting.

Attended Land Use meeting with township staff.

Attended a Zoom discussion with township staff and D’Huy Engineering.

Wednesday, January 11, 2023

Attended a staff meeting.

Meeting with Chief of Police, Fran Wheatly and Avis McClinton.

Friday, January 13, 2023

Attended the Upper Dublin Medals Kick-off Meeting with township staff and the Upper Dublin School District.

Attended a meeting to discuss Architect RFP’s with township staff, township commissioners, and D’Huy Engineering.

Tuesday, January 17, 2023

Attended a Teams meeting to discuss zoning for the Upper Dublin School District Transportation Facility with township staff and ICS.

Attended a meeting to discuss Architect RFP's with township staff, township commissioners, and D'Huy Engineering.

Attended a virtual meeting with township staff and Horsham Township staff to discuss the Hurricane Ida Relief Fund.

Wednesday, January 18, 2023

Attended Public Works Building Phase 1 Coordination meeting with township staff and D'Huy.

Attended a Township Manager meeting with surrounding townships: Upper Moreland, Hatboro, Abington, Horsham, and Abington.

Attended Public Works Building Phase 2 Project Meeting with township staff, D'Huy Engineering, and GKO Architects.

Attended a Developer Meeting to discuss The 501 at Mattison Estate.

Friday, January 20, 2023

Attended the Municipal Authority Meeting.

Tuesday, January 24, 2023

Attended a Zoom meeting with township staff and Urban Partners to discuss the RACP Grant Application.

Attended a Zoom meeting with township staff and Labor Attorney.

Wednesday, January 25, 2023

Attended a Zoom meeting to discuss 525 Virginia Drive with township staff and township solicitor.

Friday, January 27, 2023

Attended Land Use meeting with township staff.

Attended a Zoom meeting for an Municipal Authority Pre-Meeting Discussion with township staff and township traffic engineer.

Attended a Zoom meeting with the Eastern Montco Interchanges Group.

Attended a Teams meeting to discuss the township site plan and grading review with township staff, D'Huy Engineering, and GKO Architects.

Tuesday, January 31, 2023

Met with Representative Melissa Cerrato and Advisor Rafia Razzak.

Attended a meeting with township staff and Jefferson Apartment Group regarding 1125 Virginia Drive final permit application.

Attended a meeting regarding 1410 E Butler Pike with township staff, township solicitor and The Woods group.

Respectfully submitted,

Kurt M. Ferguson
Township Manager

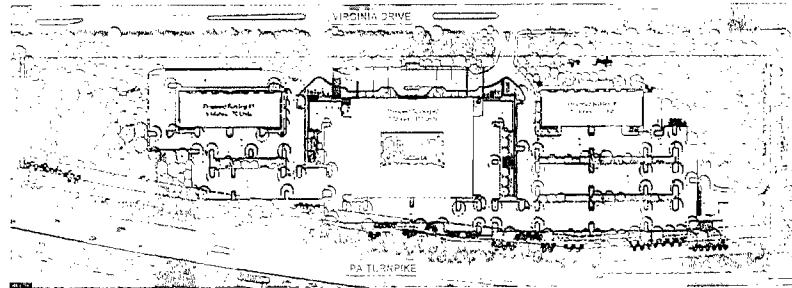


1125 Virginia Drive Fort Washington, PA 19034

Building Rendering



Site Map



Unit Mix

Unit Type	Count	SF
Studio	34	584
1 Bed, 1 Bath	107	752
1 Bed, 1 Bath + Den	22	836
2 Bed, 2 Bath	130	1,139
2 Bed, 2 Bath + Den	8	1,236
3 Bed, 2 Bath	9	1,325
Total	310	931

Key Information

Project Size

310 Units

Construction Completion

Year-End 2024

Developer

Jefferson Apartment Group

Property Management

JAG Management

General Contractor

Clark Builder's Group (CBG)

On-Site Amenities

- Resort-style pool with grilling areas
- Club room with game areas, lounge seating, and private dining
- State-of-the-art Fitness Center
- Resident Movie Theater
- Private Co-Working Areas
- Pickleball Courts
- Dog Park
- Dog Wash Station
- Front Yard Pedestrian Promenade with Trail Access

Current Use

- 40,000 SF Vacant Office Building
- To Be Demolished 1Q 2023

Company Website

<https://jeffersonapartmentgroup.com/>

On-Site Parking

- **Total Spaces – 512**
- Surface Parking Spaces – 447
- Private Garage Spaces – 56

Unit Finishes

- Quartz Countertops
- Stainless Steel Appliances
- Wood-look flooring
- Tile Backsplash

Memo

To: Kurt Ferguson

From: Tom Fountain

Date: February 8, 2023

Re: 530 Virginia – Planning Information

Kurt

I have prepared this memo to provide simple planning information related to the 530 Virginia property.

The 530 Virginia site (530) is approximately 17 acres and currently includes a portion of the CHAC soccer fields, a wetland basin constructed as part of the Pine Run/Rapp Run dam projects, and undeveloped remnant lands. UD proposes to subdivide off 12.6 acres, leave the CHAC fields (4.3 acres) undisturbed and contiguous to the remaining CHAC fields.

The remaining 12.6 acres would be developed with apartments, parking, stormwater management, and trails, in accordance with the GFW District requirements. The proposed apartment density is 12.7 units/acre, yielding 160 units. The allowable base density is 45 units/acre, which could yield 567 apartments.

Apartments are a Conditional Use in the GFW District. The standards for approving a Conditional Use such as apartments relate to demonstration of meeting the lot size, density, setback, building height, and # bedroom distribution, all of which are addressed on the plan sheet and will be satisfied through the Conditional Use review process.

There is no density bonus or penalty related to age-restricted units. There is a bonus available if a certain percentage of the units offered are moderate income (as defined by PHFA).

Related to the age-restricted/unrestricted categories, the Township should consider these positive or drawback attributes of either category:

Age-Restricted	Unrestricted
Lower Sale Value	Higher Sale Value
Less/No school age children	Some percentage school-age children
Reduced traffic load at peak hours	Higher Wage Tax revenue
Low or No Wage Tax revenue	Adds traffic at peak hours
Couples/Singles contribute to local revenues	Families contribute to local revenues
Lower Public Safety Concerns	Elevated Public Safety concerns