

Pledge of Allegiance

- J 6:30 PM Public Hearing – Zoning Text Amendment Ordinance for Office Center District (OCD) for Mixed Use - BET

SPECIAL MEETING AGENDA
BOARD OF COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
TUESDAY, NOVEMBER 22, 2016

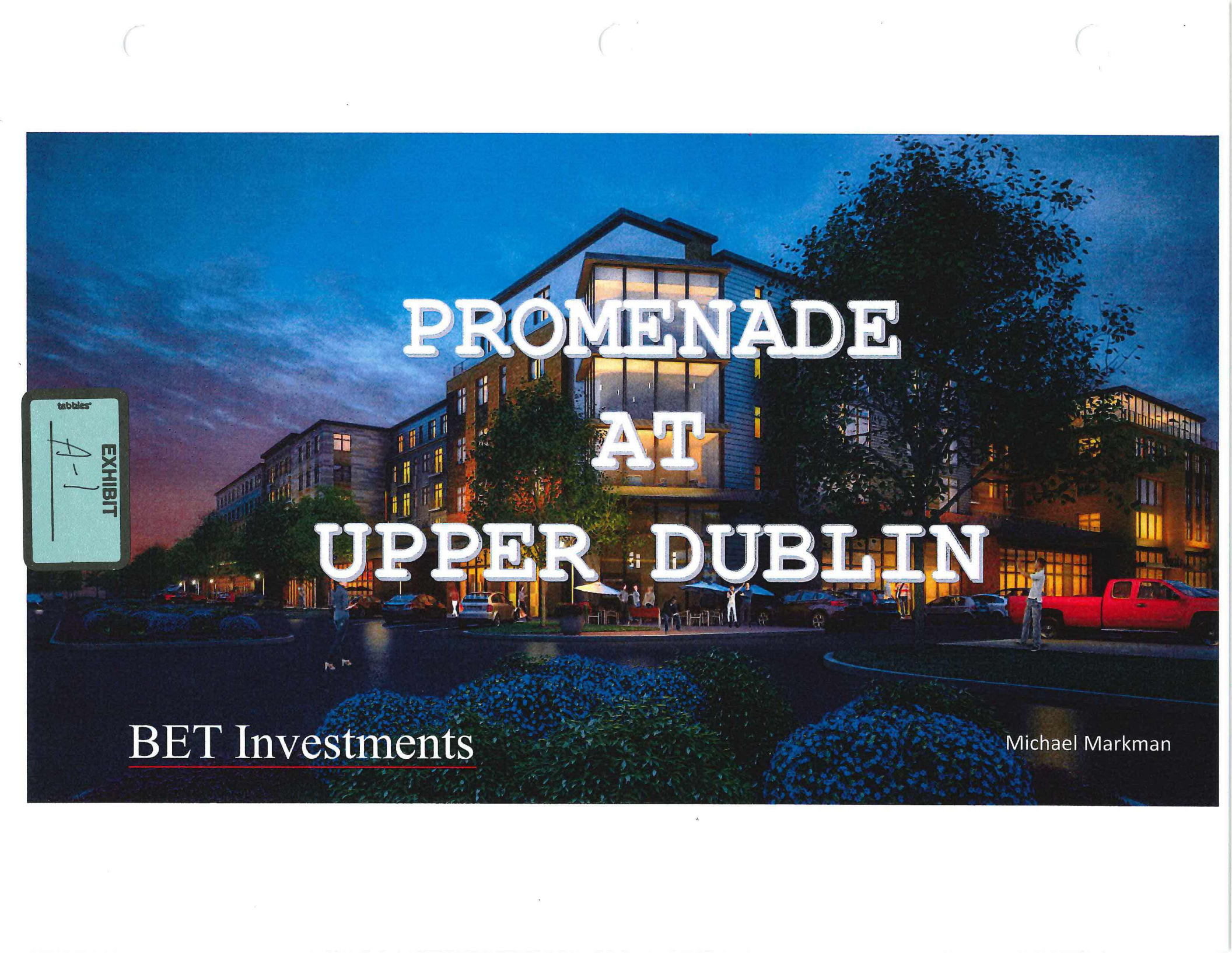
Correspondence and Announcements

Public Comment

Action Items

- K Consider action on Resolution to Accept the Investment Grade Audit of an LED Streetlight Replacement Program.

ADJOURN

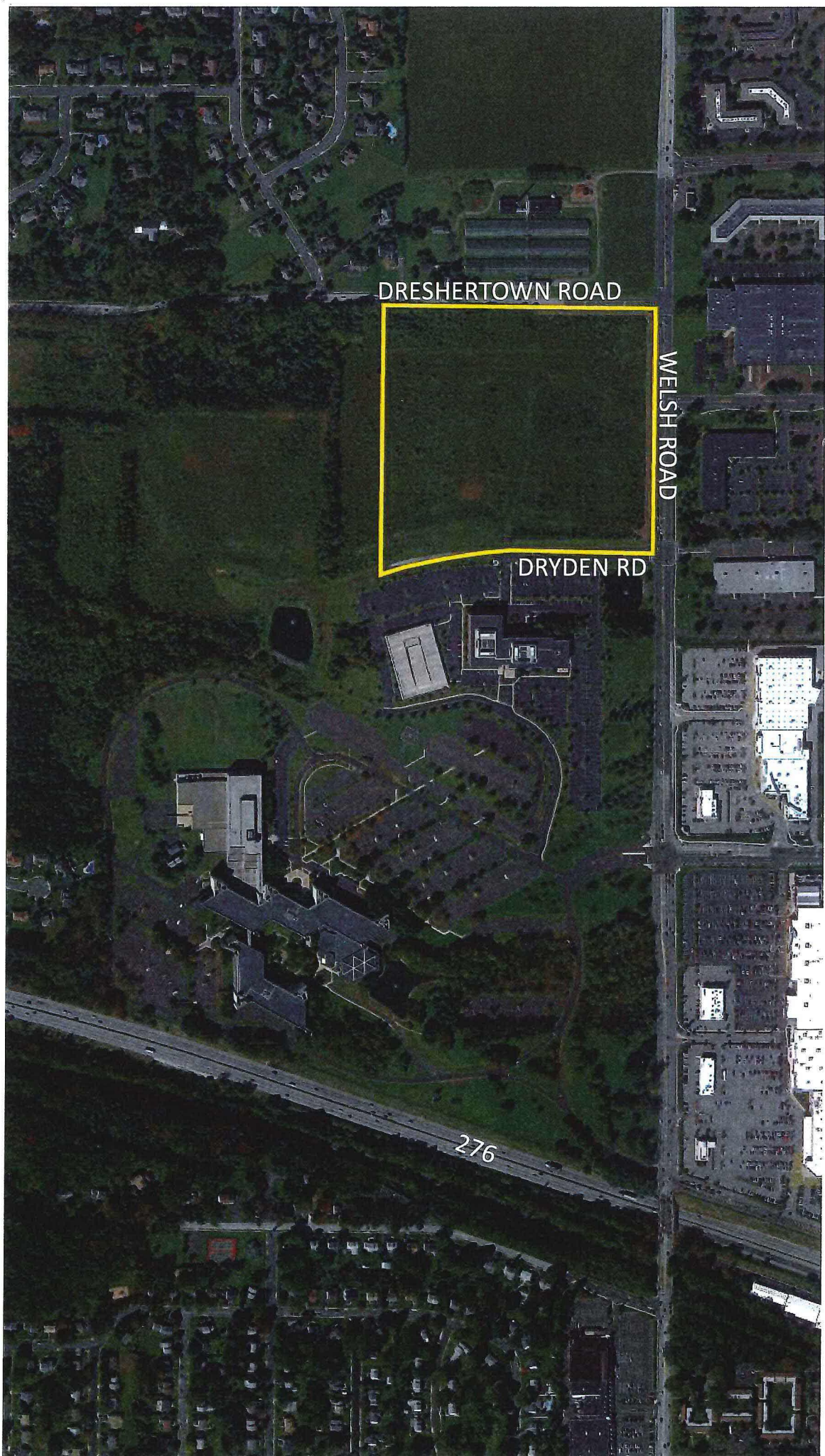


PROMENADE AT UPPER DUBLIN

tabbles
A-1
EXHIBIT

BET Investments

Michael Markman



DRESHERTOWN ROAD

WEISH ROAD

DRYDEN RD

276

Promenade at Upper Dublin Project Facts

130,000 square feet of shops and restaurants including:

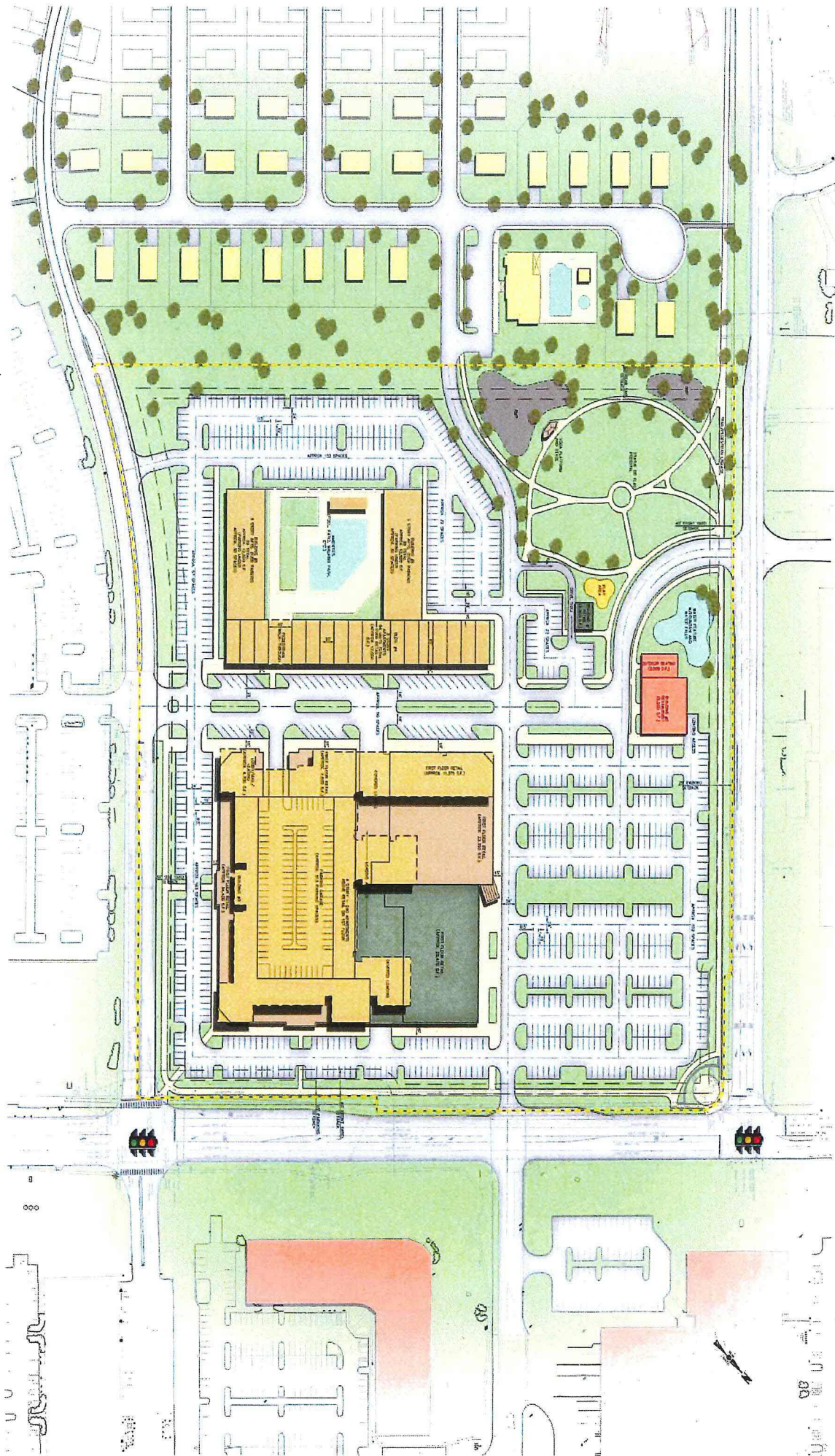
- Recreational Equipment Incorporated (REI).
- Redstone Grill.
- Two stores are proposed at 10,000 - 30,000 square feet (no big box).
- Small shops and cafes averaging 5,000 square feet or less.

433 high-end apartments with the following attributes:

- Only one and two bedroom units to be constructed.
- Average monthly rents of \$2,000 per unit.
- Upscale amenities, gathering areas and resort style pool and a fitness center.

Many site amenities including:

- Over 3 miles of walking trails and sidewalks.
- Property will be within walking distance of nearby homes, significant office space and other retail areas.
- A 2.7 acre park with a yoga/activity platform, water features, playground and coffee shop.



UNIVERSITY OF CALIFORNIA
 ARCHITECTURAL SITE PLAN

UNIVERSITY OF CALIFORNIA
 ARCHITECTURAL SITE PLAN



BERNARDON



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 **RECREATIONAL
EQUIPMENT, INC**

BERNARDON





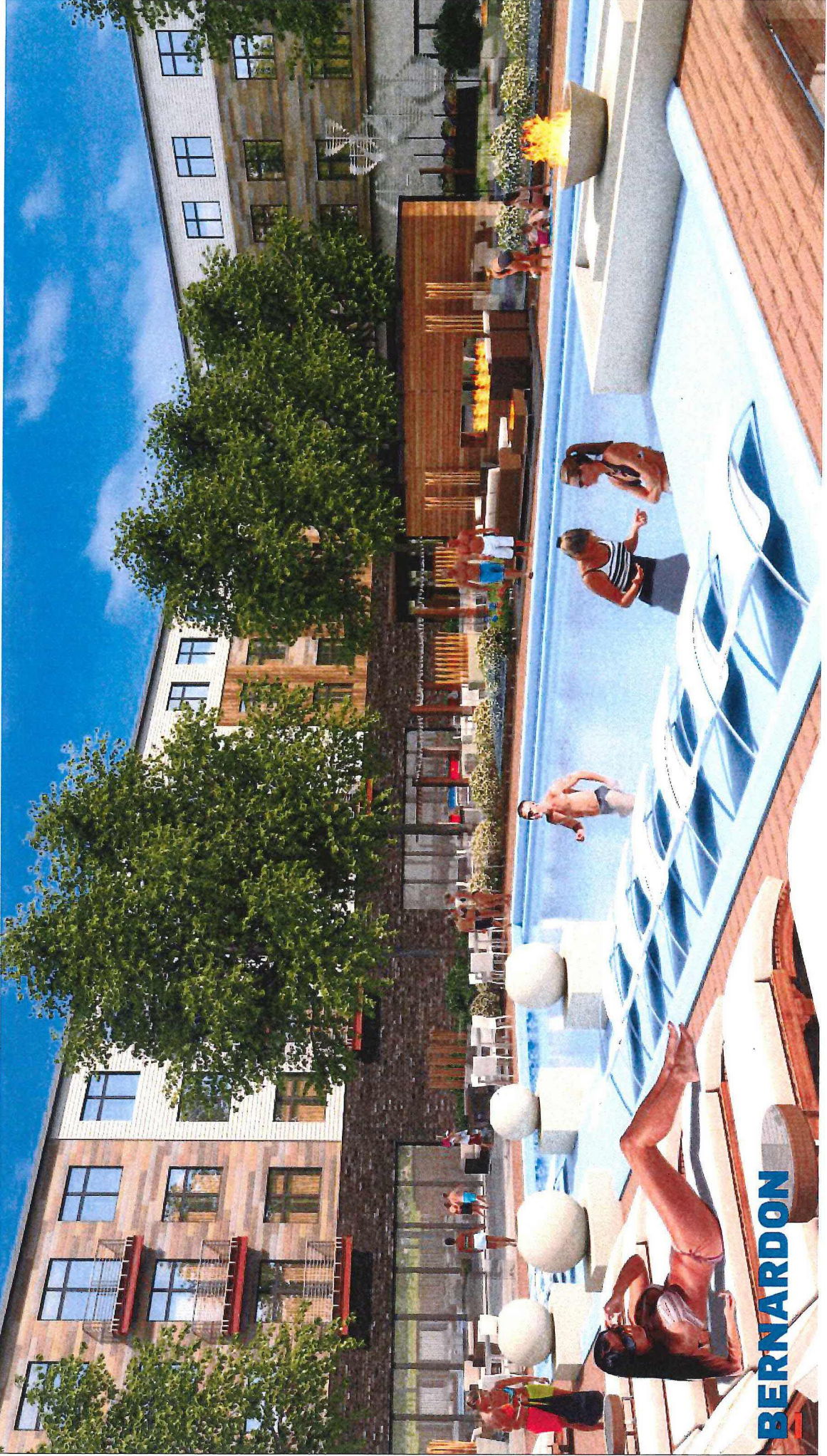
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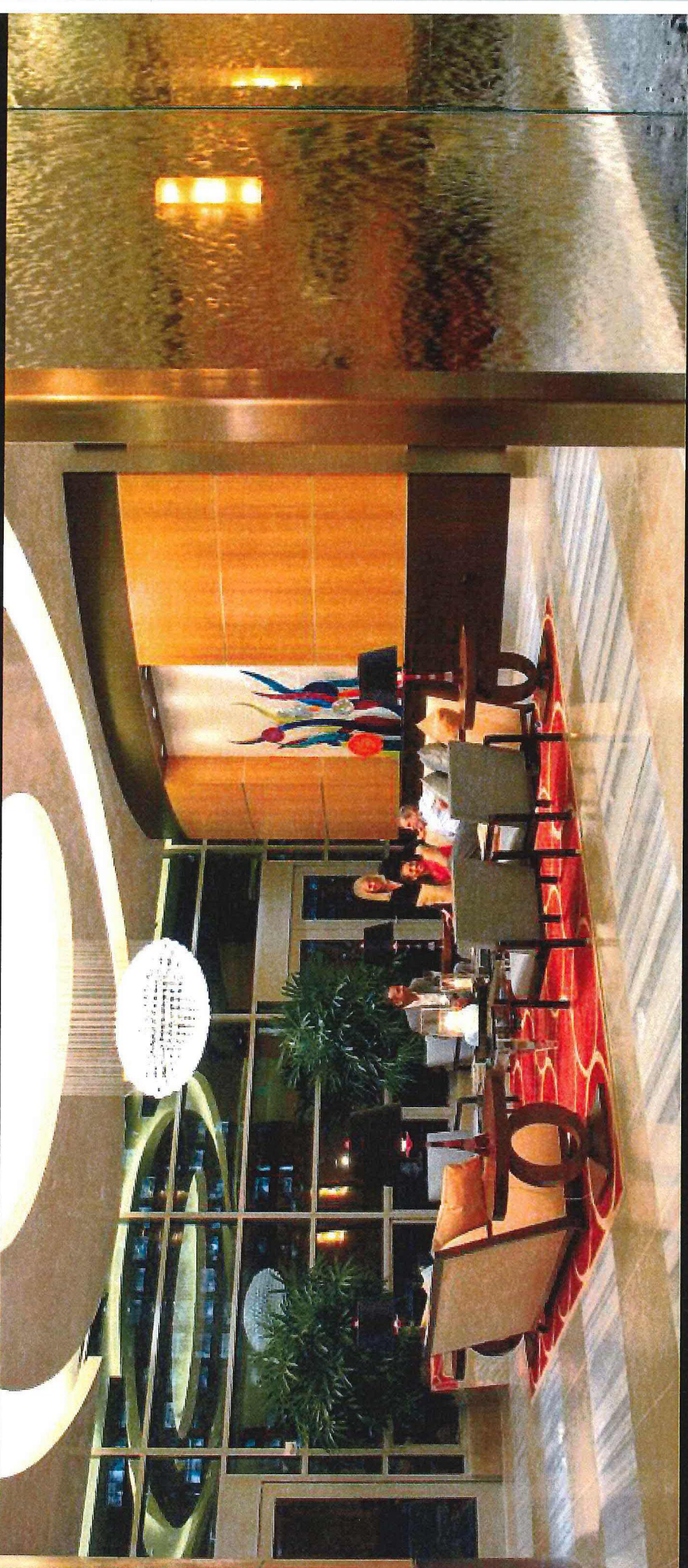
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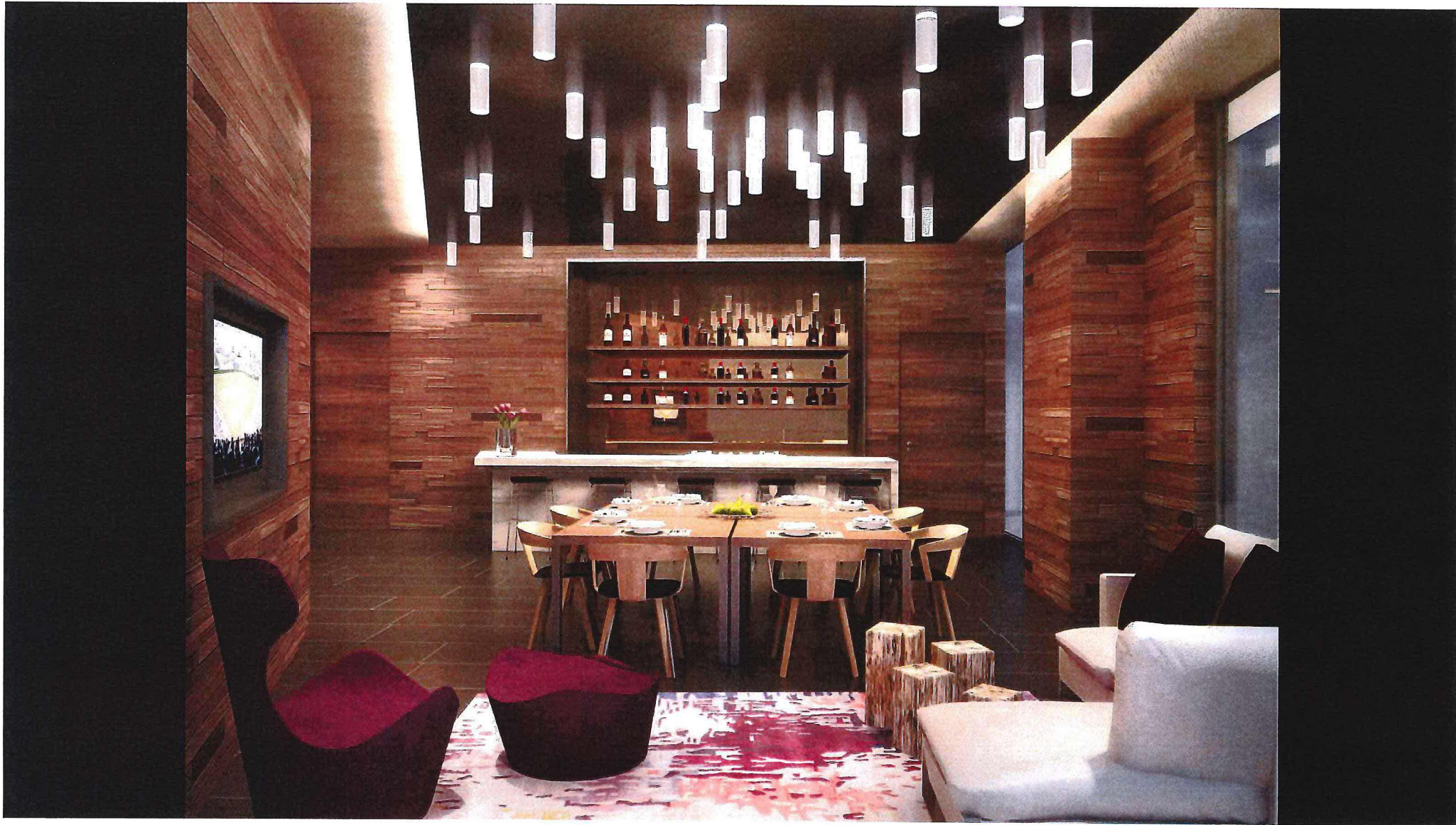


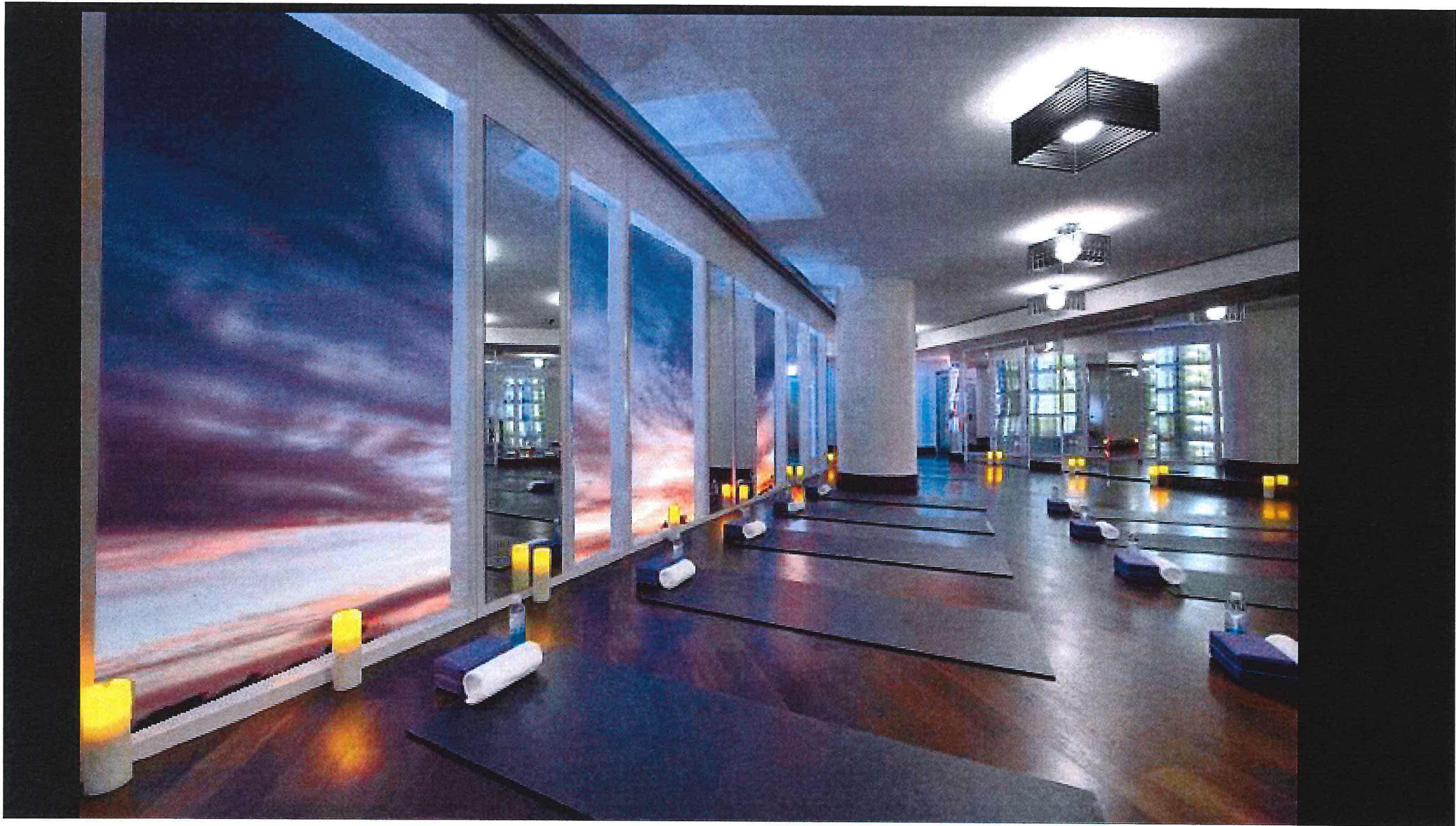
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Tax / Revenue Impact

| Upper Dublin School District | Project as Currently Presented | Worst Case Scenario |
|--|---------------------------------------|----------------------------|
| Total Taxes / Revenue Generated: | \$2,499,665 | \$2,563,045 |
| Less School District Costs: | \$ 554,742 | \$ 908,104 |
| Net Yearly Revenue to School District: | \$1,944,923 | \$1,654,941 |

Upper Dublin Township

| | | |
|---|-----------|-----------|
| Total Taxes / Revenue Generated: | \$635,328 | \$635,328 |
| Less Township Costs: | \$392,401 | \$392,401 |
| Net Yearly Taxes / Revenue to Township: | \$242,927 | \$242,927 |

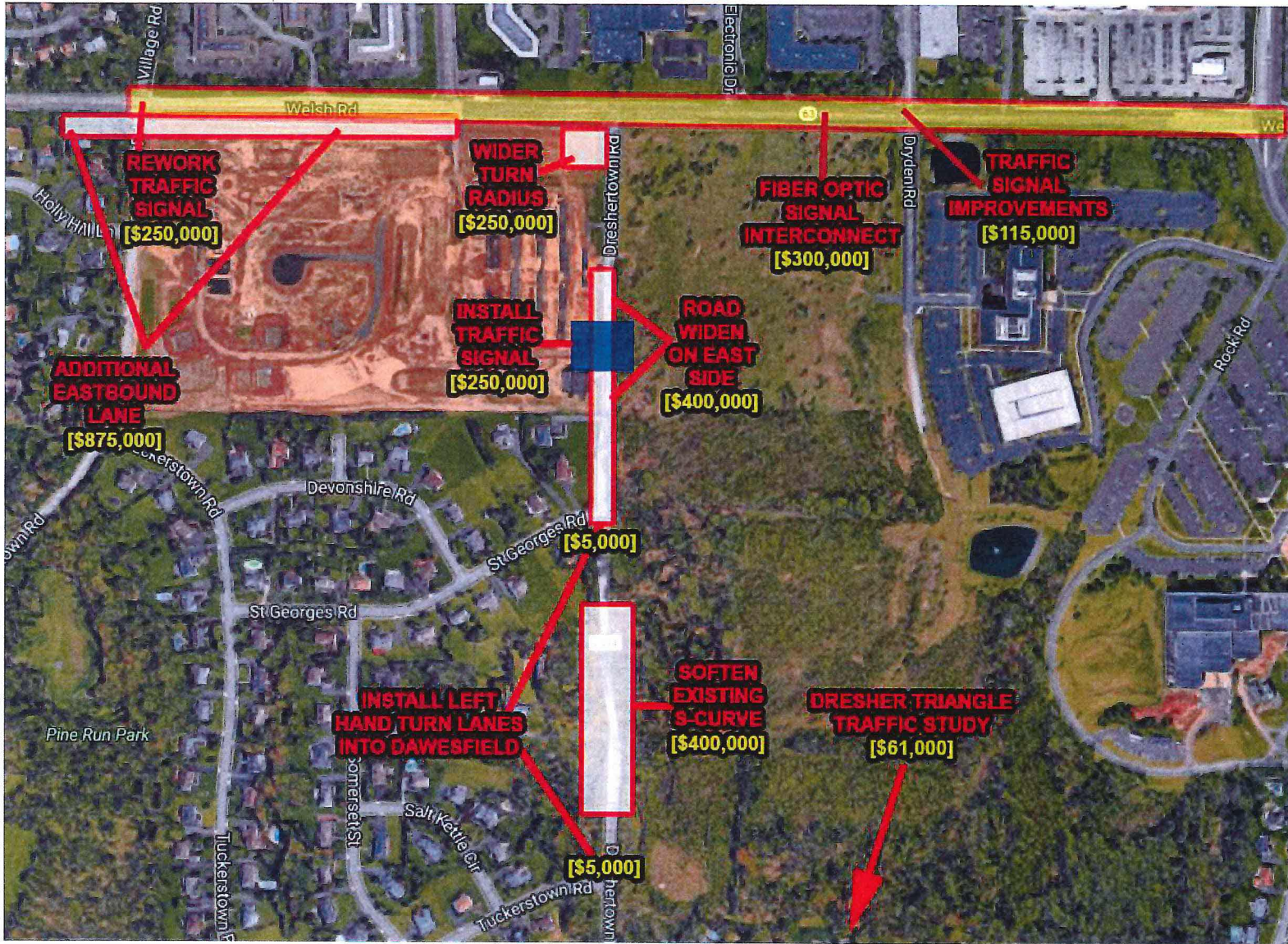
Assumptions:

| | | |
|----------------------------------|--------------------------|-------------------------|
| Number of Public School Children | 25 | 41 |
| Retail Space | 130,000 SF | 130,000 SF |
| Number of Apartments | 433 (216 1 BR, 217 2 BR) | 433 (216 1 BR, 217 2BR) |

| Apartment Project | Units | Monthly Rent | Number of School Age Children |
|---|--------------|---------------------|--------------------------------------|
| Verandas at Newtown Newtown Square, PA | 213 | \$1,500-\$3,000 | 13 |
| Chestnut Square West Chester, PA | 144 | \$1,800-\$2,600 | 3 |
| Parc Plymouth Meeting Plymouth Township, PA | 398 | \$1,380-\$2,250 | 24* |
| Riverwalk at Millenium Conshohocken, PA | 375 | \$1,500-\$2,800 | 3** |
| Courts at Spring Mill Whitemarsh, PA | 385 | \$1,400-\$2,800 | 6** |

**Includes all children under 18.*

***Indicates the number of public school children.*



AGREED UPON TRAFFIC IMPROVEMENTS

TOTAL ESTIMATED COST
\$2,911,000

Traffic Data

Project contemplates \$2,850,000 of traffic related improvements to Welsh and Dreshertown Roads.

Applicant has also agreed to fund a study of the potential traffic improvements at the Dresher Triangle for a cost of \$61,000.

Upon completion of the traffic improvements including new traffic generated by the Promenade, the existing intersections of Welsh and Jarrettown, Welsh and Dresher and Welsh and Dreshertown will perform at the same level or at an improved level from conditions that existed prior to the development. The intersection of Welsh and Dryden will have a slight increase in delay as it is only currently used by the Montgomery Corporate Center office building but will be used in the future as the primary entrance and exit for the Promenade.



John H. Kennedy, AICP
Professional Land Planner

EXPERIENCE

1990 – Present KENNEDY & ASSOCIATES

President/Owner. A land use consulting firm providing services in land use regulation and policy, land analysis and feasibility, site planning, subdivision and development approvals, estate planning, engineering coordination, specialized graphics and exhibits.

1987 – 1990 LAND ACQUISITION

(A Land Development Subsidiary of the Martin Organization). Vice President of Planning and Development. Responsible for analyzing property for potential land use. Hiring and coordinating consultants and managing design and approval process of land development projects.

1982 – 1987 THE MARTIN ORGANIZATION ARCHITECTS & PLANNERS

Senior Project Manager. Managed master planning, site planning and architectural projects throughout twelve States and two Provinces in Canada.

1980 – 1982 KINZLER & RITTER/LAND PLANNING

Junior Planner. Planned residential communities and commercial developments in New Jersey, Maryland and Virginia. Performed research for land use analysis and feasibility studies. Prepared submission documents, planning board exhibits and promotional graphics.

EDUCATION

Philadelphia College of Art, Philadelphia, PA
Bachelor of Science, Environmental Design, 1980.

University of Michigan, Ann Arbor, MI
Enrolled in College of Engineering, 1974-1976.

AFFILIATIONS

Memberships: American Institute of Certified Planners, American Planning Association, Pennsylvania Planning Association, The Urban Land Institute and 10,000 Friends of Pennsylvania.

APPOINTMENTS

Appointed member of the Lower Salford Township Planning Commission, February 2010 to present.

Appointed member of the Borough of Lansdale Planning Commission, March 1990 to July 2002. Served as Vice Chairman for the last 11 years.

Appointed member of the Lansdale Municipal Task Force, September 2000 to July 2002. The Task Force was formed to obtain grant money from the Montgomery County Revitalization Board. The Task Force defined and proposed a series of public improvements and regulatory changes. As of the spring of 2002, \$699,000 in grant money has been obtained for long-term revitalization plans. Proposed zoning changes were adopted in July of 2002.

Appointed member of the Lansdale Recreation Keystone Grant Committee, June 1997 to May 1998. The Committee successfully obtained \$1.2 million dollars to renovate and upgrade two swimming pool facilities located in the Borough. With matching funds from Borough Council, 2.4 million dollars worth of renovations were completed in 2000.



John H. Kennedy, AICP

A Partial List of Clients and Projects

Traditional Neighborhood Developments

| | |
|---|--|
| Northgate Upper Hanover Township, PA | T.H. Properties Mixed use TND Community, 736 mixed dwelling types and 45,000 sf of commercial space on 189 acres. <i>Zoning Amendment, Master Plan, Site Plan.</i> |
| Wynstone Village New Hanover Township, PA | T.H. Properties Mixed use TND Community, 761 mixed dwellings and 340,000 sf of commercial located along a new Main Street on 210 acres. <i>Zoning Amendment, Master Plan, Site Plan.</i> |
| Biltmore Estates Skippack Township, PA | T.H. Properties Mixed use TND Community, 260 mixed dwellings, 52,000 sf of commercial and 42,000 sf of live/work units on 82 acres. <i>Zoning Amendment, Master Plan, Site Plan.</i> |
| Fillmore Village Borough of Phoenixville, PA | Hastings Investments An infill TND Community, 170 mixed dwelling types and 20,000 sf of commercial on 22 acres. <i>Zoning Amendment, Master Plan, Site Plan.</i> |

Residential Developments

| | |
|---|--|
| The Crossings at Ambler Borough of Ambler, PA | Westrum Development Company Transit-Oriented Development on a former industrial site, 320 Units on 9.4 Acres. <i>TOD Overlay Ordinance Amendment, Site Plan.</i> |
| Andale Green Borough of Lansdale, PA | Moulton Builders Mixed-Use Development on a former industrial site, 288 Age-Restricted Units and a 30,000 s.f. Regional Senior Center on 14.5 Acres. <i>Retirement Village Overlay District, Site Plan, Conditional Use.</i> |
| Eagle Pointe (Byberry State Hospital) City of Philadelphia, PA | Westrum Development Company Age-Restricted Community on former institutional site, 370 Units on 25 Acres. <i>Site Plan.</i> |
| Orchard Ridge Ontelaunee Township, PA | T.H. Properties A clustered community of 1,300 mixed dwelling types and 55,000 sf of neighborhood commercial on 384 acres. <i>Zoning Amendment, Master Plan, Site Plan, Conditional Use.</i> |
| Willow Shores II Palmyra, NJ | The Korman Company Rental Housing Community, 300 Units on 28 Acres. <i>Site Plan, Engineering Coordination, land Development Approvals, Promotional Graphics.</i> |

**Lederach Golf Club
Lower Salford Township, PA**

Heritage Building Group
Residential Golf Course Community,
250 Units on 488 Acres.
Zoning Amendment, Master Plan, Site Plan, Conditional Use.

**Ravens Claw Golf Club
Limerick and Lower
Pottsgrove Townships, PA**

Heritage Building Group (original client)
Residential Golf Course Community, Athletic Club Site,
250 Units on 225 Acres, 42,000 s.f. Athletic Club Site.
Zoning Amendment, Master Plan, Site Plan, Conditional Use.

**The Hills, Sections 3 and 5
Bedminster Township, NJ**

Toll Brothers, Inc.
Mixed Density residential Community, 529 Units on 476 Acres.
Revised Master Plan, Site Plan.

**Sunoco Property
Borough of Downingtown, PA**

Westrum Development Company
Mixed-Use Development on a former industrial site,
500 Units and 162,000 s.f. of Commercial on 76 Acres.
Site Plan.

**Blue Bell Country Club
Whitpain Township, PA**

Toll Brothers, Inc.
Residential Golf Course Community (Mixed Housing Types), 850
Units on 485 Acres.
Master Plan, Community Site Plans, Promotional Graphics.

**The Arbours at Washington
Crossing
Upper Makefield Township, PA**

Westrum Development Co.
Age Restricted Community (Mixed Housing Types),
225 Units on 70 Acres.
Community Site Plan, Conditional Use Approval, Impact Study.

**Orchard Hill
Hilltown Township, PA**

Heritage Building Group, Inc.
High Density Residential Community
(Mixed Housing Types), 350 Units on 85 Acres.
Master Plan, Site Plan

**Whiteland Oaks (formerly;
Church Farm Estates)
West Whiteland Township, PA**

Toll Brothers, Inc.
Residential Community, 192 units on 202 Acres.
Site Plan.

**Brandywine River Estates
East Bradford Township, PA**

Toll Brothers, Inc.
Residential Community, 54 Units on 110 Acres.
Site Plan and Conditional Use Approval.

**The Greens at
Waynesborough
Easttown Township, PA**

Toll Brothers, Inc.
Residential Community, 170 units on 147 Acres.
Site Plan.

**Fairlane Woods
City of Dearborn, MI**

Ford Motor Land Development/Marquette Properties
Mixed Density Residential Community,
715 Units on 120 Acres.
*Community Site plans, Land Development Approvals, Promotional
Graphics.*

The Colony at Brandywine Ridge
West Bradford Township, PA

Hillside Homes, Inc.
Residential; Community, 143 Units on 476 Acres.
Master Plan, Site Plan, Subdivision Approvals, Engineering Coordination.

Cedar Brook Farm
Northampton Township, PA

Elliot Building Group
Residential Community, 21 Units on 21 Acres.
Site Plan, Land Development Approvals, Promotional Graphics.

Church Farm School
East & West Whiteland Townships, PA

Rouse & Associates
Responsible for Residential Component,
1400 Units on 1400 Acres.
Residential Master Plan and Community Site Plans.

Thomas Meeting
West Whiteland Township, PA

Klein Realty
Rental Housing Community, 260 Units on 24 Acres.
Site Plan.

Nonresidential Developments

Franklin Commons
Borough of Phoenixville, PA

Hastings Investments
A brownfields site and adaptive re-use. The 8.5 acre project consists of converting over 205,000 sf of former industrial space into an educational campus.
Zoning Amendment, Master Plan, Site Plan, Landscape Concepts.

Heritage Montgomery Center
Montgomery Township, PA

Heritage Building Group
Executive Office Campus and Day Care, 34,200 s.f. on 5 acres.
Site Plan.

The Delaware County Christian School
(Main Campus)
Newtown Square, PA

Delaware County Christian School Society Inc.
Renovations and improvements to the 16 acre campus.
Master Plan and Phase One Site Plan.

Brewers Bridge Shopping Center
Jackson Township, NJ

Union Valley Corporation
Neighborhood Shopping Center, 80,000 s.f. of retail space on 9.4 acres.
Site Planning, Land Development Approvals.

48th Executive Court
Myrtle Beach, SC

Landing Development Corporation
Office Campus Development, 65,000 s.f.
Site Planning.

Genesis Office Center
Concord Township, PA

T.V. Spano
Office Campus Development, 100,000 s.f. of office space on 8.6 acres.
Site Planning Land Development Approvals.

Beach Cove Inn
North Myrtle Beach, SC

Landing Development Corporation
260 Room, High Rise Hotel.
Site Planning.

**Atlantic Shores
Sheraton Hotel
Myrtle Beach, SC**

Atlantic Shores Association
250 Room, 15 Story High Rise Hotel.
Site Planning.

Miscellaneous

**Route 100 Mixed Use District
Douglass Township, PA**

Working for Douglass Township and two Route 100 corridor land owners presently developing a mixed use ordinance for the Route 100 corridor area.

**Parking Action Plan
Ambler Borough, PA**

Participating in a planning collaboration to prepare a comprehensive parking study and action plan for the Borough's central business area.

**"AQ" Overlay Zoning District
Richland Township, PA**

Working as a consultant for Richland Township developed an Age Restricted Development Amendment to the Zoning Ordinance.

**"R-1c" Zoning District
West Bradford Township, PA**

Residential Open Space Cluster Amendment to the Zoning Ordinance.

**Golf Course Residential
Community Amendment
Lower Salford Township, PA**

An amendment to the R-1 District permitting golf course residential communities as a new use.

**Past Speaker for the
Lancaster County Planning
Commission.**

Speaker and Panel Member at a Seminar on Innovations in Housing.

**Panelist at Design Round
Table and Charette for Church
Farm School.**

Three Day, Inter-discipline Design Charette sponsored by Rouse & Associates to design a mixed use community on the Church Farm School Property.

John H Kennedy, AICP

Project Locations

Design And Planning Projects Within The Following States and Provinces

Pennsylvania

New Jersey

Delaware

Maryland

New York

Virginia

Florida

Georgia

North Carolina

South Carolina

Tennessee

Michigan

Ohio

Indiana

Illinois

Maine

Texas

Vermont

Massachusetts

Rhode Island

Connecticut

Ontario

Quebec

Client Presentations and Testimony

Before The Following Municipalities

Abington Township, PA

Ambler Borough, PA

Bethel Township, PA

Birmingham Township, PA

Bridgton Township, PA

Bristol Township, PA

Concord Township, PA

Douglass Township, (Mont. Co.) PA

Downingtown Borough, PA

Doylestown Township, PA

East Bradford Township, PA

East Pikeland Township, PA

East Vincent Township, PA

Franconia Township, PA

Hilltown Township, PA

Perkiomen Township, PA

Philadelphia, PA

Phoenixville Borough, PA

Plumstead Township, PA

Plymouth Township, PA

Red Hill Borough, PA

Richland Township, PA

Solebury Township, PA

Upper Dublin Township, PA

Upper Frederick Township, PA

Upper Hanover Township, PA

Upper Makefield Township, PA

Upper Merion Township, PA

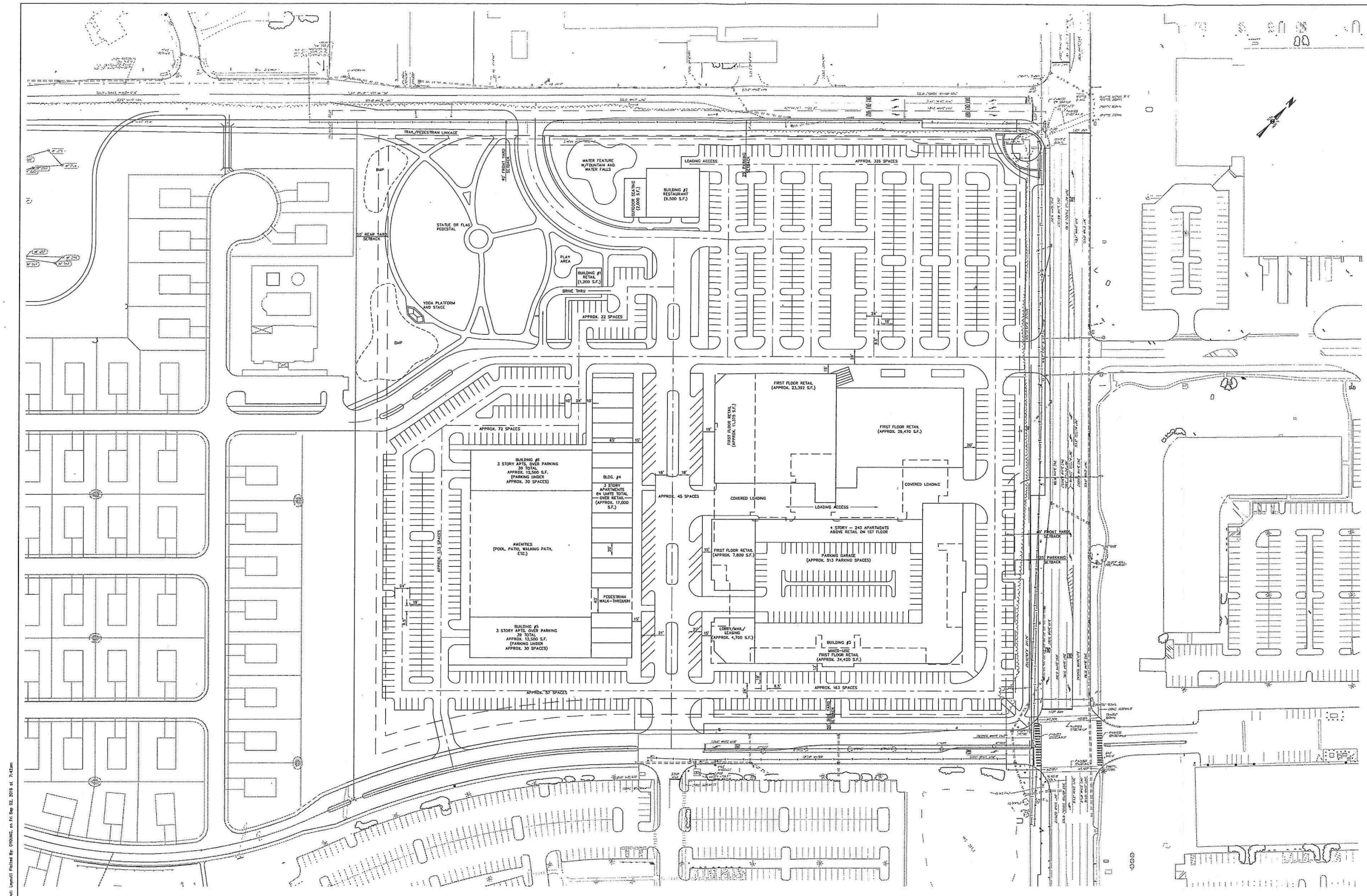
Upper Salford Township, PA

Upper Uwchlan Township, PA

Lansdale Borough, PA
Limerick Township, PA
Lower Frederick Township, PA
Lower Providence Township, PA
Lower Salford Township, PA
New Britain Township, PA
New Hanover Township, PA
Newtown Township, (Bucks Co.) PA
Newtown Township, (Del. Co.) PA
Northampton Township, PA
Ontelaunee Township, PA
Pennsburg Borough, PA

Warrington Township, PA
Warwick Township, PA
West Bradford Township, PA
West Conshohocken Borough, PA
West Rockhill Township, PA
Whitpain Township, PA
Wrightstown Township, PA

Barrington, IL
Dearborn, MI
Palmyra, NJ
Jackson Township, NJ



ZONING INFORMATION:

- ZONING DISTRICT: DC OFFICE CENTER
- PROPOSED USE: MIXED USE DEVELOPMENT (PROPOSED PROHIBITED ACTIVITIES)
 - A. BUILDING #1: RESTAURANT - ONE STORY
 - B. BUILDING #2: RESTAURANT - ONE STORY
 - C. BUILDING #3: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - D. BUILDING #4: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - E. BUILDING #5: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - F. BUILDING #6: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - G. BUILDING #7: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - H. BUILDING #8: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - I. BUILDING #9: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - J. BUILDING #10: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - K. BUILDING #11: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - L. BUILDING #12: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - M. BUILDING #13: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - N. BUILDING #14: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - O. BUILDING #15: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - P. BUILDING #16: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - Q. BUILDING #17: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - R. BUILDING #18: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - S. BUILDING #19: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - T. BUILDING #20: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - U. BUILDING #21: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - V. BUILDING #22: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - W. BUILDING #23: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - X. BUILDING #24: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - Y. BUILDING #25: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - Z. BUILDING #26: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - AA. BUILDING #27: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - AB. BUILDING #28: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - AC. BUILDING #29: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
 - AD. BUILDING #30: MIXED USE - FIRST FLOOR RETAIL, 4 STORES ABOVE RETAIL - APARTMENTS (240 TOTAL UNITS) OVER TOTAL
- ZONING DISTRICT: DC OFFICE CENTER
 - A. MINIMUM LOT AREA: 10,000 S.F.
 - B. MAXIMUM IMPERVIOUS COVERAGE: 35%
 - C. MAXIMUM BUILDING HEIGHT: 60 FT.
 - D. MAXIMUM FRONT YARD SETBACK: 10 FT.
 - E. MAXIMUM SIDE YARD SETBACK: 10 FT.
 - F. MAXIMUM REAR YARD SETBACK: 10 FT.
 - G. MAXIMUM PARKING SETBACK: 20 FT.
- CONTRACTOR PROPOSED PARKING CRITERIA: 1.00 SPACES REQUIRED
 - A. RETAIL AND MIXED USE: 1 SPACE PER 1,000 S.F. GROSS FLOOR AREA (GFA) REQUIRED
 - B. OFFICE: 2 SPACES PER 1,000 S.F. GROSS FLOOR AREA (GFA) REQUIRED
- PROPOSED PROHIBITED ACTIVITIES: 1.00 SPACES REQUIRED
 - A. RETAIL AND MIXED USE: 1 SPACE PER 1,000 S.F. GROSS FLOOR AREA (GFA) REQUIRED
 - B. OFFICE: 2 SPACES PER 1,000 S.F. GROSS FLOOR AREA (GFA) REQUIRED
- 1.00 TOTAL PARKING SPACES PROVIDED (INCLUDES PARKING GARAGE SPACES)

ONLY THESE PLANS INCORPORATING THE RAISED PROFESSIONAL SEAL SHOULD BE CONSIDERED OFFICIAL AND RELIED UPON BY USER. THIS PLAN IS PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT IDENTIFIED HEREIN. MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE CONSENT OF GILMORE & ASSOCIATES, INC. IS PROHIBITED. © COPYRIGHT 2013 GILMORE & ASSOCIATES, INC. ALL RIGHTS RESERVED.

CONCEPTUAL SITE PLAN
PROMENADE AT
UPPER DUBLIN
 UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA

GILMORE & ASSOCIATES, INC.
 ENGINEERING & CONSULTING SERVICES

DATE: 3-8-2016 SCALE: 1"=40'

DESIGNED BY: JAC DRAWN BY: JAC CHECKED BY: JAC

1 OF 1

LOCATIONS OF EXISTING UNDERGROUND UTILITIES/FACILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM RECORDS. FIELD VERIFICATION BY UTILITY OWNERS AND/OR ABOVE-GROUND INVESTIGATION OF THE SITE, NO EXCAVATIONS WERE PERFORMED IN THE PREPARATION OF THESE DRAWINGS. UNLESS ALL UTILITIES SHOWN ARE CONSIDERED POSITIVE EXIST FOR OTHER UNDERGROUND UTILITIES/FACILITIES TO BE PRESENT AND NOT SHOWN, AND THE DRAWINGS ARE THE VISIBLE LOCATIONS OF UNDERGROUND UTILITIES/FACILITIES AT THE TIME OF FIELD SURVEY SHALL BE CONSIDERED TRUE AND ACCURATE. COMPETENCE OR ACCURACY OF UNDERGROUND UTILITIES/FACILITIES ARE NOT GUARANTEED BY GILMORE & ASSOCIATES, INC.

ALL CONTRACTORS WORKING ON THIS PROJECT SHALL VERIFY LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES/FACILITIES PRIOR TO START OF WORK AND SHALL COMPLY WITH REQUIREMENTS OF PENN. REG. NO. 337 RECORDED TO 1974 AS LAST AMENDED ON OCTOBER 9, 2006, PENNSYLVANIA ACT 121.

BEFORE YOU SIGN ANYTHING IN PENNSYLVANIA CALL 1-800-742-1776 HIGH-WAYWAY MUST BE CONSIDERED DIRECTLY TO PENN. STATE DEPARTMENT OF TRANSPORTATION. PENN. STATE DEPARTMENT OF TRANSPORTATION. PENN. STATE DEPARTMENT OF TRANSPORTATION.

| | | | |
|--|---|----------------------------------|-----|
| 2 | REVISED PARKING LOT LAYOUT | 3-11-16 | GCY |
| 1 | REVISED PARKING LOT LAYOUT | 8-11-16 | ECY |
| 1 | REVISED DRESHETOWN ROAD ACCESS LOCATION | 8-17-16 | JCS |
| REV | DESCRIPTION | DATE | BY |
| TAX MAP PARCEL NO.: | 54-00-05242-00-5 | SKETCH PLAN (NOT TO BE RECORDED) | |
| MUNICIPAL FILE NO.: | 25.411 | CONCEPTUAL SITE PLAN | |
| DATE: | 3-8-2016 | PROMENADE AT | |
| SCALE: | 1"=40' | UPPER DUBLIN | |
| UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA | | | |
| GILMORE & ASSOCIATES, INC. | | | |
| ENGINEERING & CONSULTING SERVICES | | | |
| 1 OF 1 | | | |



NOTICE OF HEARING

The Board of Commissioners of Upper Dublin Township announces that on Tuesday, November 22, 2016 at 6:30 P.M., a public hearing will be held at the Upper Dublin Township Municipal Building, 701 Loch Aish Avenue, Fort Washington, PA 19034, to review, discuss, inform, and receive public comment on the following proposed ordinance:

AN ORDINANCE Amending Chapter 255 (Zoning) of the Upper Dublin Township Code of Ordinances to Allow a Mixed Use Development as a Conditional Use in the OC Office Center District and Adding Signage Standards for Mixed Use Developments in the OC Office Center District.

The Ordinance would amend the Upper Dublin Township Zoning Code to permit a Mixed Use Development as a conditional use within the OC Office Center District, and provide specific development requirements for Mixed Use Developments in the OC Office Center District. A summary of the Ordinance follows.

The Ordinance contains several background paragraphs which set forth, among other things, the Township's authority to amend its Zoning Ordinance, the Township's conclusions as to the best interests of the Township with respect to the passage of the Ordinance; the consistency of the Ordinance with the Township's Comprehensive Plan; and the public hearing and notice procedures followed in connection with the hearing on the Ordinance.

The Ordinance would amend §255-60 (Use Regulations for the OC Office Center District), by creating a new subsection D thereunder. This new subsection D authorizes a Mixed Use Development in the OC Office Center District, when approved by the Board of Commissioners as a conditional use, subject to the requirements and criteria of §255.61.1.

The Ordinance adds a new Section 255.61.1 to the Zoning Code titled "Use and Development Requirements for Mixed Use Developments." This new Section 255-61.1 contains several subsections which set forth the requirements and criteria for Mixed Use Developments in the OC Office Center District including: (A) a general summary of the concept of a Mixed Use Development; (B) a list of permitted uses within a Mixed Use Development comprised of multiple types of retail and commercial establishments (including retail sales of various products, personal care shops; personal fitness centers, child and adult daycare facilities, restaurants and other types of eating places, banks, and various types of professional offices); residential uses (such as apartments and townhouses) and accessory uses (such as a parking garage, amenities, drive-thru service and outdoor seating and dining); (C) dimensional requirements and criteria (including requirements related to lot area, road frontage, use mix, site plan and architectural design, open space, stormwater facilities, buffers, density, and increases to density in return for green building technolo-

gies and sustainable design features (which starts at 15 dwelling units per gross acre and increases up to 20 dwelling units per gross acre depending on the green building and sustainable design features)); (D) area and bulk requirements (including requirements for building coverage, impervious surface, building height, building setbacks, parking setbacks, and number of parking spaces); (E) design standards (including building design guidelines as to architectural scheme, primary façade, secondary façade, building entrances, parapets, building breaks and balconies; a reference to a new section containing signage requirements; landscape and streetscape design standards relative to sidewalks, landscape plans, residential shielding elements and shrubs; open space design standards such as minimum width requirements, open space landscaping and other open space features; and, requirements as to the provision of public transit shelters).

The Ordinance also adds a new Subsection to the Zoning Code, Article XXI (Signs), proposed Subsection H to Sections 255-155.2, which contains regulations for permitted signage related to a Mixed Use Development within the OC Office Center District. This section provides for the following signs as part of a Mixed Use Development within the OC Office Center District, subject to certain design requirements, including size and height limitations, all as set forth in more detail in the Ordinance; freestanding signs, monument signs, wall signs, directional signs, and project identification signs.

The Ordinance contains provisions in the event of a conflict with other sections of the Zoning Code; a severability provision in the event any part of the Ordinance is deemed invalid and unenforceable; and, a repealer provision. The Ordinance would become effective immediately following adoption by the Board of Commissioners.

A copy of the full text of the proposed ordinance may be examined free of charge at the information desk in the Township Building during regular business hours from 8:30 a.m. to 5:00 p.m. Monday through Friday. Copies of the full Ordinances are also available for inspection by any interested party at the Montgomery County Law Library, Montgomery County Courthouse, 2 East Airy Street, Norristown, PA 19404, and at The Intelligencer, 333 North Broad Street Doylestown, PA 18901, where a copy of the proposed Ordinance may be obtained for a charge not greater than the cost of copying during normal business hours.

The public hearing will be held in the Upper Dublin Township Building, 801 Loch Aish Avenue, Fort Washington Pennsylvania. All interested parties are invited to attend the hearing. If any person who wishes to attend the public hearing has a disability and/or requires auxiliary aid, service or other accommodations to observe and/or participate in the proceedings, please contact, Deb Ritter (215) 643-1600, Ext. 3220 to discuss how the Township can accommodate your needs.

Notice is further given that follow-

ing the public hearing, the Board of Commissioners will continue the meeting in order to consider passage of the proposed Ordinance and conduct any other business that my properly come before the Board.

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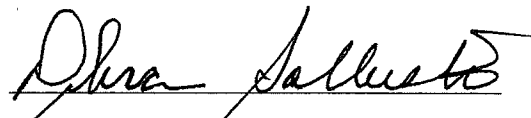
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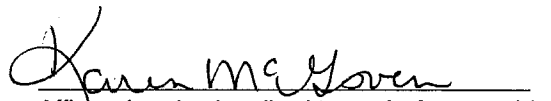
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Debra Sallustio being duly affirmed according to law, deposes and says that he/she is the Legal Billing Co-ordinator of the CALKINS NEWSPAPER INCORPORATED, Publisher of The Intelligencer, a newspaper of general circulation, published and having its place of business at Doylestown, Bucks County, Pa. and Horsham, Montgomery County, Pa.; that said newspaper was established in 1886; that securely attached hereto is a facsimile of the printed notice which is exactly as printed and published in said newspaper on

November 11, 2016
November 14, 2016

and is a true copy thereof; and that this affiant is not interested in said subject matter of advertising; and all of the allegations in this statement as to the time, place and character of publication are true.


LEGAL BILLING CO-ORDINATOR


Affirmed and subscribed to me before me this 14th day of November 2016 A.D.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen McGovern, Notary Public
Tullytown Boro, Bucks County
My Commission Expires Feb. 19, 2017
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

HEARING NOTICE

The Board of Commissioners of Upper Dublin Township announces that on Tuesday, November 22, 2016 at 6:30 P.M., a public hearing will be held to review, discuss, inform and, receive public comment on the following proposed ordinance:

AN ORDINANCE Amending Chapter 255 (Zoning) of the Upper Dublin Township Code Of Ordinances to Allow a Mixed Use Development as a Conditional Use in the OC Office Center District and Adding Signage Standards for Mixed Use Developments in the OC Office Center District

Notice is further given that following the public hearing, the Board of Commissioners will continue the meeting in order to consider passage of the proposed Ordinance and conduct any other business that may properly come before the Board.

The hearing will be held in the Upper Dublin Township Building, 801 Loch Alsh Avenue, Fort Washington, Pennsylvania, and a copy of the full text of the proposed ordinances may be examined free of charge at the information desk in the Township Building during regular business hours from 8:30 a.m. to 5:00 p.m. Monday through Friday.

The public is welcome to attend. If you have a disability and require auxiliary aid, service or other accommodations to participate in the proceedings, please contact Deb Ritter (215) 643-1600, Ext. 3220 to discuss how the Township can accommodate your needs.

Paul A. Leonard
Township Manager

Advertisement Dates: November 6th and 13th, 2016 – The Ambler Gazette

**UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 255 (ZONING) OF THE
UPPER DUBLIN TOWNSHIP CODE OF ORDINANCES TO ALLOW
A MIXED USE DEVELOPMENT AS A CONDITIONAL USE IN THE OC OFFICE
CENTER DISTRICT AND ADDING SIGNAGE STANDARDS FOR MIXED USE
DEVELOPMENTS IN THE OC OFFICE CENTER DISTRICT**

WHEREAS, the Code of Upper Dublin Township, Chapter 255, Zoning Article XXVII, Section 255-200 of the Upper Dublin Township Zoning Ordinance and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorize the Board of Commissioners of Upper Dublin Township to enact amendments to the Upper Dublin Township Zoning Ordinance:

WHEREAS, the Board of Commissioners has determined that it is in the best interests of the municipality to adopt this ordinance amending the Upper Dublin Township Zoning Ordinance;

WHEREAS, the Board of Commissioners has determined that this Ordinance is generally consistent with the Upper Dublin Township Comprehensive Plan;

WHEREAS, a public hearing was held, following notice, for the purpose of considering this amendment to the Upper Dublin Township Zoning Ordinance; and;

WHEREAS, the Board of Commissioners after the public hearing held pursuant to public notice, and after receipt of recommendations from the Upper Dublin Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended to allow a Mixed Use Development as a conditional use in the OC Office Center District, subject to certain conditions and requirements, and that such amendment is in accordance with the spirit and the intent of the Upper Dublin Township Zoning Ordinance and Comprehensive Plan.

NOW, THEREFORE, the Board of Commissioners of the Township of Upper Dublin Township hereby ordains:

SECTION 1. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, § 255-60, Use Regulations, shall be amended to allow a Mixed Use Development, consisting of a mix of nonresidential and residential uses, as a conditional use in the OC Office Center District, by the addition of Subsection D, as follows:

Section 255-60. Use Regulations

D. Mixed Use Development. A Mixed Use Development, as defined in § 255-7, when approved by the Board of Commissioners as a conditional use, subject to the requirements and criteria of § 255.61.1.

SECTION 2. The Code of Upper Dublin Township, Chapter 255, Zoning, Article IX, OC Office Center District, shall be amended by adding a new Section § 255-61.1, setting forth the development requirements for Mixed Use Developments in the OC Office Center District, as follows:

§255-61.1. Use and Development Requirements for Mixed Use Developments.

A Mixed Use Development shall comply with the following requirements and criteria:

A. The development shall consist of a harmonious selection of uses and groupings of buildings, service and parking areas, circulation and green areas, planned and designed as an integrated unit, in such a manner as to constitute a safe, efficient and convenient center and encourage the use of green building technologies and sustainable design features.

B. Permitted Uses. Any of the following uses may be permitted when included in a Mixed Use Development:

- (1) Retail and commercial establishments to include the following:
 - (a) Retail sale of household merchandise, food and beverage products, and personal effects, such as dry goods, variety and general merchandise, clothing, prepared and packaged food, grocery items, deli products, flowers, beverages, pharmaceuticals and medical supplies, household supplies and furnishings, jewelry, optical goods, musical items, and antiques.
 - (b) Personal care, to include barber shop, hairdresser, clothes cleaning, tailoring, nail care and spa.
 - (c) Personal fitness center.
 - (d) Child and/or adult daycare facility.
 - (e) Restaurant, coffeehouse, tea room, café, confectionary or similar establishment serving food or beverage, provided that the establishment shall not be open for business between the hours of 1:00 a.m. and 6:00 a.m. daily and on weekends.
 - (f) Bank or financial institution.
 - (g) Business, medical or professional office.

- (2) Residential uses:
 - (a) Apartment Buildings.
 - (b) Townhouse Dwellings.
- (3) Accessory uses:
 - (a) Parking garage.
 - (b) Clubhouse, pool or other amenity uses, as an accessory use to a permitted residential use.
 - (c) Drive-thru service, as an accessory use to a coffeehouse/tea room, bank or financial institution, provided the drive-thru is internal to the site with no direct access onto a public street or highway and, provided further, that that no more than two (2) drive-thru facilities shall be permitted within a Mixed Use Development.
 - (d) Outdoor seating and/or dining areas, limited to at grade or ground floor, provided that no outdoor seating or dining shall occur after 11:00 p.m., daily and on weekends.

C. Development Requirements. The general plan for a Mixed Use Development shall comply with the following requirements and criteria:

- (1) Lot area. The minimum gross lot area shall be twenty (20) acres.
- (2) Road frontages. The site shall have frontage on and road access to at least two (2) public roads.
- (3) Mix requirements. Every Mixed Use Development shall provide a mix of office, commercial and residential uses and no one use may utilize more than eighty percent (80%) of the gross building floor area. Accessory parking, including any parking garage, shall not be included as a separate use and its square footage shall not be counted in the calculation of the mix requirements. Apartment leasing area and multi-family common space may be included as residential space in calculating the mix requirements.
- (4) Site Plan. A site plan shall be required and shall include a unified architectural theme, preliminary stormwater management design and conceptual landscaping.
- (5) Neighborhood Open Space. A minimum of ten percent (10%) of the net developable area of the lot shall be developed as Neighborhood Open Space. Neighborhood Open Space shall consist of parks, plazas, gardens, water features and other similarly improved common areas and amenities

provided for the benefit of the residents, tenants and/or customers of the Mixed Use Development, and the general public. Trail and sidewalk connections also shall be provided to connect Neighborhood Open Spaces. A public access easement shall be granted in favor of the Township to provide public access to the trails and to certain portions of the Neighborhood Open Space within a Mixed Use Development that are appropriate for public access.

- (6) Stormwater Facilities. Naturalized stormwater facilities may occupy up to twenty-five percent (25%) of the Neighborhood Open Space if such facilities are designed and landscaped using Best Management Practices (BMPs), as published from time to time by the Pennsylvania Department of Environmental Protection and incorporated into the landscaped area. There shall be no limit on the area of underground stormwater facilities.
- (7) Buffers. There shall be a buffer area along the property line of a residential zoned district of at least fifty (50) feet, which buffer area shall include planting and landscaping. There shall be a buffer area of at least twenty-five (25) feet where parking is located along a street frontage, which buffer area may include a low wall, fencing and/or landscaping.
- (8) Permitted Density. A Mixed Use Development may contain up to fifteen (15) dwelling units per gross acre of the lot area. To encourage the use of green building technology and sustainable design features, increases in the base density are permitted in accordance with the following table. These increases are cumulative and can be combined up to a maximum density of twenty (20) dwelling units per gross acre of the lot area.

| Bonus Feature | Bonus Feature Standard | Density Bonus |
|-------------------------|---|--|
| Neighborhood Open Space | Preserve additional land as Neighborhood Open Space in excess of the required 10%. | For each additional 5% of net developable area preserved, permitted density may be increased by 0.5 dwelling units per gross acre. |
| Structured parking | A minimum of 35% of the total required number of parking spaces is provided in structured parking. | 2.0 dwelling unit per gross acre |
| Green Roof | The green roof shall cover at least 70% of the net roof area (the total gross area minus areas covered by mechanical equipment) of a building with a footprint of at least 20,000 square feet. Green roofs shall be designed and installed under the direction of a professional with demonstrated expertise in green roof design and construction. Vegetation must be maintained for the life of the building. | 2.0 dwelling unit per gross acre for the first building with a qualifying green roof and another 0.5 dwelling unit per acre for each additional building with a qualifying green roof. |

| | | |
|----------------------------|--|---|
| | The green roof shall conform to the best available technology standards, such as those published by LEED. | |
| Alternative transportation | Qualifying features: a) Provide electric plug-in charging stations for electric/hybrid vehicles for 1% of total required parking. b) Provide bike racks throughout development. c) Implement a bike-share program within the development. d) Provide a public transit stop. | For each qualifying feature, density may be increased by 1.0 dwelling units per gross acre. |
| Alternative energy sources | Install a solar, geothermal or other renewable energy power-generation facility that is designed to provide at least 10% of the expected annual energy use for the building. The facility shall be designed and installed under the direction of a professional with demonstrated expertise in the design and construction of such facilities. | 1.0 dwelling unit per gross acre |

D. Area and Bulk Requirements.

- (1) Building coverage. The maximum building coverage shall not exceed forty percent (40%) of the net developable area of the lot.
- (2) Impervious coverage. The maximum impervious coverage shall not exceed seventy percent (70%) of the developable acreage of the lot.
- (3) Building Height. The maximum building height of any residential or mixed use building or structure within a Mixed Use Development shall be sixty-five (65) feet, in accordance with the requirements under § 255-61.F. except that the maximum height for portions of a building comprised of ground floor retail, without residential above, shall be thirty-five (35) feet.
- (4) Building setbacks. No building may be located closer than:
 - (a) Seventy (70) feet to any public highway or ultimate public right-of-way, or to any toll or controlled public highway right-of-way.
 - (b) Fifty (50) feet to any other property line or the center line of any existing private road.

- (5) Parking setbacks. No parking area may be located closer than twenty-five (25) feet to any public highway or ultimate public right-of-way, or to any toll or controlled public highway right-of-way, or any other property line.
- (6) Parking requirements.
 - (a) Nonresidential uses: 4 spaces per 1,000 square feet of gross building floor area.
 - (b) Residential uses: 2.0 spaces per dwelling unit, provided that the applicant may place in reserve up to twenty-five percent (25%) of the required parking, subject to the approval of the Board of Commissioners.

E. Design Standards. The intent of these standards is to ensure development contributes to a high-quality, mixed-use environment without limiting design flexibility and innovation. The applicant shall submit plans, elevations, renderings, reports, documents and samples as necessary in the form of proposed design guidelines to demonstrate compliance with the following standards:

- (1) Building Design.
 - (a) Coherent Architectural Theme. Mixed Use Developments shall have a common and coherent architectural theme throughout the development.
 - (b) Primary Façade. Any building façade with a customer or visitor entrance shall be treated as a primary façade. At least fifty percent (50%) of the length of the ground floor of primary façades shall consist of windows, glass doors, or other transparent or semi-transparent building surfaces. Mirrored glass is prohibited. Walls or portions of walls where windows are not provided shall have architectural treatments and details, such as a change in building material or color, lighting fixtures, decorative tiles, hanging planters, awnings and/or similar features.
 - (c) Secondary façade. All other building façades shall be treated as a secondary façade. Secondary façades must have architectural treatments and building materials that are complimentary to the primary façade.
 - (d) Building entrances. All building entrances on primary facades shall be accentuated. Permitted entrance accents include: recessed, protruding, canopy, portico, overhang and/or similar feature.
 - (e) Parapets, etc. Buildings shall be designed with parapets, mansards, or other architectural treatment along all roof edges to conceal large vents, HVAC and other rooftop equipment and structures.

- (f) Building breaks.
 - [1] Buildings must have at least a three (3) foot break in depth, for the full height of the building, every 150 feet of continuous primary façade.
 - [2] For buildings greater than four (4) stories tall, the façade of the building shall step back a minimum of three (3) feet above the first floor of the building.
- (g) Balconies. Balconies or Juliette style balconies shall be provided for every residential unit.
- (2) Signage. The applicant for a Mixed Use Development shall submit a sign plan meeting the requirements of § 255-152.2.H.
- (3) Landscape and Streetscape Standards.
 - a) Sidewalks or multi-use trails shall be provided along all street frontages. Sidewalks along public and private street frontages shall be a minimum of six (6) feet wide. Trails shall be a minimum of ten (10) feet wide.
 - b) A landscape plan prepared by a licensed landscape architect is required for all Mixed Use Developments. Landscaped areas include green areas, streetscapes, the interior and perimeter of surface parking areas, greenways, verges, stormwater basins, and natural areas.
 - c) Within 100 feet of a residential zoning district the landscape plan shall include plantings, decorative fencing or a wall to shield headlights and soften the view of cars from the street and from adjacent residential areas.
- (4) Standards for Neighborhood Open Space.
 - (a) The minimum width of any land area to be counted as Neighborhood Open Space shall be fifteen (15) feet.
 - (b) Neighborhood Open Space shall be landscaped and/or hardscaped with a mix of trees, shrubs, groundcover decorative paving or walls in accordance with the overall landscape plan prepared for the development by a registered landscape architect.
 - (c) Neighborhood Open Space shall be provided with benches, trash containers and/or lighting fixtures.

- (5) Public Transit. Transit facilities and shelters shall be provided in mutually agreeable location(s) and in accordance with the design standards established by the Southeastern Pennsylvania Transit Authority (SEPTA).

SECTION 3. The Code of the Township of Upper Dublin, Chapter 255, Zoning, Article XXI, Signs, shall be amended by the addition of a new subsection H to § 255-155.2 to provide for signage related to a Mixed Use Development, as follows:

§ 255-155.2. OC Office Center District.

H. In conjunction with a Mixed Use Development any combination of the following types of signs shall be permitted:

- (1) Freestanding Signs. One freestanding sign shall be permitted for every four hundred and fifty feet (450') of property frontage along Welsh Road. Such freestanding signs shall be of a complimentary architectural style to the buildings of the Mixed Use Development, shall not exceed twenty-five feet (25') in height, nor contain more than two hundred square feet (200 sq. ft.) of sign area per side (maximum two (2) sides).
- (2) Monument Signs. One monument sign shall be permitted for every five hundred feet (500') of property frontage along Dreshertown Road. Such monument signs shall be of a complimentary architectural style to the buildings of the Mixed Use Development, shall not exceed six feet (6') in height, nor contain more than one hundred twenty square feet (120 sq.ft.) of sign area per side (maximum two (2) sides).
- (3) Wall Signs.
 - (a) Individual retail or commercial establishments within a Mixed Use Development shall be permitted signs on each exterior wall facing a public street or a private street or driveway. Such signs shall not exceed ten percent (10%) of the façade on which the signs are located or two hundred square feet (200 sq. ft.), whichever is less.
 - (b) Residential identification signage shall be permitted on each exterior wall facing a public street or private street or driveway. Such identification signage shall not exceed two hundred square feet (200 sq.ft.) per façade.
- (4) Directional Signs. Directional signs within the Mixed Use Development shall be permitted, either freestanding or building mounted. Such signs may contain the names of specific tenants as well as other public information to direct both pedestrians and motorists through the site to the location of various uses including but not limited to general tenant parking areas, residential parking structures, parks, exits and entrances to the development. Signs shall be sized appropriately to be visible to pedestrians, motorist or both depending on location, but in no event shall

any one sign be larger than thirty-two square feet (32 sq.ft.) in area. The total number of directional signs and their location shall be determined by the Board of Commissioners.

- (5) Project Identification Signs. Project identification signs containing the project name or other identifying feature, but no other tenant advertising shall be permitted within the development which also may be visible outside the development. Such signage shall be of a complimentary style to the development and shall be no larger than two hundred square feet (200 sq.ft.) in area. The total number of project identification signs and their location shall be determined by the Board of Commissioners.

SECTION 4. To the extent that the provisions of this Ordinance are inconsistent or conflict with any other provision of Chapter 255, the Upper Dublin Township Zoning Ordinance, the specific regulations contained in § 255-61.1 shall control and take precedence over such other regulations.

SECTION 5. The provisions of this Ordinance are severable, and if any sentence, clause, section or part of the ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, or invalidity shall not affect or impair any of the remaining provisions, sentences, or parts of this ordinance. It is hereby declared to be the express intent of the Board of Commissioners that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or parts thereof had not been included herein.

SECTION 6. All Resolutions, Ordinances or parts of Ordinances conflicting or inconsistent herewith are hereby repealed.

SECTION 7. This Ordinance shall take effect and be in force from and after its approval as required by law. ENACTED by the Board of Commissioners of Upper Dublin Township, this _____ day of _____, 2016.

ATTEST:

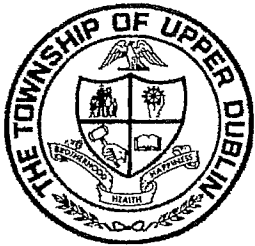
BOARD OF COMMISSIONERS OF THE
TOWNSHIP OF UPPER DUBLIN

Paul Leonard, Secretary and
Township Manager

Ira S. Tackel, President

FILE

#16-04



APPLICATION FOR ZONING CHANGE

TO THE COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
801 Loch Alsh Avenue, Fort Washington, PA 19034-1697

You are hereby requested to hold a public hearing to consider an amendment or amendments to the Zoning Ordinances of Upper Dublin Township for the reasons hereinafter set forth:

APPLICANT: BT Dreshertown LP - owner
(Must be owner or equitable owner; state which)

ADDRESS: 200 Witmer Road, Suite 200, Horsham, PA 19044

TELEPHONE: (215) 938-7300

PROPERTY OWNER: Same as applicant above.

ADDRESS: Same as applicant above

LOCATION & DESCRIPTION OF AREA TO BE REZONED: _____

Dreshertown and Welsh Roads, Upper Dublin Township, PA

Tax Map Parcel No. 54-00-05242-00-5

PRESENT ZONING CLASSIFICATION: OC Office Center

ZONING CLASSIFICATION REQUESTED: Allow a Mixed Use Development in the OC Office Center District

DESCRIBE PROPOSED USE OF PROPERTY IF REZONED: _____
Mixed Use Development consisting of a mix of nonresidential and residential uses, and including common space areas and accessory parking.

Attach 18 maps of the area, showing tract for which rezoning is requested, with a site plan of property covered by application. Applications for commercial, industrial or multiple residential developments must be accompanied by detailed drawings showing locations of road entrances, building locations and other land features pertinent to consideration of application.

If applicant is equitable owner, a conformed copy of agreement of purchase may be required (give exact location and deed reference).

3/16/16
Application Date

[Signature]
Applicant's Signature

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS
PETITION FOR AMENDMENT TO ZONING ORDINANCE

1. BT Dreshertown, L.P., a Pennsylvania limited partnership (the “Petitioner”), with an address of 200 Witmer Road, Horsham, PA 19006, is the legal owner of Tax Map Parcel No. 54-00-05242-00-5, located on Welsh Road and Dreshertown Road in Upper Dublin Township, Montgomery County, Pennsylvania (the “Property”).

2. The Property consists of approximately 25 acres and is zoned OC Office Center.

3. Petitioner proposes to redevelop the Property into a Mixed Use Development, consisting of retail and commercial uses, apartments and other multiple dwellings, common space areas (including green space), and accessory parking.

4. Pursuant to Chapter 255, Article XXVII, § 255-200 of the Upper Dublin Township Zoning Ordinance, Petitioner is requesting the Board of Commissioners amend the Upper Dublin Township Zoning Ordinance to allow a Mixed Use Development option in the OC Office Center District, all as set forth in more detail within the proposed Zoning Ordinance Amendment attached hereto as Exhibit “A”.

5. Pursuant to Section 609 of the Municipalities Planning Code, Petitioner requests that this Petition be forwarded to the Upper Dublin Township Planning Commission and the Montgomery County Planning Commission so that they may provide their review of this proposed Zoning Ordinance Amendment.

WHEREFORE, Petitioner respectfully request a public hearing on this Petition for Zoning Ordinance Amendment be scheduled before the Upper Dublin Township Board of Commissioners.

BT DRESHERTOWN, L.P.
BY: BT DRESHERTOWN GP, LLC

By: MM
Name: MICHAEL P. MARKMAN
Title: MANAGER

Exhibit "A"

Zoning Ordinance Amendment

[attached]

**UPPER DUBLIN TOWNSHIP
MONTGOMERY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CHAPTER 255 (ZONING) OF THE
UPPER DUBLIN TOWNSHIP CODE OF ORDINANCES TO ALLOW
A MIXED USE DEVELOPMENT OPTION IN THE OC OFFICE CENTER DISTRICT**

WHEREAS, Chapter 255, Article XXVII, Section 255-200 of the Upper Dublin Township Zoning Ordinance and Section 609 of the Pennsylvania Municipalities Planning Code, 53 P.S. § 10609, authorize the Board of Commissioners of Upper Dublin Township to enact amendments to the Upper Dublin Township Zoning Ordinance,

WHEREAS, the Board of Commissioners of Upper Dublin Township has determined that it is in the best interests of the municipality to adopt this ordinance amending the Upper Dublin Township Zoning Ordinance included herein,

WHEREAS, the Board of Commissioners of Upper Dublin Township has determined that this Ordinance is generally consistent with the Upper Dublin Township Comprehensive Plan;

WHEREAS, a public hearing was held, following notice, for the purpose of considering this amendment to the Upper Dublin Township Zoning Ordinance, and

WHEREAS, the Board of Commissioners of Upper Dublin Township, after the public hearing held pursuant to public notice, and after receipt of recommendations from the Upper Dublin Township Planning Commission and the Montgomery County Planning Commission, deems it appropriate and proper that the Zoning Ordinance be amended to allow a Mixed Use Development in the OC Office Center District, subject to certain requirements, and that such modifications are in accordance with the spirit and the intent of the Upper Dublin Township Zoning Ordinance and Comprehensive Plan.

NOW, THEREFORE, it is hereby **ORDAINED** by the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania, and it is hereby **ENACTED** and **ORDAINED** by authority of same as follows:

SECTION 1. § 255-60 of the Zoning Ordinance is hereby amended to allow a Mixed Use Development, consisting of a mix of nonresidential and residential uses, as a permitted use in the OC Office Center District, as follows:

A. Mixed Use Development. A Mixed Use Development, as defined in § 255-7, in accordance with the requirements of § 255-61a herein.

SECTION 2. New § 255-61a, Development requirements for Mixed Use Developments in the OC Office Center District, is as follows:

§255-61a. Development requirements for Mixed Use Developments in the OC Office Center District.

The Mixed Use Development shall be executed in accordance with the following essential conditions:

A. The development shall consist of a harmonious selection of uses and groupings of buildings, service and parking areas, circulation and green areas, planned and designed as an integrated unit, in such a manner as to constitute a safe, efficient and convenience center.

B. Permitted Uses. Any of the following uses shall be permitted in the OC Office Center District when included in a Mixed Use Development:

- (1) Retail and commercial establishments to include the following:
 - a) Retail sale of household merchandise, food and beverage products, and personal effects, such as dry goods, variety and general merchandise, clothing, prepared and packaged food, grocery items, deli products, flowers, beverages, pharmaceuticals and medical supplies, household supplies and furnishings, jewelry, optical goods, musical items, and antiques.
 - b) Personal care, to include barber shop, hairdresser, clothes cleaning, tailoring, nail care and spa.
 - c) Personal fitness center.
 - d) Child and/or adult daycare facility.
 - e) Restaurant, coffeehouse, tea room, café, taproom, confectionary or similar establishment serving food or beverage. This use in the OC Office Center District is not subject to the restaurant hour restrictions set forth in Section 255-7 of the Zoning Ordinance as to indoor dining.
 - f) Bank or financial institution.
 - g) Business, medical or professional office.
- (2) Residential uses:
 - a) Apartment Buildings.
 - b) Other Multiple Dwellings.
- (3) Accessory uses:
 - a) Parking garage.

- b) Clubhouse, pool or other amenity uses, as an accessory use to a permitted residential use.
- c) Drive-thru service, as an accessory use to a pharmacy, bank/financial institution and coffeehouse/tea room.
- d) Outdoor seating and/or dining areas.

C. Development Requirements. The general plan for a Mixed Use Development in the OC Office Center District shall be executed in accordance with the following conditions and requirements:

- (1) Lot area. The minimum gross lot area shall be twenty (20) acres.
- (2) Road frontages. The site shall have frontage (with road access) on at least two (2) public roads.
- (3) Mix requirements. Every Mixed Use Development, as defined in § 255-7, shall provide a mix of at least two land use categories and no one use may utilize more than eighty percent (80%) of the total building floor area. Accessory parking, including any parking garage, shall not be included as a separate use and its square footage shall not be counted in the calculation of the mix requirements under § 255-7. Apartment leasing area and apartment amenity space are included as residential space in calculating the mix requirements.
- (4) Master Plan. A master plan shall be required for proposed development and shall include a unified architectural theme and conceptual landscaping.
- (5) Common Area Space. A minimum of five percent (5%) of the gross area of the lot shall be reserved or developed as green space, parks and/or plazas. Trail and sidewalk connections shall be provided.
- (6) Required stormwater facilities may occupy up to thirty percent (30%) of the green area if such facilities are designed using Best Management Practices (BMPs) and incorporated into the landscaped area. There shall be no limit on the area of underground stormwater facilities.
- (7) Buffers. There shall be a buffer area along the property line of a residential zoned district of at least fifty (50) feet, which buffer area shall include planting and landscaping. There shall be no required buffer area along any street frontages in a Mixed Use Development when green area equaling greater than ten percent (10%) of the gross lot area is provided.
- (8) Permitted Density. A Mixed Use Development may contain up to twenty-five (25) dwelling units per gross acre of the lot.

D. Area and Bulk Requirements.

- (1) Building coverage. The maximum building coverage shall be forty percent (40%) of the gross area of the lot.
- (2) Impervious coverage. The maximum impervious coverage shall be seventy-five percent (75%) of the gross area of the lot.
- (3) Building setbacks. No building may be located closer than:
 - a) Seventy-five (75) feet to any existing public highway or public right-of-way, toll or controlled public highway right-of-way.
 - b) Fifty (50) feet to any other property line or the center line of any existing private road.
- (4) Parking setbacks. No parking area may be located closer than twenty (20) feet to any existing public highway or public right-of-way, toll or controlled public highway right-of-way, or any other property line.
- (5) Parking requirements:
 - a) Nonresidential uses: 4 spaces per 1,000 square feet of gross building floor area.
 - b) Residential uses: 1.5 spaces per dwelling unit.

E. Design Standards. The intent of these standards is to ensure development contributes to a high-quality, mixed-use environment without limiting design flexibility and innovation. The applicant shall submit plans, elevations, renderings, reports, documents and samples as necessary to demonstrate compliance with the following standards:

- (1) Building Design.
 - a) Mixed Use Developments shall have a common and coherent architectural theme throughout the development.
 - b) Primary Façade. Any building façade with a customer or visitor entrance shall be treated as a primary façade. At least fifty percent (50%) of the length of the ground floor of primary façades shall consist of windows, glass doors, or other transparent building surfaces. Reflective glass is prohibited. Where a building has more than one primary façade, the requirement for transparent building surfaces may be reduced to ten percent (10%) on one of the primary façades. Walls or portions of walls where windows are not provided shall have architectural treatments and details,

such as a change in building material or color, lighting fixtures, decorative tiles, hanging planters, awnings and/or similar features.

- c) Secondary façade. All other building façades shall be treated as a secondary façade. Secondary façades must have architectural treatments and building materials that are consistent with and complementary to the primary façade.
 - d) All building entrances on primary facades shall be accentuated. Permitted entrance accents include: recessed, protruding, canopy, portico, overhang and/or similar feature.
 - e) Buildings shall use parapets, mansard, and/or slopes roof styles along all roof edges to conceal large vents, HVAC and other rooftop equipment and structures.
 - f) Buildings must have at least a three (3) foot break in depth, for the full height of the building, every 150 feet of continuous primary façade.
- (2) Landscape and Streetscape Standards. A landscape plan prepared by a licensed landscape architect is required for all Mixed Use Developments. Landscaped areas include green areas, streetscapes, the interior and perimeter of surface parking areas, greenways, verges, stormwater basins, and natural areas.
- (3) Standards for Common Area Space.
- a) Required common area space shall consist of plazas, parks, green areas, central greens, parkways and/or similar types of space. Sidewalks or paved walking paths are required to provide access to such common area space and ensure the areas are interconnected.
 - b) The minimum dimension of any common area space shall be fifteen (15) feet.
 - c) Common Area Space shall be landscaped with a mix of trees, shrubs and groundcover in accordance with the overall landscape plan prepared for the development by a registered landscape architect.
 - d) Common Area Space shall be provided with benches, trash containers and/or lighting fixtures.

SECTION 3. Conflict. To the extent that the provisions of § 255-61a of this Ordinance are inconsistent or conflict with other provisions of the Upper Dublin Township Zoning Ordinance or Subdivision and Land Development Ordinance otherwise applicable to Mixed Use Developments in the OC Office Center District, the specific regulations contained in § 255-61a shall control and take precedence over such other regulations.

SECTION 4. Severability. If any sentence, clause, section or part of the ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, or invalidity shall not affect or impair any of the remaining provisions, sentences, or parts of this ordinance. It is hereby declared to be the express intent of the Board of Commissioners that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or parts thereof had not been included herein.

SECTION 5. Repealer. All Resolutions, Ordinances or parts of Ordinances conflicting or inconsistent herewith are hereby repealed.

SECTION 6. Effective Date. This Zoning Ordinance Amendment shall become effective five (5) days after adoption by the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania.

ENACTED and ORDAINED by the Board of Commissioners of Upper Dublin Township, Montgomery County, Pennsylvania this _____ day of _____, 2016.

UPPER DUBLIN TOWNSHIP BOARD OF COMMISSIONERS

ATTEST:

Paul Leonard
Township Manager

Ira S. Tackel, President

Ronald P. Feldman, Vice President

Gary Scarpello, Commissioner

Sharon L. Damsker, Commissioner

Liz Ferry, Commissioner

Robert H. McGuckin, Commissioner

Rebecca A. Gushue, Commissioner

Prepared by:

BET INVESTMENTS, INC.
200 Witmer Road, Suite 200
Horsham, Pennsylvania 19044
Attn: Gregory F. Gambel, Jr., General Counsel
Tel: (215) 938-7300

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-05242-00-5 UPPER DUBLIN TOWNSHIP
0 WELSH RD
PRUDENTIAL INSURANCE COMPANY OF AMERICA \$15.00
B 012 L 3 U 053 2211 01/14/2016 ND

Return to:

LAND SERVICES USA, INC.
1835 Market Street, Suite 420
Philadelphia, Pennsylvania 19103
Attention: Jenna Lampe, Commercial Title Paralegal
Tel: (215) 964-6613

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-05239-00-8 UPPER DUBLIN TOWNSHIP
0 DRESHERTOWN RD
PRUDENTIAL INSURANCE COMPANY OF AMERICA \$15.00
B 012 L 4 U 001 2211 01/14/2016 ND

Tax Map Parcel Nos.: 54-00-05242-00-5
54-00-05239-00-8
54-00-05245-00-2

MONTGOMERY COUNTY COMMISSIONERS REGISTRY
54-00-05245-00-2 UPPER DUBLIN TOWNSHIP
0 DRESHERTOWN RD
PRUDENTIAL INSURANCE COMPANY OF AMERICA \$15.00
B 012 L 5 U 052 2211 01/14/2016 ND

SPECIAL WARRANTY DEED

THIS INDENTURE as executed this 5th day of January in the year 2016 but made effective the _____ day of _____ in the year 2016 between THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey Corporation ("Grantor"), and BT DRESHERTOWN, LP, a Pennsylvania limited partnership ("Grantee").

WITNESSETH, that the said Grantor, in consideration of ~~— REDACTED —~~ lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and ~~by these presents does, grant, bargain and sell, alien, enfeoff, release and confirm to the said~~ Grantee, its successors and assigns, with the intent to be legally bound,

ALL THAT CERTAIN tract of land situated in the Township of Upper Dublin, County of Montgomery, Commonwealth of Pennsylvania, as bounded and described in those certain Deeds dated September 21, 1981, recorded among the land records of the County of Montgomery in Record Book 4660, Page 453 *et seq.* and dated April 13, 1981, recorded among the land records of the County of Montgomery in Record Book 4618, Page 75 *et seq.* and as legally described on Exhibit A attached hereto and made a part hereof, wherein Grantor was granted its interest, **LESS ANY AND ALL**, if any, conveyances of portions thereof subsequent to the date said Deed was recorded in the land records.

Prepared by:

BET INVESTMENTS, INC.
200 Witmer Road, Suite 200
Horsham, Pennsylvania 19044
Attn: Gregory F. Gambel, Jr., General Counsel
Tel: (215) 938-7300

Return to:

LAND SERVICES USA, INC.
1835 Market Street, Suite 420
Philadelphia, Pennsylvania 19103
Attention: Jenna Lampe, Commercial Title Paralegal
Tel: (215) 964-6613

Tax Map Parcel Nos.: 54-00-05242-00-5
54-00-05239-00-8
54-00-05245-00-2

SPECIAL WARRANTY DEED

THIS INDENTURE as executed this 5TH day of January in the year 2016 but made effective the _____ day of _____ in the year 2016 between **THE PRUDENTIAL INSURANCE COMPANY OF AMERICA**, a New Jersey Corporation ("**Grantor**"), and **BT DRESHERTOWN, LP**, a Pennsylvania limited partnership ("**Grantee**").

WITNESSETH, that the said Grantor, in consideration of — REDACTED — lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents does, grant, bargain and sell, alien, enfeoff, release and confirm to the said Grantee, its successors and assigns, with the intent to be legally bound,

ALL THAT CERTAIN tract of land situated in the Township of Upper Dublin, County of Montgomery, Commonwealth of Pennsylvania, as bounded and described in those certain Deeds dated September 21, 1981, recorded among the land records of the County of Montgomery in Record Book 4660, Page 453 *et seq.* and dated April 13, 1981, recorded among the land records of the County of Montgomery in Record Book 4618, Page 75 *et seq.* and as legally described on **Exhibit A** attached hereto and made a part hereof, wherein Grantor was granted its interest, **LESS ANY AND ALL**, if any, conveyances of portions thereof subsequent to the date said Deed was recorded in the land records.

UNDER AND SUBJECT to easements, restrictions, conditions, and agreements of record insofar as they may lawfully affect the property.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the revisions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, as well at law as in equity, of, in, and to the same.

TO HAVE AND TO HOLD the said tracts of land above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only property use and behoof of the said Grantee, its successors and assigns, forever.

UNDER AND SUBJECT AS AFORESAID.

AND the said Grantor, for itself, its successors and/or assigns does by these presents, covenant, grant and agree, to and with the Grantee, its successors and assigns that it, the said Grantor, its successors and/or assigns, all and singular the hereditaments and premises herein above described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, its successors and/or assigns and against all and every person or persons whomsoever lawfully claiming or to claim the same or any part hereof, by, from or under him, her, them or any of them shall and will **WARRANT** and **DEFEND**.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed and made effective the day and year above written.

THE PRUDENTIAL INSURANCE COMPANY
OF AMERICA, a New Jersey corporation

* By: *Gregory M. Gauthier*
Name: Gregory M. Gauthier
Title: Vice President, Corporate Real Estate

CERTIFICATE OF ADDRESS

Grantee hereby certifies that its precise address is:

c/o BET Investments, Inc.
200 Witmer Road, Suite 200
Horsham, Pennsylvania 19044

Date: January 5, 2016

BT DRESHERTOWN, LP,
a Pennsylvania limited partnership

By: **BT Dreshertown GP, LLC,**
a Pennsylvania limited liability company,
its General Partner

By:



Michael P. Markman, Manager

STATE OF NEW JERSEY

)

) ss:

COUNTY OF ESSEX

)

On this, the 5th day of January, 2016, before me, the undersigned officer, personally appeared, GREGORY M. GAUTHIER, who acknowledged himself to be VICE PRESIDENT, CORPORATE REAL ESTATE of The Prudential Insurance Company of America, a New Jersey corporation, the Grantor herein, and in that capacity, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Karen Powers

Notary Public

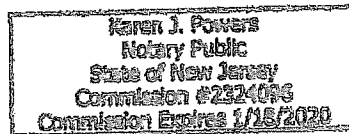


Exhibit A

PREMISES "A"

ALL THAT CERTAIN lot or piece of ground situate in Upper Dublin Township, Montgomery County, Pennsylvania as shown on a Plan prepared by Kimberli A. Holzworth dated 12/18/1996 and recorded in Plan Book L-5 page 364 and being described as follows:

BEGINNING at a point, said point being a concrete monument and located South 53 degrees 31 minutes 02 seconds East a distance of 91.70 feet the approximate centerline of Dreshertown Road with its intersection with the westerly sideline of Welsh Road and running thence;

- 1) THENCE, along the southerly sideline of Dreshertown Road the following four (4) courses, on a curve to the left having a radius of 40.00 feet, a length of 62.60 feet and whose chord bears South 81 degrees 39 minutes 07 seconds West a distance of 56.40 feet to a concrete monument to be set;
- 2) THENCE, South 36 degrees 49 minutes 17 seconds West a distance of 157.33 feet to a concrete monument to be set;
- 3) THENCE, North 53 degrees 03 minutes 02 seconds West a distance of 11.74 feet to a concrete monument to be set;
- 4) THENCE, South 36 degrees 45 minutes 47 seconds West a distance of 901.26 feet to a point;
- 5) THENCE, along a common line between Block 12, Lots 3 and 4, South 53 degrees 14 minutes 13 seconds East a distance of 1087.41 feet to a point;
- 6) THENCE, along a common line between Block 12, Lots 3 and 2 as it follow the approximate centerline of Prudential Road (private), on a curve to the right having a radius of 1200.00 feet, a length of 446.39 feet and whose chord bears North 26 degrees 06 minutes 23 seconds East a distance of 443.82 feet to a point;
- 7) THENCE, still along the same North 36 degrees 45 minutes 47 seconds East a distance of 646.29 feet to a point;
- 8) THENCE, along the westerly sideline of Welsh Road the following four (4) courses, North 53 degrees 45 minutes 58 seconds West a distance of 406.58 feet to a concrete monument to be set;
- 9) THENCE, North 36 degrees 14 minutes 02 seconds East a distance of 22.50 feet to a point;
- 10) THENCE, still along the same, North 53 degrees 31 minutes 02 seconds West a distance of 546.90 feet to the point and place of beginning.

CONTAINING an area of 25.411 acres or 1,106,902 square feet, more or less.

BEING Lot No. 3 on said plan.

BEING Assessed as Welsh Road.

BEING Tax Parcel #54-00-05242-00-5 .

PREMISES "B"

ALL THAT CERTAIN lot or piece of ground situate in Upper Dublin Township, Montgomery County, Pennsylvania as shown on a Plan prepared by Kimberli A. Holzworth dated 12/18/1996 and recorded in Plan Book L-5 page 364 and being described as follows:

BEGINNING at a point, said point being a common corner between Block 12, Lots 3 and 4 at its intersection with the southerly sideline of Dreshertown Road and running thence;

- 1) THENCE, along the southerly sideline of Dreshertown Road the following four (4) courses, South 36 degrees 45 minutes 47 seconds West a distance of 493.50 feet to a concrete monument to be set;
- 2) THENCE South 36 degrees 05 minutes 32 seconds West a distance of 107.16 feet to a concrete monument to be set;
- 3) THENCE on a curve to the left having a radius of 1150.00 feet, a length of 130.10 feet and whose chord bears South 32 degrees 51 minutes 05 seconds West a distance of 130.03 feet to a concrete monument to be set;
- 4) THENCE South 29 degrees 36 minutes 37 seconds West a distance of 353.02 feet to a point;
- 5) THENCE, along a common line between Block 12, Lots 4 and 5 as it follow the approximate centerline of prudential Road (private), South 53 degrees 14 minutes 13 seconds East a distance of 228.03 feet to a point;
- 6) THENCE, still along the same, on a curve to the left having a radius of 1000.00 feet, a length of 760.53 feet and whose chord bears South 75 degrees 01 minute 28 seconds East a distance of 742.33 feet to a point of compound curve;
- 7) THENCE, along a common line between Block 12, Lots 4 and 5 at first then Lot 2 as it follow the approximate centerline of Prudential Road (private), on a curve to the left having a radius of 650.00 feet, a length of 805.86 feet and whose chord bears North 47 degrees 40 minutes 16 seconds East a distance of 755.23 feet to a point of reverse curve;
- 8) THENCE, along a common line between Block 12, Lots 4 and 2 as it follow the approximate centerline of Prudential Road (private), on a curve to the right having a radius of 1200.00 feet, a length of 69.02 feet and whose chord bears North 13 degrees 48 minutes 07 seconds East a distance of 69.01 feet to a point;
- 9) THENCE, along a common line between Block 12, Lots 4 and 3, North 53 degrees 14 minutes 13 seconds West a distance of 1087.41 feet to the point and place of beginning.

CONTAINING an area of 25.295 acres or 1,101,847 square feet, more or less.

BEING Lot No. 4 on said plan.

BEING Tax Parcel #54-00-05239-00-8.

PREMISES "C"

NOT SUBJECT OF APPLICATION

ALL THAT CERTAIN lot or piece of ground situate in Upper Dublin Township, Montgomery County, Pennsylvania as shown on a Plan prepared by Kimberli A. Holzworth dated 12/18/1996 and recorded in Plan Book L-5 page 364 and being described as follows:

BEGINNING at a point in the southerly right of way line of Dreshertown Road (variable width) said being northwesterly corner of Lot 5, Block 12, and running thence;

- 1) THENCE North 36 degrees 32 minutes 47 seconds East a distance of 269.50 feet to a point;
- 2) THENCE North 44 degrees 35 minutes 18 seconds East a distance of 96.59 feet to a point;
- 3) THENCE North 37 degrees 41 minutes 49 seconds East a distance of 251.81 feet to a point;
- 4) THENCE North 29 degrees 36 minutes 37 seconds East a distance of 32.93 feet to a point;
- 5) THENCE South 53 degrees 14 minutes 13 seconds East a distance of 228.03 feet to a point;
- 6) THENCE along a curve to the left, having a radius of 1,000.00 feet, a chord bearing of South 75 degrees 01 minute 28 seconds East and distance of 742.33 feet, an arc distance of 760.53 feet to a point of compound curvature;
- 7) THENCE along a curve to the left, having a radius of 650.00 feet, a chord bearing of North 62 degrees 12 minutes 08 seconds East and distance of 465.58 feet, an arc distance of 476.16 feet to a point of cusp;
- 8) THENCE South 29 degrees 16 minutes 23 seconds East a distance of 384.06 feet to a point of cusp;
- 9) THENCE along a curve to the left, having a radius of 432.00 feet, a chord bearing of South 44 degrees 15 minutes 09 seconds West and distance of 218.67 feet, an arc distance of 221.08 feet to a point of cusp;
- 10) THENCE South 69 degrees 57 minutes 26 seconds West a distance of 279.67 feet to a point;
- 11) THENCE South 37 degrees 12 minutes 48 seconds West a distance of 695.32 feet to a point;
- 12) THENCE North 52 degrees 58 minutes 12 seconds West a distance of 1,184.32 feet to a point;
- 13) THENCE South 36 degrees 39 minutes 48 seconds West a distance of 49.50 feet to a point;
- 14) THENCE North 52 degrees 58 minutes 12 seconds West a distance of 109.11 feet to the point or place of beginning.

CONTAINING an area of 25.170 acres or 1,096,440 square feet, more or less.

BEING Lot No. 5 on said plan.

BEING Tax Parcel #54-00-05245-00-2.

PREMISES "B" AND "C" TOGETHER BEING assessed as Dreshertown Road.

NOT SUBJECT OF APPLICATION



Upper Dublin Township

Code Enforcement Department
 801 Loch Alsh Avenue
 Fort Washington, PA 19034
 Phone # 215-643-1600
 Fax # 215-643-8843
<http://www.upperdublin.net>

Payment Receipt

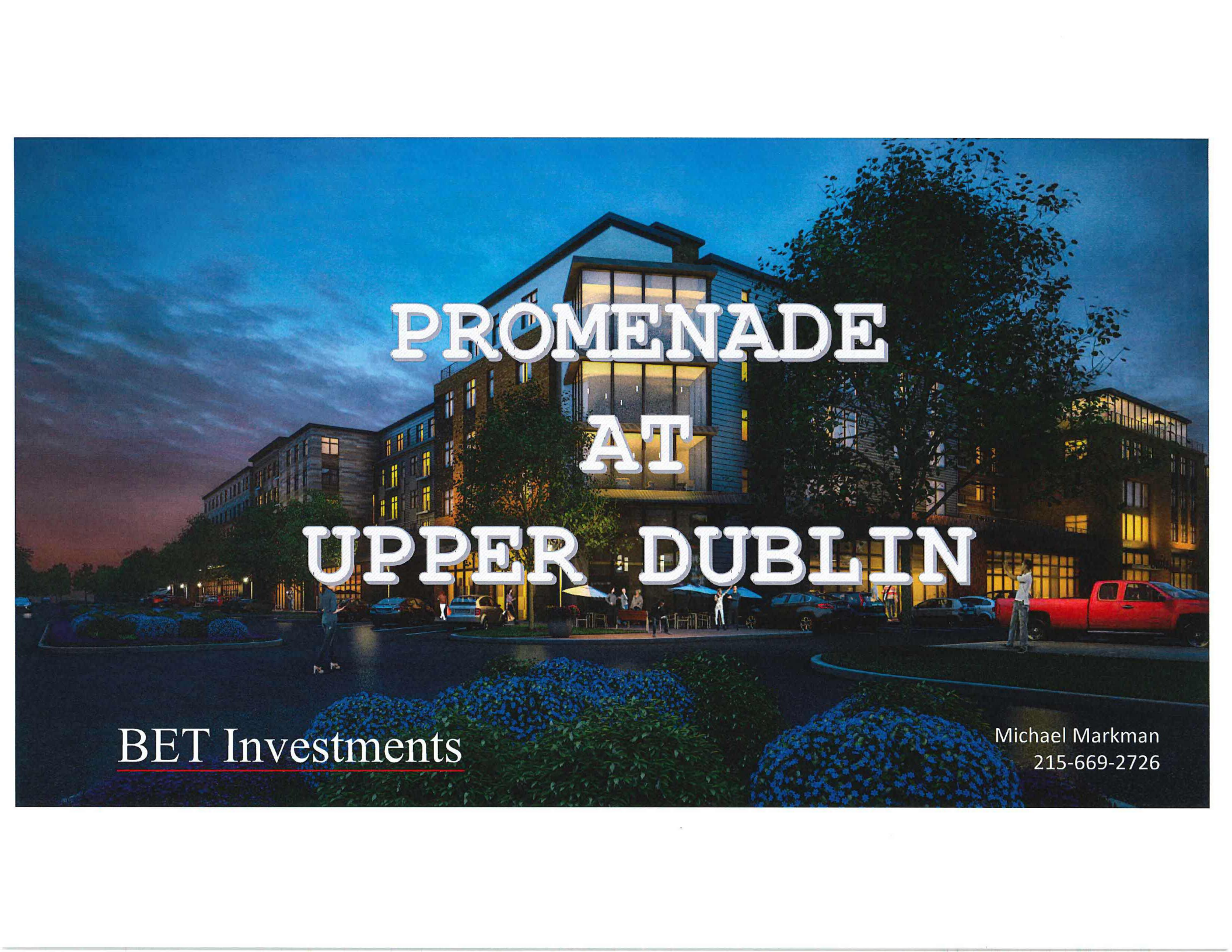
| | |
|-----------|-------------|
| Date | Receipt No. |
| 4/19/2016 | 20606 |

| |
|--|
| Received From: |
| BT Dreshertown, LP 200 Witmer Road, Suite 200 Horsham, PA. 19044 |

| Check No. | Payment Method | Property Location | | | |
|-------------|-----------------------------------|-----------------------------|----------|----------|--|
| 005028 | Check | OC - Office Center District | | | |
| Item | Description | Qty | Rate | Amount | |
| 01-361-3300 | Zoning Text Amendment - Mixed-Use | | 1,000.00 | 1,000.00 | |

PLEASE NOTE: Payment of the permit fee does not constitute issuance of a permit. After the Permit Application has been reviewed, approved, and processed, the permit will be either mailed or emailed to Homeowner and Contractor. Thank you.

| | | |
|---|--------------------------|------------|
| Alan Guzzardo, (215) 643-1600 ext. 3505 | TOTAL AMOUNT PAID | \$1,000.00 |
|---|--------------------------|------------|



PROMENADE
AT
UPPER DUBLIN

BET Investments

Michael Markman
215-669-2726

Outline

- I. Project Description
- II. Tax / Revenue Impact
- III. Traffic Data
- IV. Issues Raised at Planning Commission Meetings

Promenade at Upper Dublin Project Facts

130,000 square feet of shops and restaurants including:

- Recreational Equipment Incorporated (REI) - a high-end outdoor hiking and recreational equipment store.
- Redstone Grill - a high-end restaurant with an average dinner check price of \$42 per person and average lunch check of \$27 per person.
- Two stores are proposed at 30,000 square feet or less and the remaining stores will generally be small shops averaging 5,000 square feet or less. By comparison, a typical Lowes Home Improvement store is over 150,000 square feet and a typical Super Walmart is over 200,000 square feet, each individually representing more space than all of the Promenade retail space combined.

433 high-end apartments with the following attributes:

- Only one and two bedroom units to be constructed.
- Average monthly rents of \$2,000 per unit.
- Amenities include upscale gathering areas, resort style pool and a fitness center.

Many site amenities including:

- Over 3 miles of walking trails and sidewalks with connectivity to surrounding residential areas, office properties and retail centers. Property will be within walking distance of over 500 single family homes, 2 million square feet of office space and 700,000 square feet of other retail.
- A 2.7 acre park with a yoga/activity platform, water features, playground and coffee shop.

Supporting Data:

Tax / Revenue Impact

| Upper Dublin School District | Original Report | Project as Modified by Planning Commission | Worst Case Scenario |
|---|-----------------|---|---------------------|
| Total Taxes / Revenue Generated: | \$2,425,845 | \$2,499,665 | \$2,563,045 |
| Less School District Costs: | \$583,017 | \$ 554,742 | \$ 908,104 |
| Net Yearly Revenue to School District: | \$1,842,828 | \$1,944,923 | \$1,654,941 |
| | | | |
| Upper Dublin Township | | | |
| Total Taxes / Revenue Generated: | \$644,570 | \$635,328 | \$616,235 |
| Less Township Costs: | \$408,032 | \$392,401 | \$391,056 |
| Net Yearly Taxes / Revenue to Township: | \$236,538 | \$242,927 | \$225,179 |

Assumptions:

| | | | |
|----------------------------------|------------------------|--------------------------|-------------------------|
| Number of Public School Children | 27 | 25* | 41 |
| Retail Space | 130,000 SF | 130,00 SF | 130,000 SF |
| Number of Apartments | 433 (173 1BR, 260 2BR) | 433 (216 1 BR, 217 2 BR) | 433 (216 1 BR, 217 2BR) |

* Lower student number due to fewer 2BR apartments.

Supporting Data:

Tab 1: Similar apartment communities with number of school age children

Tab 2: Township review of Fiscal Impact Analysis by Urban Partners

| Apartment Project | Units | Monthly Rent | Number of School Age Children |
|---|--------------|---------------------|--------------------------------------|
| Verandas at Newtown Newtown Square, PA | 213 | \$1,500-\$3,000 | 13 |
| Chestnut Square West Chester, PA | 144 | \$1,800-\$2,600 | 3 |
| Parc Plymouth Meeting Plymouth Township, PA | 398 | \$1,380-\$2,250 | 24* |
| Riverwalk at Millenium Conshohocken, PA | 375 | \$1,500-\$2,800 | 3** |
| Courts at Spring Mill Whitemarsh, PA | 385 | \$1,400-\$2,800 | 6** |
| Lincoln Woods Springfield, PA | 216 | \$1,100-\$1,850 | 4* |

**Includes all children under 18.*

***Indicates the number of public school children.*

URBAN PARTNERS

325 Chestnut St., Suite 506

Philadelphia, PA 19106

215 829-1902

Fax: 215 829-1908

e-mail:

jhartling@urbanpartners.us

October 24, 2016

Mr. Paul Leonard, Township Manager
Upper Dublin Township
801 Loch Alsh Avenue
Ft. Washington, PA 19034

Dear Mr. Leonard:

You have asked for comment on the likely impact of the proposed BET-Promenade—Mixed Use development on attendance at Upper Dublin schools. The proposed program provides for 433 apartments, with a commitment that at least 40% of these apartments (174) will be one-bedroom units and the remainder (no more than 259) will have two bedrooms.

Here, we will assess the potential increase in population and school attendance using two approaches. The first uses the Pennsylvania “Resident Demographic Multipliers” produced by David Listokin et al of the Center for Urban Policy Research at Rutgers University. Applying the Rutgers factors to this proposed development results in the following on-site population estimates:

- Total Population 690 persons
- School Age Children 32 children
- Public School Attendance 25 students.

The Rutgers analysis, however, provides an analytical approach based on statewide factors. For a community with especially attractive schools, such as Upper Dublin, there may be more significant impacts from incremental housing development. Based on census data for Upper Dublin, we estimate 1.71 persons per apartment for this mix of one- and two-bedroom units. Regarding the extent to which children reside in new housing developments, we need to consider the type of housing units provided. For instance, subdivisions with a large percentage of three-, four-, and five-bedroom homes will likely house a significant number of school-age children. On the other hand, a complex of one-bedroom apartments will house very few children—it is almost always true that no children sleep in the first bedroom in any housing unit. Based on these relationships, the strongest predictor of school-aged children in a new housing development is the number of bedrooms ***after the first bedroom***.

The 2010 census reported that Upper Dublin had 9,625 housing units with 5,182 school age children (age 5-17). Utilizing ratios for bedroom counts derived from the 2007-11 American Community Survey, we estimate that these 9,625 housing units contained 32,940 bedrooms, or 23,315 bedrooms after the first bedroom. As a result the ratio of school age children to bedrooms beyond the first bedroom was 0.222 (5,182 divided by 23,315). During the 2009-2010 school year, approximately 4,250 children attended Upper Dublin schools. That is, the ratio of public school students to children ages 5 through 17 was 0.820. Applying these factors to the Promenade development yields these estimated impacts:

- Total Population 740 persons
- School Age Children 57 children
- Public School Attendance 47 students.

Focusing on Public School Attendance only, the range of expected attendance increase from the two approaches is 25 students to 47 students. We believe that the Rutgers model likely understates the school impact since Upper Dublin provides especially attractive schools. On the other hand, the location and density of the proposed development is likely to be less attractive to households with school age children than the average Upper Dublin multi-family development with this unit count.

Taking these factors into account, we estimate the **likely impact of this development on Upper Dublin School District attendance at 35 to 41 students.**

Traffic Data

Project contemplates \$2,850,000 of traffic related improvements to Welsh and Dreshertown Roads.

Applicant has also agreed to fund a study of the potential traffic improvements at the Dresher Triangle for a cost of \$61,000.

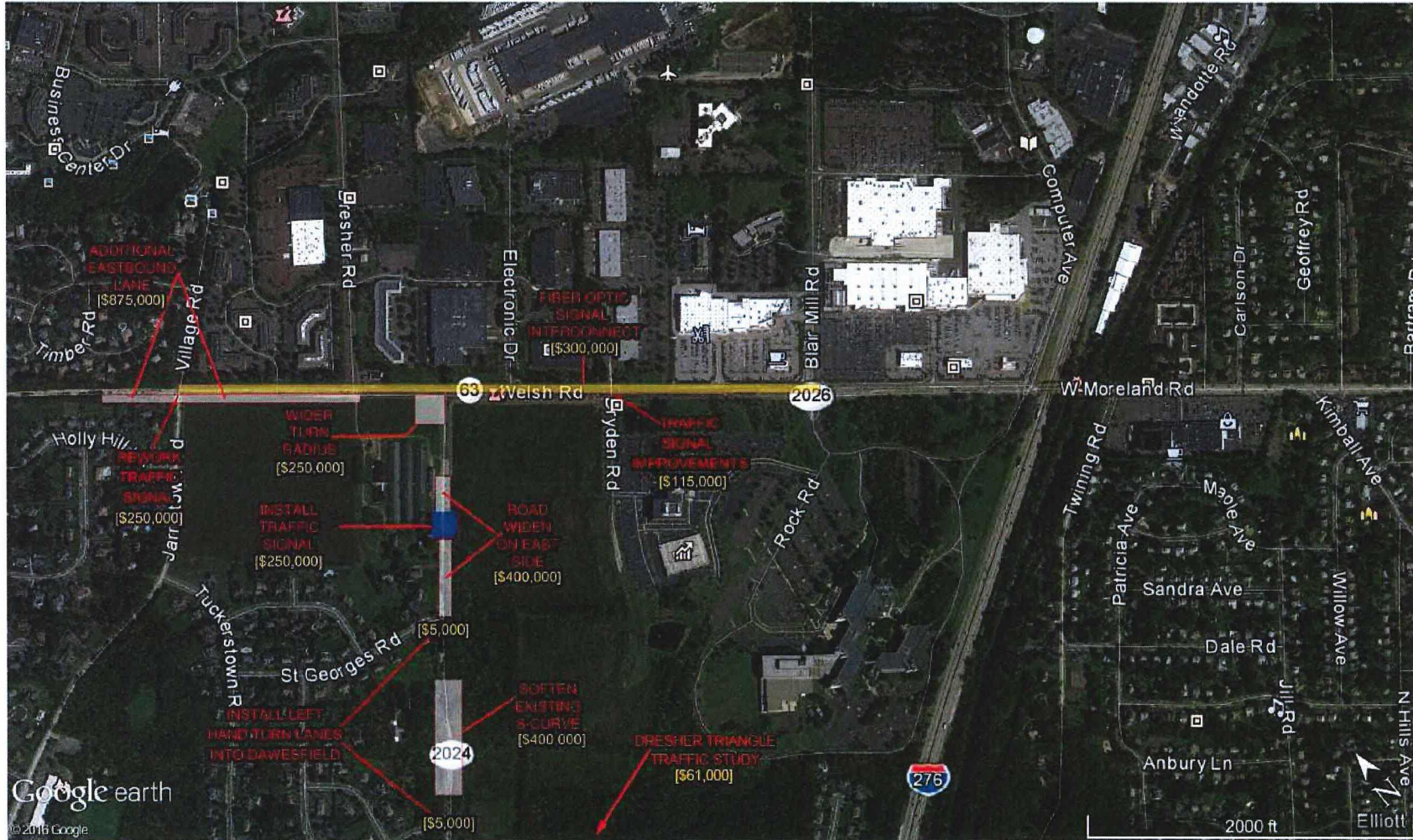
Upon completion of the traffic improvements including new traffic generated by the Promenade, the existing intersections of Welsh and Jarrettown, Welsh and Dresher and Welsh and Dreshertown will perform at the same level or at an improved level from conditions that existed prior to the development. The intersection of Welsh and Dryden will have a slight increase in delay as it is only currently used by the Montgomery Corporate Center office building but will be used in the future as the primary entrance and exit for the Promenade.

Supporting Data:

Tab 1: Rendering showing proposed traffic improvements and costs

Tab 2: Township consultants letter supporting proposed traffic improvements.

AGREED UPON TRAFFIC IMPROVEMENTS
TOTAL ESTIMATED COST \$2,911,000





Boles, Smyth Associates, Inc.
Consulting Civil Engineers Since 1972

September 21, 2016

Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Attn: Mr. Richard D. Barton
Community Planner and Zoning Officer

Subject: Traffic Improvement Commitments - BET Promenade
Welsh Road and Dreshertown Road - Estimated Road Improvement Cost [\$2,850,000] & Funding of
Dresher Triangle Traffic Study [\$61,000]
Total Cost: [\$2,911,000]

Dear Mr. Barton:

Boles, Smyth Associates, Inc. has performed a review of the Transportation Impact Study and proposed transportation improvements for the proposed *The Promenade at Upper Dublin* BET Investments, Inc. development prepared by McMahon Associates. We recommend the Township request traffic improvement commitments from BET Investments for the following:

- 1) Access [Included with traffic light in 4(f)]
 - a. Full Welsh Road access via the existing signal at Dryden Road
 - b. Right In - Right Out access from a new driveway on Welsh Road between Dryden Road and Dreshertown Road
 - c. Full Dreshertown Road access across from the new Toll Brothers development driveway with a new traffic signal
- 2) Welsh Road Improvements [\$1,125,000]
 - a. Widen Welsh Road and extend the second eastbound through lane from its current termination point east of Jarretstown Road to accommodate the 95% queue distance west of Jarretstown Road.
 - b. Extend the eastbound Welsh Road right turn lane at Dreshertown Road to provide the maximum storage capacity available with no impact to the trail system being installed by Toll Brothers.
 - c. Reconfigure the southwest corner of the Welsh Road and Dreshertown Road intersection to accommodate a WB-50 truck turn with a standard stop bar configuration on Dreshertown Road [i.e. four feet from crosswalk].
- 3) Dreshertown Road Improvements [\$810,000]
 - a. Install a new traffic signal at the driveway location with a southbound left turn lane and northbound right turn lane on Dreshertown Road. The length of the turn lanes should accommodate the 95% queue distance.
 - b. Soften the curve between St Georges Road and Tuckerstown Road to comply with a minimum Design Speed of 40 MPH per PennDOT standards. This includes design elements for lane width, horizontal radius, vertical sight distance and superelevation. Ensure the pavement section is adequate for the traffic loads identified in the Transportation Impact Study for the 2023 Development Condition.

2400 Chestnut Street Philadelphia, PA 19103 215-561-2644 www.bolesmyth.com

Mr. Richard Barton
September 21, 2016
Page 2

- c. Install 75 foot minimum left turn lanes on Dreshertown Road for access to St Georges Road and Tuckerstown Road in accordance with PennDOT design standards.
- 4) Traffic Signal Improvements [\$250,000]
 - a. Welsh Road & Jarretstown Road
 - i. Replace signal equipment and ADA ramps as required for the widening of Welsh Road.
 - ii. Re-establish Volume Density loops and install ground wire loop detection to replace video detection shown on the Traffic Signal Permit Plan.
 - iii. Replace existing pole mounted controller with a ground mounted controller cabinet and Econolite ASC/3-2100 controller and battery back-up. (See Item 9)
 - iv. Update signal timings, clearance intervals and pedestrian timing.
 - v. Re-establish the Signal Ahead warning system located west of Jarretstown Road with a new mast arm and equipment to operate in accordance with the current Traffic Signal Permit. Replace the Fail-Safe device located on the existing mast arm.
 - b. Welsh Road & Dresher Road [\$ Included in 2]
 - i. Replace existing controller in the existing ground mounted cabinet with an Econolite ASC/3-2100 controller and battery back-up. (See Item 9)
 - ii. Update signal timings, clearance intervals and pedestrian timing. Do not decrease the amount of green time provided to Dresher Road.
 - c. Welsh Road & Dreshertown Road [Included in 2]
 - i. Replace signal equipment and ADA ramps as required for the widening of Welsh Road.
 - ii. Replace ground wire detection loops on Dreshertown Road to reflect the new stop bar locations.
 - iii. Update signal timings, clearance intervals and pedestrian timing.
 - d. Welsh Road & Dryden Road [\$115,000]
 - i. Install ADA compliant ramps and add pedestrian countdown timers and LED pushbuttons as determined through the PennDOT Highway Occupancy Permit process.
 - ii. Determine if a protected left turn phase is warranted. If necessary, replace the existing 35 foot mast arm on the northwest corner to allow for the phase.
 - iii. Add ground wire loop detection on the Welsh Road turn lanes and re-establish loops as necessary for the side street stop bar locations.
 - iv. Update signal timings, clearance intervals and pedestrian timing.
 - e. Welsh Road & Blair Mill, Computer and Twining Roads [Nominal Cost]
 - i. Update signal timings, clearance intervals and pedestrian timing.
 - f. New signal at Dreshertown Road & Driveway [\$250,000]
 - i. Ensure the cabinet is ground mounted with an Econolite ASC/3-2100 controller and battery backup. Provide LED signals, countdown timers and pedestrian push buttons along with emergency pre-emption.

Mr. Richard Barton
September 21, 2016
Page 3

- ii. Install traffic adaptive software with video detection. Supplement the video detection zones with ground wire loop detection on side streets and turn lanes.
 - iii. Determine if a Queue Detector is required for the southbound approach in consultation with PennDOT, as well as Dilemma Zone detection.
 - iv. Incorporate this signal into the Welsh Road Interconnect System, I-0998.
Provide a 12 strand aerial fiber optic connection from the 72 strand backbone.
- 5) Fiber Optic Installation (See Item 9) ~~[\$300,000]~~
- a. Install a 72 strand aerial fiber optic line along Welsh Road from Jarrettown Road to Blair Mill Road as part of the existing signal interconnection system. This includes termination connections, software integration and ethernet switches at Jarrettown, Dresher, Dreshertown and Dryden Roads.
- 6) Trail System along the Dreshertown Road and Welsh Road perimeter
- a. Provide a minimum trail width of 10 feet for the perimeter trails shown on the Land Development Plan to allow for the possibility of incorporating into a regional trail.
- 7) Transit Service - It is noted that Septa provides two routes along Welsh Road (Route 80 and 310) and provides stops at Blair Mill Road and Dryden Road. Coordinate with Septa to determine if additional stops or service would be appropriate based on the opening of the development.
- 8) Perform an After Study Traffic Analysis of the driveways six months after full build-out to determine the actual number of new trips. If there is a substantial amount of trips above the TIS projections, then additional analysis will be required to determine if phasing/timing adjustments are warranted at the new intersection and Welsh Road intersections from Jarrettown Road to Twining Road.
- 9) If Upper Dublin Township and neighboring municipalities are successful in obtaining an award through the PennDOT Green Light Go 2016 Program for Welsh Road Corridor Fiber Optic and Signal Upgrades from PA 309 to PA 611, then the items noted in Commitment #4 and #5 will be converted to a cash contribution of \$235,000 to be used expressly for the local match requirement. The cost estimating method is consistent with the method utilized in the Green Light Go application and will be transmitted separately for concurrence.

Please note, items 1 through 5 will ultimately be reviewed and approved by PennDOT through the Highway Occupancy Permit process. It is also noted that the Dreshertown Road improvements to soften the curve and install left turn lanes will be completed in Phase 1 of development for the 115 age-restricted residential units. The remaining items will be completed in Phase 2.

Please feel free to contact me should you have any questions or require additional information.

Sincerely,



Jack Smyth, Jr., P.E.

cc: Paul Leonard, Upper Dublin Township

Issues Raised at Planning Commission Meetings

Issue: Residents are concerned about increased traffic congestion resulting from the project.

Response: See Section 3. Contrary to the concern, post-development, traffic improvements proposed by the project will mitigate all additional traffic volumes such that the intersections will perform at the same level or at an improved level as existed prior to the development, with the exception of the intersection of Welsh Road and Dryden Road.

Issue: Residents are concerned that the apartments will overburden the schools with additional children.

Response: See Section 2. Real time data provided in the Fiscal Impact Analysis, the Township Analysis and the School District all concur that the project will generate between 27 and 41 public school children and the net positive revenues to the school district will be between \$1,654,941 and \$1,842,828.

Issue: Residents are concerned that the Redstone Grill will be a nuisance to the neighborhood and is just a bar.

Response: See Section 1. Redstone Grill is a high-end restaurant with an average dinner check price of \$42 per person and average lunch check of \$27 per person and low alcohol sales that represent only 15% of total sales. They will comply with all noise ordinances to insure that sound will not emanate beyond the property as a result of their operation. The Redstone manager is willing to meet with the Township to discuss any concerns.

Issue: Residents are concerned about increase in cut through traffic for Dawesfield.

Response: McMahon & Associates studied this issue and showed reduction in cut through traffic as a result of the Welsh Road improvements previously installed between 1999 and 2016. The cut through traffic should further diminish with the Applicants improvements to Welsh Road.

Issue: Residents are concerned about morning backup on Dreshertown Road from the Dresher Triangle.

Response: Applicant has agreed to fund a \$61,000 study as to how the Dresher Triangle situation can be improved.

Ritter, Deb

From: Leonard, Paul
Sent: Thursday, November 10, 2016 4:09 PM
To: Ritter, Deb
Cc: Commissioners; Bleemer, Jonathan; Barton, Rick
Subject: FW: Promenade Development

Importance: High

Please include this correspondence along with the referenced studies in the BOC packet for the public hearing of 11/22/16.

Paul A. Leonard, Township Manager

From: Deborah Wheeler [<mailto:dwheeler@udsd.org>]
Sent: Thursday, November 10, 2016 3:49 PM
To: Leonard, Paul
Cc: Brenda Bray
Subject: RE: Promenade Development
Importance: High

Paul,
In reference to your request for a review of potential enrollment and net fiscal impact to the District of the proposed BET Promenade-Mixed Use development, I share the following conclusions. These conclusions are based on two analytical approaches provided through a report dated October 24, 2016 from Urban Partners and through the Enrollment Projections report submitted to the District in August 2014 from the Montgomery County Planning Commission. The projected enrollment as provided by Urban Partners is 35-41 students and this appears to be a reasonable and expected range. This is reinforced by the data provided in the Montco report on the impact of housing on enrollment, which indicate that from 259 new two bedroom units we should anticipate 39 new enrollments. These enrollment projections are within the District's ability to accommodate students in our existing buildings. The net fiscal impact to the District may fluctuate somewhat based on the distribution of students among the grade levels, should additional teachers and transportation services be required.

Given the fiscal impact analysis prepared for BET by David C. Babbitt, AICP, dated March 8, 2016 the proposed development should generate increased revenue of approximately \$1.8 million for the District. Even if the assumptions used to generate these estimates of market value are overly optimistic, and the net increased revenues are lower than projected, the estimated revenues should exceed any future costs associated with additional enrollment in our schools. This would provide a valuable source of additional annual revenue for the District. Please let me know if you require any additional input from the District.

Deborah S. Wheeler, Ed.D.

Superintendent of Schools
School District of Upper Dublin
1580 Fort Washington Avenue
Maple Glen, PA 19002
215-643-8802
215-643-8808 Fax
www.udsd.org
@UDSDSupt.

All students can and will learn through equitable opportunities.

From: Leonard, Paul [mailto:pleonard@upperdublin.net]
Sent: Thursday, November 03, 2016 3:04 PM
To: Deborah Wheeler
Cc: Brenda Bray (bbray@udsd.org)
Subject: Promenade Development

Deb,

Following up on our phone call, I would ask for an administrative review by the School District of the economic impact student enrollment studies provided for BET Investments for the Promenade development. The Township has independently had these reviewed and updated by Urban Partners/Jim Hartling and if you need additional information as part of your review, please don't hesitate to contact me or Mr. Hartling directly.

It is understood that the Township is not seeking an affirmative statement from staff regarding the proposed zoning change, rather just your review of the technical assumptions within these reports.

Thank you for your assistance.

Regards,

Paul A. Leonard
Township Manager
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034
215-643-1600 x3219

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URBAN PARTNERS

325 Chestnut St., Suite 506
Philadelphia, PA 19106
215 829-1902
Fax: 215 829-1908
e-mail:
jhartling@urbanpartners.us

October 24, 2016

Mr. Paul Leonard, Township Manager
Upper Dublin Township
801 Loch Alsh Avenue
Ft. Washington, PA 19034

Dear Mr. Leonard:

You have asked for comment on the likely impact of the proposed BET-Promenade—Mixed Use development on attendance at Upper Dublin schools. The proposed program provides for 433 apartments, with a commitment that at least 40% of these apartments (174) will be one-bedroom units and the remainder (no more than 259) will have two bedrooms.

Here, we will assess the potential increase in population and school attendance using two approaches. The first uses the Pennsylvania “Resident Demographic Multipliers” produced by David Listokin et al of the Center for Urban Policy Research at Rutgers University. Applying the Rutgers factors to this proposed development results in the following on-site population estimates:

- Total Population 690 persons
- School Age Children 32 children
- Public School Attendance 25 students.

The Rutgers analysis, however, provides an analytical approach based on statewide factors. For a community with especially attractive schools, such as Upper Dublin, there may be more significant impacts from incremental housing development. Based on census data for Upper Dublin, we estimate 1.71 persons per apartment for this mix of one- and two-bedroom units. Regarding the extent to which children reside in new housing developments, we need to consider the type of housing units provided. For instance, subdivisions with a large percentage of three-, four-, and five-bedroom homes will likely house a significant number of school-age children. On the other hand, a complex of one-bedroom apartments will house very few children—it is almost always true that no children sleep in the first bedroom in any housing unit. Based on these relationships, the strongest predictor of school-aged children in a new housing development is the number of bedrooms *after the first bedroom*.

The 2010 census reported that Upper Dublin had 9,625 housing units with 5,182 school age children (age 5-17). Utilizing ratios for bedroom counts derived from the 2007-11 American Community Survey, we estimate that these 9,625 housing units contained 32,940 bedrooms, or 23,315 bedrooms after the first bedroom. As a result the ratio of school age children to bedrooms beyond the first bedroom was 0.222 (5,182 divided by 23,315). During the 2009-2010 school year, approximately 4,250 children attended Upper Dublin schools. That is, the ratio of public school students to children ages 5 through 17 was 0.820. Applying these factors to the Promenade development yields these estimated impacts:

- Total Population 740 persons
- School Age Children 57 children
- Public School Attendance 47 students.

Focusing on Public School Attendance only, the range of expected attendance increase from the two approaches is 25 students to 47 students. We believe that the Rutgers model likely understates the school impact since Upper Dublin provides especially attractive schools. On the other hand, the location and density of the proposed development is likely to be less attractive to households with school age children than the average Upper Dublin multi-family development with this unit count.

Taking these factors into account, we estimate the **likely impact of this development on Upper Dublin School District attendance at 35 to 41 students.**

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WWW.MONTCOPA.ORG

JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

November 16, 2016

Mr. Richard D. Barton, AICP
Community Planner and Zoning Officer
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

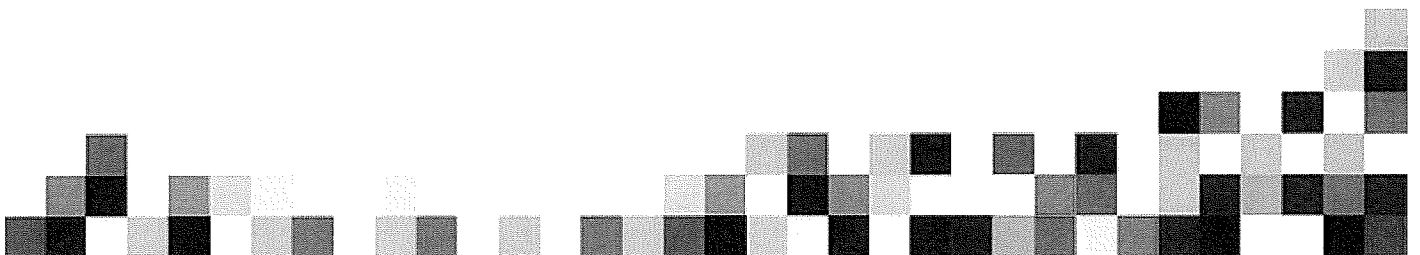
Re: MCPC 16-0208-004
Mixed Use Development/OC Office Center District
Upper Dublin Township

Dear Mr. Barton:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 20, 2016. We forward this letter as a report of our review.

BACKGROUND

The applicant, BT Dreshertown, LP, has resubmitted a zoning text amendment to Upper Dublin's OC (Office Center) District. This is the third submission of this zoning text amendment. The purpose of this submission is to add a Mixed Use Development option to the OC District. This submission has made revisions to signage and parking standards. Please see previous review letters (attached) for further background and recommendations. The applicant has made great effort to incorporate the recommendations made throughout the review process into its multiple submissions. We commend the applicant for making strides to incorporate our comments and feel it will strengthen any mixed-use development that is approved in the future.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified one issue that we believe should be considered prior to zoning amendment adoption. We have also included our previous recommendations that have been incorporated by the applicant in this submission. Please see the following comments.

REVIEW COMMENTS

COUNTY RECOMMENDATIONS

- A. The applicant made several changes to the ordinance based on the County's previous recommendations. We wish to point out these revisions in relation to the comments made by the County in September of this year. These changes are outlined below:
 1. Parking—We recommended that two parking spaces be required per dwelling unit, provided that 25% of the requirement is held in reserve until it is deemed necessary. We commend the applicant for incorporating this recommendation into this submission.
 2. Signage—We recommended a reduction in the size of freestanding signs. The total permitted square footage of freestanding signs was reduced from 300 to 200 square feet and the height was reduced from 35 to 25 feet. We feel that this reduction will help to ensure that the size of signage remains consistent with a mixed-use development.

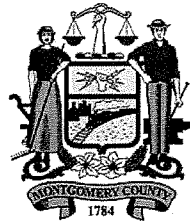
DRIVE-THRUS

- A. We recommended at the first submission of this amendment that drive-thrus be removed as an accessory use. The applicant has increased the maximum permitted number of drive-thrus to a total of 2. Drive-thrus can detract from the more walkable and upscale appearance of the site, as well as detract from internal pedestrian circulation. The applicant should consider this when determining if the number and placement of drive-thrus should be limited any further. This should be determined by the applicant and the Township.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revision will better achieve Upper Dublin's planning objectives for development. We wish to once again commend the applicant on incorporating nearly all of the County's recommendations into this submission of the zoning amendment. These recommendations will contribute to the construction of high-quality mixed-use developments in Upper Dublin Township.

**MONTGOMERY COUNTY
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

May 2, 2016

Mr. Richard D. Barton, AICP
Community Planner and Zoning Officer
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

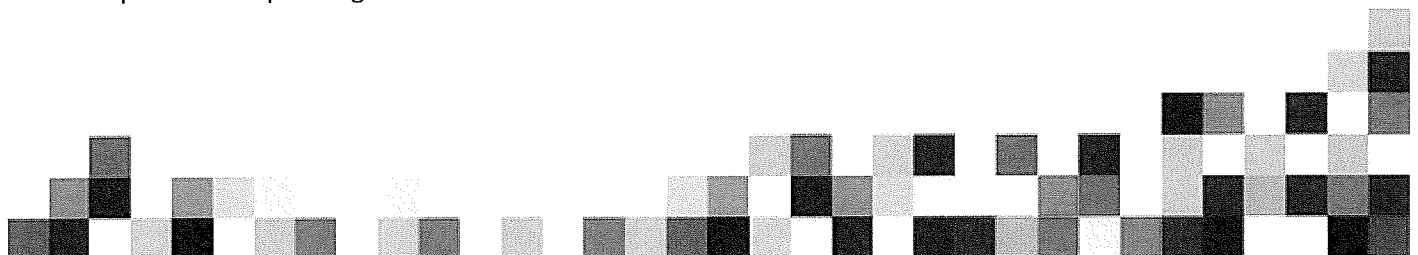
Re: MCPC 16-0208-002 Amended (ref. 08-0244-005)
Plan Name: BT Dreshertown, LP – Zoning Amendment
Situate: Dreshertown Road (E)/Welsh Road (S)
Upper Dublin Township

Dear Mr. Barton:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 7, 2016. We forward this letter as a report of our review.

BACKGROUND

The applicant, BT Dreshertown, LP, proposes a zoning text amendment to Upper Dublin's OC (Office Center) District. This amendment would add a Mixed Use Development option to the district as a permitted use. This amendment is being proposed to apply to a 25 acre tract located on the southeast corner of Dreshertown and Welsh Roads. The option requires a mix of at least two use types, with no one use taking up greater than 80% of total building floor area. A minimum of 5% of the gross area of the lot is required to be reserved or developed as green space, parks, and plazas. The Mixed Use Development may have a maximum permitted density of 25 dwelling units per gross acre of the lot. Overall, this amendment would increase permitted density, decrease required open space, and decrease front, side, rear, and parking setbacks. In addition to the zoning amendment, the applicant provided a potential site plan for the Promenade at Upper Dublin, a development rendering from the perspective of the corner of Dreshertown Road and Welsh Road, a transportation impact study, a fiscal impact study, and letter of opinion from a professional planning consultant.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to zoning amendment adoption. Our comments are as follows:

REVIEW COMMENTS

CONDITIONAL USE

- A. Because of the increase in permitted maximum impervious cover and density, we recommend that this Mixed Use Development option be permitted via conditional use in the OC District with the following condition:
 - 1. Cross County Trail Connection – Linkages to the county trail system be provided on the property and be 12 feet wide, with 2-4 feet of buffers on each side of the trail. These should be accessible to the public and maintained by the county.

COMMON AREA SPACE (§255-61A.C.(5))

- A. Public Access – Public access to the site could provide an amenity to the Township and its residents. We recommend that common area space be made accessible to the public. This change could be included in §255-61a.C.(5): Common Area Space.
- B. Minimum Area – We recommend that common area space be a minimum of 15% of the gross area of the lot. This is an increase from the proposed 5% gross lot area. This change could also be included in §255-61a.C.(5): Common Area Space.

PARKING

- A. Parking Setbacks – In §255-61a.D, we recommend that parking setbacks be increased from the proposed 20 feet to 50 feet. This will ensure that the character and layout of the Mixed Use Development is consistent with adjacent parcels and the surrounding area.
- B. Buffers – We recommend that where parking is located along a street frontage, a buffer be required. This may be done through the use of a low wall, fencing, and/or landscaping. This requirement may be added to §255-61a.C.(7).

ACCESSORY USES (§255-61A.B.(3)(C))

- A. Drive-thru Service – We recommend the removal of drive-thru service as an accessory use. Drive-thrus are not consistent with the character of the development, which seeks to provide for a variety of uses while maintaining a pedestrian-friendly environment.

DESIGN STANDARDS

A. Building Design (§255-61a.E.(1))

1. **Walls and Windows:** The requirements for the proposed Mixed Use Development option should include additional regulations for walls and windows under (b) and (c) (Primary and Secondary Façade). In order to develop under this option, the site must be located on two public road frontages with access on both. Because of this, all sides of a building must be treated and no walls may be blank. Requirements regarding appropriate ratios for windows and walls should also be included. This addition may read as follows: Blank walls shall not be permitted along any exterior wall facing a street. Walls in these locations shall comprise a minimum 35% window area and 75% maximum window area, with windows interspersed across the façade. Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall.
2. **Horizontal Articulation:** We recommend that an additional subsection in §255-61a.E.(1) be added that specifies that for all buildings greater than 4 stories tall, the façade of the building must step back a minimum of 3 feet after the first floor.
3. **Balconies:** To prepare for various forms of development that may be proposed, we recommend that minimum requirements for balconies be included as an additional subsection in §255-61a.E.(1).

LANDSCAPE AND STREETScape STANDARDS (§255-61A.E.(2))

- A. Sidewalks We recommend that the construction of sidewalks along all street frontages be a requirement under the Mixed Development option to a minimum width of 5 feet. This could be added into the Landscape and Streetscape Standards section within the proposed amendment.

TRANSIT FACILITIES

- A. We recommend that the potential for SEPTA bus service to the site be explored. Transit facilities and shelters should be constructed based on design standards established by SEPTA.

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 development.

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 adopt this proposed zoning ordinance amendment, Section 602 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

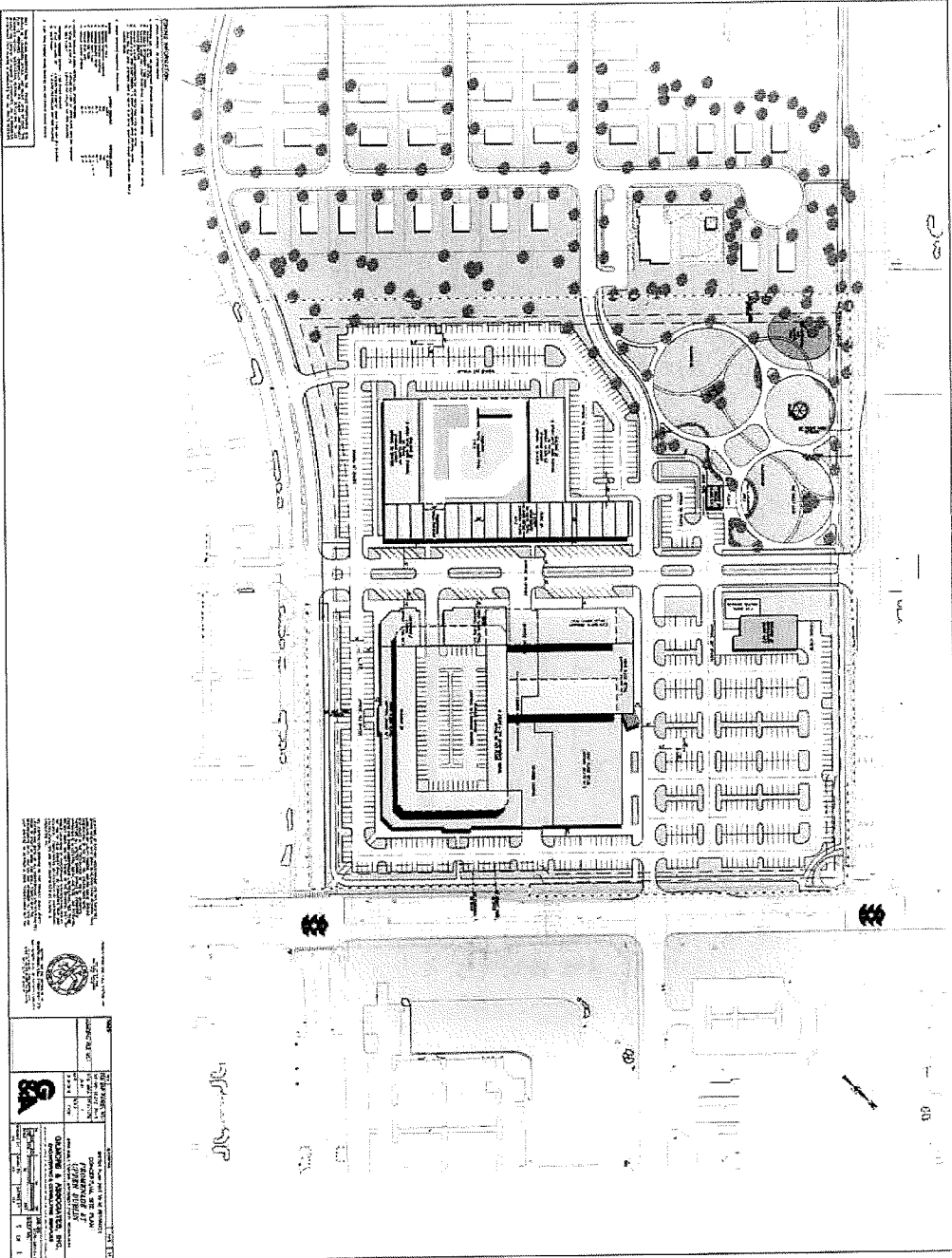
A handwritten signature in cursive script that reads "Jamie Magaziner".

Jamie Magaziner, Community Planner
JMagazin@montcopa.org
610-278-3738

c: BET Investments, Inc., Applicant
Gilmore & Associates, Inc., Applicant's Representative
Paul A. Leonard, Township Manager
Jeffrey Albert, Co-Chairman, Township Planning Commission
Michael Cover, Co-Chairman, Township Planning Commission
Jeffrey A. Wert, PE, PLS, Township Engineer

Attachments: 1. Aerial View of Potential Development Site
 2. Reduced Copy of Potential Development Site Plan





GENERAL NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND RECORDS FROM THE APPROPRIATE UTILITIES COMPANIES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE RECORDS DEPARTMENT.
4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE RECORDS DEPARTMENT.
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10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE APPROPRIATE RECORDS DEPARTMENT.

PROJECT INFORMATION

| | |
|----------------|-----------------------------|
| PROJECT NAME | RESIDENTIAL DEVELOPMENT |
| CLIENT | MR. RICHARD D. BARTON, AICP |
| DESIGNER | ARCHITECTURAL FIRM |
| DATE | 2016 |
| SCALE | AS SHOWN |
| PROJECT NUMBER | 12345 |
| DRAWING NUMBER | 100 |

APPROVED FOR CONSTRUCTION

DATE

RECEIVED

APR 07 2016

MONTGOMERY COUNTY
PLANNING COMMISSION

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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 29, 2016

Mr. Richard D. Barton, AICP
Community Planner and Zoning Officer
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

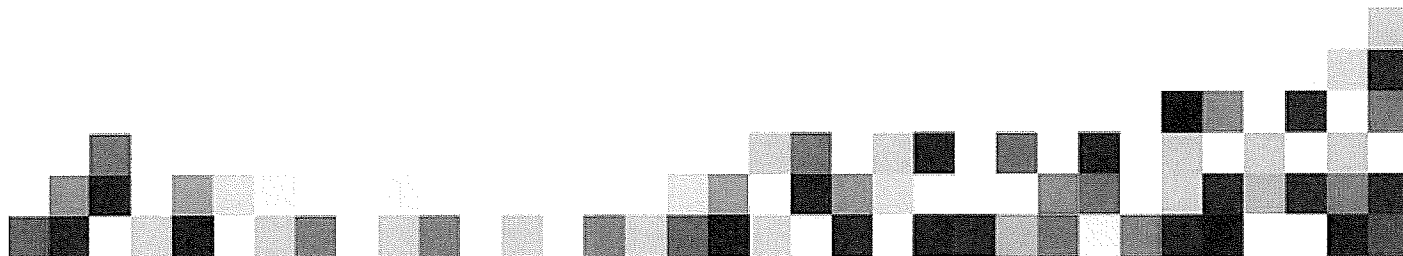
Re: MCPC 16-0208-003 Amended (ref. 08-0244-007)
Plan Name: Zoning Map Amendment Promenade at Upper Dublin – Prudential Tract
Situate: Dreshertown Road (E)/Dryden Road (N & S)
Upper Dublin Township

Dear Mr. Barton:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 12, 2016. We forward this letter as a report of our review.

BACKGROUND

The applicant, BT Dreshertown, LP, has resubmitted a zoning text amendment to Upper Dublin's OC (Office Center) District. This amendment would add a Mixed-Use Development option to the OC District. This amendment is being proposed to apply to a 25-acre tract located on the southeast corner of Dreshertown and Welsh Roads. The option requires a mix of at least two use types, with no one use taking up greater than 80% of total building floor area. The County reviewed the first submission of this amendment in April of 2016. The applicant made great effort to incorporate the recommendations made at that time into this submission. We commend the applicant for making strides to incorporate our comments and feel it will strengthen any mixed-use development that is approved in the future.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of comments that we believe should be resolved prior to zoning amendment adoption. While we do have a few additional recommendations, the applicant should be praised for the changes made to the proposed ordinance. Our comments are as follows:

REVIEW COMMENTS

COUNTY RECOMMENDATIONS

- A. The applicant made several changes to the ordinance based on the County's recommendations. We wish to highlight these revisions in relation to the comments made by the County in April of this year. These changes are outlined below:
- (1) Sidewalks and Trails – We recommended that a Cross County Trail Connection be required as a condition of permitting a Mixed-Use Development in the OC District. This was because the Township identified the site the amendment would apply to in the District as a future trail connection and existing missing link in the network. The applicant has amended the ordinance to include a requirement for sidewalks on all street frontages in a mixed-use development, as well as adding trails or walkway connections to Neighborhood Open Space areas. As a component of the 'Neighborhood Open Space' requirement, a public easement will be granted to the Township for the purposes of providing public access to trails and open space within the development. The applicant also added a minimum width requirement for all sidewalks and trails. The minimum width for sidewalks is 6 feet and the minimum width for trails is 10 feet. These numbers are consistent with guidelines set out by the County in the Walk Montco study.
 - (2) Parking – The County recommended that the parking buffer be increased from the proposed 20 feet. The applicant has increased the buffer from 20 to 25 feet. We also recommended an increase in parking setbacks from the street. The applicant also increased this from 20 to 25 feet.
 - (3) Residential Density – The applicant reduced the permitted residential density from 25 units per gross acre to 15. A developer may increase up to 20 units per gross acre if green building techniques are implemented based on the table provided in the ordinance under §255-61a.C.(8) Permitted Density. These bonus-qualified techniques include: preserving excess Neighborhood Open Space, using structured parking, and the installation of a green roof.
 - (4) Building Design – We recommended that horizontal articulation be required in all buildings in a mixed-use development. The applicant added that for buildings greater than 4 stories, the façade must step back a minimum of 3 feet above the first floor. We also recommended that requirements for balconies be added for all apartment units. The applicant has now required that balconies or Juliette-style balconies be provided for all units.

- (5) Transit Facilities – We recommended that the potential for SEPTA bus service to the mixed-use development site be explored. The applicant added a requirement to the proposed ordinance that transit facilities and shelters shall be constructed where appropriate, in accordance with SEPTA design standards.

PARKING

- A. The applicant has proposed an increase in the required parking for residential units. We recommend two potential options to use in the place of increasing the required parking per unit from 1.5 to 2 spaces:
- (1) Require 1.5 spaces for 1 bedroom units and require 2 spaces per unit for 2 bedroom units and hold 10% of the total parking in reserve until it is deemed necessary.
 - (2) Require 2 parking spaces per dwelling unit, but hold 25% of the total parking in reserve until additional parking is deemed necessary.

SIGNAGE

- B. Freestanding Signs – The proposed signage regulations for freestanding signs are over 3 times the size of existing signage regulations in Upper Dublin's Shopping Center and Commercial/Retail Districts. We understand that a mixed-use development will have signs of greater proportion due to increases in building height and density, but feel it is important that the scale is consistent with the style and form of a mixed-use development as well as the style of development surrounding the OC District.
- C. Residential Identification and Project Identification Signs – It is our understanding that neither of these sign types is defined within any Township ordinance. These should be defined in order to determine whether the proposed sizes are appropriate for the mixed-use development option in the OC District.

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 development. We wish to commend the applicant on incorporating nearly all of the County's recommendations into this submission of the zoning amendment. These recommendations will contribute to the construction of high-quality mixed-use developments in Upper Dublin Township.

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 adopt this proposed zoning ordinance amendment, Section 602 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,


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

Jamie Magaziner, Community Planner
JMagazin@montcopa.org
610-278-3738

c: BT Dreshertown, LP c/o BET Investments, Inc., Applicant
Paul A. Leonard, Township Manager
Jeffrey Albert, Co-Chairman, Township Planning Commission
Michael Cover, Co-Chairman, Township Planning Commission
Thomas Fountain, PE, Township Engineer

**COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
COMMUNITY PLANNING AND ZONING**

To: Board of Commissioners, Planning Commission, Gilbert High, Paul Leonard, Tom Fountain, Derek Dureka, Don Stiteler (Horsham Twp.), Michael Markman, Nearby property owners

From: Richard D. Barton, Community Planner and Zoning Officer 

Date: September 22, 2016

Subject: Zoning text amendment
OC – Office Center district, mixed use
UD #16-04

BT Dreshertown, L.P. proposes an amendment to the regulations of the OC – Office Center zoning district to allow a Mixed Use Development as a permitted use. The current standards for the OC District are found in Sections 255-58 through 255-62 of the Zoning Code.

It is proposed to utilize the zoning text amendment on a 25 acre tract at the southeast corner of Dreshertown Road and Welsh Road. To illustrate the amendment, a sketch plan depicts 433 apartment units over structured parking, a restaurant, coffee shop, and approximately 128,000 sq.ft. of retail space among six buildings. Twenty-five percent of the site is “green” area, including a park adjacent to Dreshertown Road.

This proposal was recently added to the agenda for the next Planning Commission meeting on Tuesday, September 27 at 7:00 pm. The amendment will be considered again during the October 18 Planning Commission meeting for a possible recommendation to the Board of Commissioners. A public hearing before the Board is scheduled for Wednesday, November 9 at 6:30 pm.

A copy of the proposed text amendment and accompanying documents are available for inspection at the Code Enforcement Department weekdays between 8:00 AM and 4:00 PM. You can also view the documents online; see the homepage at www.upperdublin.net, under “Happenings”.

Again, the proposed zoning text amendment will be reviewed during the following public meetings at the Township Building, 801 Loch Alsh Avenue, Fort Washington:

- Planning Commission – Tuesday, September 27 at 7:00 pm
- Planning Commission – Tuesday, October 18 at 7:00 pm
- Board of Commissioners public hearing – Wednesday, November 9 at 6:30 pm



Boles, Smyth Associates, Inc.
Consulting Civil Engineers Since 1972

September 21, 2016

Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Attn: Mr. Richard D. Barton
Community Planner and Zoning Officer

Subject: Traffic Improvement Commitments - BET Promenade
Welsh Road and Dreshertown Road

Dear Mr. Barton:

Boles, Smyth Associates, Inc. has performed a review of the Transportation Impact Study and proposed transportation improvements for the proposed *The Promenade at Upper Dublin* BET Investments, Inc. development prepared by McMahon Associates. We recommend the Township request traffic improvement commitments from BET Investments for the following:

- 1) Access
 - a. Full Welsh Road access via the existing signal at Dryden Road
 - b. Right In - Right Out access from a new driveway on Welsh Road between Dryden Road and Dreshertown Road
 - c. Full Dreshertown Road access across from the new Toll Brothers development driveway with a new traffic signal
- 2) Welsh Road Improvements
 - a. Widen Welsh Road and extend the second eastbound through lane from its current termination point east of Jarrettown Road to accommodate the 95% queue distance west of Jarrettown Road.
 - b. Extend the eastbound Welsh Road right turn lane at Dreshertown Road to provide the maximum storage capacity available with no impact to the trail system being installed by Toll Brothers.
 - c. Reconfigure the southwest corner of the Welsh Road and Dreshertown Road intersection to accommodate a WB-50 truck turn with a standard stop bar configuration on Dreshertown Road (ie. four feet from crosswalk).
- 3) Dreshertown Road Improvements
 - a. Install a new traffic signal at the driveway location with a southbound left turn lane and northbound right turn lane on Dreshertown Road. The length of the turn lanes should accommodate the 95% queue distance.
 - b. Soften the curve between St Georges Road and Tuckerstown Road to comply with a minimum Design Speed of 40 MPH per PennDOT standards. This includes design elements for lane width, horizontal radius, vertical sight distance and superelevation. Ensure the pavement section is adequate for the traffic loads identified in the Transportation Impact Study for the 2023 Development Condition.

- c. Install 75 foot minimum left turn lanes on Dreshertown Road for access to St Georges Road and Tuckerstown Road in accordance with PennDOT design standards.

4) Traffic Signal Improvements

a. Welsh Road & Jarrettown Road

- i. Replace signal equipment and ADA ramps as required for the widening of Welsh Road.
- ii. Re-establish Volume Density loops and install ground wire loop detection to replace video detection shown on the Traffic Signal Permit Plan.
- iii. Replace existing pole mounted controller with a ground mounted controller cabinet and Econolite ASC/3-2100 controller and battery back-up. (See Item 9)
- iv. Update signal timings, clearance intervals and pedestrian timing.
- v. Re-establish the Signal Ahead warning system located west of Jarrettown Road with a new mast arm and equipment to operate in accordance with the current Traffic Signal Permit. Replace the Fail-Safe device located on the existing mast arm.

b. Welsh Road & Dresher Road

- i. Replace existing controller in the existing ground mounted cabinet with an Econolite ASC/3-2100 controller and battery back-up. (See Item 9)
- ii. Update signal timings, clearance intervals and pedestrian timing. Do not decrease the amount of green time provided to Dresher Road.

c. Welsh Road & Dreshertown Road

- i. Replace signal equipment and ADA ramps as required for the widening of Welsh Road.
- ii. Replace ground wire detection loops on Dreshertown Road to reflect the new stop bar locations.
- iii. Update signal timings, clearance intervals and pedestrian timing.

d. Welsh Road & Dryden Road

- i. Install ADA compliant ramps and add pedestrian countdown timers and LED pushbuttons as determined through the PennDOT Highway Occupancy Permit process.
- ii. Determine if a protected left turn phase is warranted. If necessary, replace the existing 35 foot mast arm on the northwest corner to allow for the phase.
- iii. Add ground wire loop detection on the Welsh Road turn lanes and re-establish loops as necessary for the side street stop bar locations.
- iv. Update signal timings, clearance intervals and pedestrian timing.

e. Welsh Road & Blair Mill, Computer and Twining Roads

- i. Update signal timings, clearance intervals and pedestrian timing.

f. New signal at Dreshertown Road & Driveway

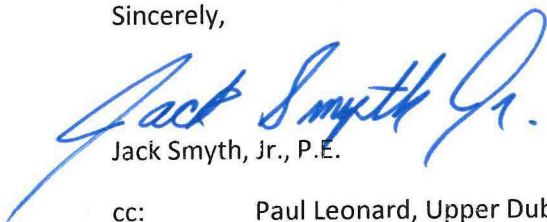
- i. Ensure the cabinet is ground mounted with an Econolite ASC/3-2100 controller and battery backup. Provide LED signals, countdown timers and pedestrian push buttons along with emergency pre-emption.

- ii. Install traffic adaptive software with video detection. Supplement the video detection zones with ground wire loop detection on side streets and turn lanes.
 - iii. Determine if a Queue Detector is required for the southbound approach in consultation with PennDOT, as well as Dilemma Zone detection.
 - iv. Incorporate this signal into the Welsh Road Interconnect System, I-0998. Provide a 12 strand aerial fiber optic connection from the 72 strand backbone.
- 5) Fiber Optic Installation (See Item 9)
- a. Install a 72 strand aerial fiber optic line along Welsh Road from Jarrettown Road to Blair Mill Road as part of the existing signal interconnection system. This includes termination connections, software integration and ethernet switches at Jarrettown, Dresher, Dreshertown and Dryden Roads.
- 6) Trail System along the Dreshertown Road and Welsh Road perimeter
- a. Provide a minimum trail width of 10 feet for the perimeter trails shown on the Land Development Plan to allow for the possibility of incorporating into a regional trail.
- 7) Transit Service - It is noted that Septa provides two routes along Welsh Road (Route 80 and 310) and provides stops at Blair Mill Road and Dryden Road. Coordinate with Septa to determine if additional stops or service would be appropriate based on the opening of the development.
- 8) Perform an After Study Traffic Analysis of the driveways six months after full build-out to determine the actual number of new trips. If there is a substantial amount of trips above the TIS projections, then additional analysis will be required to determine if phasing/timing adjustments are warranted at the new intersection and Welsh Road intersections from Jarrettown Road to Twining Road.
- 9) If Upper Dublin Township and neighboring municipalities are successful in obtaining an award through the PennDOT Green Light Go 2016 Program for Welsh Road Corridor Fiber Optic and Signal Upgrades from PA 309 to PA 611, then the items noted in Commitment #4 and #5 will be converted to a cash contribution of \$235,000 to be used expressly for the local match requirement. The cost estimating method is consistent with the method utilized in the Green Light Go application and will be transmitted separately for concurrence.

Please note, items 1 through 5 will ultimately be reviewed and approved by PennDOT through the Highway Occupancy Permit process. It is also noted that the Dreshertown Road improvements to soften the curve and install left turn lanes will be completed in Phase 1 of development for the 115 age-restricted residential units. The remaining items will be completed in Phase 2.

Please feel free to contact me should you have any questions or require additional information.

Sincerely,



Jack Smyth, Jr., P.E.

cc: Paul Leonard, Upper Dublin Township

Barton, Rick

From: Jack Smyth Jr. <jsmythjr@bolessmyth.com>
Sent: Tuesday, August 23, 2016 9:32 AM
To: Barton, Rick; Leonard, Paul
Cc: jsmythjr@bolessmyth.com
Subject: BET Promenade Bullet Point Comments for 8/23/16 Meeting
Attachments: DVRPC-PA63-AADT-2040-Projections.pdf

Hi Rick,

Below are bullet point comments for your meeting today with BET Promenade. As discussed on the phone, they are rough and not complete but I would suggest a meeting with BET and McMahon at their earliest convenience.

1. Per your indication from the most recent Planning Commission meeting, there is a concern from residents with access on Dreshertown Road regarding increased traffic from the site and the ability to exit from St Georges and Tuckertown with the development built as planned. A question was raised as to whether the site's access at Dreshertown may be eliminated. It is my opinion that the access at Dreshertown Road is needed for the following reasons:
 - a. From McMahon's gravity model study, 20% of the site's traffic is destined to locations west (or south) towards the Dresher Triangle. This seems reasonable based on the access to the PA Turnpike West at Virginia Drive, the Fort Washington Office Park and the locations along Susquehanna Road & Limekiln Pike which emanate from the Dresher Triangle.
 - b. There are limited parallel routes to these areas. There is Jarrettown Road and Twining Road. Jarrettown Road has the same residential component and traffic should not be encouraged to select this route. Twining Road is too far from the sphere of influence with multiple Welsh Road traffic signals to traverse.
 - c. Therefore, whether there is an access point directly onto Dreshertown Road or not, a percentage of drivers will use Dreshertown Road to get to their ultimate destination. If the direct access is eliminated, these drivers are forced to access the development from Welsh Road. Increasing the amount of vehicles turning left from Welsh Road onto Dreshertown Road which will have adverse affects on the signal operations and the Welsh Road corridor.
 - d. So as not to promote traffic by making the direct access an attractive alternative, signal timing could be proposed to limit the amount of green time afforded to the site.
2. Recognizing the curve on Dreshertown Road is being reconstructed, I received a draft concept on 8/11/16 from McMahon Associates. While the proposed design eliminates the substandard curves, there may be the opportunity to reconfigure the design such that more of the existing cartway is maintained and left turn lanes may be introduced on Dreshertown Road to access Tuckerstown Road and St Georges Road. The current eastbound (or northbound) alignment does not allow for vehicles to get around left turning traffic. However, the roadway width in these areas may allow for minor widening/re-stripping to allow for the left turn condition. This may be a mitigation effort to respond to the residential development access concerns. Access into the residential developments will be safer, while vehicles behind them will continue moving. This will provide more gaps in the northbound Dreshertown Road direction to allow for exiting the developments. In the eastbound (southbound) direction gaps will be created by the traffic signal.
3. In reviewing the Synchro traffic simulation files, westbound Welsh Road's lane drop between Dresher Road and Jarrettown Road is not coded into the existing or proposed models. When entered, there are issues in the westbound Welsh Road direction approaching Dresher, through Dreshertown and through Dryden. I would suggest a meeting with BET/McMahon which would include a presentation of the revised Synchro models.
4. McMahon Associates sent a 7/28/16 response letter to our original comments and indicated DVRPC did not forecast traffic for the Welsh Road corridor as part of the PA Turnpike Corridor Reinvestment Study. Please see the attached figure which provides Existing 2014 conditions (Scenario 1) and No Build 2040 conditions (Scenario 2).

Sincerely,

Jack Smyth Jr., PE
Vice President
Boles, Smyth Associates, Inc.
2400 Chestnut Street
Philadelphia, PA 19103
215-561-2644

Montgomery County Turnpike Re-Investment Study - Average Weekday Traffic Forecasts

| Facility | From Limit | To Limit | Counted Daily Volume | 2040 Scenario 2 | | | 2040 Scenario 3 | | | 2040 Scenario 4 | | | 2040 Scenario 5 | | | 2040 Scenario 6 | | |
|------------------------------------|----------------------|----------------------------|----------------------|-----------------|----------------------|--------|-----------------|---------------------------------|-------|-----------------|---------------------------------|--------|-----------------|---------------------------------|--------|-----------------|---------------------------------|--------|
| | | | | Daily Volume | Current to 2040 Abs. | Pct. | Daily Volume | Scenario 2 to 3 Difference Abs. | Pct. | Daily Volume | Scenario 2 to 4 Difference Abs. | Pct. | Daily Volume | Scenario 2 to 5 Difference Abs. | Pct. | Daily Volume | Scenario 2 to 6 Difference Abs. | Pct. |
| Horsham / Willow Grove Area | | | | | | | | | | | | | | | | | | |
| PA 63 Moreland Rd | Center Ave | to Fitzwatertown Rd | 27,100 | 28,100 | 1,000 | 3.7% | 28,600 | 500 | 1.8% | 31,900 | 3,800 | 13.5% | 32,100 | 4,000 | 14.2% | 32,200 | 4,100 | 14.6% |
| PA 63 Welsh Rd | Twining Rd | to Blair Mill Rd | 29,100 | 31,200 | 2,100 | 7.2% | 31,600 | 400 | 1.3% | 27,500 | -3,700 | -11.9% | 27,500 | -3,700 | -11.9% | 27,500 | -3,700 | -11.9% |
| PA 63 Welsh Rd | Blair Mill Rd | to Dreshertown Rd | 30,100 | 32,900 | 2,800 | 9.3% | 33,400 | 500 | 1.5% | 32,300 | -600 | -1.8% | 33,000 | 100 | 0.3% | 33,000 | 100 | 0.3% |
| PA 63 Welsh Rd | Dresher Rd | to Dillon Rd | 20,000 | 20,900 | 900 | 4.5% | 20,900 | 0 | 0.0% | 21,500 | 600 | 2.9% | 21,700 | 800 | 3.8% | 21,900 | 1,000 | 4.8% |
| PA 611 Easton Rd | Fitzwatertown Rd | to I-276 PA Turnpike | 30,900 | 32,900 | 2,000 | 6.5% | 33,000 | 100 | 0.3% | 32,600 | -300 | -0.9% | 33,200 | 300 | 0.9% | 33,600 | 700 | 2.1% |
| PA 611 Easton Rd | I-276 PA Turnpike | to Mill Rd | 49,800 | 51,500 | 1,700 | 3.4% | 52,000 | 500 | 1.0% | 54,300 | 2,800 | 5.4% | 54,900 | 3,400 | 6.6% | 55,200 | 3,700 | 7.2% |
| PA 611 Easton Rd | Mill Rd | to Blair Mill Rd | 42,600 | 43,700 | 1,100 | 2.6% | 43,900 | 200 | 0.5% | 44,300 | 600 | 1.4% | 45,100 | 1,400 | 3.2% | 45,200 | 1,500 | 3.4% |
| PA 263 Old York Rd | Cedar Ave | to Fitzwatertown Rd | 15,100 | 15,900 | 800 | 5.3% | 15,900 | 0 | 0.0% | 15,900 | 0 | 0.0% | 15,900 | 0 | 0.0% | 15,900 | 0 | 0.0% |
| PA 263 Old York Rd | Fitzwatertown Rd | to West Mill Rd | 22,900 | 24,100 | 1,200 | 5.2% | 24,200 | 100 | 0.4% | 23,700 | -400 | -1.7% | 24,000 | -100 | -0.4% | 24,000 | -100 | -0.4% |
| PA 263 Old York Rd | West Mill Rd | to Horsham Rd | 18,100 | 18,800 | 700 | 3.9% | 18,900 | 100 | 0.5% | 18,900 | 100 | 0.5% | 19,300 | 500 | 2.7% | 19,300 | 500 | 2.7% |
| Dresher Rd | PA 63 Welsh Rd | to Witmer Rd | 14,400 | 15,300 | 900 | 6.3% | 15,700 | 400 | 2.6% | 15,700 | 400 | 2.6% | 15,900 | 600 | 3.9% | 15,900 | 600 | 3.9% |
| Dreshertown Rd | PA 152 Limekiln Pike | to PA 63 Welsh Rd | 14,300 | 16,200 | 1,900 | 13.3% | 16,300 | 100 | 0.6% | 14,800 | -1,400 | -8.6% | 14,700 | -1,500 | -9.3% | 14,700 | -1,500 | -9.3% |
| Blair Mill Rd | PA 63 Welsh Rd | to Witmer Rd /Commerce Ave | 17,200 | 20,400 | 3,200 | 18.6% | 21,300 | 900 | 4.4% | 21,600 | 1,200 | 5.9% | 21,900 | 1,500 | 7.4% | 22,500 | 2,100 | 10.3% |
| Computer Ave | PA 63 Welsh Rd | to Commerce Ave | 10,100 | 11,000 | 900 | 8.9% | 11,900 | 900 | 8.2% | 9,200 | -1,800 | -16.4% | 9,200 | -1,800 | -16.4% | 9,200 | -1,800 | -16.4% |
| Maryland Rd | Commerce Ave | to PA 611 Easton Rd | 17,600 | 19,200 | 1,600 | 9.1% | 19,900 | 700 | 3.6% | 16,100 | -3,100 | -16.1% | 16,600 | -2,600 | -13.5% | 16,800 | -2,400 | -12.5% |
| Twining Rd | Susquehanna Rd | to PA 63 Welsh Rd | 9,300 | 10,900 | 1,600 | 17.2% | 11,200 | 300 | 2.8% | 10,800 | -100 | -0.9% | 11,000 | 100 | 0.9% | 11,100 | 200 | 1.8% |
| Fitzwatertown Rd | PA 63 Welsh Rd | to PA 611 Easton Rd | 13,900 | 14,700 | 800 | 5.8% | 14,500 | -200 | -1.4% | 13,800 | -900 | -6.1% | 14,100 | -600 | -4.1% | 14,100 | -600 | -4.1% |
| Fitzwatertown Rd | PA 611 Easton Rd | to PA 263 Old York Rd | 18,000 | 19,000 | 1,000 | 5.6% | 18,900 | -100 | -0.5% | 19,200 | 200 | 1.1% | 19,500 | 500 | 2.6% | 19,500 | 500 | 2.6% |
| Terwood Rd | PA 263 Old York Rd | to Davisville Rd | 16,500 | 17,400 | 900 | 5.5% | 17,500 | 100 | 0.6% | 17,700 | 300 | 1.7% | 17,700 | 300 | 1.7% | 17,700 | 300 | 1.7% |
| Davisville Rd | Terwood Rd | to I-276 PA Turnpike | 17,400 | 18,200 | 800 | 4.6% | 18,200 | 0 | 0.0% | 18,400 | 200 | 1.1% | 18,300 | 100 | 0.5% | 18,400 | 200 | 1.1% |
| Mill Rd | PA 611 Easton Rd | to PA 263 Old York Rd | 12,100 | 13,700 | 1,600 | 13.2% | 13,400 | -300 | -2.2% | 13,100 | -600 | -4.4% | 13,000 | -700 | -5.1% | 13,100 | -600 | -4.4% |
| Warmminster Rd | PA 263 Old York Rd | to Byberry Rd | 15,000 | 17,100 | 2,100 | 14.0% | 17,000 | -100 | -0.6% | 17,300 | 300 | 1.2% | 17,200 | 100 | 0.6% | 17,200 | 100 | 0.6% |
| Horsham Area | | | | | | | | | | | | | | | | | | |
| Sawyers Way | Dresher Rd | to Norristown Rd | 2,100 | 2,600 | 500 | 23.8% | 2,800 | 200 | 7.7% | 2,700 | 100 | 3.8% | 2,900 | 300 | 11.5% | 2,900 | 300 | 11.5% |
| PA 463 Horsham Rd | PA 611 Easton Rd | to Dresher Rd | 16,100 | 17,700 | 1,600 | 9.9% | 18,000 | 300 | 1.7% | 17,600 | -100 | -0.6% | 18,200 | 500 | 2.8% | 18,200 | 500 | 2.8% |
| PA 463 Horsham Rd | Dresher Rd | to Norristown Rd | 30,000 | 32,500 | 2,500 | 8.3% | 33,400 | 900 | 2.8% | 32,400 | -100 | -0.3% | 32,800 | 300 | 0.9% | 32,900 | 400 | 1.2% |
| PA 463 Horsham Rd | Norristown Rd | to Babylon Rd | 21,800 | 24,800 | 3,000 | 13.8% | 25,200 | 400 | 1.6% | 24,700 | -100 | -0.4% | 25,600 | 800 | 3.2% | 25,600 | 800 | 3.2% |
| PA 463 Horsham Rd | Babylon Rd | to PA 152 Limekiln Pike | 18,900 | 21,500 | 2,600 | 13.8% | 22,200 | 700 | 3.3% | 21,500 | 0 | 0.0% | 22,200 | 700 | 3.3% | 22,200 | 700 | 3.3% |
| PA 611 Easton Rd | Blair Mill Rd | to PA 463 Horsham Rd | 33,300 | 35,800 | 2,500 | 7.5% | 36,700 | 900 | 2.5% | 36,200 | 400 | 1.1% | 37,200 | 1,400 | 3.9% | 37,300 | 1,500 | 4.2% |
| PA 611 Easton Rd | Meetinghouse Rd | to Maple Ave | 32,700 | 35,100 | 2,400 | 7.3% | 37,100 | 2,000 | 5.7% | 35,900 | 800 | 2.3% | 36,400 | 1,300 | 3.7% | 36,800 | 1,700 | 4.8% |
| PA 611 Easton Rd | Moreland Ave | to County Line Rd | 35,100 | 40,400 | 5,300 | 15.1% | 42,100 | 1,700 | 4.2% | 41,000 | 600 | 1.5% | 41,400 | 1,000 | 2.5% | 42,000 | 1,600 | 4.0% |
| PA 611 Easton Rd | County Line Rd | to PA 132 Street Rd | 34,800 | 31,300 | -3,500 | -10.1% | 31,900 | 600 | 1.9% | 31,200 | -100 | -0.3% | 32,000 | 700 | 2.2% | 32,800 | 1,500 | 4.8% |
| County Line Rd | Delmont Ave | to Valley Rd | 14,400 | 21,000 | 6,600 | 45.8% | 21,600 | 600 | 2.9% | 21,000 | 0 | 0.0% | 21,900 | 900 | 4.3% | 21,900 | 900 | 4.3% |
| County Line Rd | PA 611 Easton Rd | to Keith Valley Rd | 18,700 | 34,200 | 15,500 | 82.9% | 35,300 | 1,100 | 3.2% | 34,500 | 300 | 0.9% | 34,900 | 700 | 2.0% | 35,200 | 1,000 | 2.9% |
| Keith Valley Rd | PA 463 Horsham Rd | to County Line Rd | 7,400 | 8,700 | 1,300 | 17.6% | 9,500 | 800 | 9.2% | 8,800 | 100 | 1.1% | 9,200 | 500 | 5.7% | 9,600 | 900 | 10.3% |
| Babylon Rd | PA 152 Limekiln Pike | to PA 463 Horsham Rd | 7,700 | 10,200 | 2,500 | 32.5% | 10,300 | 100 | 1.0% | 10,100 | -100 | -1.0% | 10,300 | 100 | 1.0% | 10,300 | 100 | 1.0% |
| Valley Rd | County Line Rd | to PA 132 Street Rd | 4,500 | 5,000 | 500 | 11.1% | 5,300 | 300 | 6.0% | 5,300 | 300 | 6.0% | 5,500 | 500 | 10.0% | 5,500 | 500 | 10.0% |
| Norristown Rd | Witmer Rd | to PA 463 Horsham Rd | 12,800 | 14,800 | 2,000 | 15.6% | 14,700 | -100 | -0.7% | 14,800 | 0 | 0.0% | 14,700 | -100 | -0.7% | 14,700 | -100 | -0.7% |
| Maple Ave | PA 611 Easton Rd | to PA 463 Horsham Rd | 11,800 | 13,800 | 2,000 | 16.9% | 19,500 | 5,700 | 41.3% | 15,900 | 2,100 | 15.2% | 21,600 | 7,800 | 56.5% | 21,600 | 7,800 | 56.5% |



McMAHON ASSOCIATES, INC.
425 Commerce Drive, Suite 200
Fort Washington, PA 19034
p 215-283-9444 | f 215-283-9446

July 28, 2016

Mr. Richard D. Barton, AICP
Community Planner/Zoning Officer
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

PRINCIPALS
Joseph W. McMahon, P.E.
Joseph J. DeSantis, P.E., PTOE
John S. DePalma
William T. Steffens
Casey A. Moore, P.E.
Gary R. McNaughton, P.E., PTOE
ASSOCIATES
John J. Mitchell, P.E.
Christopher J. Williams, P.E.
R. Trent Ebersole, P.E.
Matthew M. Kozsuch, P.E.
Maureen Chlebek, P.E., PTOE
Dean A. Carr, P.E.

RE: **Response to Comments**
The Promenade at Upper Dublin
Upper Dublin Township, Montgomery County
McMahon Project No. 815367.11

Dear Rick:

On behalf of BET Investments, Inc., McMahon Associates, Inc. offers the following responses to the July 18, 2016 review letter prepared by Jack Smyth, Jr., P.E., of Boles, Smyth Associates, Inc., related to the proposed Promenade at Upper Dublin mixed-use development to be located to the southeast of the intersection of Welsh Road (SR 0063) and Dreshertown Road (SR 2024) in Upper Dublin Township, Montgomery County, PA.

Comment #1: Study Area -The TIS study area consists of the Welsh Road signalized intersections at Jarrettown Road, Dresher Road, Dreshertown Road and Dryden Road. Please add the intersections at Blair Mill Road, Computer Avenue and Twining Road. Trips generated from the new phased developments will directly impact these intersections. Please coordinate with Boles, Smyth to obtain traffic data which was generated in the PA 611 Study.

Response: The applicant will commit to coordinating these three intersections with the intersections studied within the submitted traffic impact study.

Comment #2: Future traffic growth -Note DVRPC has provided Design Year 2040 traffic projections for Welsh Road as part of the PA Turnpike Corridor Reinvestment Study. Boles, Smyth will provide these projections under separate cover. Please compare growth rates from the DVRPC projections to the annual growth rate calculated in Appendix F.

Response: The Montgomery County Planning Commission publication, *Turnpike Corridor Re-Investment Project*, does not provide any current traffic volumes for the Welsh Road corridor so it is not possible to determine a traffic growth rate for Welsh Road in the vicinity of the site. The publication does provide specific information for the Willow Grove interchange and the Virginia Drive slip ramp interchange, which are the two



closest Turnpike interchanges to the site. With no Turnpike interchange improvements and no zoning changes at both interchanges, The Willow Grove interchange is expected to have a 0.14% per year growth from 2013 to 2040 while the Virginia Drive slip ramp interchange is expected to have a 0.60% per year growth from 2013 to 2040. Therefore, the growth rate of 0.64% per year, as recommended by PennDOT's Bureau of Planning and Research in their table, *Growth Factors for August 2015 to July 2016*, and utilized in the submitted traffic impact study, is appropriate for the study area.

Comment #3: Transit Service - It is noted that Septa provides two routes along Welsh Road (Route 80 and 310) and provides stops at Blair Mill Road and Dryden Road. As the project moves forward, please coordinate with Septa to determine if additional stops or service would be appropriate based on the opening of the development.

Response: Will comply.

Comment #4: Trip Generation - Trip generation volumes have been prepared for Age-Restricted Housing, Apartment, Townhouses, Restaurant, Coffee Shop with Drive and Retail. As noted in ITE Trip Generation Manual, 9th Edition, please provide more information for:

- a. Number of bedrooms for the Apartment Use (i.e. 100 one bedroom, 300 two bedroom, etc...)* to determine if there is potential for additional trips.
- b. Conditions of age-restricted housing as ITE Section 951 cautions there is a wide variety of studies ranging from very active, working residents to older, retired residents.*
- c. Whether the High-Turnover Restaurant is known and if the restaurant traditionally serves breakfast in the AM peak hour.*
- d. Whether the Retail will be a Shopping Center or a single occupant building.*

Response: The applicant proposes approximately 260 one-bedroom apartments and approximately 173 two-bedroom apartments. We do note that ITE data on traffic generation for apartment buildings is based on number of units, persons, or vehicles, not the number of bedrooms. We also note that the proposed apartment building is proposed to contain multiple levels and, as such should be considered a mid-rise apartment building according to the ITE, Trip Generation Manual, which is an apartment building proposed to consist of three to ten levels. Use of the mid-rise apartment land use code (223) would result in fewer trips than projected in the study, which was based on a general apartment building land use code (220), a decrease of 60 trips or more during the weekday peak hours. As a result, we believe the methodology utilized in the submitted traffic study provides a conservative assessment of the traffic generation of the site.

Regarding the traffic generation of the age-restricted portion of the development, we do note the caution provided in the ITE Trip Generation Manual. We also note that the data is based on multiple studies, a total of 23 during the weekday morning peak hour

and 24 during the weekday afternoon peak hour and therefore appropriate to utilize. This data is also consistent with studies completed by McMahon at similar local facilities.

The proposed restaurant is not proposing to serve breakfast. However, the traffic study does conservatively assume traffic generation of the restaurant during the weekday morning peak hour.

The retail portion of the site will be a multi-tenant retail center so the use of LU 820 (Shopping Center) is appropriate for the retail portion of the site.

Comment #5: Internal Trips - It is noted that the Applicant has provided additional information upon request and it is being reviewed.

Response: So noted.

Comment #6: Due to the level of development and the percentage of trips which are claimed as pass-by and internal, there is an approximate 40% decrease in "New" trips in the AM peak, 45% decrease in the PM peak and over 30% decrease in Saturday midday. While the ITE Manual provides guidance to calculate these values, please provide a Sensitivity Analysis with Synchro files to show what traffic impacts may be expected with a 25% decrease in "New" trips.

Response: We have provided details in the traffic study on the methodology utilized to determine the projected traffic generation of the site. As stated above, we have also provided additional information at the request of Boles Smyth to supplement that. We believe that we have projected the total traffic generation of the site in accordance with the ITE methodology. Given the location of the development adjacent to two heavily-traveled roadways, we believe there will be a high level of pass-by traffic for the retail portion of the development and given the mixed-use nature of the development, we also believe there will be a high level of interaction with traffic visiting this site for more than one purpose on one visit. As a result, we do believe the traffic generation projections are accurate. However, as requested, we have conducted sensitivity analysis for the 2023 future with development conditions assuming only a 25 percent total reduction in new trips. This reflects a reduction for pass-by traffic, but not interaction, which we believe is unrealistic. Therefore, the sensitivity analysis should be considered very conservative. According to this analysis, the study intersections will still operate similar to what is shown in the submitted study in terms of level of service, delay and maximum queue lengths. The Synchro analysis worksheets are provided as **Attachment A** of this letter.

Comment #7: Please provide further justification as to the trip distribution for concurrence.

Response: Attached with this letter is a gravity model that was completed for the proposed development based on populations from area municipalities. The percentages shown in this gravity model are consistent with the existing traffic patterns in the area and we therefore believe they are appropriate to be used for this site. It should also be noted that the trip distribution percentages used in the study are similar to the trip distributions used in previous studies completed for this site that have been reviewed and approved by Upper Dublin Township. The gravity model is provided in **Attachment B** to this letter.

Comment #8: *It is noted the previous driveway access onto Dreshertown Road has been moved south to align with the new driveway from the Toll Brothers development (previously Zieger Roses). This location is preferable in comparison with the previous location to provide more distance with the adjacent intersection at Welsh Road. This new signal should be integrated into the Welsh Road corridor Interconnection Plan and will be reviewed based on the above comments for adequacy.*

Response: Will comply.

Comment #9: *With the Phase 1 residential and Phase 2 Mixed-Use proposed, trail, sidewalk and ADA compliance is critical. The preliminary plan provides a high level of pedestrian/bike amenities. A separate review of trail connectivity will be done in moving forward which takes into account local trails (i.e. along Welsh Road with the Toll Brothers development) and planned regional trails (i.e. Montgomery County Cross County Trail and/or Power Line Trail) to confirm the most effective locations.*

Response: So noted.

Comment #10: *At this time, eastbound Welsh Road widening is proposed to extend the two through lanes before the Jarrettown Road intersection. It is noted through previous coordination with McMahon Associates, an analysis to extend the second westbound Welsh Road through lane past Jarrettown Road is ongoing which will focus on traffic operations and documented safety crashes at the current lane drop location.*

Response: Crash data was obtained from PennDOT for the vicinity of the westbound lane drop area of Welsh Road between Jarrettown Road and Dresher Road. PennDOT considers a crash occurrence of five reportable, correctable crashes over a continuous twelve month period during the past five years to be a threshold value, above which the roadway design should be reviewed to examine if corrective measures can be taken to enhance safety. We have reviewed crash data at this location, and according to crash data provided by PennDOT for the years 2011-2015, there were a total of two crashes specifically near the current lane drop location along westbound Welsh Road between Jarrettown Road and Dresher Road over the five year period. Additionally, there were three different crashes that occurred in that vicinity that could not be specifically

attributed to the lane drop, resulting in a maximum of five crashes over the five year period that had the merge as a contributing factor. Since this is much less than the five per year PennDOT threshold, there is not a crash issue at this merge location and therefore, is not a safety issue. With this and the highly acceptable operation of the westbound Welsh Road approach to Jarrettown Road, we do not believe that additional improvements are needed at this intersection beyond that proposed in the traffic impact study. The improvements currently proposed are more than adequate to mitigate the impact of the development at this location.

Comment #11: The Welsh Road corridor Interconnection system has fiber optic cable connections from Blair Mill Road to Kimball Road but has time-based coordination between Jarrettown Road and Blair Mill Road. It is recommended to install fiber optic cable in the missing section.

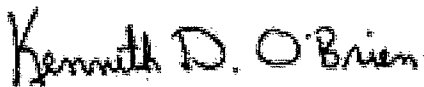
Response: As part of this project, fiber optic cable will be installed along Welsh Road between Jarrettown Road and Blair Mill Road.

Comment #12: It is recommended to perform an After Study Traffic Analysis of the driveways six months after full build-out to determine the actual number of "New" trips. If there is a substantial amount of trips above the TIS projections, then additional analysis should be conducted to determine if phasing/timing adjustments are warranted at the new intersection and Welsh Road intersections from Jarrettown Road to Twining Road.

Response: Will comply.

We trust that these responses address your comments. Please feel free to contact me with any questions.

Sincerely,



Kenneth D. O'Brien, P.E.
Senior Project Manager

KDO/lsw
Enclosures

cc: Jack Smyth, Jr., P.E., Boles, Smyth Associates, Inc.
Michael Markman, BET Investments
Peter J. Clelland, BET Investments



Boles, Smyth Associates, Inc.
Consulting Civil Engineers Since 1972



July 18, 2016

Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Attn: Mr. Richard D. Barton
Community Planner and Zoning Officer

Subject: Conditional Use Plans Review - BET Promenade
Welsh Road and Dreshertown Road

Dear Mr. Barton:

Boles, Smyth Associates, Inc. has performed a preliminary review of the Transportation Impact Study for the proposed *The Promenade at Upper Dublin* BET Investments, Inc. development prepared by McMahon Associates, dated March, 2016. The Applicant is proposing development of Lots 3, 4 and 5 of the Montgomery Corporate Center in two phases. Phase 1 will consist of 115 age-restricted units and Phase 2 will construct a mixed-use development consisting of 433 apartment units, a 6,500 high turnover sit down restaurant with outdoor seating, a 2,000 square foot coffee shop with drive through and approximately 130,000 square feet of non-residential/commercial space. Primary Phase 1 site access is proposed at the existing Welsh Road and Dryden Road traffic signal and at a new unsignalized intersection with Dreshertown Road. Phase 2 site access proposes to signalize and improve the turn lanes at the Dreshertown Road intersection and will construct a right-in/right-out driveway to Welsh Road.

This review is limited to access-related items for consideration at the Planning Commission meeting. We offer the following items for your consideration:

- 1) Study Area - The TIS study area consists of the Welsh Road signalized intersections at Jarrettown Road, Dresher Road, Dreshertown Road and Dryden Road. Please add the intersections at Blair Mill Road, Computer Avenue and Twining Road. Trips generated from the new phased developments will directly impact these intersections. Please coordinate with Boles, Smyth to obtain traffic data which was generated in the PA 611 Study.
- 2) Future traffic growth - Note DVRPC has provided Design Year 2040 traffic projections for Welsh Road as part of the PA Turnpike Corridor Reinvestment Study. Boles, Smyth will provide these projections under separate cover. Please compare growth rates from the DVRPC projections to the annual growth rate calculated in Appendix F.
- 3) Transit Service - It is noted that Septa provides two routes along Welsh Road (Route 80 and 310) and provides stops at Blair Mill Road and Dryden Road. As the project moves forward, please coordinate with Septa to determine if additional stops or service would be appropriate based on the opening of the development.

- 4) Trip Generation - Trip generation volumes have been prepared for Age-Restricted Housing, Apartment, Townhouses, Restaurant, Coffee Shop with Drive and Retail. As noted in ITE Trip Generation Manual, 9th Edition, please provide more information for:
 - a. Number of bedrooms for the Apartment Use (ie. 100 one bedroom, 300 two bedroom, etc...) to determine if there is potential for additional trips.
 - b. Conditions of age-restricted housing as ITE Section 951 cautions there is a wide variety of studies ranging from very active, working residents to older, retired residents.
 - c. Whether the High-Turnover Restaurant is known and if the restaurant traditionally serves breakfast in the AM peak hour.
 - d. Whether the Retail will be a Shopping Center or a single occupant building.
- 5) Internal Trips - It is noted that the Applicant has provided additional information upon request and it is being reviewed.
- 6) Due to the level of development and the percentage of trips which are claimed as pass-by and internal, there is an approximate 40% decrease in "New" trips in the AM peak, 45% decrease in the PM peak and over 30% decrease in Saturday midday. While the ITE Manual provides guidance to calculate these values, please provide a Sensitivity Analysis with Synchro files to show what traffic impacts may be expected with a 25% decrease in "New" trips.
- 7) Please provide further justification as to the trip distribution for concurrence.
- 8) It is noted the previous driveway access onto Dreshertown Road has been moved south to align with the new driveway from the Toll Brothers development (previously Zieger Roses). This location is preferable in comparison with the previous location to provide more distance with the adjacent intersection at Welsh Road. This new signal should be integrated into the Welsh Road corridor Interconnection Plan and will be reviewed based on the above comments for adequacy.
- 9) With the Phase 1 residential and Phase 2 Mixed-Use proposed, trail, sidewalk and ADA compliance is critical. The preliminary plan provides a high level of pedestrian/bike amenities. A separate review of trail connectivity will be done in moving forward which takes into account local trails (ie. along Welsh Road with the Toll Brothers development) and planned regional trails (ie. Montgomery County Cross County Trail and/or Power Line Trail) to confirm the most effective locations.
- 10) At this time, eastbound Welsh Road widening is proposed to extend the two through lanes before the Jarrettown Road intersection. It is noted through previous coordination with McMahan Associates, an analysis to extend the second westbound Welsh Road through lane past Jarrettown Road is ongoing which will focus on traffic operations and documented safety crashes at the current lane drop location.
- 11) The Welsh Road corridor Interconnection system has fiber optic cable connections from Blair Mill Road to Kimball Road but has time-based coordination between Jarrettown Road and Blair Mill Road. It is recommended to install fiber optic cable in the missing section.
- 12) It is recommended to perform an After Study Traffic Analysis of the driveways six months after full build-out to determine the actual number of "New" trips. If there is a substantial amount of

Mr. Richard Barton

July 18, 2016

Page 3

trips above the TIS projections, then additional analysis should be conducted to determine if phasing/timing adjustments are warranted at the new intersection and Welsh Road intersections from Jarretstown Road to Twining Road.

Please feel free to contact me should you have any questions or require additional information.

Sincerely,

A handwritten signature in black ink that reads "Jack Smyth Jr." with a stylized flourish at the end.

Jack Smyth, Jr., P.E.

cc: Paul Leonard, Upper Dublin Township ✓

**COMMISSIONERS OF UPPER DUBLIN TOWNSHIP
CODE ENFORCEMENT DEPARTMENT**

To: Planning Commission members, Tom Fountain, Paul Leonard
From: Richard D. Barton, Community Planner and Zoning Officer *RB*
Date: July 15, 2016
Subject: Zoning text amendment
OC – Office Center district, mixed use
BT Dreshertown LP
UD #16-04

BT Dreshertown, L.P. proposes an amendment to the zoning regulations of the OC – Office Center district to allow a Mixed Use Development as a permitted use. The standards for the OC District are found in Sections 255-58 through 255-62 of the Zoning Code. It is proposed to apply the amendment to a 25 acre tract at the southeast corner of Dreshertown Road and Welsh Road.

Commissioner Scarpello of Ward 3, which contains the subject property, has asked us to identify sustainable and green solutions for buildings and development within the Township, and the subject tract may provide an opportunity. Examples of three mixed-use ordinances were provided by MCPC, which were distributed at the June 21 Planning Commission meeting:

- Lower Pottsgrove Gateway Mixed Use (GMU) District (2014)
- Upper Merion King of Prussia Mixed-Use District (KPMU) (2014)
- Lansdale Downtown Business Overlay District (2009)

In reading through the ordinances and the County's review letter of May 2, these are some options for consideration.

- A. Lower Pottsgrove GMU District: applicable to the Sanatoga Interchange area adjacent to Route 422.
1. Both maximum building coverage and impervious coverage are based on developable acreage, not gross acreage. This helps prevent the over-development of a site. Developable acreage in Upper Dublin is defined to be all land "except land area located within existing ultimate right-of-way lines, noncontiguous land; 100% of floodplain, wetlands, ponds and lakes; 50% of slopes from 15% to 25%; 85% of slopes over 25%; and 50% of existing utility rights-of-way." (Zoning Code, Section 255-7)

COB
Gay Scarpello
- File
- Dave Bruma

2. The density for residential units is 12 du/developable acre or 10 du/gross acre, whichever is less. The BT ordinance proposes a maximum of 25 units per gross acre. By comparison, the Township's Apartment House Special (AHS) District allows 20 units per acre, with an increase of one unit per acre for every two enclosed parking spaces (Section 255-81.B).
3. At least 10% of the gross tract area shall consist of open space, public space or civic space that can be used by residents for passive recreation. The BT ordinance proposes 5% and Montgomery County recommends 15% minimum open space.

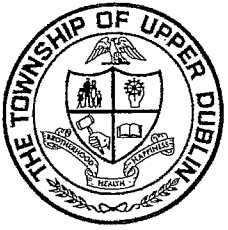
B. Upper Merion KPMU District

1. A goal of the ordinance is to "incorporate high-quality sustainable building materials and energy and resource conservation into new development." The district allows increases in building height with incorporation of LEED construction standards.
2. As with Lower Pottsgrove, there are design standards for parking structures. Within 300 feet of the roadway, at least 75% of the exterior (Lower Pottsgrove ordinance) must be "wrapped" by active uses (retail, offices). For exposed areas, façade standards are applied to make these areas more visually appealing, especially for pedestrians.

C. Lansdale Downtown Business Overlay District

1. Although this district is not a good fit with the subject parcel, it does contain useful conservation incentives whereby building heights may be increased. While building height incentives may not be applicable to the BT site, which proposes a 65 foot height limit, same as the OC District, perhaps incentives could be linked to the density of residential units.
 - A 5 foot height bonus is given for each element: sustainable stormwater management; permeable surfaces; roof rainwater collection systems; and bioretention/rain gardens.
 - A 20 foot bonus is given when a green roof is included, to cover at least 70% of the net area of the roof.
 - A 20 foot bonus when the development includes a solar/wind/or geothermal power generating facility to provide at least 15% of the expected annual energy use for a given building.
 - A 20 foot bonus is given for LEED certification.

Paal, FYI



Memorandum

To: Planning Commission members; Tom Fountain, P.E.
From: Richard D. Barton *rbarton@upperdublin.net* *TJB*
Date: May 13, 2016
Re: UD #16-04: Zoning text amendment to the OC – Office Center District

BT Dreshertown, L.P. proposes an amendment to the zoning regulations of the OC – Office Center district to allow a Mixed Use Development as a permitted use. The standards for the OC District are found in Sections 255-58 through 255-62 of the Zoning Code. It is proposed to apply the amendment to a 25 acre tract at the southeast corner of Dreshertown Road and Welsh Road.

Background

The Office Center District encompasses what has been known for years as the “Prudential Tract”. A master plan for office buildings received preliminary plan approval in 1999 (est.). Only one of the proposed buildings was constructed, on Dryden Road. In the last year, BET Investments has purchased 75 vacant acres on the tract. Fifty acres on Dreshertown Road was rezoned this year to ‘A’ Residential to permit the construction of an age-restricted community.

Although this proposal does not change the Zoning Map, it does mark a significant change in the scope of uses permitted in the OC District. The OC District was established “to encourage the logical and timely development of land for office purposes ... ; to discourage any land use which would interfere with the use of the District as an employment and service center and to assure suitable design to protect the residential environment of adjacent and nearby neighborhoods.” (Zoning Code, Section 255-58.A)

As the zoning district currently stands, the permitted uses are office buildings; personal service and/or convenience-type shops, including restaurants; accessory uses associated with office buildings, such as parking structures and recreational facilities; and a “personal use heliport”. (Section 255-60). (Note that the current regulations for personal service and retail shops are intended to serve employees and visitors to the office development, and only incidentally to the general public.)

The proposed text amendment would allow a Mixed Use Development on a property at least 20 acres in area, with the following permitted uses:

1. General retail and commercial establishments, including restaurants, personal fitness center, banks, personal care, day care, and other uses.

2. Apartment Buildings and other Multiple Dwellings
3. Accessory Uses (including parking garage, clubhouse, drive-thru, etc.)

Planning Considerations

Pages 96 and 97 of the 2010 Comprehensive Plan reference the Prudential Tract. Under Land Use / Economic Recommendations, the Plan states that development options were discussed at several community workshops. Most of the participants felt that the area should be reserved for “high-value commercial development”. The Plan recommends that the Township “preserve this site for commercial uses, specifically office development, consistent with the current zoning for the site and the approved development plan.”

As indicated above, the office plan never came to fruition, and shortly after the Comprehensive Plan recommendations were being formulated, the office market in the Philadelphia region and throughout the nation experienced a severe downturn. This change in circumstances has resulted in a different direction for the Prudential Tract, as evidenced in the Board’s rezoning of 50 acres for residential development in 2016.

Some questions for the Planning Commission to consider as they review the ordinance:

- Is the permitted density of 25 dwelling units per gross acre acceptable?
- Are the buffers sufficient to protect the adjacent residential development?
- What would be reasonable limits for building height?

PAUL

**UPPER DUBLIN TOWNSHIP
PUBLIC WORKS DEPT.**

Memo

To: Rick Barton
From: Tom Fountain
CC:
Date: May 13, 2016
Re: **BET Dreshertown – Zoning Change Review for Mixed Use
Township Engineer General Comments**

Rick,
Our office has the following comments regarding the application for a Zoning change at the BET-Welsh and Dreshertown property:

1. The regular Mixed Use allows a 60% impervious surface, this proposal asks for 75%, and the proposal calls for allowance of impervious based on the gross area. This appears random with no need for raising the limit. We recommend maintaining 60% based on net developable area.
2. No mention of maximum allowable height is in this proposal. We recommend a maximum of 20 feet for the first level retail, with a rising height limit the further a building is setback from the street. A maximum of 60'-65' should be reviewed.
3. Parking requirements also seem random, or based on some other current standard. For a pedestrian oriented development such as this, we recommend lowering the maximum allowable parking to 2-2.5 spaces per 1,000 sf for non residential, and something less than 1.5 for the residential. A lower number may yield a more accurate parking space demand, and lower the impervious surface numbers dramatically.
4. Signage is not addressed. Low profile signage would allow higher visibility of the site amenities. We recommend a maximum sign height of 4 feet for most locations, while a single stand-alone, high-rise kiosk of some greater height could be used to announce the collection of retail stores available.
5. The proposal allows Stormwater facilities to be counted towards Green area requirements. This appears counterproductive to the intent of green areas being Common Open Space for pedestrian use. We recommend against this exception.
6. Standards for Common Area Space do not address biking needs. We recommend a mandatory bike-share program for a pedestrian-oriented mixed-use proposal such as this.
7. Renderings address high-level views of the proposed development. We request more pedestrian-oriented views to determine true impacts to motorists or streetscape improvements.

C. OK
BOC

8. We question whether or not underground parking or below-grade common area facilities were considered by the developer, to expand vertical space without exceeding height limitations of emergency services or life safety issues. A sunken central green or lower level retail would add distinct character to the proposal.
9. The sea of pavement at the corner of Welsh and Dreshertown needs to be revisited. There seems to be a disconnect between the requirement to design harmonious buildings with façade requirements, yet situate the buildings so far from the public view.

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PO Box 175
Mainland, PA 19451
tel 215-513-1720
fax 215-513-1721
www.Landplan.com

April 6, 2016

Planning Analysis:

The Promenade at Upper Dublin (a portion of the Prudential Site)
Upper Dublin Township, Montgomery County PA

Proposed by: BET Investments

Background:

The site consists of 25.4 acres at the southern corner of Dreshertown and Welsh Roads in Upper Dublin Township. The site is an undeveloped portion of the Prudential property, and is zoned OC-Office Center. This district allows a variety of office uses such as insurance, real estate, professional and medical. The district also permits private, vocational, business and professional schools (except those of an industrial character). Personal service and convenience commercial uses are allowed provided they are primarily used by the employees and visitors. The proposed zoning amendment would create a new development option in the OC district which would permit a mixed use development.

Analysis:

There are numerous advantages to supporting mixed use development for the Prudential site. From a regional planning perspective, the newly adopted county comprehensive plan, "Montco 2040: A Shared Vision," identifies the site as a business area and immediately across Welsh Road is a county-designated "Community Mixed Use (CMU) area in Horsham. While this CMU is located in another township, the county plan encourages concentrated nodes of mixed use development along major transportation corridors. The Prudential site also has the road and utility infrastructure in place to support the kind of development the county recommends.

At the township level, the 2010 Upper Dublin Township (UDT) Comprehensive Plan targets mixed use to redevelopment opportunities in the township, including older existing shopping centers and the Fort Washington Office Park. At the time the UDT plan was drafted, the Prudential site was approved for office development consistent with the existing OC District zoning. Since then, however, demand for traditional office uses has declined and current market trends favor mixed use development. In addition, the redevelopment of the Fort Washington Office Park has been hampered by environmental and other issues. The Prudential site is unencumbered with direct access to a major transportation route.

Moreover, the Land Use Element of the UDT Comprehensive Plan has three main priorities: preserving open space; leveraging economic opportunities and enhancing community character. A mixed-use development on the Prudential site would help implement these goals by:

- Preserving the significant economic potential offered by the Prudential campus.
- Providing community-serving businesses and small to medium-scale retail uses along with residential development.
- Creating pedestrian links between shopping areas and surrounding neighborhoods.

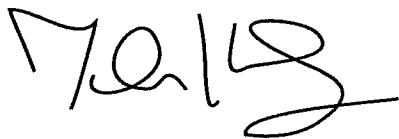
- Improving streetscapes and community character with design standards for architecture, landscaping, lighting, signage and other enhancements.
- Incorporating public green spaces and plazas in an area of the township that is lacking such amenities.

The mixed use development proposed for the Prudential site in particular would provide a number of community benefits.

- The development would be an economic generator for the township, the school district and local businesses. The project will create tax revenues and attract residents with disposable income. A fiscal analysis with greater detail has been provided.
- The project would establish a higher-quality architecture and help create a more cohesive community character.
- The mixed use project would increase pedestrian traffic and reduce local vehicle trips. A detailed traffic study has been provided.
- The development includes a significant new trail system with links to surrounding neighborhoods, creating a recreational amenity for existing and future residents. The proposed linkages would implement the trail master plan for this area of the township.
- Mixed use projects are able to share parking, which helps decrease stormwater run-off by reducing overall impervious coverage. A shared parking analysis with greater detail has been provided.

The proposed ordinance amendment creates a mixed-use development option as a permitted use in the OC Office Center District. In my opinion, the proposed ordinance and development for the Prudential site are consistent with Montgomery County and Upper Dublin comprehensive plans, as well as current market trends.

Respectfully,

A handwritten signature in black ink, appearing to read 'J. Kennedy', written in a cursive style.

John H. Kennedy, AICP
President

FISCAL IMPACT ANALYSIS
Proposed Promenade at Upper Dublin Development
Upper Dublin Township, Montgomery County

March 16, 2016

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Fiscal Impact Analysis
Proposed Promenade at Upper Dublin Development
Upper Dublin Township
Montgomery County
 March 16, 2016

This report examines the annual fiscal impact to Upper Dublin Township, the Upper Dublin School District (UDSD), and Montgomery County of the Promenade at Upper Dublin development project proposed by BET Investments for the Prudential Site. The report examines the fiscal impact to the Township, School District and County during any given year after the completion of the proposed project and full occupancy, based on 2016 levels of revenue, expenditures, and taxation.

The proposed mixed use project consists of the following elements:

- 173 one bedroom apartment units, to be rented for an average of approximately \$2,000 per month.
- 260 two bedroom apartment units, to be rented for an average of approximately \$2,200 per month.
- 7,700 square feet of retail commercial development, in two pad sites along Dreshertown Road.
- 122,300 square feet of retail commercial development, on the ground floor of the apartment buildings.
- 513 structured parking spaces. The remainder of the parking will be surface parking.

In all, the proposed development includes 433 multifamily apartment units, 130,000 square feet of retail development, and a 513 car parking garage. This proposed development scenario will be measured against the approved plan for a by right office building of 262,500 square feet with surface parking.

The table below shows the annual net fiscal impact (revenue minus expenditures) to the Township, School District and County of each proposed use and dwelling type. Below the table are sections on assessments and demographics, Township expenditures and revenue, School District expenditures and revenue, and County expenditures and revenue. At the end of this report are the spreadsheets for the Township, School District and County impact, which show the major expenditure and revenue categories for each entity. All cell addresses in the text refer to these spreadsheets.

| Proposed Use | Number of Units/SF/ Spaces | Annual Net Township Impact | Annual Net School District Impact | Annual Net County Impact | Annual Net Combined Impact | Annual Net Combined Impact per Unit/1K SF/Space |
|------------------------|----------------------------|----------------------------|-----------------------------------|--------------------------|----------------------------|---|
| 1 BR Apartments | 173 | \$58,630 | \$473,575 | \$38,376 | \$570,581 | \$3,298 |
| 2 BR Apartments | 260 | \$56,158 | \$620,289 | \$51,842 | \$728,288 | \$2,801 |
| Retail Pad Sites | 7,700 | \$10,424 | \$50,584 | \$5,336 | \$66,344 | \$8,616 |
| In-Line Retail | 122,300 | \$93,807 | \$595,844 | \$61,898 | \$751,549 | \$6,145 |
| Struct. Parking | 513 | \$27,193 | \$153,185 | \$16,954 | \$197,332 | \$385 |
| Total Proposed | 433 / 130,000 / 513 | \$246,212 | \$1,893,476 | \$174,406 | \$2,314,094 | -- |
| By Right Office | 262,500 | \$238,979 | \$750,836 | \$80,927 | \$1,070,742 | \$4,079 |

The annual net fiscal impact of the proposed project is projected to be favorable for the Township, School District and County, creating annual surpluses for each entity. **The annual net combined fiscal impact for the proposed Promenade at Upper Dublin development is projected to total positive (or surplus) \$2,314,094.** The annual combined revenue is projected to exceed the annual combined expenditures by 221.6 percent. The annual net combined fiscal impact for the by right office building is projected to total positive \$1,070,742. By comparison, the existing site is assessed at \$2,415,000, which generates \$13,439 in annual real estate tax revenue to the Township, \$75,855 in annual real estate tax revenue to the School District, and \$8,353 in annual real estate tax to the County, for a total of \$97,648.

There are three important reasons for the positive annual net fiscal impacts projected here:

- First, the proposed development is comprised of smaller apartment units, which house fewer persons and fewer school age children than four bedroom single family detached dwellings, the predominant dwelling type in the Township. The lower number of persons and school age children result in lower expenditures for the Township, School District and County, which lead to annual surpluses for each entity.
- Second, the proposed apartments are high end, which generates higher revenue in the real estate tax and earned income tax categories.
- Third, the proposed pad sites, in-line retail commercial development and structured parking create considerable assessed value and therefore real estate tax revenue, but generate limited Township and County expenditures and no School District expenditures at all, resulting in surpluses for each entity.

The proposed Promenade at Upper Dublin development results in an annual net Township surplus (\$246,212) roughly equal to that of the by right office building (\$238,979). For the School District, the proposed development results in an annual net surplus that is more than \$1.1 million greater than that of the by right office building, despite the fact that the proposed development generates some School District expenditures while the by right office building does not.

However, this is a false choice between these two development scenarios. The proposed mixed use development is a legitimate option, put forward by the owner of the property. The by right office building has been approved for many years, but has not been built because the market has determined that the subject site is not appropriate for a large scale office development. When the Township considered a different alternative proposal in 2006-2008 involving age restricted development, it was widely assumed that the office building would be completed within a few years; obviously this has not happened. Therefore, to view the by right office building as a reasonable alternative is unrealistic.

Projected Assessments

The projected assessed value of the proposed rental apartments is based on comparable high end apartment complexes recently constructed in eastern and central Montgomery County, shown in the table below, with data from the County Board of Assessment database.

| Name | Municipality | Built | Units | Assessment | Per Unit |
|------------------------|---------------|-------|-------|--------------|-----------|
| Regatta | Plymouth | 2004 | 32 | \$3,106,220 | \$97,069 |
| Avenel | Montgomery | 2004 | 256 | \$28,213,000 | \$110,207 |
| Station Square | Upper Gwynedd | 2005 | 346 | \$35,504,000 | \$102,613 |
| Glen at Lafayette Hill | Whitemarsh | 1999 | 139 | \$13,631,000 | \$98,065 |
| Amberley at Blue Bell | Whitpain | 2006 | 120 | \$7,693,680 | \$64,114 |
| Londonbury | Conshohocken | 2010 | 309 | \$24,715,640 | \$79,986 |

| Name | Municipality | Built | Units | Assessment | Per Unit |
|--------------|--------------|-------|--------------|----------------------|------------------|
| Riverwalk | Conshohocken | 2005 | 375 | \$43,125,000 | \$115,000 |
| Bridgeview | Towamencin | 2013 | 180 | \$20,700,000 | \$115,000 |
| TOTAL | | | 1,757 | \$176,688,540 | \$100,563 |

Please note that the Regatta Apartments shown in this table are the units in Plymouth Township only (the units in Norristown Borough are assessed separately). The projected assessed values for the apartment units in the proposed Promenade at Upper Dublin development are \$3,000 below the average for the one bedroom units (or \$97,563, cell C6), and \$3,000 above the average for the two bedroom units (or \$103,563, cell C7).

The assessed value of the proposed retail pad sites is projected to be \$209 per square foot (cell C8), which is the same as the assessment per square foot for the Bank of America across Welsh Road in Horsham Township, and the Starbucks on Easton Road in Upper Moreland Township. Both are recently constructed (2009 and 2003, respectively), and are comparable to the proposed pad sites. The assessed value of the proposed in-line retail development is projected to be \$155 per square foot (cell C9), which is the same as the assessment per square foot of the Horsham Gate shopping center across Welsh Road in Horsham Township, constructed in 2009 (totaling \$10,080,600 of assessed value in 64,805 square feet).

The assessed value of the structured parking is projected to be \$9,500 per space (cell C10), which is slightly higher than the \$9,231 per space assessment of the existing structured parking garage in Norristown built in 2008 and owned by SEPTA.

The assessed value of the by right office building is projected to be \$91 per square foot, based on the following comparable office buildings in central Montgomery County. All of these buildings are recently constructed, are multistory, and have surface parking only (structured parking increases the overall assessed value, but decreases the assessed value per square foot).

| Name | Address | Municipality | Built | SF | Assessment | Per SF |
|-----------------|----------------------|--------------|-------|------------------|----------------------|-------------|
| GI Realty Trust | 101 Tournament Drive | Horsham | 1998 | 368,495 | \$38,720,780 | \$105 |
| Liberty | 5 Walnut Grove Drive | Horsham | 2000 | 102,474 | \$8,078,400 | \$79 |
| Liberty | 4 Walnut Grove Drive | Horsham | 1998 | 114,300 | \$9,076,000 | \$79 |
| URS | 335 Commerce Drive | Upper Dublin | 2004 | 75,370 | \$5,873,200 | \$78 |
| Blue Bell Exec. | 470 Norristown Road | Whitpain | 1999 | 153,544 | \$13,970,000 | \$91 |
| Hillcrest | 721-751 Arbor Way | Whitpain | 2012 | 476,392 | \$39,870,260 | \$84 |
| Metro Plex | 4000 Chemical Road | Plymouth | 2007 | 120,501 | \$12,585,770 | \$104 |
| TOTALS | | | | 1,411,076 | \$128,174,410 | \$91 |

The total projected assessed value of the entire proposed project is determined by multiplying the number of units, square feet and parking spaces (cells B6-B12) by the assessment per unit, square foot or space (cells C6-C12). The assessed value of the proposed development at buildout is projected to total \$69,243,919 (cells D6-D11 and D47-D52). This \$69,243,919 in projected assessed value represents 2.8 percent of the entire assessed value of Upper Dublin Township (\$2,443,744,658). The assessed value of the by right office building is projected to total \$23,887,500 (cells D12 and D53). Please note that the Montgomery County Board of Assessment Appeals will determine the actual assessments only when the proposed development is constructed and inspected.

Demographics

The number of persons per unit is projected to be 1.36 for all one bedroom units and 1.75 for all two bedroom units (cells E6-E7). These figures are from *Residential Demographic Multipliers – Estimates of the Occupants of New Housing*, by Robert W. Burchell, David Listokin, and William Dolphin of the Rutgers University Center for Urban Policy Research (CUPR), published in June, 2006 (available at <http://www.dataplace.org>, under “data available”). These multipliers are based on the U.S. Bureau of the Census 2000 Public Use Microdata Sample, and are specific to this dwelling type, size, rent and state. The Rutgers CUPR examined housing built between 1990 and 2000 specifically in Pennsylvania, and determined the demographic multipliers for a variety of dwelling types (detached, attached, multifamily, etc.), size (in number of bedrooms), and value or monthly rent.

The number of persons projected to reside in the proposed development is determined by multiplying the number of units (cells B6-B7) by the number of persons per unit for each dwelling type (cells E6-E7). The number of persons projected to reside in the proposed development at buildout and full occupancy totals 690 (cells F6-F7).

The number of workers per thousand square feet to be generated by the proposed nonresidential development is projected to be 4.00 for the pad sites, 2.00 for the in-line retail, and 3.25 for the by right office building (cells E8-E12). These figures are based on *Who Lives in New Jersey Housing? New Jersey Demographic Multipliers*, by the CUPR, published in November, 2006 (available at <http://www.njmeadowlands.gov/eg/housing/intro.html>). In addition to the residential demographic multipliers specific to New Jersey (which were not used in this analysis – see above for the source of the Pennsylvania multipliers used in this analysis), this document also includes nonresidential multipliers from nationwide studies. No workers are projected for the proposed parking garage.

The number of workers projected to work in the nonresidential uses is determined by multiplying the number of square feet (cells B8-B12) by the number of workers per thousand square feet (cells E8-E12). The number of workers projected to work in the proposed retail commercial development at buildout and full occupancy totals 275 (cells F8-F10). The number of workers projected to work in the by right office building at buildout and full occupancy totals 853 (cell F12). Please note that these figures represent the number of full time equivalent positions, not the number of employees. Given part time positions and turnover within positions, the number of employees for each use is likely to be higher.

The number of school age children per unit is projected to be 0.05 for all one bedroom units and 0.09 for all two bedroom units (cells E47-E48 of the School District spreadsheet). These multipliers are also from the same document by the CUPR that contains the multipliers for number of persons per unit in Pennsylvania housing, referenced above. The number of public school children is determined by multiplying the number of units (cells B47-B48) by the number of school age children per unit for each dwelling type (cells E47-E48), and by 82.6 percent (cell D77), to account for those children who will attend private schools or be schooled at home. The figure of 82.6 percent is from the 2013 American Community Survey, a function of the U.S. Census, specifically for Upper Dublin Township, which reported 4,157 public school students out of 5,034 school age children (ages 5-18). The number of UDSD students projected to reside in the proposed development at buildout and full occupancy totals 26 (cells F47-F48). The 26 UDSD students are projected to be distributed evenly throughout all 13 grades in the public school system. No public school students are projected to be generated by the proposed retail commercial development or structured parking, or the by right office building (cells F49-F53).

Please note that the residential demographic multipliers in the CUPR study are comparable to a similar study prepared by the Montgomery County Planning Commission, called *Characteristics of the Population in New and Existing Housing Units* (January, 2012). The MCPC study examined the 28,000 units built in the County between 2000 and 2010, and differentiated by dwelling type only (and not number of

bedrooms, tenure or value). The demographic multipliers for new multifamily housing were 1.67 persons per unit and 0.04 school age children per unit. Using these multipliers, the number of residents of the proposed development is projected to total 723, the number of school age children is projected to total 17, and the number of public school students is projected to total 14. This fiscal impact analysis uses the CUPR demographic multipliers because they differentiate not only by dwelling type (like the MCPC study), but also by dwelling size, tenure and value or rent. In particular, please note that the MCPC figures include multifamily dwellings with three or more bedrooms, while the proposed development has only one and two bedroom units.

Also, please note that the number of public school students in the 2012-2013 school year generated by the 375 apartment units at the Riverwalk development in Conshohocken Borough (a comparable, high end multifamily development) was only three, for a multiplier of 0.008 public school students per unit.

Annual Upper Dublin Township Expenditures

The Upper Dublin Township budget includes the following funds, shown in the table below with their respective 2016 expenditure totals:

| Fund | Budgeted Expenditure |
|--------------------------------|----------------------|
| General Fund | \$17,684,203 |
| Parks and Recreation Fund | \$2,119,429 |
| Library Fund | \$1,164,735 |
| Internal Services Fund | \$2,085,263 |
| Debt Service Fund | \$2,808,897 |
| Fire Protection Fund | \$522,344 |
| Non-Expendable Trust Fund | \$5,800 |
| Capital Projects Fund | \$1,137,309 |
| Open Space Projects Fund | \$83,200 |
| Fire Capital Fund | \$1,947,550 |
| Stormwater Management Fund | \$430,000 |
| Economic Development Fund | \$1,770,000 |
| TOTAL 2016 EXPENDITURES | \$31,758,730 |

The total Township budgeted expenditures in 2016 are \$31,758,730, which includes all twelve Township funds. In order to find a more accurate measure of the average annual expenditures for the proposed development, this analysis focuses on the regular, ongoing operating expenditures of the Township. Such operations are quantified in the following five funds, shown in the table below with their respective sums in the 2016 budget.

| Operating Fund | Budgeted Expenditure |
|---------------------------|----------------------|
| General Fund | \$17,684,203 |
| Parks and Recreation Fund | \$2,119,429 |
| Library Fund | \$1,164,735 |
| Debt Service Fund | \$2,808,897 |

| | |
|--------------------------------|----------------------|
| Operating Fund | Budgeted Expenditure |
| Fire Protection Fund | \$522,344 |
| TOTAL 2016 EXPENDITURES | \$24,299,608 |

The five operating funds total \$24,299,608 in expenditures for 2016 (cell D36). These five funds cover nearly all Township expenditures, including administration and finance, tax collection, police protection, code enforcement, sanitation, engineering, road maintenance, emergency services, parks and recreation, library, fire protection, and debt service.

The following funds, shown below with their respective sums in the 2016 budget, are excluded because they are capital funds which fluctuate significantly year to year, represent transfers between funds (and therefore double counting), and/or are not associated with ongoing operations:

- Internal Services Fund (\$2,085,263), which includes charges to other departments to pay for vehicle operations, maintenance and replacement. The charges for vehicle operations and maintenance are counted in the five operating funds.
- Non-Expendable Trust Fund (\$5,800), which is a fund used to track the five trusts maintained by the Township.
- Capital Projects Fund (\$1,137,309), which is a capital fund using the annual liquid fuels grant from Harrisburg (which is a pure pass-through fund) as well as other sources.
- Open Space Projects Fund (\$83,200), which is also a capital fund using revenue generated by the Township's fee in lieu of open space and grant revenue.
- Fire Capital Fund (\$1,947,550), which is also a capital fund using excess revenue from the Fire Protection Fund (the Fire Protection Fund operating expenditures are included in the analysis) plus a bond issue, in order to fund capital expenditures such as apparatus purchases and fire house renovations.
- Storm Water Management Reserve Fund (\$430,000), which is also a capital fund using revenue from various bond issues (the debt service for which is included in this analysis), to pay for stormwater management projects.
- Economic Development Fund (\$1,770,000), which is a capital fund using revenue from a bond issue, state grants, and a dedicated millage (0.096 mills), to pay for improvements to the Fort Washington Office Park and not Township-wide.

In order to find a more accurate measure of the average annual expenditures for future residents of the proposed development, four categories of funds are subtracted from the total 2016 operating expenditures of \$24,299,608 (cell D36):

1. Pass-Through Funds. Pass-through funds are excluded because the proposed development will have no net impact on these funds, since revenue always equals expenditures. Pass-through funds that are excluded are as follows, shown in the table below with their respective sums in the Township's 2016 budget.

| Source | Fund | Budgeted Amount |
|----------------|---------|-----------------|
| Rent from NHCC | General | \$18,500 |

| Source | Fund | Budgeted Amount |
|--------------------------------|--------------------|--------------------|
| Other Rent | General | \$175,000 |
| Public Utility Realty Tax | General | \$25,000 |
| State/Federal Grants | General | \$110,000 |
| Beverage License Tax | General | \$4,200 |
| Casualty Insurance Premium Tax | General | \$520,984 |
| Fire Insurance Premium Tax | General | \$252,881 |
| Fire Marshal Reports | General | \$13,500 |
| Special Police Services | General | \$40,000 |
| Crossing Guard Services | General | \$72,500 |
| Finance Department Services | General | \$1,000 |
| Police Report Fees | General | \$45,000 |
| Contracted Snow Removal | General | \$147,000 |
| Cart Fees | General | \$2,500 |
| Benefit Contributions | General | \$71,000 |
| State Grants | Parks & Recreation | \$56,541 |
| Employee Contributions | Parks & Recreation | \$7,750 |
| General Trips | Parks & Recreation | \$36,775 |
| Park Rental | Parks & Recreation | \$36,600 |
| Donations | Parks & Recreation | \$34,194 |
| North Hills Summer Camp | Parks & Recreation | \$3,000 |
| Summer Programs | Parks & Recreation | \$267,401 |
| Other Programs | Parks & Recreation | \$81,353 |
| Special Events | Parks & Recreation | \$11,360 |
| Pool Rental | Parks & Recreation | \$26,750 |
| State Grants | Library | \$82,526 |
| Fines | Library | \$32,000 |
| Book Charges | Library | \$2,750 |
| Employee Contributions | Library | \$6,750 |
| Copy/Printing | Library | \$1,300 |
| TOTAL | | \$2,186,115 |

2. Development Related Funds. The other pass-through category is charges related to the processing and administration of proposed subdivisions and land developments in the Township, shown in the table below with their respective sums in the Township's 2016 budget (all are in the General Fund). Such charges for services and departmental earnings are excluded because they are in essence one-time pass-through funds for specific functions normally associated with new development. For example, the Township is budgeted to receive \$452,000 in building permit fees, which will be expended on the building inspections and the administration of those permits while a development is under construction, not on other functions associated with the time after a development is completed. Once a

development is completed, the revenue and expenditures for such permits and application fees decreases significantly, but not completely.

| Source | Budgeted Amount |
|----------------------------|------------------|
| Zoning/Development Fees | \$9,000 |
| Zoning Hearing Board Fees | \$25,000 |
| Sale of Maps and Documents | \$1,500 |
| Street Opening Permits | \$52,000 |
| Building Permits | \$452,000 |
| Electrical Permits | \$94,500 |
| Plumbing Permits | \$98,000 |
| Sewage Permits | \$500 |
| TOTAL | \$732,500 |

Ninety percent of the development related pass-through funds of \$732,500 (or \$659,250) is excluded from the total expenditures. Only 90 percent of the development related funds is excluded from the expenditure analysis, in acknowledgment that there will still be some expenditures on subdivisions and land developments once they are complete, for things like building renovations and inspections for violations. Please note that in the revenue analysis, below, only 10 percent of the revenue from development related funds (or \$73,250) is included in the category of miscellaneous revenue.

3. Sanitation Expenditures. Sanitation and leaf collection expenditures are excluded, since the proposed development will not require any such Township services. The 2016 Township expenditures of \$2,419,899 for sanitation and \$147,150 are excluded. Please note that the revenue from sanitation services (\$25,000) and recycling (\$5,000) are two pass through funds which have not been subtracted above, since their associated expenditures have been excluded here.
4. Transfers. Certain transfers are excluded, in order to avoid double counting the same funds, and in order to exclude payments to capital funds for future capital expenditures. Transfers include \$542,000 from the Fire Protection Fund to the Fire Capital Fund (a capital fund), and \$306,859 from the Fire Protection Fund to the Debt Service Fund (already counted as Debt Service Fund expenditures), for a total of \$848,859. Please note that the transfers from the General Fund and the Parks and Recreation Fund to the Pension Fund (which total \$1,332,297) have not been excluded since they are required annual payments to fiduciary funds to pay for future retirement, medical, or insurance expenses.

The excluded pass-through, development related, sanitation, and transfer funds total \$6,261,273 (cell D37). The 2016 net Township operating expenditures (minus pass-through, development related, sanitation expenditures and transfer funds) are \$18,038,335 (cell D38). Please note that just as the expenditures for the above funds are not included in the expenditure calculations of this section, the revenue from these sources is also not included in the revenue analysis, below.

Then, the Township expenditures associated with existing nonresidential development are subtracted from the net expenditures using the "proportional valuation method" of *The New Practitioner's Guide to Fiscal Impact Analysis*. First, a portion of the total Township expenditures is assigned to existing nonresidential development, based on the average value of property. According to the Montgomery County Board of Assessment as of December, 2015, the total assessed value of the 9,637 properties in Upper Dublin Township was \$2,443,744,658, yielding an average assessed value of \$253,579. Of those properties, 439 were nonresidential (commercial, industrial, institutional, utility, etc., whether taxable or exempt), with a

total assessed value of \$613,383,563 (representing 25.1 percent of the Township total), and an average assessed value of \$1,397,229. The proportion of average nonresidential assessed value to average Township assessed value (residential and nonresidential combined) is 5.51, which is then used to determine the refinement coefficient of 1.07 from a graph in the *New Practitioner's Guide*. The refinement coefficient is based on empirical research by the Rutgers University CUPR, and is necessary to adjust the costs of existing nonresidential development in communities without extensive nonresidential development of very high average assessed value, such as Upper Dublin Township. By comparison, in communities where the ratio between the average nonresidential assessment and the average overall assessment is above 6, an economy of scale reduces the nonresidential expenditures on a per square foot basis, and the refinement coefficient is below 1.00.

The proportion of Township assessed value in nonresidential uses (25.1 percent) is then multiplied by the refinement coefficient of 1.07, and by the 2016 net Township operating expenditures of \$18,038,335 (cell D38). The result of this calculation is that \$4,844,584 of the net Township operating expenditures (representing 26.9 percent) is attributable to existing nonresidential development (cell D39). This sum is subtracted from the 2016 net Township operating expenditures \$18,038,335 (cell D38), and the remainder (\$13,193,751 in expenditures attributable to existing residential development) is divided by the estimated number of Township residents in 2016, which is 26,279 (cell I36). The estimated number of Township residents is determined by taking the U.S. Census estimate for 2014 (the most recent estimate available) of 26,042, and adding two year's worth of the average annual increase between 2010 and 2014 (473 over those four years, or 118.25 additional residents per year and 237 over two years, as a result of rounding) to find the current estimate of 26,279.

The per capita Township operating expenditures attributable to existing residential development are \$502.07 (cell D40). This figure is then applied to the projected number of residents of the proposed development at buildout and full occupancy (totaling 690, cells F6-F7) to find the annual projected Township operating expenditures for the proposed apartments totaling \$346,572 (cells G6-G7).

The Township expenditures associated with the proposed nonresidential development (including the retail pad sites, in-line retail, and structured parking garage) are also determined using the proportional valuation method. The proposed nonresidential development has a projected assessed value totaling \$25,439,300 (cells D8-D10) which is 4.1 percent of the assessed value of all 439 existing nonresidential properties in the Township (which is \$613,383,563). The ratio of the projected assessed value of the proposed nonresidential development (\$25,439,300) to the average assessed value of existing nonresidential properties in the Township (\$1,397,229) is 18.2, which is used to determine a refinement coefficient of 0.27 from the same graph in the *Guide*. Then, the proportion of proposed assessed value to existing nonresidential assessed value (4.1 percent) is multiplied by the refinement coefficient of 0.27 and by the 2016 Township operating expenditures attributable to existing nonresidential development (\$4,844,584, cell D39). The result of this calculation is that the proposed nonresidential development is projected to generate \$54,249 in Township expenditures each year (cells G8-G10). This annual expenditure is apportioned among the pad sites and in-line retail development according to their respective square foot totals, with \$3,213 attributed to the pad sites (5.9 percent) and \$51,036 to the in-line retail (94.1 percent). The proposed structured parking garage is projected to generate no Township expenditures directly; instead, the Township expenditures are attributed to the primary uses associated with the parking (either the apartments or the retail commercial development).

The annual Township expenditures for the by right office building are also determined using the proportional valuation method. The by right office building has a projected assessed value of \$23,887,500 (cell D12) which is 3.9 percent of the assessed value of all existing nonresidential properties in the Township (\$613,383,563). The ratio of the projected assessed value of the proposed nonresidential development (\$23,887,500) to the average assessed value of existing nonresidential properties in the Township (\$1,397,229) is 17.1, which is used to determine a refinement coefficient of 0.28 from the same

graph in the *Guide*. Then, the proportion of proposed assessed value to existing nonresidential assessed value (3.9 percent) is multiplied by the refinement coefficient of 0.28 and by the 2016 Township operating expenditures attributable to existing nonresidential development (\$4,844,584, cell D39). The result of this calculation is that the by right office building is projected to generate \$52,827 in Township expenditures each year (cell G12).

The annual Township expenditures for the entire proposed Promenade at Upper Dublin development are projected to total \$400,821 (cells G6-G11). Annual Township expenditures per unit are projected to be \$683 for the proposed one bedroom units and \$879 for the proposed two bedroom units (cells H6-H7). Annual Township expenditures are projected to be \$417 per 1,000 square feet of the proposed nonresidential development (cells H8-H9), and \$201 per 1,000 square feet of the by right office building (cell H12).

Annual Upper Dublin Township Revenue

The annual Township revenue is determined by adding the following sources:

- Real estate tax revenue, based on the Township tax rate of 5.565 mills (cell I37) applied to the projected assessed value of the proposed development (totaling \$69,243,919, cells D6-D11) and the projected assessed value of the by right office building (\$23,887,500, cell D12). The 2016 millage rates of the five operating funds are shown below.

| Fund | Millage Rates |
|---------------------------|---------------|
| General Fund | 2.762 |
| Parks and Recreation Fund | 0.713 |
| Library Fund | 0.479 |
| Debt Service Fund | 1.000 |
| Fire Protection Fund | 0.611 |
| TOTAL | 5.565 |

The annual real estate tax revenue is projected to total \$385,342 for the proposed development (cells B17-B22) and \$132,934 for the by right office building (cell B23). Please note that for the proposed development, the projected real estate tax revenue very nearly offsets the annual Township expenditures (\$400,821, cells G6-G11). For the by right office building, the projected real estate tax revenue is two and one-half times the annual Township expenditures (\$52,827, cell G12).

- Earned income tax revenue, determined in two ways. The earned income tax revenue for the apartment units is based on the tax rate of 0.5 percent applied to the household income of residents. Household income is calculated by multiplying the monthly rent for each dwelling type (averaging \$2,000 for the one bedroom units and \$2,200 for the two bedroom units, see the introduction, above) by twelve months and dividing by 25 percent, which is the industry standard for maximum percentage of household income used for rent for prospective tenants of a proposed multifamily development. The minimum annual household income for each unit is projected to be \$96,000 for the one bedroom units and \$105,600 for the two bedroom units. These minimum annual income levels are then multiplied by the number of units in each category (cells B6-B7) and by the tax rate of 0.5 percent, to determine the tax revenue. The revenue is then reduced by 17.6 percent to account for those residents who will work in the City of Philadelphia, and therefore pay the City's wage tax instead of Upper Dublin Township's earned income tax. The 2014 American Community Survey of the U. S. Census Bureau reports 2,285 resident workers living in the Township and working in the City out of a total of 13,002 resident workers, or 17.6 percent.

The annual earned income tax revenue from the proposed apartments is projected to total \$181,600 (cells C17-C18). The earned income tax revenue for the nonresident workers at the proposed pad sites and in-line retail commercial development is determined by multiplying the number of workers (totaling 275, cells F8-F9) by the average annual wage per retail job of \$45,460 (cell I38) and by the nonresident worker tax rate of 0.1 percent. This figure is then reduced by 80 percent to account for those workers who live in municipalities that charge the earned income tax. Upper Dublin Township is projected to retain only 20 percent of the earned income tax revenue it collects from the nonresident workers, and the remaining 80 percent is forwarded to the municipalities where these nonresident workers live. The annual earned income tax revenue from the proposed pad sites and in-line retail commercial development is projected to total \$25,039 (cells C19-C20). No earned income tax revenue is projected from the proposed parking garages. The annual earned income tax revenue from the proposed development is projected to total \$206,640 (cells C17-C22). The annual earned income tax revenue for the nonresident workers at the by right office building is determined by multiplying the number of workers (totaling 853, cell F12) by the average annual wage per office job of \$61,655 (cell I39) and by the nonresident worker tax rate of 0.1 percent. This figure is then reduced by 80 percent to account for those workers who live in municipalities that charge the earned income tax. The annual earned income tax revenue from the by right office building is projected to total \$105,199 (cell C23). The source for these average annual earnings is the Bureau of Labor Statistics, U. S. Department of Labor, average mean labor wages for the Philadelphia Metropolitan Statistical Area, May, 2014 (the most recent data available).

- Local services tax revenue, determined by applying the tax rate of \$52 per worker per year to the projected number of workers in the proposed development (totaling 275, cells F8-F9) and the by right office building (totaling 853, cell F12). The annual local services tax revenue is projected to total \$14,321 for the proposed development (cells D17-D22) and \$44,363 for the by right office building (cell D23). No local services tax revenue is projected from the proposed apartments or parking garage.
- Annual housing permit fee revenue, determined by applying the fee (\$25 every two years, or \$12.50 per year) to the number of units in the proposed development (totaling 433, cells B6-B7), and adding the \$50 per apartment building per year (assuming two buildings). The annual housing permit fee revenue is projected to total \$5,513 (cells E17-E22). No housing permit fee revenue is projected from the proposed nonresidential development, parking garage or by right office building.
- Franchise fees and miscellaneous revenue, based on the Township's budgeted revenue from these sources (\$688,250 comprised of \$615,000 in franchise fee revenue and \$73,250 in development related revenue, representing 10 percent of the total revenue in this category associated with existing and not new development, which is \$732,500; see the expenditure analysis, above) divided by the estimated number of units in the Township (9,877, cell I40), and that per unit revenue of \$69.68 is applied to the units in the proposed development (totaling 433, cells B6-B7). The annual franchise fee and miscellaneous revenue for the proposed apartment units is projected to total \$30,172 (cells F17-F18). The annual franchise fee and miscellaneous revenue from the proposed retail commercial development is determined by multiplying the same per unit revenue of \$69.68 to the number square feet of proposed retail development divided by 2,000. In other words, each 2,000 square feet of retail commercial development is projected to generate the same franchise fee and miscellaneous revenue as one home. The annual franchise fee and miscellaneous revenue from the proposed retail commercial development is projected to total \$4,529 (cells F19-F20). The proposed parking garage is projected to generate only miscellaneous revenue, and no franchise fee revenue. The annual miscellaneous revenue is determined by dividing the annual Township revenue from this source (\$73,250) by the estimated number of housing units in the Township (9,877, cell I40) and multiplying that per unit revenue of \$7.42 by the number of parking spaces in the proposed garages divided by 100. In other words, each 100 structured parking spaces are projected to generate the same miscellaneous revenue as one home. The annual miscellaneous revenue for the proposed parking garages is projected to total \$38 (cell F21). The annual

franchise fee and miscellaneous revenue for the proposed development is projected to total \$34,740 (cells F17-F22). The annual franchise fee and miscellaneous revenue for the by right office building is determined by multiplying the per unit revenue of \$69.68 by the number square feet of the by right office building, divided by 2,000. Annual franchise fee and miscellaneous revenue for the by right office building is projected to total \$9,146 (cell F23). The estimated number of 9,877 units in the Township (cell I40) is from the Montgomery County Planning Commission estimate of 2014, based on the 2010 Census total of 9,649 plus 228 units built since 2010.

- Interest earnings, based on the projected assessed value of the proposed development (totaling \$69,243,919, cells D6-D11) divided by the Township's total assessed value (\$2,443,744,658, according to the Board of Assessment as of December, 2015), and multiplying by the Township's projected revenue from interest earnings in the 2016 budget, totaling \$16,850 and shown in the table below:

| Fund | Interest Earnings |
|---------------------------|-------------------|
| General Fund | \$12,000 |
| Parks and Recreation Fund | \$1,100 |
| Library Fund | \$500 |
| Debt Service Fund | \$2,500 |
| Fire Protection Fund | \$750 |
| TOTAL | \$16,850 |

The annual interest earnings are projected to total \$477 for the proposed development (cells G17-G22) and \$165 for the by right office building (cell G23).

The annual Township revenue from all sources is projected to total \$647,033 for the proposed development (cells H17-H22) and \$291,806 for the by right office building (cell H23). The annual Township revenue is projected to be \$1,022 for each one bedroom unit, \$1,095 for each two bedroom unit, \$1,771 per 1,000 square feet of retail pad sites, \$1,184 per 1,000 square feet of in-line retail commercial development, \$53 per structured parking space, and \$1,112 per 1,000 square feet of by right office building (cells I17-I23).

The annual net Township impact (revenue minus expenditures) is projected to total positive \$246,212 for the proposed development (cells B27-B32) and \$238,979 for the by right office building (cell B33). The annual net Township revenue is projected to be \$339 for each one bedroom unit, \$216 for each two bedroom unit, \$1,354 per 1,000 square feet of retail pad sites, \$767 per 1,000 square feet of in-line retail commercial development, \$53 per structured parking space, and \$910 per 1,000 square feet of by right office building (cells C27-C33).

Annual revenue is projected to exceed annual expenditures by 49.6 percent for the one bedroom units, 24.6 percent for the two bedroom units, 324.4 percent for the retail pad sites, 183.8 percent for the in-line retail commercial development, and 61.4 percent overall (cells D27-D32). Since the structured parking garage has no Township expenditures associated directly with it, all \$27,193 of annual revenue becomes surplus. Annual revenue is projected to exceed annual expenditures by 452.4 percent for the by right office building (cell D33).

Annual Upper Dublin School District Expenditures

The number of units, square feet of nonresidential development, and parking spaces, as well as the projected assessment per unit/square foot/space and the total projected assessment are the same as for the Township impact, above.

The Upper Dublin School District General Fund budgeted expenditures total \$90,925,485 for the 2015-2016 year (cell D78 of the School District spreadsheet). The following pass-through funds are subtracted from this total:

| Pass-Through Fund | Budgeted Amount |
|---|--------------------|
| Revenue from Intermediary Sources | \$501,500 |
| Rentals | \$90,000 |
| Tuition from Patrons | \$890,000 |
| Revenue from District Activities | \$112,500 |
| Services Provided by Other LEA's | \$35,000 |
| Revenue from Community Service Activities | \$275,000 |
| TOTAL | \$1,904,000 |

In addition, the budgetary reserve of \$250,000 is subtracted, representing funds not projected to be expended during the school year. The pass-through funds and budgetary reserve total \$2,154,000 (cell D79), with the remaining net School District expenditures totaling \$88,771,485 (cell D80). This figure is then divided by the current 2015-2016 District-wide enrollment of 4,187 students (cell I78) to find the 2015-2016 UDSD net expenditure of \$21,202 per student (cell I77). This per student expenditure is applied to the 26 students from the proposed development projected to attend public schools (cells F47-F52) to determine the annual projected School District expenditures of \$561,132 (cells G47-G52). The annual School District expenditure per unit is projected to be \$875 for the one bedroom units and \$1,576 for the two bedroom units (cells H47-H48). The proposed pad sites, in-line retail commercial development and parking garage, as well as the by right office building, are projected to generate no school district students and therefore no annual school district expenditures (cells H49-H53).

Annual Upper Dublin School District Revenue

The annual School District revenue is determined by adding the following sources:

- Real estate tax revenue, based on the School District's tax rate of 31.4099 mills (cell I79) applied to the projected assessed value of the proposed development (totaling \$69,243,919, cells D47-D52) and by right office building (\$23,887,500, cell D53). The annual real estate tax revenue is projected to total \$2,174,945 for the proposed development (cells B58-B63), and \$750,304 for the by right office building (cell B64). Please note that this one revenue source is nearly four times greater than the projected annual School District expenditures of \$561,132 for the proposed development (cells G47-G52).
- Earned income tax revenue, determined using the same method as was used for the Township impact, above, except that the proposed pad sites, in-line retail commercial development, parking garage and by right office building are projected to generate no earned income tax revenue for the School District. The annual earned income tax revenue is projected to total \$181,600 (cells C58-C63).
- State and Federal revenue, based on the 2015-2016 UDSD budgeted revenue from those sources totaling

\$15,269,554 divided by the current UDSD enrollment of 4,187 (cell I78), or \$3,647 per public school student (cell I80), applied to the projected number of students from the proposed development (totaling 26, cells F47-F52). The annual state and federal revenue is projected to total \$96,520 (cells D58-D63). No state and federal revenue is projected from the proposed pad sites, in-line retail commercial development, structured parking garage, or by right office building.

- Interest on investments, based on the projected assessed value of the proposed development (totaling \$69,243,919, cells D47-D52) and the by right office building (\$23,887,500, cell D53) divided by the School District's total assessed value (\$2,243,121,348, according to the 2015-2016 UDSD budget), and multiplying by the School District's projected revenue from interest on investments in the budget (\$50,000). The annual interest on investments is projected to total \$1,543 for the proposed development (cells E58-E63) and \$532 for the by right office building (cell E64).

The annual School District revenue from all sources is projected to total \$2,454,609 for the proposed development (cells F58-F63) and \$750,836 for the by right office building (cell F64). The annual School District revenue is projected to be \$3,613 for each one bedroom unit, \$3,961 for each two bedroom unit, \$6,569 per 1,000 square feet of retail pad sites, \$4,872 per 1,000 square feet of in-line retail commercial development, \$299 per structured parking space, and \$2,860 per 1,000 square feet of by right office building (cells G58-G64).

The annual net School District impact (revenue minus expenditures) is projected to total positive \$1,893,476 for the proposed development (cells B68-B73) and positive \$750,836 for the by right office building (cell B74). The annual net School District revenue is projected to be positive \$2,737 for each one bedroom unit, positive \$2,386 for each two bedroom unit, positive \$6,569 per 1,000 square feet of retail pad sites, positive \$4,872 per 1,000 square feet of in-line retail commercial development, positive \$299 per structured parking space, and positive \$2,860 per 1,000 square feet of by right office building (cells C68-C74).

Annual revenue is projected to exceed annual expenditures by 312.7 percent for the one bedroom units, 151.4 percent for the two bedroom units, and 337.4 percent overall (cells D68-D73). Since the retail pad sites, in-line retail commercial development, structured parking garage, and by right office building have no School District expenditures associated with them, every dollar of annual revenue becomes surplus.

Annual Montgomery County Expenditures

The proposed number of units, square feet of retail commercial development, structured parking spaces, as well as the average assessment per unit/square foot/space, total assessment, persons per unit, and number of persons, are the same as for the Township impact, above. Also similar to the Township impact, the annual County expenditures attributable to the proposed development are determined using the per capita multiplier method for the proposed residential development, and the proportional valuation method for the proposed nonresidential development, as follows:

The Montgomery County General Fund includes most ongoing, annual expenditures, such as administration (commissioners, assets and infrastructure, assessment appeals, controller, human resources, information technology, planning commission, public defender, purchasing, recorder of deeds, tax collection, treasurer and voter services), judicial (clerk of courts, coroner, courts, district attorney, district justices, domestic relations, jury board, law library, prothonotary, register of wills, sheriff and central processing), corrections (adult probation, juvenile probation, child care delinquent, correction facility, and youth detention center), general welfare (drug and alcohol programs, behavioral health programs, health department and community connections), adult welfare (aging and adult services, Parkhouse Center and assisted living), child welfare (youth center, children and youth administration, child care dependent and day care), public safety, and other expenditures (veterans affairs, insurance, debt service, tax refunds, professional fees, etc.).

The total expenditures in the 2016 budget are \$389,722,974 (cell D117). Subtracted from this total are pass-through grant revenue funds of \$136,439,383 and recoverable expenditures of \$1,500,000, for a total of \$137,939,383 (cell D118). Also subtracted are several expenditures that former Montgomery County Finance Director Jon B. Ganser believed are largely unrelated to new development. In this category are 95 percent of the following expenditures: district attorney, courts, clerk of courts, prison, sheriff, prothonotary, central processing, juvenile probation, adult probation, youth detention, Parkhouse and human services center; 90 percent of the district justice office expenditures; and 80 percent of the expenditures for children and youth administration, child care dependent, and health department. These excluded expenditures (minus any pass-through grant revenue already subtracted) total \$103,466,097 in the 2016 budget (cell D119), and are also subtracted from the total expenditures to determine the net 2016 County expenditures of \$148,317,494 (cell D120).

Then, the County expenditures associated with existing nonresidential development are determined using the proportional valuation method of *The New Practitioner's Guide*. According to the Montgomery County Board of Assessment computer records as of December, 2015, the total assessed value of the 299,676 properties in the County is \$66,708,106,101, yielding an average assessed value of \$222,601. Of those properties, 22,546 are nonresidential (commercial, industrial, institutional, utility, etc., regardless of whether they are taxable or exempt), with a total assessed value of \$20,149,233,890 (representing 30.2 percent of the County total), and an average assessed value of \$893,694.

The proportion of average nonresidential assessed value to average County assessed value (residential and nonresidential combined) is 4.01, which is then used to determine the refinement coefficient of 1.27 from a graph in the *New Practitioner's Guide*. Again, the refinement coefficient is based on empirical research by the Rutgers University Center for Urban Policy Research, and is necessary to adjust the expenditures of existing nonresidential development in communities without extensive nonresidential development of very high average assessed value, such as Montgomery County. The ratio of nonresidential assessed value to total County assessed value (30.2 percent) is then multiplied by the refinement coefficient of 1.27, and by the 2016 net County general fund expenditures (\$148,317,494, cell D120). The result of this calculation is that \$56,895,252 of the net County expenditures (representing 38.4 percent) is attributable to existing nonresidential development (cell D121). This figure is subtracted from the 2016 net County general fund expenditures (\$148,317,494, cell D120) and the remainder (expenditures attributable to existing residential

development) is divided by the estimated number of County residents in 2016, which is 825,349 (cell I117). The estimated number of County residents is determined by taking the U.S. Census estimate for July, 2014 of 816,857, and adding two year's worth of the increase between 2010 and 2014 (16,983 additional residents over those four years, or 4,246 per year) to find the 2016 estimate of 825,349 (cell I117).

The 2016 per capita County General Fund expenditures attributable to existing residential development are \$110.77 (cell I118). This figure is then applied to the projected number of residents of the proposed development at buildout and full occupancy (totaling 690, cells F87-F88) to find the annual projected County expenditures of \$76,461 (cells G87-G88). Annual County expenditures per unit are projected to be \$151 for the one bedroom units and \$194 for the two bedroom units (cells H87-H88).

The annual County expenditures for the proposed nonresidential development are determined using the proportional valuation method, based on the projected assessed value of the development, including another refinement coefficient, and apportioned between the various uses according to the distribution of square feet of development. The proposed nonresidential development has a projected assessed value totaling \$25,439,300 (cells D89-D91) which is 0.13 percent of the assessed value of all 22,546 existing nonresidential properties in the County (which is \$20,149,233,890). The ratio of the projected assessed value of the proposed nonresidential development (\$25,439,300) to the average assessed value of existing nonresidential properties in the County (\$222,601) is 114.3, which is used to determine a refinement coefficient of 0.08 from the same graph in the *Guide*. Then, the proportion of proposed assessed value to existing nonresidential assessed value (0.13 percent) is multiplied by the refinement coefficient of 0.08 and by the 2016 County operating expenditures attributable to existing nonresidential development (\$56,895,252, cell D121). The result of this calculation is that the proposed nonresidential development is projected to generate \$5,747 in County expenditures each year (cells G8-G10). This annual expenditure is apportioned among the pad sites and in-line retail development according to their respective square foot totals, with \$340 attributed to the pad sites (5.9 percent) and \$5,406 to the in-line retail (94.1 percent). The proposed structured parking garage is projected to generate no County expenditures directly; instead, the County expenditures are attributed to the primary uses associated with the parking (either the apartments or the retail commercial development).

The annual County expenditures for the by right office building are also determined using the proportional valuation method. The by right office building has a projected assessed value of \$23,887,500 (cell D93) which is 0.12 percent of the assessed value of all existing nonresidential properties in the County (\$20,149,233,890). The ratio of the projected assessed value of the proposed nonresidential development (\$23,887,500) to the average assessed value of existing nonresidential properties in the County (\$222,601) is 107.3, which is used to determine a refinement coefficient of 0.08 from the same graph in the *Guide*. Then, the proportion of proposed assessed value to existing nonresidential assessed value (0.12 percent) is multiplied by the refinement coefficient of 0.08 and by the 2016 County operating expenditures attributable to existing nonresidential development (\$56,895,252 cell D121). The result of this calculation is that the by right office building is projected to generate \$5,396 in County expenditures each year (cell G93).

The annual County expenditures for the entire proposed Promenade at Upper Dublin development are projected to total \$82,208 (cells G87-G92). Annual County expenditures per unit are projected to be \$151 for the proposed one bedroom units and \$194 for the proposed two bedroom units (cells H87-H88). Annual County expenditures are projected to be \$44 per 1,000 square feet of the proposed nonresidential development (cells H89-H90), and \$21 per 1,000 square feet of the by right office building (cell H93). The proposed structured parking is projected to generate no direct County expenditures.

Annual Montgomery County Revenue

The annual County revenue is determined by adding the following sources:

- Real estate tax revenue, based on the County millage rate of 3.459 (cell I119) applied to the projected assessed value of the proposed development (totaling \$69,243,919, cells D87-D92) and by right office building (\$23,887,500, cell D93). The annual real estate tax revenue is projected to total \$239,515 for the proposed development (cells B98-B103), and \$82,627 for the by right office building (cell B104). Please note that this one revenue source is nearly three times greater than the projected annual County expenditures of \$82,208 for the proposed development (cells G87-G92).
- Departmental revenue, determined by dividing the County's budgeted revenue from charges for services (\$49,352,389 minus \$20,583,200 in departmental revenue from the excluded departments, above, for a total of \$28,769,189, cell I120) by the estimated number of units in the County (337,309, cell I121), and applying that per unit revenue of \$85.29 to the number of units as well as to the number of square feet of nonresidential development (excluding parking) divided by 2,500 (i.e., the revenue from 2,500 SF of nonresidential development equals the revenue from one home). The same per unit revenue of \$85.29 is applied to the number of parking spaces divided by 200 (i.e., the revenue from 200 parking spaces equals the revenue from one home). The annual departmental revenue is projected to total \$16,995 for the proposed development (cells C98-C103) and \$3,660 for the by right office building (cell C104).
- Interest income, based on the projected assessed value of the proposed development (totaling \$69,243,919, cells D87-D92) and the by right office building (\$23,887,500, cell D93) divided by the County's total assessed value (\$66,708,106,101, according to the Board of Assessment), and multiplying by the County's projected revenue from interest income in the 2016 budget (\$100,000). The annual interest income is projected to total \$104 for the proposed development (cells D98-D103) and \$36 for the by right office building (cell D104).

The annual County revenue from all sources is projected to total \$256,614 for the proposed development (cells E98-E103) and \$86,323 for the by right office building (cell E104). The annual County revenue is projected to be \$372 for each one bedroom unit, \$393 for each two bedroom unit, \$737 per 1,000 square feet of retail pad sites, \$550 per 1,000 square feet of in-line retail commercial development, \$33 per structured parking space, and \$329 per 1,000 square feet of by right office building (cells F98-F104).

The annual net County impact (revenue minus expenditures) is projected to total positive \$174,406 for the proposed development (cells B108-B113) and positive \$80,927 for the by right office building (cell B114). The annual net County revenue is projected to be positive \$222 for each one bedroom unit, positive \$199 for each two bedroom unit, positive \$693 per 1,000 square feet of retail pad sites, positive \$506 per 1,000 square feet of in-line retail commercial development, positive \$33 per structured parking space, and positive \$308 per 1,000 square feet of by right office building (cells C108-C114).

Annual revenue is projected to exceed annual expenditures by 147.3 percent for the one bedroom units, 102.9 percent for the two bedroom units, 1,567.7 percent for the retail pad sites, 1,144.9 percent for the in-line retail commercial development, and 212.2 percent overall (cells D108-D113). Since the structured parking garage has no County expenditures associated directly with it, all \$16,954 of annual revenue becomes surplus. Annual revenue is projected to exceed annual expenditures by 1,499.7 percent for the by right office building (cell D114).

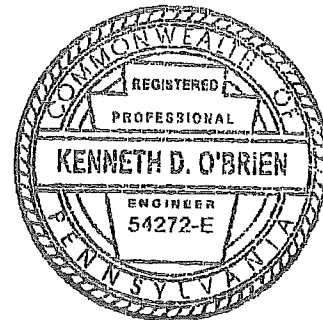
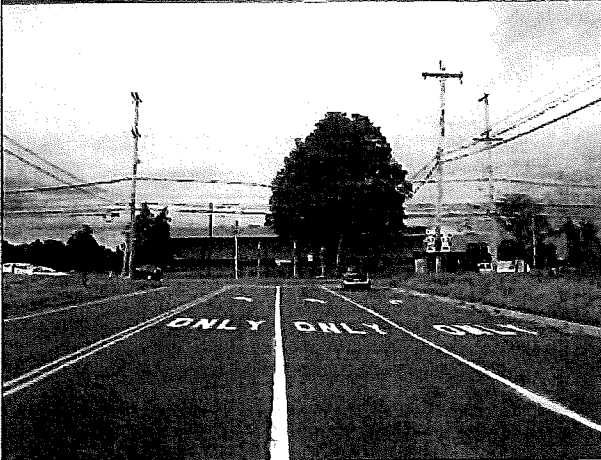
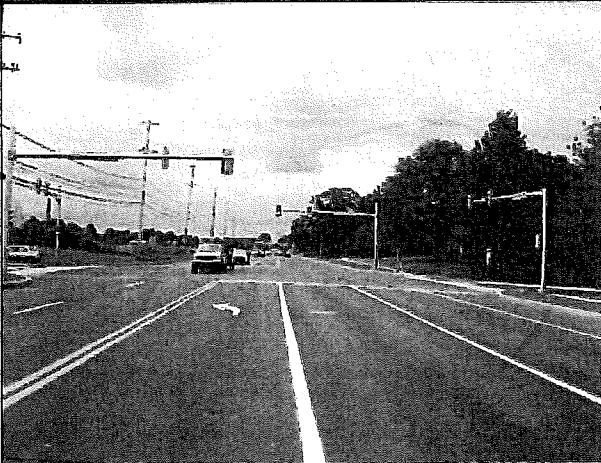
| | A | B | C | D | E | F | G | H | I |
|----|---|-------------------------|-----------------------|---------------------|--------------------|---|---------------------|---------------------|-------------------|
| 1 | ANALYSIS OF THE FISCAL IMPACT TO UPPER DUBLIN TOWNSHIP | | | | | | | | |
| 2 | Of the Proposed Promenade at Upper Dublin Development | | | | | | March 16, 2016 | | |
| 3 | | | | | | | Annual | | |
| 4 | Proposed Use | Number of | Assessment per | Total | Persons per Unit/ | Total Persons/ | Township | Expenditures per | |
| 5 | | Units/GSF/Spaces | Unit/GSF/Space | Assessed Value | Workers per 1K GSF | Workers | Expenditures | Unit/1K GSF/Space | |
| 6 | 1 BR Apartments | 173 | \$97,563 | \$16,878,335 | 1.36 | 235 | \$118,128 | \$683 | |
| 7 | 2 BR Apartments | 260 | \$103,563 | \$26,926,284 | 1.75 | 455 | \$228,444 | \$879 | |
| 8 | Retail Pad Sites | 7,700 | \$209 | \$1,609,300 | 4.00 | 31 | \$3,213 | \$417 | |
| 9 | In-Line Retail | 122,300 | \$155 | \$18,956,500 | 2.00 | 245 | \$51,036 | \$417 | |
| 10 | Structured Parking | 513 | \$9,500 | \$4,873,500 | 0.00 | 0 | \$0 | \$0 | |
| 11 | Total Proposed | 433/130,000/513 | | \$69,243,919 | | 690 / 275 | \$400,821 | | |
| 12 | By Right Office | 262,500 | \$91 | \$23,887,500 | 3.25 | 853 | \$52,827 | \$201 | |
| 13 | | | | | | | | | |
| 14 | Annual Township Revenue | | | | | | | | |
| 15 | Proposed Use | Real Estate | Earned Income | Local Services | Annual Housing | Franchise Fee & | Interest | Total Annual | Revenue per |
| 16 | | Tax | Tax | Tax | Permit Fee | Misc. Revenue | Earnings | Revenue | Unit/1K GSF/Space |
| 17 | 1 BR Apartments | \$93,928 | \$68,446 | \$0 | \$2,213 | \$12,055 | \$116 | \$176,758 | \$1,022 |
| 18 | 2 BR Apartments | \$149,845 | \$113,154 | \$0 | \$3,300 | \$18,117 | \$186 | \$284,602 | \$1,095 |
| 19 | Retail Pad Sites | \$8,956 | \$2,800 | \$1,602 | \$0 | \$268 | \$11 | \$13,637 | \$1,771 |
| 20 | In-Line Retail | \$105,493 | \$22,239 | \$12,719 | \$0 | \$4,261 | \$131 | \$144,843 | \$1,184 |
| 21 | Structured Parking | \$27,121 | \$0 | \$0 | \$0 | \$38 | \$34 | \$27,193 | \$53 |
| 22 | Total Proposed | \$385,342 | \$206,640 | \$14,321 | \$5,513 | \$34,740 | \$477 | \$647,033 | |
| 23 | By Right Office | \$132,934 | \$105,199 | \$44,363 | \$0 | \$9,146 | \$165 | \$291,806 | \$1,112 |
| 24 | | | | | | | | | |
| 25 | Proposed Use | Annual Net | Net Township Revenue | Revenue > | | | | | |
| 26 | | Township Revenue | per Unit/1K GSF/Space | Expenditure | | | | | |
| 27 | 1 BR Apartments | \$58,630 | \$339 | 49.6% | | | | | |
| 28 | 2 BR Apartments | \$56,158 | \$216 | 24.6% | | | | | |
| 29 | Retail Pad Sites | \$10,424 | \$1,354 | 324.4% | | | | | |
| 30 | In-Line Retail | \$93,807 | \$767 | 183.8% | | | | | |
| 31 | Structured Parking | \$27,193 | \$53 | -- | | | | | |
| 32 | Total Proposed | \$246,212 | | 61.4% | | | | | |
| 33 | By Right Office | \$238,979 | \$910 | 452.4% | | | | | |
| 34 | | | | | | | | | |
| 35 | <i>Notes</i> | | | | | | | | |
| 36 | 2016 Township Operating Expenditures (5 funds) | | | \$24,299,608 | | 2016 Township Population Estimate | | | 26,279 |
| 37 | Minus 2016 Pass-Through and Excluded Expenditures | | | \$6,261,273 | | 2016 Township Real Estate Tax Millage (5 funds) | | | 5,565 |
| 38 | 2016 Net Township Operating Expenditures | | | \$18,038,335 | | Average Wage per Retail Job (BEA, 2011) | | | \$45,460 |
| 39 | 2016 Township Non-Residential Expenditures | | 26.9% | \$4,844,584 | | Average Wage per Office Job (BEA, 2011) | | | \$61,655 |
| 40 | 2016 Township per Capita Expenditure | | | \$502.07 | | 2016 Township Housing Unit Estimate | | | 9,877 |

| | A | B | C | D | E | F | G | H | I |
|----|--|--------------------------|---------------------------------|---------------------|--|---------------------|------------------------|-------------------------|---------------------|
| 42 | ANALYSIS OF THE FISCAL IMPACT TO THE UPPER DUBLIN SCHOOL DISTRICT | | | | | | | | |
| 43 | Of the Proposed Promenade at Upper Dublin Development | | | | | | March 16, 2016 | | |
| 44 | | | | | | | Annual | | |
| 45 | Proposed Use | Number of | Assessment per | Total | School Age | Public School | School District | Expenditures per | |
| 46 | | Units/GSF/Spaces | Unit/GSF/Space | Assessment | Children per Unit | Students | | | Expenditures |
| 47 | 1 BR Apartments | 173 | \$97,563 | \$16,878,335 | 0.05 | 7 | \$151,444 | \$875 | |
| 48 | 2 BR Apartments | 260 | \$103,563 | \$26,926,284 | 0.09 | 19 | \$409,688 | \$1,576 | |
| 49 | Retail Pad Sites | 7,700 | \$209 | \$1,609,300 | 0.00 | 0 | \$0 | \$0 | |
| 50 | In-Line Retail | 122,300 | \$155 | \$18,956,500 | 0.00 | 0 | \$0 | \$0 | |
| 51 | Structured Parking | 513 | \$9,500 | \$4,873,500 | 0.00 | 0 | \$0 | \$0 | |
| 52 | Total Proposed | 433/130,000/513 | | \$69,243,919 | | 26 | \$561,132 | | |
| 53 | By Right Office | 262,500 | \$91 | \$23,887,500 | 0.00 | 0 | \$0 | \$0 | |
| 54 | | | | | | | | | |
| 55 | Annual School District Revenue | | | | | | | | |
| 56 | Proposed Use | Real Estate | Earned Income | State & Federal | Interest on | Total Annual | Revenue per | | |
| 57 | | Tax | Tax | Revenue | Investments | Revenue | Unit/1K GSF/Space | | |
| 58 | 1 BR Apartments | \$530,147 | \$68,446 | \$26,050 | \$376 | \$625,019 | \$3,613 | | |
| 59 | 2 BR Apartments | \$845,752 | \$113,154 | \$70,470 | \$600 | \$1,029,976 | \$3,961 | | |
| 60 | Retail Pad Sites | \$50,548 | \$0 | \$0 | \$36 | \$50,584 | \$6,569 | | |
| 61 | In-Line Retail | \$595,422 | \$0 | \$0 | \$423 | \$595,844 | \$4,872 | | |
| 62 | Structured Parking | \$153,076 | \$0 | \$0 | \$109 | \$153,185 | \$299 | | |
| 63 | Total Proposed | \$2,174,945 | \$181,600 | \$96,520 | \$1,543 | \$2,454,609 | | | |
| 64 | By Right Office | \$750,304 | \$0 | \$0 | \$532 | \$750,836 | \$2,860 | | |
| 65 | | | | | | | | | |
| 66 | Proposed Use | Annual Net School | Net School Dist. Revenue | Revenue > | | | | | |
| 67 | | District Revenue | per Unit/1K GSF/Space | Expenditure | | | | | |
| 68 | 1 BR Apartments | \$473,575 | \$2,737 | 312.7% | | | | | |
| 69 | 2 BR Apartments | \$620,289 | \$2,386 | 151.4% | | | | | |
| 70 | Retail Pad Sites | \$50,584 | \$6,569 | -- | | | | | |
| 71 | In-Line Retail | \$595,844 | \$4,872 | -- | | | | | |
| 72 | Structured Parking | \$153,185 | \$299 | -- | | | | | |
| 73 | Total Proposed | \$1,893,476 | | 337.4% | | | | | |
| 74 | By Right Office | \$750,836 | \$2,860 | -- | | | | | |
| 75 | | | | | | | | | |
| 76 | NOTES: | | | | | | | | |
| 77 | Percentage of School Age Children in Public Schools in Upper Dublin | 82.6% | | | 2015-2016 UDSD Net Expenditure per Student | \$21,202 | | | |
| 78 | 2015-2016 UDSD Total Expenditures | \$90,925,485 | | | 2015-2016 UDSD Current Student Enrollment | 4,187 | | | |
| 79 | Minus Pass-Through Expenditures & Budgetary Reserve | \$2,154,000 | | | 2015-2016 UDSD Real Estate Tax Millage | 31.4099 | | | |
| 80 | 2015-2016 UDSD Net Expenditures | \$88,771,485 | | | 2015-2016 UDSD State/Federal Revenue per Student | \$3,647 | | | |

| | A | B | C | D | E | F | G | H | I |
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| 85 | Proposed Use | Number of | Assessment per | Total | Persons per Unit/ | Total Persons/ | Annual County | Expenditures per | |
| 86 | | Units/GSF/Spaces | Unit/GSF/Space | Assessed Value | Workers per 1K GSF | Workers | Expenditures | Unit/1K GSF/Space | |
| 87 | 1 BR Apartments | 173 | \$97,563 | \$16,878,335 | 1.36 | 235 | \$26,062 | \$151 | |
| 88 | 2 BR Apartments | 260 | \$103,563 | \$26,926,284 | 1.75 | 455 | \$50,399 | \$194 | |
| 89 | Retail Pad Sites | 7,700 | \$209 | \$1,609,300 | 4.00 | 31 | \$340 | \$44 | |
| 90 | In-Line Retail | 122,300 | \$155 | \$18,956,500 | 2.00 | 245 | \$5,406 | \$44 | |
| 91 | Structured Parking | 513 | \$9,500 | \$4,873,500 | 0.00 | 0 | \$0 | \$0 | |
| 92 | Total Proposed | 433/130,000/513 | | \$69,243,919 | | 690 / 275 | \$82,208 | | |
| 93 | By Right Office | 262,500 | \$91 | \$23,887,500 | 3.25 | 853 | \$5,396 | \$21 | |
| 94 | | | | | | | | | |
| 95 | Annual County Revenue | | | | | | | | |
| 96 | Proposed Use | Real Estate | Departmental | Interest | Total Annual | Revenue per | | | |
| 97 | | Tax | Revenue | Income | Revenue | Unit/1K GSF/Space | | | |
| 98 | 1 BR Apartments | \$58,382 | \$6,030 | \$25 | \$64,438 | \$372 | | | |
| 99 | 2 BR Apartments | \$93,138 | \$9,063 | \$40 | \$102,241 | \$393 | | | |
| 100 | Retail Pad Sites | \$5,567 | \$107 | \$2 | \$5,676 | \$737 | | | |
| 101 | In-Line Retail | \$65,571 | \$1,705 | \$28 | \$67,304 | \$550 | | | |
| 102 | Structured Parking | \$16,857 | \$89 | \$7 | \$16,954 | \$33 | | | |
| 103 | Total Proposed | \$239,515 | \$16,995 | \$104 | \$256,614 | | | | |
| 104 | By Right Office | \$82,627 | \$3,660 | \$36 | \$86,323 | \$329 | | | |
| 105 | | | | | | | | | |
| 106 | Proposed Use | Annual Net | Annual Net County Revenue | Revenue > | | | | | |
| 107 | | County Revenue | per Unit/1K GSF/Space | Expenditures | | | | | |
| 108 | 1 BR Apartments | \$38,376 | \$222 | 147.3% | | | | | |
| 109 | 2 BR Apartments | \$51,842 | \$199 | 102.9% | | | | | |
| 110 | Retail Pad Sites | \$5,336 | \$693 | 1567.7% | | | | | |
| 111 | In-Line Retail | \$61,898 | \$506 | 1144.9% | | | | | |
| 112 | Structured Parking | \$16,954 | \$33 | -- | | | | | |
| 113 | Total Proposed | \$174,406 | -- | 212.2% | | | | | |
| 114 | By Right Office | \$80,927 | \$308 | 1499.7% | | | | | |
| 115 | | | | | | | | | |
| 116 | NOTES: | | | | | | | | |
| 117 | 2016 Total County General Fund Expenditures | | | \$389,722,974 | 2016 County Population Estimate | | | 825,349 | |
| 118 | Minus Grant Revenue, Recoverable Expenditures | | | \$137,939,383 | 2016 County per Capita Expenditure | | | \$110.77 | |
| 119 | Minus Excluded Expenditures | | | \$103,466,097 | 2016 County General Fund Real Estate Tax Millage | | | 3.459 | |
| 120 | 2016 Net County General Fund Expenditures | | | \$148,317,494 | 2016 County Net Departmental Revenue | | | \$28,769,189 | |
| 121 | Existing County Non-Residential Expenditures | | | 38.4% | \$56,895,252 | 2016 County Housing Unit Estimate | | | 337,309 |

Transportation Impact Study for The Promenade at Upper Dublin

Upper Dublin Township, Montgomery County, PA



A handwritten signature of Kenneth D. O'Brien in black ink.

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McMahon Project Number: 815367.11

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Executive Summary

McMahon Associates, Inc. has completed a Traffic Impact Study for the proposed development to be located to the southeast of the intersection of Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024) in Upper Dublin Township, Montgomery County, Pennsylvania. This development is proposed to be located on Lots 3, 4, and 5 of the Montgomery Corporate Center and will occur in two phases. Phase 1 will consist of 115 age-restricted units and Phase 2 will consist of a mixed-use development, including 433 apartment units, a 6,500 square foot high turnover sit down restaurant with outdoor seating, a 2,000 square foot coffee shop with drive through and approximately 130,000 square feet of non-residential/commercial space. These lots were previously approved for 692,000 square feet of office space. Phase 1 of the development is expected to be constructed by 2018 while Phase 2 of the development is expected to be constructed in 2019. Access to Phase 1 of this development will be provided via Dryden Road and its existing full-movement signalized intersection with Welsh Road (S.R. 0063) as well as a full-movement unsignalized driveway to Dreshertown Road (S.R. 2024). With development of Phase 2, the unsignalized Dreshertown Road (S.R. 2024) access will be signalized and improved with separate turn lanes provided on Dreshertown Road (S.R. 2024). Additionally, a right-in/right-out only driveway to Welsh Road (S.R. 0063) will be provided in Phase 2.

The purpose of this study is to determine the impact of traffic on the adjacent roadways and intersections due to the proposed development. This study focuses on the existing (2015) conditions along with the projected future opening year (2018) conditions and PennDOT design year (2023) conditions, which is five years beyond the opening in accordance with PennDOT criteria, at the following intersections:

- Welsh Road (S.R. 0063) and Jarrettown Road
- Welsh Road (S.R. 0063) and Dresher Road
- Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024)
- Welsh Road (S.R. 0063) and Dryden Road

The evaluation of traffic conditions associated with the proposed development project reveals the following findings and conclusions:

- **Trip Generation** – Given the proposed Phase 1 use, age-restricted residential units, the traffic generation of Phase 1 is expected to be minimal. Based on trip generation data contained in the Institute of Transportation Engineers (ITE) publication entitled, *Trip Generation Manual, Ninth Edition*, Phase 1 the proposed development is expected to generate a total of approximately 50 new trips during the weekday morning peak hour, 50 new trips during the weekday afternoon peak hour, and 26 new trips during the Saturday midday peak hour. With full build of the site, the proposed development will generate approximately 460 new trips during the weekday morning peak hour, 699 new trips during the weekday afternoon peak hour, and 1,130 new trips during the Saturday midday peak hour.

It should be noted that Lots 3, 4 and 5 of the Montgomery Corporate Center were previously approved for 692,000 square feet of office space which would generate approximately 882 new trips during the weekday morning peak hour, 854 new trips during the weekday afternoon peak

hour, and approximately 298 new trips during the Saturday midday peak hour. The total proposed development will generate fewer new peak hour trips during the weekday morning and weekday afternoon peak hours when area traffic volumes peak and more new trips during the Saturday midday peak hour, when area traffic volumes are lower.

- **Capacity/Level-of-Service Results for Off-Site Intersections** – The study intersections were evaluated to determine the operational characteristics under existing and future without- and with-development conditions. A review of the levels-of-service indicates that the study intersections will operate at similar levels-of-service overall during the future build-out year (2018) and PennDOT design year (2023).
- **Site Access** – Access to the development will be provided via Dryden Road and its existing full-movement signalized intersection with Welsh Road (S.R. 0063), as well as a full-movement, unsignalized driveway to Dreshertown Road (S.R. 2024). The Dreshertown Road (S.R. 2024) access will be constructed as part of Phase 1 of the development. With the addition of the development proposed in Phase 2, it is expected that this intersection will be signalized. Additionally, Dreshertown Road (S.R. 2024) will be widened to provide a northbound right-turn lane and southbound left-turn lane at the access driveway. Additionally, as part of Phase 2 of the development, an additional right-in/right-out only driveway will be provided along Welsh Road (S.R. 0063).
- **Proposed Improvements** – The following improvements are proposed in conjunction with this development:

Phase 1

- Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024) – traffic signal timing modifications.
- Dreshertown Road (S.R. 2024) Site Frontage – soften the existing horizontal and vertical curves along the site frontage of Dreshertown Road (S.R. 2024).

Phase 2

- Welsh Road (S.R. 0063) and Jarrettown Road – install an additional eastbound through lane on Welsh Road (S.R. 0063) and traffic signal timing modifications.
- Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024) – traffic signal timing modifications.
- Welsh Road (S.R. 0063) and Dryden Road – traffic signal timing modifications.
- Dreshertown Road (S.R. 2024) and Site Access – install a southbound left-turn lane and northbound right-turn lane on Dreshertown Road (S.R. 2024) and install a traffic signal.

The traffic analyses contained herein reveals that safe and efficient access to and from the proposed development can be provided and that the adjacent roadways and intersections can accommodate the projected site-generated traffic. Level-of-service and queue matrix tables are provided in **Appendix A** for the study area intersections and/or site accesses.

Introduction

McMahon Associates, Inc. has completed a Traffic Impact Study for the proposed development to be located to the southeast of the intersection of Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024) in Upper Dublin Township, Montgomery County, Pennsylvania (Figure 1). This development is proposed to be located on Lots 3, 4, and 5 of the Montgomery Corporate Center and will occur in two phases. Phase 1 will consist of 115 age-restricted units and Phase 2 will consist of a mixed-use development, including 433 apartment units, a 6,500 square foot high turnover sit down restaurant with outdoor seating, a 2,000 square foot coffee shop with drive through and approximately 130,000 square feet of non-residential/commercial space. These lots were previously approved for 692,000 square feet of office space. Phase 1 of the development is expected to be constructed by 2018 while Phase 2 of the development is expected to be constructed in 2019. Access to Phase 1 of this development will be provided via Dryden Road and its existing full-movement signalized intersection with Welsh Road (S.R. 0063) as well as a full-movement unsignalized driveway to Dreshertown Road (S.R. 2024). With development of Phase 2, the unsignalized Dreshertown Road (S.R. 2024) access will be signalized and improved with separate turn lanes provided on Dreshertown Road (S.R. 2024). Additionally, a right-in/right-out only driveway to Welsh Road (S.R. 0063) will be provided in Phase 2. A copy of the development site plans for Phase 1 and Phase 2 are provided in Figures 2 and 2A, respectively.

The purpose of this traffic study is to present an evaluation of the incremental traffic impacts of the phased proposed development within the study area in Upper Dublin Township, as well as to provide design recommendations regarding the site driveways in order to provide efficient access to the site.

Manual turning movement traffic counts were completed at the study intersections during the weekday morning peak period (7:00 AM to 9:00 AM), weekday afternoon peak period (4:00 PM to 6:00 PM), and Saturday midday peak period (11:00 AM to 2:00 PM). In order to assess the existing traffic conditions, these existing traffic volumes were subjected to detailed capacity/level-of-service analysis, in accordance with accepted methodologies, for the highest peak hour during each peak period, which serves as the basis for this evaluation.

Next, future traffic volumes without the development were projected utilizing an annual traffic growth rate to account for regional traffic growth, as well as known development projects in the area. The future traffic volumes were projected for the future opening year (2018) and PennDOT design year (2023), which is five years beyond the opening, in accordance with PennDOT criteria, at the study intersections. The future traffic volumes without the proposed development were then subjected to detailed capacity/level-of-service and queuing analysis.

Finally, the traffic generated by the proposed phases of the development was established based on accepted methodologies, and assigned to the roadway network and site accesses, as necessary. The site-generated traffic volumes were then added to the future without-development traffic volumes, and subjected to detailed capacity/level-of-service and queuing analysis to assess the future traffic conditions with development.

Existing Transportation Setting

The proposed development will be located in the southeast corner of Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024) in Upper Dublin Township, Montgomery County, Pennsylvania. The existing roadways and intersections in the vicinity of the site, which comprise the study area roadway network, are described in this section.

Roadway Characteristics

The characteristics of the study roadways surrounding the development project are described below in Table 1.

Table 1 - Existing Roadway Characteristics

| Roadway | Roadway Classification | | Travel Lanes (per direction) | Speed Limit (mph) |
|------------------------------|--|------------------------------|---------------------------------|-------------------------|
| | Smart Transportation ⁽¹⁾ | PennDOT ⁽²⁾ | | |
| Welsh Road (S.R. 0063) | Suburban, Regional Arterial | Other, Principal Arterial | 2 | 45 |
| Dreshertown Road (S.R. 2024) | Suburban, Community Arterial | Minor Arterial | 1 | 40 |
| Dresher Road | Suburban, Community Arterial | Minor Arterial | 2 | 35 |
| Dryden Road | Suburban, Local | Local Road | 1 | 25 |
| Jarrettown Road | Suburban, Community Arterial | Minor Arterial | 1 | 35 |

(1) Based on Table 5.1 – Roadway Categories in the PennDOT publication, *Smart Transportation Guidebook*.

(2) Based on the roadway classifications provided on PennDOT's internet Traffic Monitoring System (ITMS) website.

The following key intersections in the vicinity of the site comprise the study area:

- Welsh Road (S.R. 0063) and Jarrettown Road
- Welsh Road (S.R. 0063) and Dresher Road
- Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024)
- Welsh Road (S.R. 0063) and Dryden Road

The existing characteristics of the study intersections, including field sketches, signal plans, and photographs are summarized in **Appendix B**.

Transit Services

SEPTA bus routes 80 and 310 provide stops along Welsh Road (S.R. 0063) at Blair Mill Road (S.R. 2026) and Dryden Road. There is no regional rail station provided along the roadways surrounding the proposed development.

Pedestrian Facilities

There is an existing sidewalk system provided from Electronic Drive eastward along the northern side of Welsh Road (S.R. 0063) and along the western side of Dreshertown Road (S.R. 2024) near the intersections with Tuckerstown Road and St. Georges Road. There is no sidewalk provided along the site side of Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024) in the vicinity of the site.

Existing Traffic Conditions

This section provides a summary of the existing (2015) daily and peak hour traffic conditions on the study area roadways and intersections surrounding the proposed development.

Traffic Count Data

Manual turning movement traffic counts were conducted at the study intersections during the weekday morning peak period (7:00 AM to 9:00 AM), weekday afternoon peak period (4:00 PM to 6:00 PM), and Saturday midday peak period (11:00 AM to 2:00 PM). The results of these traffic counts are tabulated by 15-minute intervals in **Appendix C**. The four highest consecutive 15-minute peak intervals during these traffic count periods constitute the peak hours that are the basis of this traffic analysis. The resultant 2015 existing weekday morning, weekday afternoon, and Saturday midday peak hours are depicted in **Figure 3A**.

Capacity/Level of Service Analysis

The peak hour traffic volumes were analyzed to determine the existing and future operating conditions, both without and with the proposed development, in accordance with the standard techniques contained in the current *Highway Capacity Manual (2010)*. These standard capacity/level-of-service analysis techniques, which calculate total control delay, are more thoroughly described in **Appendix D** for both signalized and unsignalized intersections, as well as the correlation between average total control delay and the respective level-of-service (LOS) criteria for each intersection type.

The results of the capacity/level-of-service analyses are illustrated in **Figure 3B** for the existing peak hour traffic conditions, and detailed capacity/level-of-service analysis worksheets are contained in **Appendix E**. Specific details regarding the analysis results and traffic operations for each intersection are contained in the "Capacity/Level-of-Service Results" section of this study.

Site Characteristics

This section presents the details of the proposed site, including the incremental increase in traffic volumes generated by the development during the peak hours and distribution of this site traffic to the study area roadways, as well as the proposed site access configuration, and traffic control.

Trip Generation

Traffic volumes generated by the proposed development were prepared based on trip generation data compiled from numerous studies contained in the Institute of Transportation Engineers (ITE) publication, *Trip Generation, 9th Edition*. Table 2 present the anticipated vehicular trip generation for Phase 1 of the proposed development.

Table 2 - Vehicular Trip Generation (Phase 1) ⁽¹⁾

| Land Use | Size | Weekday Morning | | | Weekday Afternoon | | | Saturday Midday | | |
|--|--------------|-----------------|------------|-------------|-------------------|-------------|-------------|-----------------|------------|--------------------|
| | | In | Out | Total | In | Out | Total | In | Out | Total |
| Age-Restricted Housing ⁽²⁾ | 115 units | 18 | 32 | 50 | 31 | 19 | 50 | 12 | 14 | 26 |
| Previously Approved Development ⁽³⁾ | 440,000 s.f. | 430 | 59 | 489 | 84 | 409 | 493 | 102 | 87 | 189 ⁽⁴⁾ |
| Difference | | -412 | -27 | -439 | -53 | -390 | -443 | -90 | -73 | -163 |

(1) Based on ITE's *Trip Generation Manual, Ninth Edition*.

(2) Based on equations for ITE Land Use Code 251 – Senior Adult Housing Detached.

(3) From *Traffic Impact Study for the Montgomery Corporate Center* prepared by McMahon Associates, Inc. dated December 2010.

(4) Since not included in December 2010 traffic impact study, the rates for ITE Land Use Code 710 contained in ITE publication, *Trip Generation, 9th Edition, 2012* were utilized.

Table 2 also shows a comparison of Phase 1 of the proposed development to the previously approved office development on Lots 4 and 5 of the Montgomery Corporate Center. This comparison shows the proposed Phase 1 of this development is expected to generate significantly fewer trips than the approved Lots 4 and 5 office use, approximately 439 fewer total new trips during the weekday morning peak hour, approximately 443 fewer total new trips during the weekday afternoon peak hour, and approximately 163 fewer total new trips during the Saturday midday peak hour.

Table 3 presents the anticipated vehicular trip generation for Phases 1 and 2 of the proposed development.

Table 3 - Vehicular Trip Generation (Phases 1 and 2) ⁽¹⁾

| Land Use | Size | Weekday Morning | | | Weekday Afternoon | | | Saturday Midday | | |
|--|--------------|-----------------|------------|-------------|-------------------|-------------|--------------|-----------------|-------------|--------------|
| | | In | Out | Total | In | Out | Total | In | Out | Total |
| Age-Restricted Housing ⁽²⁾ | 115 units | 18 | 32 | 50 | 31 | 19 | 50 | 12 | 14 | 26 |
| -Internalization ⁽³⁾ | | <u>-2</u> | <u>-12</u> | <u>-14</u> | <u>-16</u> | <u>-12</u> | <u>-28</u> | <u>-4</u> | <u>-4</u> | <u>-8</u> |
| "New" Trips | | 16 | 20 | 36 | 15 | 7 | 22 | 8 | 10 | 18 |
| Apartment ⁽⁴⁾ | 433 units | 43 | 173 | 216 | 166 | 90 | 256 | 99 | 98 | 197 |
| -Internalization ⁽³⁾ | | <u>-5</u> | <u>-32</u> | <u>-37</u> | <u>-47</u> | <u>-31</u> | <u>-78</u> | <u>-10</u> | <u>-10</u> | <u>-20</u> |
| "New" Trips | | 38 | 141 | 179 | 119 | 59 | 178 | 89 | 88 | 177 |
| Townhouses ⁽⁵⁾ | 36 units | 4 | 19 | 23 | 17 | 9 | 26 | 9 | 8 | 17 |
| -Internalization ⁽³⁾ | | <u>-0</u> | <u>-8</u> | <u>-8</u> | <u>-9</u> | <u>-6</u> | <u>-15</u> | <u>-4</u> | <u>-2</u> | <u>-6</u> |
| "New" Trips | | 4 | 11 | 15 | 8 | 3 | 11 | 5 | 6 | 11 |
| Restaurant ⁽⁶⁾ | 8,000 s.f. | 47 | 39 | 86 | 47 | 32 | 79 | 60 | 53 | 113 |
| -Internalization ⁽³⁾ | | <u>-28</u> | <u>-8</u> | <u>-36</u> | <u>-22</u> | <u>-20</u> | <u>-42</u> | <u>-14</u> | <u>-13</u> | <u>-27</u> |
| -Pass-by ⁽⁷⁾ | | <u>-6</u> | <u>-11</u> | <u>-17</u> | <u>-11</u> | <u>-5</u> | <u>-16</u> | <u>-15</u> | <u>-13</u> | <u>-28</u> |
| "New" Trips | | 13 | 20 | 33 | 14 | 7 | 21 | 31 | 27 | 58 |
| Coffee Shop W/Drive Through ⁽⁸⁾ | 2,000 s.f. | 103 | 98 | 201 | 43 | 43 | 86 | 85 | 84 | 169 |
| -Internalization ⁽³⁾ | | <u>-41</u> | <u>-13</u> | <u>-54</u> | <u>-21</u> | <u>-25</u> | <u>-46</u> | <u>-19</u> | <u>-19</u> | <u>-38</u> |
| -Pass-by ⁽⁹⁾ | | <u>-30</u> | <u>-42</u> | <u>-72</u> | <u>-11</u> | <u>-9</u> | <u>-20</u> | <u>-26</u> | <u>-26</u> | <u>-52</u> |
| "New" Trips | | 32 | 43 | 75 | 11 | 9 | 20 | 40 | 39 | 79 |
| Retail ⁽¹⁰⁾ | 147,000 s.f. | 122 | 75 | 197 | 372 | 404 | 776 | 584 | 539 | 1,123 |
| -Internalization ⁽³⁾ | | <u>-17</u> | <u>-20</u> | <u>-37</u> | <u>-39</u> | <u>-60</u> | <u>-99</u> | <u>-28</u> | <u>-31</u> | <u>-59</u> |
| -Pass-by ⁽¹¹⁾ | | <u>-25</u> | <u>-13</u> | <u>-38</u> | <u>-113</u> | <u>-117</u> | <u>-230</u> | <u>-145</u> | <u>-132</u> | <u>-277</u> |
| "New" Trips | | 80 | 42 | 122 | 220 | 227 | 447 | 411 | 376 | 787 |
| Total | | 337 | 436 | 773 | 676 | 597 | 1,273 | 849 | 796 | 1,645 |
| -Internalization | | -93 | -93 | -186 | -154 | -154 | -308 | -79 | -79 | -158 |
| -Pass-by | | -61 | -66 | -127 | -135 | -131 | -266 | -186 | -171 | -357 |
| "New" Trips | | 183 | 277 | 460 | 387 | 312 | 699 | 584 | 546 | 1,130 |

- (1) Based on ITE's *Trip Generation Manual, Ninth Edition*.
- (2) Based on equations for ITE Land Use Code 251 – Senior Adult Housing Detached.
- (3) Based on rates contained in ITE publication, *Trip Generation Manual*.
- (4) Based on equations for ITE Land Use Code 220 – Apartment.
- (5) Based on equations for ITE Land Use Code 230 – Residential Condominium/Townhouse.
- (6) Based on rates for ITE Land Use Code 932 – High Turnover Sit-Down Restaurant, including an additional 1,500 square feet for outdoor seating.
- (7) According to *Trip Generation Manual* for Land Use Code 932, approximately 43% of total trips during the PM peak hour are pass-by trips. Assumed 33% for AM and SAT peak hours.
- (8) Based on rates for ITE Land Use Code 937 – Coffee Shop with Drive Through Window.
- (9) Used pass-by data for Land Use Code 934 since no pass-by data provided for Land Use Code 937. According to *Trip Generation Manual* for Land Use Code 934, approximately 49% and 50% of total trips during the AM and PM peak hours are pass-by trips, respectively. Assumed 40% for SAT peak hour.
- (10) Based on equations for ITE Land Use Code 820 – Shopping Center.
- (11) According to *Trip Generation Manual* for Land Use Code 820, approximately 34% and 26% of total trips during the PM and SAT peak hours are pass-by trips, respectively. Assumed 24% for AM peak hour.

It should be noted that some level of interaction or internalization is also expected on the site between the various uses of this development once Phase 2 is constructed, as drivers will, at times, visit more than one portion of the site on a given visit, such as a driver visiting the coffee shop and then going to a retail store. As a result, the total development traffic was reduced to account for this interaction based on methodologies contained in ITE's publication, *Trip Generation Manual*.

Phase 2 of the development will include pass-by traffic, which are vehicles that are already on the roadway network that will divert to the site as an interim stop on the way to their ultimate destination. Since pass-by traffic is already on the adjacent roadways, this portion of the total development traffic on the roadway/intersection network is part of future without-development traffic volumes, and does not represent additional traffic added to the roadway network. Therefore, the total traffic associated with Phase 2 of the development was reduced by the pass-by traffic to estimate the "new," or primary, site traffic generated by Phase 2 of the development, that traffic which will be added to the study area's streets and intersections, and is shown in Table 3.

Table 4 shows a comparison of the trip generation of Phases 1 and 2 of this development and the previously approved 692,000 square feet of office space on Lots 3, 4, and 5 of the Montgomery Corporate Center.

Table 4 - Vehicular Trip Generation Comparison

| Land Use | Size | Weekday Morning | | | Weekday Afternoon | | | Saturday Midday | | |
|---|--------------|-----------------|-----|-------|-------------------|------|-------|-----------------|-----|--------------------|
| | | In | Out | Total | In | Out | Total | In | Out | Total |
| Total Development Phases 1 and 2 (New Trips) | --- | 183 | 277 | 460 | 387 | 312 | 699 | 584 | 546 | 1,130 |
| Previously Approved Development ⁽¹⁾ | 692,000 s.f. | 776 | 106 | 882 | 145 | 709 | 854 | 161 | 137 | 298 ⁽²⁾ |
| Difference | | -593 | 171 | -422 | 242 | -397 | -155 | 423 | 409 | 832 |

(1) From *Traffic Impact Study* for the Montgomery Corporate Center prepared by McMahon Associates, Inc. dated December 2010.

(2) Since not included in December 2010 traffic impact study, the rates for ITE Land Use Code 710 contained in ITE publication, *Trip Generation, 9th Edition, 2012* were utilized.

A comparison of the proposed full build (Phases 1 and 2) of the development to the previously approved office development on Lots 3, 4 and 5 of the Montgomery Corporate Center shows the proposed development is expected to generate approximately 422 fewer total new trips during the weekday morning peak hour, approximately 155 fewer total new trips during the weekday afternoon peak hour, and approximately 832 more total new trips during the Saturday midday peak hour than the previously approved 692,000 square feet of office space on Lots 3, 4 and 5 of the Montgomery Corporate Center. It should be noted that while the proposed development will generate more total new trips during the Saturday midday peak hour than the previously approved use of the site, area traffic volumes during the Saturday midday peak hour are considerably lower than the weekday morning and weekday afternoon peak hours.

Trip Distribution and Assignment

Site-generated traffic will approach and depart the site via different routes depending on factors such as the existing traffic patterns, location of major roadways, and the location of the development's site accesses. The overall distribution percentages for the anticipated directions of approach and departure are illustrated in **Figures 4A and 4C** for the "new" site trips for Phase 1 and Phase 2 of the development, respectively. The net "new" trip assignment for the development is then illustrated in **Figures 4B and 4D** for the weekday morning, weekday afternoon, and Saturday midday peak hours. Phase 2 "pass-by trip" assignment for the three peak hours is illustrated in **Figure 4E**. The net total "new" and "pass-by" trip assignment for phases one and two is then illustrated in **Figure 4F**.

Site Access Configuration and Traffic Control

Access to Phase 1 of the development will be provided via Dryden Road and its existing full-movement signalized intersection with Welsh Road (S.R. 0063) as well as a full-movement unsignalized driveway to Dreshertown Road (S.R. 2024). It is recommended to maintain the existing lane configurations at the intersection of Welsh Road (S.R. 0063) and Dryden Road under both Phases 1 and 2 of this development.

Under Phase 2 of this development it is proposed to signalize the intersection of Dreshertown Road (S.R. 2024) and site access and provide a 225-foot northbound right-turn lane and 175-foot southbound left-turn lane on Dreshertown Road (S.R. 2024). Once this intersection is signalized, it is expected that Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024) traffic will divert to this access to bypass the intersection of Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024). In addition to the accesses provided in Phase 1 of this development, Phase 2 of the development will include an additional right-in/right-out only driveway to Welsh Road (S.R. 0063).

Since Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024) are State roads, any modifications to the intersection of Welsh Road (S.R. 0063) and Dryden Road and the proposed site access to Dreshertown Road (S.R. 2024) will be subject to the review and approval of PennDOT for issuance of a Highway Occupancy Permit.

Future Build-Out Year (2018) and PennDOT Design Year (2023) Traffic Conditions

This section presents the future build-out year and PennDOT design year (five years after build-out) traffic conditions, both without and with the proposed development, which is anticipated to be complete by 2018. The future 2018 build-out year and PennDOT design year (2023) without-development traffic volumes were estimated by increasing the existing 2015 traffic volumes to account for regional and local growth, as described below. The incremental increase due to the anticipated trip generation for the site was then added, resulting in the 2018 and 2023 future build-out year with-development traffic volumes.

Regional Growth

According to the traffic growth rates compiled by PennDOT's Bureau of Planning and Research *Growth Factors for August 2015 to July 2016*, the anticipated growth for similar urban, non-interstate roadway in Montgomery County is 0.64 percent per year. To account for regional traffic growth, the existing (2015) peak hour traffic volumes were increased by the annual traffic growth rate of 0.64 percent per year, compounded for three years, or 1.93 percent total for the build-out year (2018) and for eight years, or 5.24 percent for the PennDOT design year (2023).

Local Growth

In addition to the regional growth, traffic volumes associated with the following proposed developments in the vicinity of the site were included:

- FW Triangle Development – proposed mixed-use development located along Susquehanna Road north of Dreshertown Road (S.R. 2024). The pharmacy portion of the development was open at the time of the counts so only the proposed 6,400 square foot office, 5,670 square foot restaurant, and 24 townhomes were included as background growth.
- Zieger Rose Farm Development – proposed residential development to be located on the southwestern corner of the intersection of Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024). The development will consist of 105 age-restricted units.
- Horsham Retail Development – proposed retail development to be located on the northern side of Blair Mill Road to the west of New Road. The development will consist of a 5,585 square foot Wawa convenience store with 16 fueling positions, a 12,900 square foot pharmacy with drive through, and three high turnover sit down restaurants totaling 17,200 square feet.
- Residential Development – proposed residential development to be located along Witmer Road to the west of Dresher Road. The development will consist of 15 single family homes.
- Residential Development – proposed residential development to be located in the northeast corner of the intersection of Dresher Road and Witmer Road. The development will consist of 250 apartment units.

Information on these proposed area developments is provided in **Appendix F**.

Future without Development Traffic Volumes

The total background growth was then added to the existing 2015 traffic volumes along with the traffic anticipated for the five proposed developments noted above. The resultant future 2018 build-out year peak hour traffic volumes are illustrated in **Figure 5A** for the weekday morning, weekday afternoon, and Saturday midday peak hours. The resultant future 2023 PennDOT design year peak hour traffic volumes are illustrated in **Figure 6A** for the weekday morning, weekday afternoon, and Saturday midday peak hours.

Planned Roadway Improvements

Through discussions with the Township, three intersection improvements were identified as potentially being completed by other developments in the area which are expected to be constructed in the spring of 2016. These improvements include:

- An eastbound left-turn lane on Welsh Road (S.R. 0063) at its intersection with Dresher Road.
- An eastbound right-turn lane on Welsh Road (S.R. 0063) at its intersection with Dreshertown Road (S.R. 2024).
- A northbound right-turn lane on Jarrettown Road at its intersection with Welsh Road (S.R. 0063).

These improvements are proposed in conjunction with the proposed age-restricted residential development (Zieger Rose Farm) located on the southwestern corner of the intersection of Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024).

Future with Development Traffic Volumes

The site generated traffic volumes, as shown in **Figure 4B**, were then added to the future 2018 without-development traffic volumes (**Figure 5A**). The resultant future 2018 with-development peak hour traffic volumes are illustrated in **Figure 5B** for the weekday morning, weekday afternoon, and Saturday midday peak hours. Detailed spreadsheets summarizing the traffic volumes are provided in **Appendix G**.

The site generated traffic volumes, as shown in **Figure 4F**, were also added to the future 2023 without-development traffic volumes (**Figure 6A**). The resultant future 2023 with-development peak hour traffic volumes are illustrated in **Figure 6B** for the weekday morning, weekday afternoon, and Saturday midday peak hours. Detailed spreadsheets summarizing the traffic volumes are provided in **Appendix G**.

The future 2018 peak hour traffic volumes for the build-out year, as illustrated in **Figures 5A** and **5B**, were then subjected to detailed capacity/level-of-service analysis. The results of the traffic analyses are illustrated in **Figures 5C** and **5D**, and the detailed capacity/level-of-service analysis worksheets are

provided in **Appendices H and I**. Specific details regarding the analysis results and traffic operations are provided later in this report.

The future 2023 peak hour traffic volumes for the build-out year, as illustrated in Figures 6A and 6B, were then subjected to detailed capacity/level-of-service analysis. The results of the traffic analyses are illustrated in **Figures 6C and 6D**, and the detailed capacity/level-of-service analysis worksheets are provided in **Appendices J and K**. Specific details regarding the analysis results and traffic operations are provided later in this report.

Capacity/Level-of-Service Results

This section presents a detailed summary of the traffic analysis results for the existing and future build-out year (2018) and PennDOT design year (2023) traffic conditions, both without and with the proposed development, for the peak hours at the study area intersections and site accesses.

According to PennDOT's *Policies and Procedures for Transportation Impact Studies Related to Highway Occupancy Permit Plans*, no mitigation requirements are required for an overall level-of-service drop from without- to with development conditions (i.e. LOS D to LOS E), if the increase in overall delay per vehicle is less than 10 seconds (i.e., 48.2 to 56.5 seconds per vehicle); however, PennDOT reserves the right to look at individual lane groups where level-of-service drops may occur.

Welsh Road (S.R. 0063) and Dresher Road

Under existing conditions, this signalized intersection operates at acceptable conditions overall (LOS D or better) with all of the lane groups also operating at acceptable conditions (LOS D or better) during all three peak hours with exception of the southbound Dresher Road left-turn lane (LOS F) during the weekday afternoon peak hour. Under future build-out year (2018) and future PennDOT design year (2023) without-development conditions, with the installation of an eastbound left-turn lane along Welsh Road (S.R. 0063), this signalized intersection will operate at acceptable conditions overall (LOS C or better) with all of the lane groups also operating at acceptable conditions (LOS D or better) during all three peak hours.

With development of the site, similar levels-of-service will exist at this intersection overall during all three peak hours as observed under without-development conditions.

Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024)

Under existing conditions, this signalized intersection operates at overall LOS B during the weekday morning peak hour, overall LOS E during the weekday afternoon peak hour, and overall LOS A during the Saturday midday peak hour with the eastbound Welsh Road (S.R. 0063) approach operating at LOS F during the weekday afternoon peak hour. Under future build-out year (2018) and future PennDOT design year (2023) without-development conditions, and the installation of an eastbound right-turn lane along Welsh Road (S.R. 0063), this signalized intersection will operate at acceptable conditions overall (LOS C or better) with all of the lane groups also operating at acceptable conditions (LOS D or better) during all three peak hours with exception of the northbound Dreshertown Road (S.R. 2024) left-turn lane (LOS E) during the weekday afternoon peak hour under 2023 future without-development conditions.

With development of the site, similar levels-of-service will exist at this intersection overall and for each movement during all three peak hours as observed under without-development conditions.

Welsh Road (S.R. 0063) and Dryden Road

Under existing conditions, future build-out year (2018), and future PennDOT design year (2023) without-development conditions, this signalized intersection operates at highly acceptable conditions overall (LOS A) with all of the lane groups also operating at acceptable conditions (LOS D or better) during all three peak hours with exception of the northbound and southbound left-turn lanes (LOS E) during the weekday morning peak hour.

With development of the site, similar levels-of-service will exist at this intersection overall and for each movement during all three peak hours as observed under without-development conditions.

Welsh Road (S.R. 0063) and Jarrettown Road

Under existing conditions, this signalized intersection operates at acceptable conditions overall (LOS D or better) during all three peak hours with delay (LOS E and F) experienced on several movements during the weekday morning and weekday afternoon peak hours. Under future build-out year (2018) and future PennDOT design year (2023) without-development conditions, with the installation of a northbound right-turn lane along Jarrettown Road, this signalized intersection will operate at acceptable conditions overall (LOS D or better) with all of the lane groups also operating at acceptable conditions (LOS D or better) during all three peak hours.

With development of the site it is recommended to provide an additional eastbound through lane, extending the two eastbound through lanes that currently exist east of Jarrettown Road, further west. With this improvement, similar levels-of-service will exist at this intersection overall and for each movement during all three peak hours as observed under without-development conditions.

Dreshertown Road (S.R. 2024) and Site Access

Under 2018 future with-development conditions, this unsignalized intersection will operate at overall LOS A during the weekday morning, weekday afternoon, and Saturday midday peak hours with all movements operating at LOS D or better during all three peak hours.

Under 2023 future with-development conditions, this signalized intersection will operate at overall LOS B during the weekday morning, weekday afternoon, and Saturday midday peak hours with all movements operating at LOS D or better during all three peak hours.

Welsh Road (S.R. 0063) and Site Access

Under 2023 future with-development conditions, this unsignalized intersection will operate at overall LOS A during the weekday morning, weekday afternoon, and Saturday midday peak hours with all movements operating at LOS C during all three peak hours.

Proposed Roadway Improvements

The following improvements are recommended in conjunction with this development:

Phase 1

- Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024) – traffic signal timing modifications.
- Dreshertown Road (S.R. 2024) Site Frontage - soften the existing horizontal and vertical curves along the site frontage of Dreshertown Road (S.R. 2024).

Phase 2

- Welsh Road (S.R. 0063) and Jarrettown Road – install an additional eastbound through lane on Welsh Road (S.R. 0063) and traffic signal timing modifications.
- Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024) – traffic signal timing modifications.
- Welsh Road (S.R. 0063) and Dryden Road – traffic signal timing modifications.
- Dreshertown Road (S.R. 2024) and Site Access – install a southbound left-turn lane and northbound right-turn lane on Dreshertown Road (S.R. 2024) and install a traffic signal.

95th Percentile Queue Analysis

95th percentile queue analyses were conducted at the study intersections using Synchro 8 software. The queue analysis is summarized in Appendix A. Based on the analyses, in most cases the 2018 and 2023 future with-development queues are similar to the 2018 and 2023 future without-development queues increasing minimally with the proposed development.

Previously Approved Development

As stated previously, Lot 3 of the Montgomery Corporate Center development on the Prudential property was previously approved for 262,000 square feet of office space. As a comparison to the analysis provided earlier in the report, an additional analysis was completed to indicate the impact of the development of Lot 3 as the approved office use instead of the currently proposed mixed use development. The overall distribution percentages for the anticipated directions of approach and departure, net “new” trip assignment for the proposed age-restricted development and potential 262,000 square feet of office space on Lot 3, and detailed capacity/level-of-service analysis worksheets are provided in **Appendix L**. According to this analysis, the study intersections will operate at similar levels-of-service overall and for each movement during all three peak hours compared to the future conditions with the proposed development. All roadway improvements proposed in this report to mitigate the impact of the proposed mixed use development would be needed to mitigate the impact of the approved office use.

Summary and Conclusions

Access to Phase 1 of this development will be provided via Dryden Road and its existing full-movement signalized intersection with Welsh Road (S.R. 0063) as well as a full-movement unsignalized driveway to Dreshertown Road (S.R. 2024). With development of Phase 2, the unsignalized Dreshertown Road (S.R. 2024) access will be signalized and improved with separate turn lanes provided on Dreshertown Road (S.R. 2024). Additionally, a right-in/right-out only driveway to Welsh Road (S.R. 0063) will be provided in Phase 2. Since Welsh Road (S.R. 0063) and Dreshertown Road (S.R. 2024) are State roads, any modifications to the intersection of Welsh Road (S.R. 0063) and Dryden Road and the proposed site access to Dreshertown Road (S.R. 2024) will be subject to the review and approval of PennDOT for issuance of a Highway Occupancy Permit. In conjunction with this development, it is proposed to soften the existing horizontal and vertical curves along the site frontage of Dreshertown Road (S.R. 2024) as well as install an additional eastbound through lane on Welsh Road (S.R. 0063) at its intersection with Jarretstown Road.

The traffic analyses contained herein reveals that safe and efficient access to and from the proposed development can be provided and that the adjacent roadways and intersections can accommodate the projected site-generated traffic.

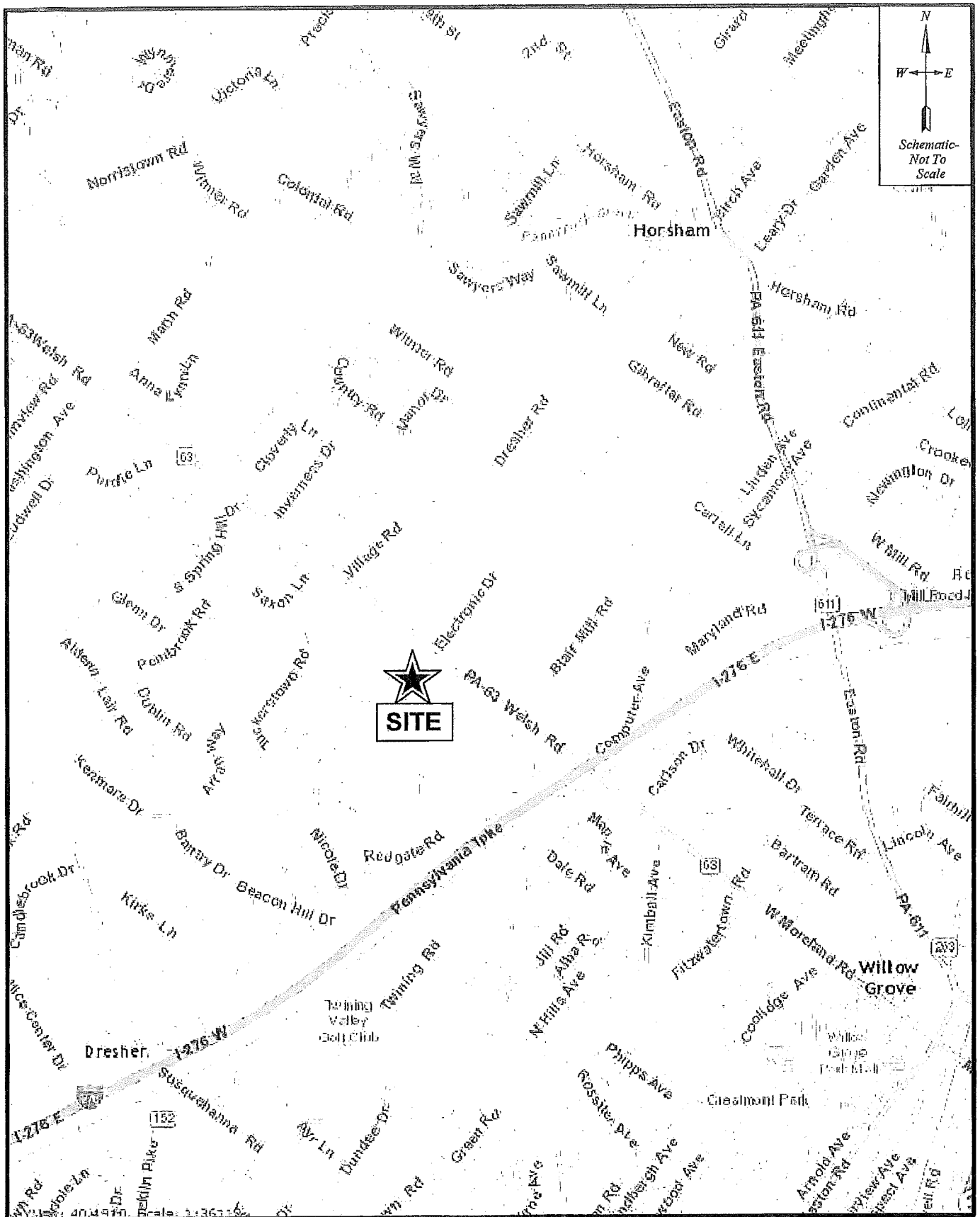


FIGURE 1
Site Location Map

THE PROMENADE AT UPPER DUBLIN
UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA



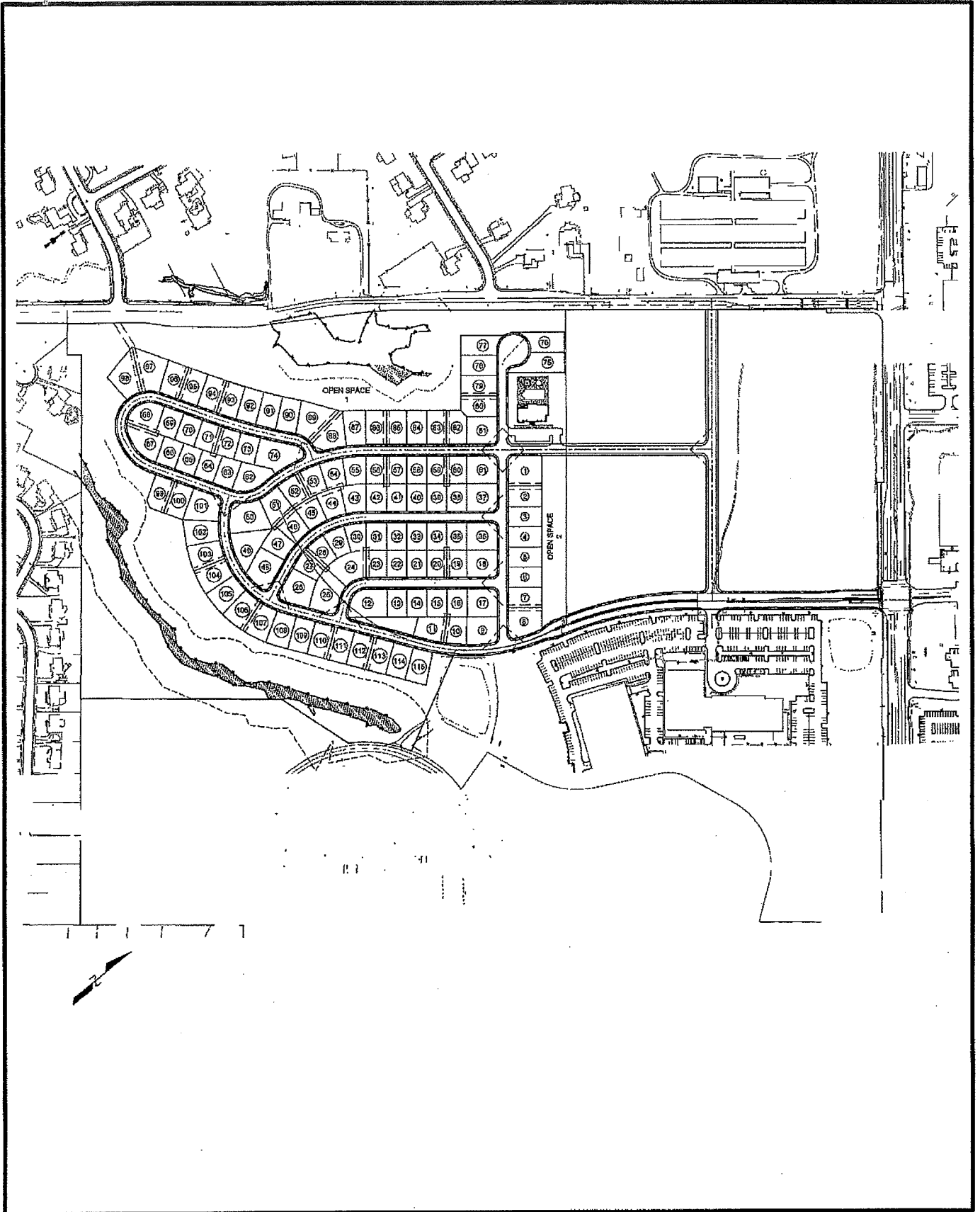


FIGURE 2

Site Plan - Phase 1 (prepared by Gilmore & Associates, Inc.)

THE PROMENADE AT UPPER DUBLIN

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA



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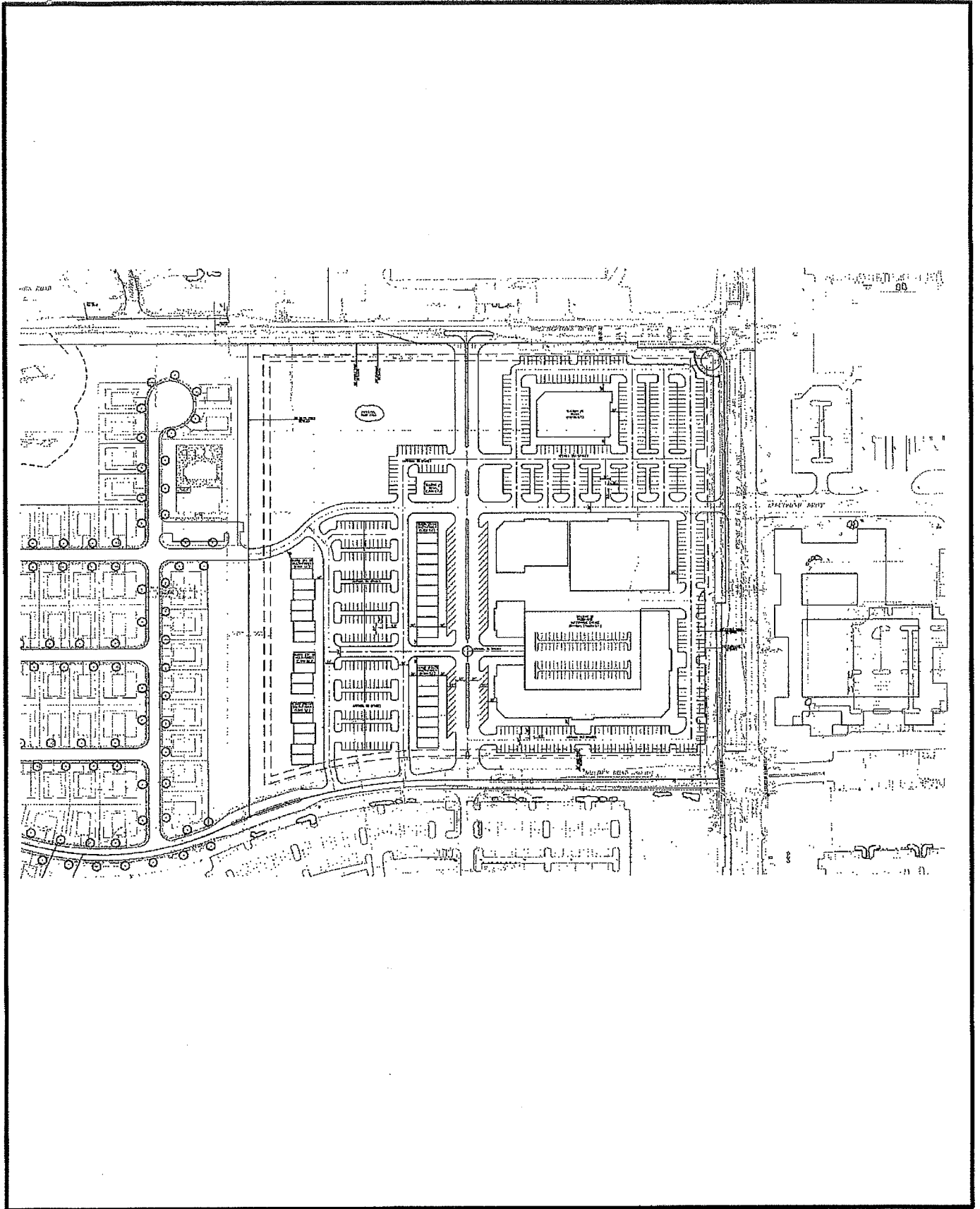


FIGURE 2A

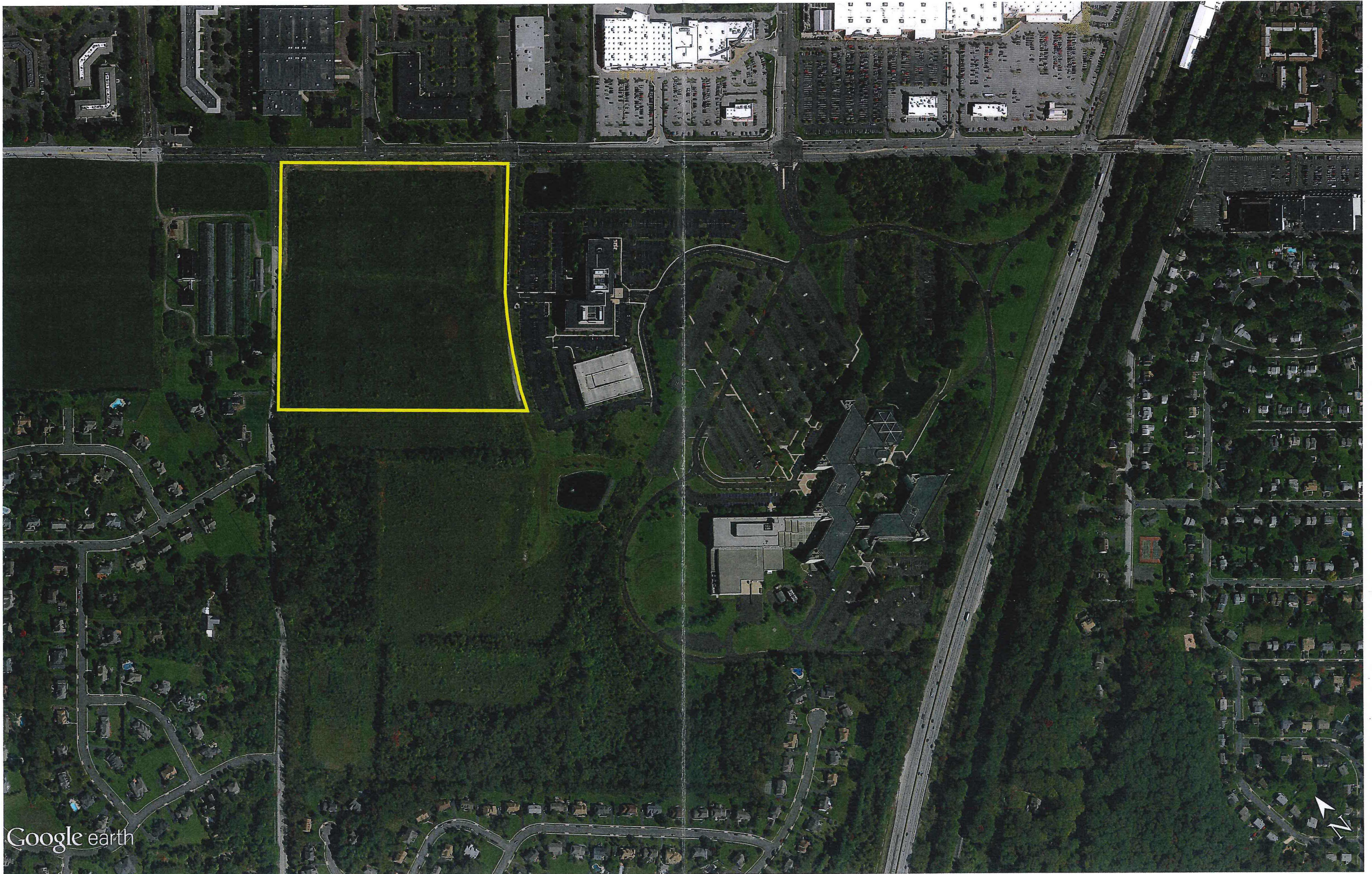
Site Plan - Phase 1 & 2 (prepared by Gilmore & Associates, Inc.)

THE PROMENADE AT UPPER DUBLIN

UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PA

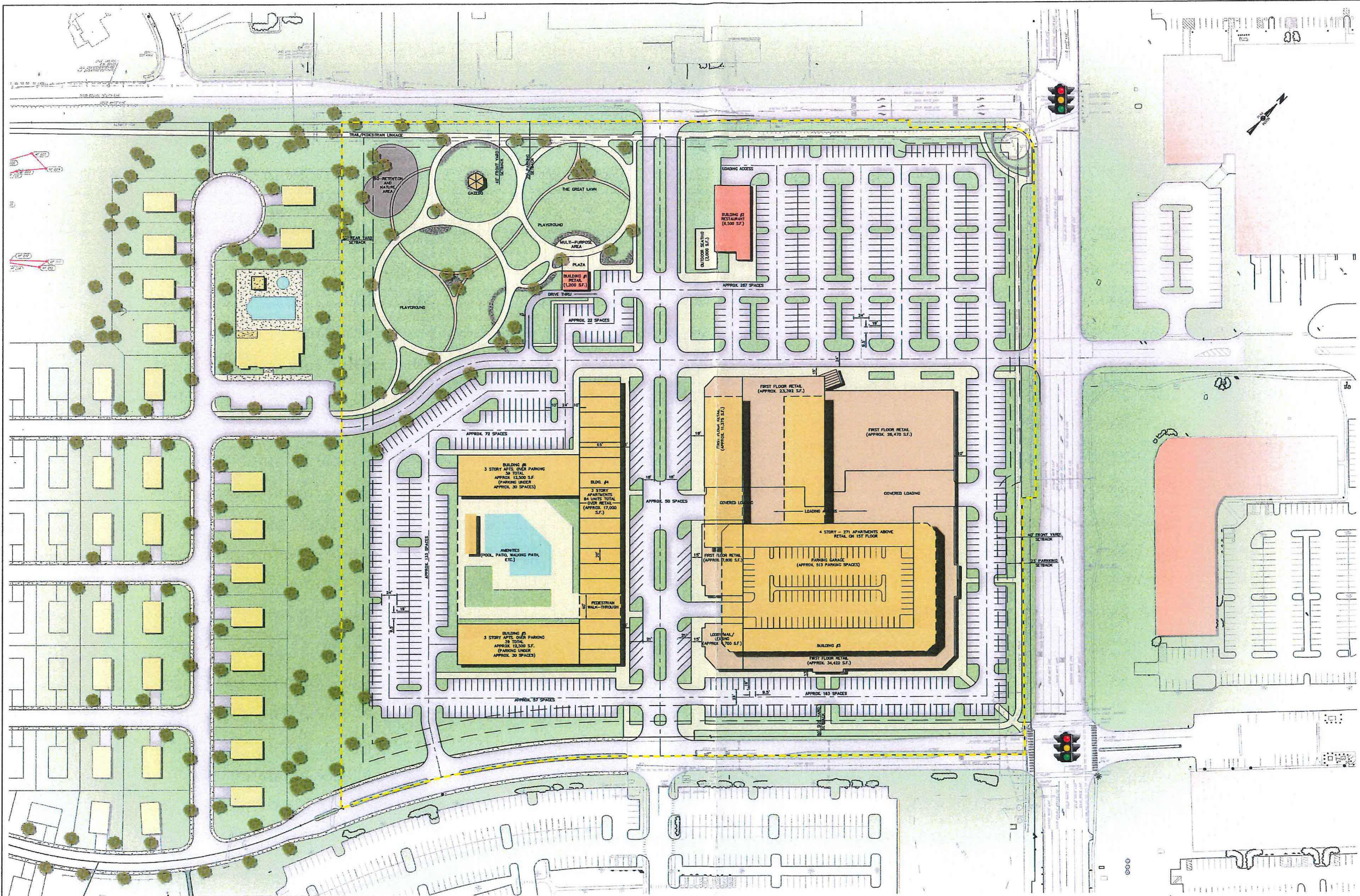


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Conceptual Rendering



ZONING INFORMATION:

1. ZONING DISTRICT: DC OFFICE CENTER

2. PROPOSED USE: MIXED USE DEVELOPMENT (EMPLOYMENT, OFFICE AND RESIDENTIAL)

A. BUILDING #1 RESTAURANT - ONE STORY
 B. BUILDING #2 RESTAURANT - ONE STORY
 C. BUILDING #3 HOTEL - FIRST FLOOR RETAIL, 4 STORIES ABOVE RETAIL - APARTMENTS (271 TOTAL UNITS)
 D. BUILDING #4 HOTEL - FIRST FLOOR RETAIL, 4 STORIES ABOVE RETAIL - APARTMENTS (271 TOTAL UNITS)
 E. BUILDING #5 4 STORY APARTMENTS (271 TOTAL UNITS) OVER RETAIL
 F. TOTAL SITE: 422 TOTAL APARTMENT UNITS & 1,517,577 SF OF RETAIL (DOES NOT INCLUDE OUTDOOR DINING AREA & LOADING AREAS)

3. ZONING ORDINANCE DIMENSIONAL REGULATIONS

| CRITERIA | CURRENT ORDINANCE | PROPOSED AMENDMENT |
|------------------------------|-------------------|--------------------|
| A. MINIMUM LOT AREA | 10,000 SQ FT | 10,000 SQ FT |
| B. MAXIMUM OVERHANG | 750 FT | 750 FT |
| C. MAXIMUM BUILDING COVERAGE | 40% | 40% |
| D. MAXIMUM BUILDING HEIGHT | 40 FT | 40 FT / 50 FT |
| E. MINIMUM FRONT YARD | 40 FT | 40 FT |
| F. MINIMUM SIDE YARD | 20 FT | 20 FT |
| G. MINIMUM REAR YARD | 20 FT | 20 FT |

4. OFFSET DIMENSIONAL REGULATIONS

A. RETAIL AND MIXED USE: 3 SPACES FOR 1,000 SF GROSS FLOOR AREA (GFA) REQUIRED
 B. MIXED-FAMILY: 1.5 SPACES PER INCLUDING UNIT (MAY VARY)

PROPOSED DIMENSIONAL REGULATIONS

A. RETAIL AND MIXED USE: 1.5 SPACES FOR 1,000 SF GROSS FLOOR AREA (GFA) REQUIRED
 B. MIXED-FAMILY: 1.5 SPACES FOR INCLUDING UNIT (MAY VARY)

5. TOTAL PARKING SPACES PROVIDED (INCLUDES PARKING GARAGE SPACES)

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BEFORE YOU DO ANYTHING IN PENNSYLVANIA CALL 1-800-281-7776. NON-RESIDENTS MUST BE CONTACTED DIRECTLY.



| | | | | |
|---|--------------------------|---|--------|--------|
| OWNER: | REV.: | DESCRIPTION: | DATE: | BY: |
| MUNICIPAL FILE NO.: | TAX MAP PARCEL NO.: | 54-00-05242-00-3 | | |
| | TOTAL AREA / TOTAL LOTS: | 25,411 / 1 | | |
| | DATE: | 3-8-2016 | SCALE: | 1"=50' |
| CONCEPTUAL SITE PLAN PROMENADE AT UPPER DUBLIN UPPER DUBLIN TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA GILMORE & ASSOCIATES, INC. ENGINEERING & CONSULTING SERVICES <small>40 EAST 22ND STREET SUITE 100 ROCKY HILL, PA 19380 TEL: 610-364-2422 FAX: 610-364-2423 WWW.GILMORE-PA.COM</small> | | | | |
| | | JOB NO.: 2015-06014-02 SHEET NO.: 1 OF 1 | | |
| DESIGNED BY: | DRAWN BY: | CHECKED BY: | | |
| JIC | JIC | CEJ | | |

AFFIDAVIT AS TO PUBLIC NOTICE

To: Upper Dublin Township Board of Commissioners
FROM: Peter J. Clelland, BT Dreshertown, LP
DATE: November 22, 2016
RE: Tax Parcel No. 54-00-05242-005, Welsh and Dreshertown Roads, Upper Dublin Township

BT Dreshertown, LP has filed a petition proposing to amend the Township Zoning Ordinance to allow a Mixed Use Development as a Conditional Use within the OC – Officer Center Zoning District.

A public hearing on the proposed amendment is being held on November 22, 2016 at 6:30 p.m. This Affidavit confirms the satisfaction of the legal requirements to provide public notice of the proposed ordinance amendment and the November 22nd hearing, as follows:

1. A revised ordinance amendment (the “Ordinance Amendment”) was provided to the Township on October 6, 2016.
2. The Ordinance Amendment was provided to the Montgomery County Planning Commission (“MCPC”) on October 20, 2016, for their review. The MCPC issued its review letter of the Ordinance Amendment on November 16, 2016, a copy of which is attached hereto as Exhibit “A”.
3. At its hearing on October 13, 2016, the Township Planning Commission reviewed the Ordinance Amendment and voted to send the Ordinance Amendment to the Board of Commissioners without recommendation. A copy of the October 13, 2016 Meeting Minutes are attached hereto as Exhibit “B”.
4. Notice of the Ordinance Amendment was published in the Intelligencer on November 11th and November 14th and in the Ambler Gazette on November 6th and November 13th. Proof of publication is attached hereto as Exhibit “C”.
5. Notice of the November 22nd hearing was posted on the property on November 14, 2016, at 15 locations along Dreshertown and Welsh Roads. Copies of daily photographs of the postings, along with a copy of the posted notice, are attached hereto as Exhibit “D”.
6. Notice of the November 22nd hearing was sent to a list of interested neighbors provided by the Township, along with any neighbors within 500 feet of the subject property. A copy of the neighbor list, along with a copy of the notice provided to the neighbors, is attached hereto as Exhibit “E”.

7. Notice of the November 22nd hearing was provided to Prudential Insurance Co. of America, who owns property in the OC – Officer Center Zoning District. A copy of the Notice Letter sent to, and executed by, Prudential is attached hereto as Exhibit "F".

Affirmed this _____ day of November, 2016

By: _____

Peter J. Clelland, BT Dreshertown, LP

cc: David Brooman, Esquire, Township Solicitor (via email, with enclosures)
Robert W. Gundlach, Jr., Esquire (via email, with enclosures)
Jennifer L. Wunder, Esquire (via email, with enclosures)
Michael Markman (via email, with enclosures)

Exhibit "A"

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**
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VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



**MONTGOMERY COUNTY
PLANNING COMMISSION**
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

November 16, 2016

Mr. Richard D. Barton, AICP
Community Planner and Zoning Officer
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

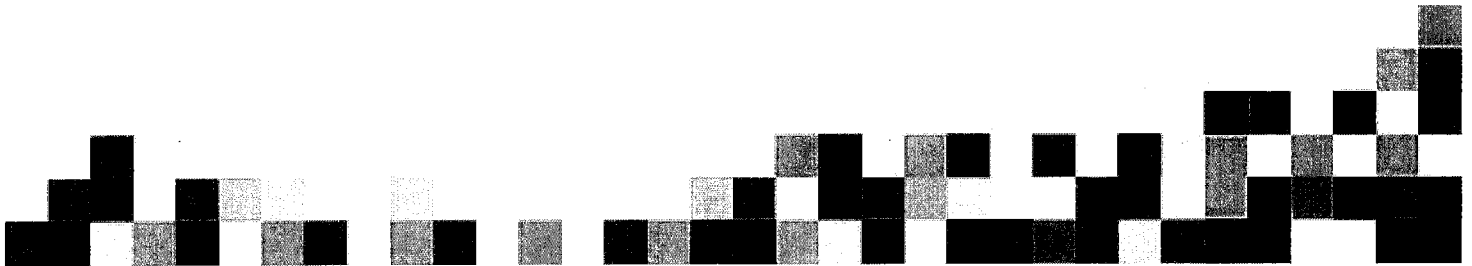
Re: MCPC 16-0208-004
Mixed Use Development/OC Office Center District
Upper Dublin Township

Dear Mr. Barton:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on October 20, 2016. We forward this letter as a report of our review.

BACKGROUND

The applicant, BT Dreshertown, LP, has resubmitted a zoning text amendment to Upper Dublin's OC (Office Center) District. This is the third submission of this zoning text amendment. The purpose of this submission is to add a Mixed Use Development option to the OC District. This submission has made revisions to signage and parking standards. Please see previous review letters (attached) for further background and recommendations. The applicant has made great effort to incorporate the recommendations made throughout the review process into its multiple submissions. We commend the applicant for making strides to incorporate our comments and feel it will strengthen any mixed-use development that is approved in the future.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified one issue that we believe should be considered prior to zoning amendment adoption. We have also included our previous recommendations that have been incorporated by the applicant in this submission. Please see the following comments.

REVIEW COMMENTS

COUNTY RECOMMENDATIONS

- A. The applicant made several changes to the ordinance based on the County's previous recommendations. We wish to point out these revisions in relation to the comments made by the County in September of this year. These changes are outlined below:
1. Parking—We recommended that two parking spaces be required per dwelling unit, provided that 25% of the requirement is held in reserve until it is deemed necessary. We commend the applicant for incorporating this recommendation into this submission.
 2. Signage—We recommended a reduction in the size of freestanding signs. The total permitted square footage of freestanding signs was reduced from 300 to 200 square feet and the height was reduced from 35 to 25 feet. We feel that this reduction will help to ensure that the size of signage remains consistent with a mixed-use development.

DRIVE-THRUS

- A. We recommended at the first submission of this amendment that drive-thrus be removed as an accessory use. The applicant has increased the maximum permitted number of drive-thrus to a total of 2. Drive-thrus can detract from the more walkable and upscale appearance of the site, as well as detract from internal pedestrian circulation. The applicant should consider this when determining if the number and placement of drive-thrus should be limited any further. This should be determined by the applicant and the Township.

CONCLUSION

We wish to reiterate that MCPC generally supports the applicant's proposal, but we believe that our suggested revision will better achieve Upper Dublin's planning objectives for development. We wish to once again commend the applicant on incorporating nearly all of the County's recommendations into this submission of the zoning amendment. These recommendations will contribute to the construction of high-quality mixed-use developments in Upper Dublin Township.

**MONTGOMERY COUNTY
BOARD OF COMMISSIONERS**
JOSH SHAPIRO, CHAIR
VALERIE A. ARKOOSH, MD, MPH, VICE CHAIR
JOSEPH C. GALE



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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

May 2, 2016

Mr. Richard D. Barton, AICP
Community Planner and Zoning Officer
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

Re: MCPC 16-0208-002 Amended (ref. 08-0244-005)
Plan Name: BT Dreshertown, LP – Zoning Amendment
Situate: Dreshertown Road (E)/Welsh Road (S)
Upper Dublin Township

Dear Mr. Barton:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on April 7, 2016. We forward this letter as a report of our review.

BACKGROUND

The applicant, BT Dreshertown, LP, proposes a zoning text amendment to Upper Dublin's OC (Office Center) District. This amendment would add a Mixed Use Development option to the district as a permitted use. This amendment is being proposed to apply to a 25 acre tract located on the southeast corner of Dreshertown and Welsh Roads. The option requires a mix of at least two use types, with no one use taking up greater than 80% of total building floor area. A minimum of 5% of the gross area of the lot is required to be reserved or developed as green space, parks, and plazas. The Mixed Use Development may have a maximum permitted density of 25 dwelling units per gross acre of the lot. Overall, this amendment would increase permitted density, decrease required open space, and decrease front, side, rear, and parking setbacks. In addition to the zoning amendment, the applicant provided a potential site plan for the Promenade at Upper Dublin, a development rendering from the perspective of the corner of Dreshertown Road and Welsh Road, a transportation impact study, a fiscal impact study, and letter of opinion from a professional planning consultant.

RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of key issues that we believe should be resolved prior to zoning amendment adoption. Our comments are as follows:

REVIEW COMMENTS

CONDITIONAL USE

- A. Because of the increase in permitted maximum impervious cover and density, we recommend that this Mixed Use Development option be permitted via conditional use in the OC District with the following condition:
 - 1. Cross County Trail Connection – Linkages to the county trail system be provided on the property and be 12 feet wide, with 2-4 feet of buffers on each side of the trail. These should be accessible to the public and maintained by the county.

COMMON AREA SPACE (§255-61A.C.(5))

- A. Public Access – Public access to the site could provide an amenity to the Township and its residents. We recommend that common area space be made accessible to the public. This change could be included in §255-61a.C.(5): Common Area Space.
- B. Minimum Area – We recommend that common area space be a minimum of 15% of the gross area of the lot. This is an increase from the proposed 5% gross lot area. This change could also be included in §255-61a.C.(5): Common Area Space.

PARKING

- A. Parking Setbacks – In §255-61a.D, we recommend that parking setbacks be increased from the proposed 20 feet to 50 feet. This will ensure that the character and layout of the Mixed Use Development is consistent with adjacent parcels and the surrounding area.
- B. Buffers – We recommend that where parking is located along a street frontage, a buffer be required. This may be done through the use of a low wall, fencing, and/or landscaping. This requirement may be added to §255-61a.C.(7).

ACCESSORY USES (§255-61A.B.(3)(C))

- A. Drive-thru Service – We recommend the removal of drive-thru service as an accessory use. Drive-thrus are not consistent with the character of the development, which seeks to provide for a variety of uses while maintaining a pedestrian-friendly environment.

DESIGN STANDARDS

A. Building Design (§255-61a.E.(1))

1. **Walls and Windows:** The requirements for the proposed Mixed Use Development option should include additional regulations for walls and windows under (b) and (c) (Primary and Secondary Façade). In order to develop under this option, the site must be located on two public road frontages with access on both. Because of this, all sides of a building must be treated and no walls may be blank. Requirements regarding appropriate ratios for windows and walls should also be included. This addition may read as follows: Blank walls shall not be permitted along any exterior wall facing a street. Walls in these locations shall comprise a minimum 35% window area and 75% maximum window area, with windows interspersed across the façade. Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall.
2. **Horizontal Articulation:** We recommend that an additional subsection in §255-61a.E.(1) be added that specifies that for all buildings greater than 4 stories tall, the façade of the building must step back a minimum of 3 feet after the first floor.
3. **Balconies:** To prepare for various forms of development that may be proposed, we recommend that minimum requirements for balconies be included as an additional subsection in §255-61a.E.(1).

LANDSCAPE AND STREETScape STANDARDS (§255-61A.E.(2))

- A. Sidewalks We recommend that the construction of sidewalks along all street frontages be a requirement under the Mixed Development option to a minimum width of 5 feet. This could be added into the Landscape and Streetscape Standards section within the proposed amendment.

TRANSIT FACILITIES

- A. We recommend that the potential for SEPTA bus service to the site be explored. Transit facilities and shelters should be constructed based on design standards established by SEPTA.

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 development.

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 adopt this proposed zoning ordinance amendment, Section 602 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

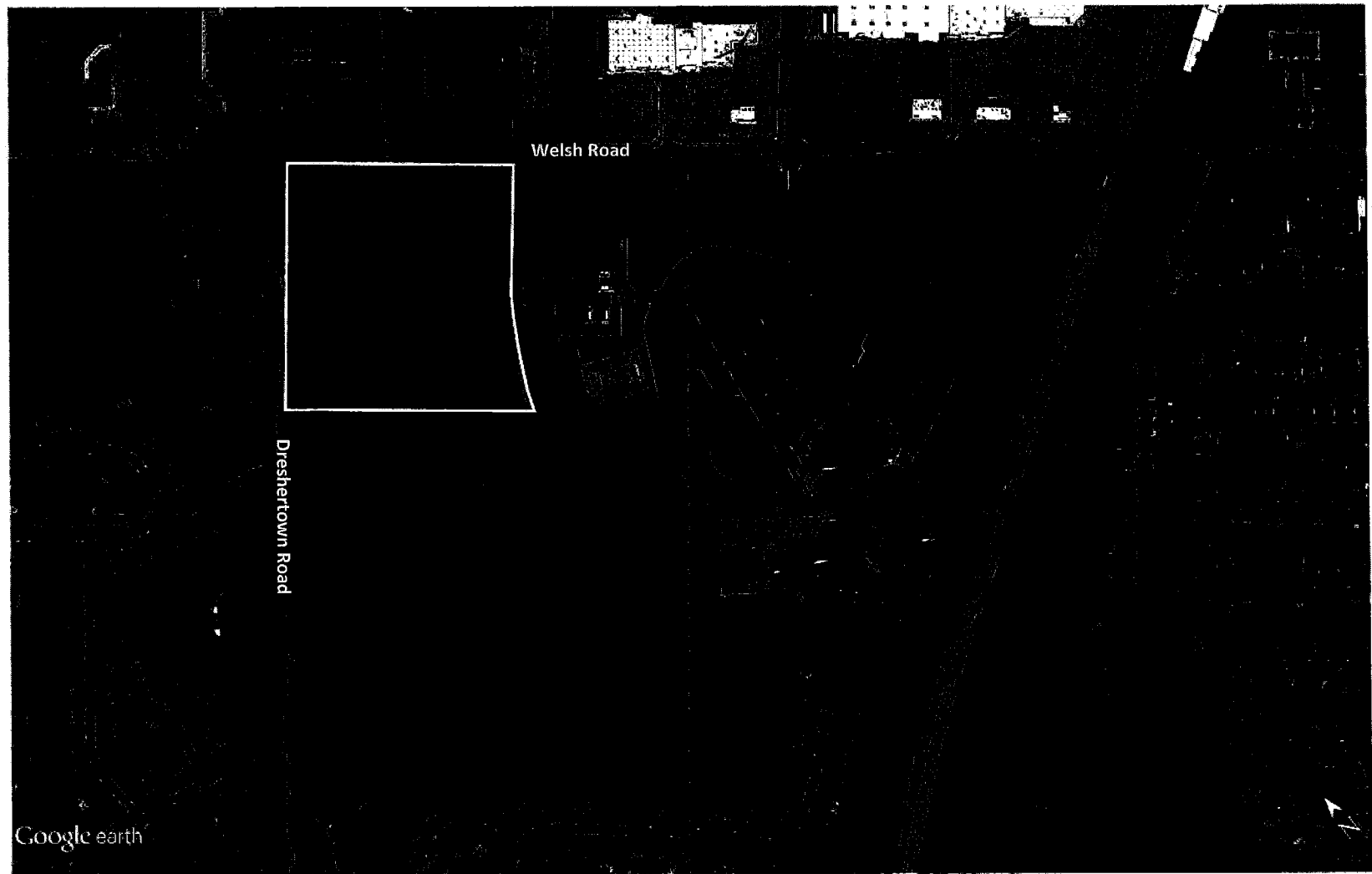
Sincerely,

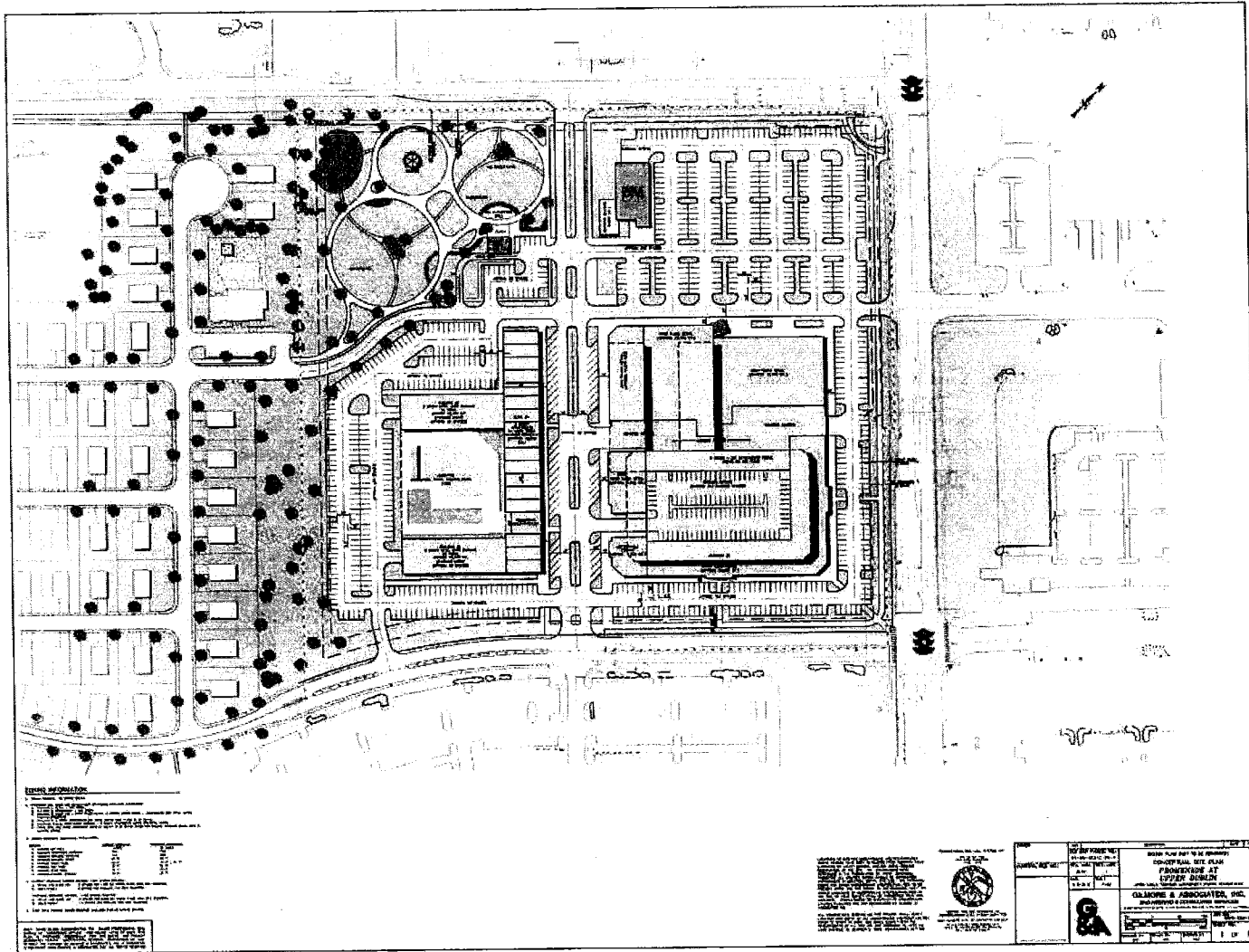


Jamie Magaziner, Community Planner
JMagazin@montcopa.org
610-278-3738

c: BET Investments, Inc., Applicant
Gilmore & Associates, Inc., Applicant's Representative
Paul A. Leonard, Township Manager
Jeffrey Albert, Co-Chairman, Township Planning Commission
Michael Cover, Co-Chairman, Township Planning Commission
Jeffrey A. Wert, PE, PLS, Township Engineer

Attachments: 1. Aerial View of Potential Development Site
 2. Reduced Copy of Potential Development Site Plan





RECEIVED
APR 07 2016
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JODY L. HOLTON, AICP
EXECUTIVE DIRECTOR

September 29, 2016

Mr. Richard D. Barton, AICP
Community Planner and Zoning Officer
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034

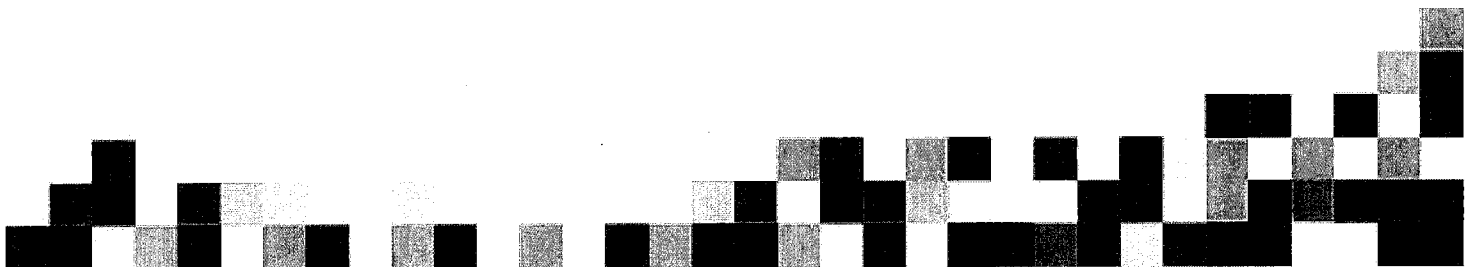
Re: MCPC 16-0208-003 Amended (ref. 08-0244-007)
Plan Name: Zoning Map Amendment Promenade at Upper Dublin – Prudential Tract
Situate: Dreshertown Road (E)/Dryden Road (N & S)
Upper Dublin Township

Dear Mr. Barton:

We have reviewed the above-referenced zoning text amendment in accordance with Section 609 of Act 247, "The Pennsylvania Municipalities Planning Code," as you requested on September 12, 2016. We forward this letter as a report of our review.

BACKGROUND

The applicant, BT Dreshertown, LP, has resubmitted a zoning text amendment to Upper Dublin's OC (Office Center) District. This amendment would add a Mixed-Use Development option to the OC District. This amendment is being proposed to apply to a 25-acre tract located on the southeast corner of Dreshertown and Welsh Roads. The option requires a mix of at least two use types, with no one use taking up greater than 80% of total building floor area. The County reviewed the first submission of this amendment in April of 2016. The applicant made great effort to incorporate the recommendations made at that time into this submission. We commend the applicant for making strides to incorporate our comments and feel it will strengthen any mixed-use development that is approved in the future.



RECOMMENDATION

The Montgomery County Planning Commission (MCPC) generally supports the applicant's proposal, however, in the course of our review we have identified a number of comments that we believe should be resolved prior to zoning amendment adoption. While we do have a few additional recommendations, the applicant should be praised for the changes made to the proposed ordinance. Our comments are as follows:

REVIEW COMMENTS

COUNTY RECOMMENDATIONS

- A. The applicant made several changes to the ordinance based on the County's recommendations. We wish to highlight these revisions in relation to the comments made by the County in April of this year. These changes are outlined below:
- (1) Sidewalks and Trails – We recommended that a Cross County Trail Connection be required as a condition of permitting a Mixed-Use Development in the OC District. This was because the Township identified the site the amendment would apply to in the District as a future trail connection and existing missing link in the network. The applicant has amended the ordinance to include a requirement for sidewalks on all street frontages in a mixed-use development, as well as adding trails or walkway connections to Neighborhood Open Space areas. As a component of the 'Neighborhood Open Space' requirement, a public easement will be granted to the Township for the purposes of providing public access to trails and open space within the development. The applicant also added a minimum width requirement for all sidewalks and trails. The minimum width for sidewalks is 6 feet and the minimum width for trails is 10 feet. These numbers are consistent with guidelines set out by the County in the Walk Montco study.
 - (2) Parking – The County recommended that the parking buffer be increased from the proposed 20 feet. The applicant has increased the buffer from 20 to 25 feet. We also recommended an increase in parking setbacks from the street. The applicant also increased this from 20 to 25 feet.
 - (3) Residential Density – The applicant reduced the permitted residential density from 25 units per gross acre to 15. A developer may increase up to 20 units per gross acre if green building techniques are implemented based on the table provided in the ordinance under §255-61a.C.(8) Permitted Density. These bonus-qualified techniques include: preserving excess Neighborhood Open Space, using structured parking, and the installation of a green roof.
 - (4) Building Design – We recommended that horizontal articulation be required in all buildings in a mixed-use development. The applicant added that for buildings greater than 4 stories, the façade must step back a minimum of 3 feet above the first floor. We also recommended that requirements for balconies be added for all apartment units. The applicant has now required that balconies or Juliette-style balconies be provided for all units.

- (5) Transit Facilities – We recommended that the potential for SEPTA bus service to the mixed-use development site be explored. The applicant added a requirement to the proposed ordinance that transit facilities and shelters shall be constructed where appropriate, in accordance with SEPTA design standards.

PARKING

- A. The applicant has proposed an increase in the required parking for residential units. We recommend two potential options to use in the place of increasing the required parking per unit from 1.5 to 2 spaces:
- (1) Require 1.5 spaces for 1 bedroom units and require 2 spaces per unit for 2 bedroom units and hold 10% of the total parking in reserve until it is deemed necessary.
 - (2) Require 2 parking spaces per dwelling unit, but hold 25% of the total parking in reserve until additional parking is deemed necessary.

SIGNAGE

- B. Freestanding Signs – The proposed signage regulations for freestanding signs are over 3 times the size of existing signage regulations in Upper Dublin's Shopping Center and Commercial/Retail Districts. We understand that a mixed-use development will have signs of greater proportion due to increases in building height and density, but feel it is important that the scale is consistent with the style and form of a mixed-use development as well as the style of development surrounding the OC District.
- C. Residential Identification and Project Identification Signs – It is our understanding that neither of these sign types is defined within any Township ordinance. These should be defined in order to determine whether the proposed sizes are appropriate for the mixed-use development option in the OC District.

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 development. We wish to commend the applicant on incorporating nearly all of the County's recommendations into this submission of the zoning amendment. These recommendations will contribute to the construction of high-quality mixed-use developments in Upper Dublin Township.

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 adopt this proposed zoning ordinance amendment, Section 602 of the Municipalities Planning Code requires that we be sent an official copy within 30 days.

Sincerely,

A handwritten signature in cursive script that reads "Jamie Magaziner".

Jamie Magaziner, Community Planner
JMagazin@montcopa.org
610-278-3738

c: BT Dreshertown, LP c/o BET Investments, Inc., Applicant
Paul A. Leonard, Township Manager
Jeffrey Albert, Co-Chairman, Township Planning Commission
Michael Cover, Co-Chairman, Township Planning Commission
Thomas Fountain, PE, Township Engineer

Exhibit "B"

AGENDA

Upper Dublin Township Planning Commission
Thursday, October 13, 2016
7:00 PM

- A. Review/approve minutes from the September 20 and 27 meetings.
- B. Recommendation:
- Land development plan for Nak Won Presbyterian Church, UD #14-10
- C. Zoning text amendment:
- Amendment to allow mixed-use development in OC Office Center District (the Promenade), UD #16-04
- D. Land development review:
- North Hills Manor redevelopment, preliminary plan, UD #16-07

Next meeting – Tuesday, November 15 at 7:00 PM

A meeting of the Planning Commission (PC) of Upper Dublin Township (UDT) was held on Thursday, October 13, 2016 and at 7:00 p.m., in the UDT Building, Michael Cover and Jeff Albert presiding.

In attendance were members of the PC: Jeff Albert, Michael Cover, and Rob Winegrad. Dr. Paul Halpern arrived later in the meeting. Also present were Richard Barton, Community Planner and Zoning Officer; Tom Fountain, UDT Engineer; and David Brooman, Township Solicitor.

LAND DEVELOPMENT REVIEW:

North Hills Manor Redevelopment, Preliminary Plan, UD #16-07:

NEM Housing LP has filed a Preliminary Plan for the redevelopment of 50 dwellings at North Hills Manor, owned by the Montgomery County Housing Authority. The 3-acre site consists of two lots bounded by Logan, Walnut, Chelsea, and Linden Avenues in North Hills. The site is designed according to the regulations for multi-family development in the NH Residential zoning district (Ordinance No. 16-1319, adopted 5/10/16).

While the total number of dwellings remains the same, the layout replaces the existing linear townhouse design with groups of 1, 2, 3, and 4 bedroom homes constructed as townhomes and twins. The parking is distributed between spaces at the units and a central parking area for 24 vehicles. A tot lot and an administrative/maintenance building is included.

Joel Johnson, Executive Director of the Montgomery County Housing Authority; Mark Buchvalt with T&M Associates; Kyle Speece with Pennrose Properties; and Jackie Camp with WRT Architects were present to discuss the redevelopment of North Hills Manor.

Mr. Johnson commented as follows:

- The Housing Authority owns and operates North Hills Manor.
- The Housing Authority is an independent authority, therefore it does not receive any county or state funding.
- The Housing Authority operates two programs that serve low income households. One is the housing voucher program which supports rental subsidies and privately owned homes, and the second is public housing which are rental units that the Housing Authority owns. North Hills Manor is part of that portfolio.
- North Hills Manor was built in the early 1950s and the buildings are antiquated.
- The site is divided into two parcels primarily along Walnut Avenue and bordered by Logan and Chelsea with Linden splitting the site.
- Over the past years, the Housing Authority has had a difficult time finding replacement parts for many of the components in the heating systems, electrical systems, etc.
- Several years ago, the Housing Authority went through a competitive process to partner with a private-sector developer that specializes in the affordable housing development arena, and that is how Pennrose Properties became involved with the project.
- Over the past few years, the Housing Authority went through an extensive community engagement process involving both the residents of North Hills Manor and the neighbors in the community.
- The plan before the PC this evening involves replacement of the 50 units there today with the same bedroom mix.

DR. HALPERN ARRIVED AT THIS POINT IN TIME.

Mr. Buchvalt discussed a PowerPoint presentation, and walked the PC through the basic site plan.

Mr. Cover noted the following comments from the Fire Marshal:

Utility Sheet 8 of 24 and 9 of 24 noted under "New Utility Service Size." The fire service line for each unit is indicated as being 3". This size water service seems excessive for this type of construction and use. This item should be revisited for re-calculation to determine what size water service would best service the fire protection for this development.

Mr. Buchvalt agreed to re-calculate the size of the water service.

Mr. Cover went through the list of items in the Township Engineer's review letter as follows:

1. All parking requirements appear to be met with off-street spaces. We note further along in this letter that some of the spaces may not comply, but the intent is to move the required spaces off-street and onto each lot. We recommend the applicant also depict the quantity of on street spaces should questions about overflow parking spaces become an issue. The Applicants will comply.
2. Demolition permits for the removal of all items will be required. Applicant should provide evidence of Phase I Environmental Assessment and clearance prior to start of demolition. Applicants will comply.
3. Street Trees should be re-located to inside lot lines, and at least 8 feet from proposed sidewalk. Applicants will comply.
4. The Ordinance and Improvement Standards require a 15' width of paving from the existing centerline of the road. This is applicable to all road frontages, and Linden Avenue would need to be 30' wide to comply with the Ordinance. Township Standard Detail RD-100, widening for residential streets, is applicable for this site. Mr. Brooman will determine if there is enough room to widen the streets, otherwise they may ask for a waiver.
5. All utilities shall be provided underground. Existing street lights which had been located on utility poles will now need to be installed on the proposed street light poles included in the drawings. Applicants will comply.
6. The "parking pads" include areas which will extend into the right-of-way and allow vehicles to overhang the sidewalk areas. We recommend lengthening the pad areas to provide for vehicle parking completely on-lot. Applicants will discuss matter with Mr. Fountain and comply.

7. Applicant shall provide evidence of service capacity from the prevailing Water & Sanitary providers. Applicants will comply.
8. The extent of the project will require an NPDES permit from the DEP and County Conservation District. Applicants have submitted to the DEP.
9. The applicant and contractors will need to coordinate contractor parking, material storage and security, staging, and road closure issues prior to plan approval. A plan for these items should be submitted for review and approval. Applicants will comply.
10. When Mr. Fountain asked how the Applicants are going to relocate with the residents on site during construction, the Applicants explained that the Housing Authority has been stockpiling vacancies during the past years.
11. Landscape Review Comments will be issued separately to the applicant. The Applicants will respond to the landscape review upon receipt.
12. Sewage Planning approval (Act 537) from DEP shall be provided prior to final subdivision plan approval. Applicants will comply.
13. All driveways must comply with the provisions and standards of PennDOT Chapter 441. Applicants will comply.
14. Plans need to depict a minimum of 20 feet open space between curbed parking areas and the outside walls of buildings. This occurs in several areas and needs correction. Applicants will be asking for a waiver.
15. Applicant should confirm that ADA requirements are in conformance for the proposed sidewalks, walkways to buildings, and access from parking areas to buildings. Applicants will comply.
16. The following note should be added to the record plan: Water originating from other than natural sources, such as air-conditioning units, sump pumps or other dry weather flow, wherever practicable, shall be connected to the storm drainage system of the township or discharged into watercourses on the property, at the direction of the Township Engineer. These facilities may not be used for pollution matter. Applicants will comply.
17. A permanent access easement to stormwater management facilities for maintenance purposes shall be clearly depicted on the plans. This easement will include most areas of both parcels since drainage features are included on or under most of the interior parking and playground/grass areas. Accessways shall be cleared and stabilized to a minimum of 20 feet wide, with an all-weather surface suitable for access for maintenance equipment and personnel. The ownership and maintenance of all BMP's should be noted on the plans. The Township shall further have rights to said easements. Applicants will comply.
18. A Stormwater Maintenance and O&M Agreement is required. Applicants will comply.

19. Drafting, details, and minor technical revisions will be communicated directly with the applicant's engineer. Applicants will comply.

20. Notes on the plan indicate only 4" topsoil will be re-spread on disturbed areas; this should be revised to indicate a minimum of 8" topsoil. Applicants will confer with Mr. Fountain.

21. Plans should include a note indicating "All work is to be in accordance with PADOT 408 or Upper Dublin Township standards, whichever is greater." Applicants will comply.

Mr. Fountain noted that the Township's Lighting Consultant's comments are correctable.

Answering a concern of Mr. Winegrad, Mr. Buchvalt said the entrance driveway will be posted with "No Parking" signs.

Mr. Winegrad motioned, with Dr. Halpern seconding, to recommend to the BOC the North Hills Manor Redevelopment Preliminary Plan subject to the comments of the review letters from the Township Engineer, Fire Marshal and Lighting Consultant.

VOTE ON MOTION

ALL YES

MOTION CARRIED

ZONING TEXT AMENDMENT:

Amendment to Allow Mixed-Use Development in "OC" Office Center District (the Promenade), UD No. 16-04:

The PC was provided with a Township version prepared on 10/7/16 and a version from the applicant, BET Investments.

The Township is working with BET to arrive at a final version of the ordinance, which will then be posted and advertised for a public hearing. The original hearing date of November 9 will be changed.

Michael Markman, President of BET Investments, Eric Garton, P.E., Pete Clelland, P.E., and Ken O'Brien from McMahon Associates appeared before the PC to discuss the ordinance.

Mr. Brooman said the second version containing comments from BET can be worked through satisfactorily. He outlined the major changes as follows:

- Two drive-throughs vs. one. As long as the drive throughs are internal with no access to a public street, they are acceptable.
- Percent of impervious surfaces.
- Extent to which there will be additional screening from residences and streets.

The following discussion took place:

Mr. Winegrad: Asked for consideration of a bus shelter if public transportation is

anticipated.

Mr. Brooman: The PC should have some say in mixed requirements - the built-in incentives for increased density in the form of green spaces, landscape features, traffic and a sign plan.

Mr. Albert: How would traffic be considered in the hearing process before the BOC?

Mr. Markman: Traffic is a big issue. The traffic consultant has provided his opinion that it would be designed and reviewed as part of the conditional use in addition to the SALDO process. All of the foregoing is subject to PennDOT.

Mr. Albert: No trucks will be permitted to use the Dreshertown Road access. Will the foregoing be addressed before the PC or at a conditional use hearing?

Mr. Brooman: That could be addressed at conditional use if the Applicant is agreeable to it. It could also be incorporated into a Declaration of Covenants.

Mr. Albert: Assuming if a Declaration of Covenants is entered into, is that a public document?

Mr. Brooman: Yes. It will be recorded.

Mr. Albert: Would that be entered prior to the conditional use process or as a result of the conditional use process?

Mr. Brooman: The Declaration will be recorded before the zoning hearing.

Mr. Albert: When will the zoning hearing take place?

Mr. Brooman: Based on the timeline, it would likely be before the BOC in December.

Mr. Albert:

- The way the ordinance is drafted, it establishes various kinds of uses within this district and it has a laundry list of uses.
- Is there anything in this ordinance that would bar one large use?
- How do we establish that this will be a mixed use project?

Mr. Markman: The only way the plan would be changed is if they are required to make changes by either staff or the BOC.

- Mr. Cover: Is it normal for a developer to control the type and size of the individual stores?
- Mr. Brooman: No more than "x" percent of the same type of store.
- Mr. Albert:
- The ordinance permits a mixed use development wherever there are frontages on two streets. Should we specify in the ordinance something about the nature of the two roads? Asked the Solicitor to take a look at this type of situation overall rather than any development specifically.
 - Asked the Solicitor to look at the wording regarding buffering because he feels the verbiage should be clarified.
- Paul Patitucci, 757 Eastwind Circle, Dresher:
- Concerned that signs will not keep trucks out of Dreshertown Road.
 - Will he hear music and/or other noise from the proposed restaurant at 2:00 a.m.?
- Mr. Fountain: The Noise Ordinance calls for no dining or other activities after 11:00 p.m.
- Mr. Patitucci: Worried about traffic on Dreshertown Road and the sobriety of drivers.
- Jonathan Holtzman, 841 Redgate Rd.
- Do we need a village in UDT? UDT in itself is a village.
 - What percent of the business for the restaurants will be generated from the apartments? Of the opinion that most traffic will be coming from outside the community.
 - Suggested traffic engineers spend three hours a day for a week during rush hour traffic in the mornings before rendering an opinion.
- Kevin Kelley, 1 Stonington Court:
- The Township's Traffic Engineer stated last month that Dreshertown Road is not adequate for what is there today let alone with a new development.
 - The PC should plan for the future. The road should be fixed first and then the development considered.
- Mr. Cover: UDT traffic is a regional situation not just Dreshertown Road.
- Chris Duerr, 302 Summit Avenue:
- Has been involved with this specific piece of property for a while as a member of the PC, part of the UD Comprehensive Steering

Committee, and knows this property because it is the last significant piece of property in UDT.

- The Comprehensive Plan looked at many of these issues, and the big issue in the Township at that time was the looming intersection of lack of revenue and increased costs.
- One of the issues looked at was how to get more ratables for UDT.
- Of the opinion that this is a reasonable use of the property.
- Addressing the neighbors, he extolled the boards and commissions of UDT for spending so much time trying to do what is best for UDT.
- Every property has its traffic issues, but the PC is looking at a property which is on the outskirts of UDT.
- The foregoing does not mean that there are not and will not be issues that must be addressed.
- As a concept, he supports this development.

Mr. Markman:

- The development will produce for the School District \$1,842,000 per year. It is also a net for UDT of \$230,000. Therefore, this development alone will bring in \$2,000,000 every year to UDT.
- They have tried to push everything back on the property as far as they could.
- The property will be extensively buffered, so that anyone coming into the development will see a park first.
- A berm and landscaping will be provided.
- They own the Dublin Terrace Apartments. They had to go through a similar type situation there. Invited anyone interested to visit the site.
- They maintain the property very well.
- They are committed to do a first class development.
- Will spend close to \$3,000,000 dealing with the traffic.
- Will improve the Welsh Road intersection dramatically.

Jennifer Kuznits,
704 Spring Avenue:

- Concerned about the apartments going in.
- People who can't buy will rent to get into the School District.
- The schools are overcrowded, old and there is not enough money to fix them. There are not enough resources for the influx of students.
- Taxes are almost the highest in Montgomery County.
- The traffic situation is a disaster.
- Is watching her property value decrease because of rising taxes.
- Test scores and profiles are going down.
- As a realtor in UDT, it is getting harder to sell properties.

Neil McCarthy,
1406 Comly Court:

- Is a retired school principal in Abington School District.
- What is the benefit of this development to the larger group of residents who have lived in this community for many years?
- Feels the quality of life for many people will be severely impacted.
- It doesn't make sense to him to have a developer come in with a development that doesn't benefit the community as a whole.
- To him, the benefit is to the developer.
- The ratables will be eaten up very quickly.

Mr. Zheng, 1712
Devonshire Road:

- What kind of benefit will this project have for UDT?
- What impact will this project have on the community?
- Many residents of UDT are opposed to this proposal.
- The traffic will increase and impact the community.

David Schachter,
1717 Somerset
Street:

- With the development in question and the project across the street on the Zieger Tract, more than 1,000 vehicle trips could be made per day on roads that are already congested.
- Would like the PC to consider Township residents first before needs of BET.

Annemarie Cutler,
1721 Bantry Drive:

- The quality of her existence as a longtime resident will be exacerbated immensely if this project goes in.
- What happens in terms of Township services such as police, fire, etc.?

Mr. Cover:

- Private trash, private snow removal, etc.
- Due to the nature of a 55 and over community, there are not a lot of police complaints.
- Taxes obtained from the new property owners will pay for the increase in School District costs.

Maple Glen man:

Concerned about a short term loss for BET and a long term loss for UDT.

Mark Luttmann,
1353 Wentz Drive:

Asked the PC to consider School District revenues/expenses when deliberating over a recommendation.

Alan Kober, 1716
Aidenn Lair Road:

- Reiterated the traffic concerns as set forth above.
- The development should not go forward until traffic issues are resolved.

- Concerned about the number of new children who will be entering the School District.

Mr. Markman: Estimating only 27 students generated from the apartments.

Ginny Vitella, 701 Lake Drive:

- Seems like the same problems and issues as the St. Marys' property.
- Transient apartment dwellers do not have a commitment to a community that long term residents have.
- Feels bringing in apartment dwellers and the cost of same when the School District's budget is already \$96,000,000 is not worth it.

Kevin Turgot, Dresher:

- Reiterated concerns about traffic and the School District.
- Wants to preserve open space.

Nicole Lombardo Ganz, 1740 Bantry Drive:

- Felt that residents should have been apprised of the meetings so that they would not feel overwhelmed by the number of people present this evening.
- Concerned about the influx of students.
- Complained about the traffic now and what it will be like when this development is built.

Lynne Fox, 1709 Devonshire Road:

- There comes a time when enough is enough, and this is the time for the developer.
- Concerned about her family's quality of life.
- It took her 17 minutes to go from St. George's to make a left turn.
- The road is not wide enough and is an accident waiting to happen.
- The concerns set forth this evening need to be figured out before the PC makes any recommendations to the BOC.

Dr. William Horn, 1752 Dreshertown Road:

- The PC needs to hear over and over again how the vast majority of residents feel about this issue.
- This development will forever more change the dynamics of this section of the Township along Dreshertown Road.
- Traffic will be increased not only in the daytime, but all through the evenings not just on weekdays but every weekend as well.
- There will be no relief for the residents who live in the quiet neighborhoods along Dreshertown Road.
- The Redstone Grill is particularly onerous to the residents because of its proposed outdoor dining and music.
- A new traffic light on Dreshertown Road will draw even more traffic.
- The neighbors are not opposed to the development of open land. They

are opposed to the inappropriate development of open land.

- The Montgomery County Planning Commission does not know what is right for the neighborhood.
- The Zieger Tract will complement the neighborhood.
- The residents of the communities along Dreshertown Road do not want shops, large and small, restaurants and apartments.

Mark Jones, 1725
St. George's Road:

- Are there traffic impact fees in UDT? The answer is no.
- Asked Mr. Markman if he has leases for Redstone Grille and REI? Mr. Markman would not answer at this time.
- Has a petition signed by 294 of his neighbors opposing this development.

Mr. Albert spent a bit of time assuring the residents that this proposed development is "as good as the neighbors are going to get."

- Developers all over the United States are moving away from office buildings and planning mixed use developments.
- The Commonwealth of Pennsylvania will be involved because both Dreshertown Road and Welsh Road are state roads.
- UDT's population mix is really important.
- BET is a growing thriving company.

Dr. Halpern motioned, with Mr. Winegrad seconding, to send the proposed amendment to allow mixed use development in the "OC" Office Center District to the BOC without recommendation from the PC.

| | | |
|--------------------------|-----|---|
| ROLL CALL VOTE ON MOTION | YES | MESSRS. COVER, WINEGRAD, AND HALPERN |
| | NO | MR. ALBERT |
| | | MOTION CARRIED |

APPROVAL OF MINUTES FROM THE SEPTEMBER 20 AND 27 MEETINGS:

Mr. Cover motioned, with Dr. Halpern seconding, to approve the Minutes from the September 20, 2016 and September 27, 2016 meetings.

| | | |
|----------------|---------|----------------|
| VOTE ON MOTION | ALL YES | MOTION CARRIED |
|----------------|---------|----------------|

ADJOURNMENT:

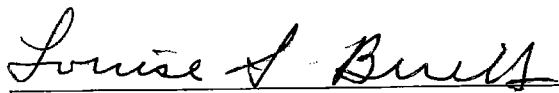
Dr. Halpern motioned, with Mr. Cover seconding, to adjourn the meeting.

VOTE ON MOTION

ALL YES

MOTION CARRIED

Respectfully submitted,


Louise S. Birett, Recording Secretary

Attest:


Michael Cover, Co-Chairperson



Jeffrey Albert, Co-Chairperson

Exhibit "C"

Submit An Estate Notice →

NOTICE OF HEARING



Details for NOTICE OF HEARING

Nov 14, 2016

NOTICE OF HEARING The Board of Commissioners of Upper Dublin Township announces that on Tuesday, November 22, 2016 at 6:30 P.M., a public hearing will be held at the Upper Dublin Township Municipal Building, 701 Loch Alsh Avenue, Fort Washington, PA 19034, to review, discuss, inform, and receive public comment on the following proposed ordinance: AN ORDINANCE Amending Chapter 255 (Zoning) of the Upper Dublin Township Code of Ordinances to Allow a Mixed Use Development as a Conditional Use in the OC Office Center District and Adding Signage Standards for Mixed Use Developments in the OC Office Center District. The Ordinance would amend the Upper Dublin Township Zoning Code to permit a Mixed Use Development as a conditional use within the OC Office Center District, and provide specific development requirements for Mixed Use Developments in the OC Office Center District. A summary of the Ordinance follows. The Ordinance contains several background paragraphs which set forth, among other things, the Township's authority to amend its Zoning Ordinance, the Township's conclusions as to the best interests of the Township with respect to the passage of the Ordinance; the consistency of the Ordinance with the Township's Comprehensive Plan; and the public hearing and notice procedures followed in connection with the hearing on the Ordinance. The Ordinance would amend §255-60 (Use Regulations for the OC Office Center District), by creating a new subsection D thereunder. This new subsection D authorizes a Mixed Use Development in the OC Office Center District, when approved by the Board of Commissioners as a conditional use, subject to the requirements and criteria of §255.61.1. The Ordinance adds a new Section 255.61.1 to the Zoning Code titled "Use and Development Requirements for Mixed Use Developments." This new Section 255-61.1 contains several subsections which set forth the requirements and criteria for Mixed Use Developments in the OC Office Center District including: (A) a general summary of the concept of a Mixed Use Development; (B) a list of permitted uses within a Mixed Use Development comprised of multiple types of retail and commercial establishments (including retail sales of various products, personal care shops, personal fitness centers, child and adult daycare facilities, restaurants and other types of eating places, banks, and various types of professional offices), residential uses (such as apartments and townhouses) and accessory uses (such as a parking garage, amenities, drive-thru service and outdoor seating and dining); (C) dimensional requirements and criteria (including requirements related to lot area, road frontage, use mix, site plan and architectural design, open space, stormwater facilities, buffers, density, and increases to density in return for green building technologies and sustainable design features (which starts at 15 dwelling units per gross acre and increases up to 20 dwelling units per gross acre depending on the green building and sustainable design features)); (D) area and bulk requirements (including requirements for building coverage, impervious surface, building height, building setbacks, parking setbacks, and number of parking spaces); (E) design standards (including building design guidelines as to architectural scheme, primary façade, secondary façade, building entrances, parapets, building breaks and balconies; a reference to a new section containing signage requirements; landscape and streetscape design standards relative to sidewalks, landscape plans, residential shielding elements and shrubs; open space design standards such as minimum width requirements, open space landscaping and other open space features; and, requirements as to the provision of public transit shelters). The Ordinance also adds a new Subsection to the Zoning Code, Article XXI (Signs), proposed Subsection H to Sections 255-155.2, which contains regulations for permitted signage related to a Mixed Use Development within the OC Office Center District. This section provides for the following signs as part of a Mixed Use Development within the OC Office Center District, subject to certain design requirements, including size and height limitations, all as set forth in more detail in the Ordinance; freestanding signs, monument signs, wall signs, directional signs, and project identification signs. The Ordinance contains provisions in the event of a conflict with other sections of the Zoning Code; a severability provision in the event any part of the Ordinance is deemed invalid and unenforceable; and, a repealer provision. The Ordinance would become effective immediately following adoption by the Board of Commissioners. 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If any person who wishes to attend the public hearing has a disability and/or requires auxiliary aid, service or other accommodations to observe and/or participate in the proceedings, please contact, Deb Ritter (215

643-1600, Ext. 3220 to discuss how the Township can accommodate your needs. Notice is further given that following the public hearing, the Board of Commissioners will continue the meeting in order to consider passage of the proposed Ordinance and conduct any other business that may properly come before the Board. 2t N 11, 14 7037852

Editor's pick

Local

Hatboro-Horsham High School students tackle problem of sexual assault

By Gary Weckselblatt, staff writer

Local

More than 500,000 area residents expected to hit the highways during Thanksgiving week

By George Mattar, staff writer

Election

In Pennsylvania, Trump electors not swayed by petitions

By James Boyle, staff writer

Business

As retail landscape changes, so does Black Friday

By Crissa Shoemaker DeBree, staff writer

Classifieds

For Bucks County classified ads and Eastern Montgomery County classified ads, the Classified page from the Doylestown Intelligencer, formerly part of PhillyBurbs, is the place to find what you're looking for. BucksMont classifieds on TheIntell.com cover everything from contracting and real estate services to jobs and cars for sale in the Philly burbs. Whether you're looking for public notices or personal ads, your Bucks County local classifieds and Eastern Montgomery County classifieds can be found on TheIntell. It doesn't matter whether you're buying or selling, chances are there's an opportunity waiting for you. BucksMont classified ads come to us from companies and individuals looking to do business with residents of communities like Doylestown, Warminster, New Hope, Warrington, Buckingham, Quakertown, Perkasie, Sellersville, Horsham, Hatfield, Hatboro and the surrounding towns.

Wunder, Jennifer L.

From: David Brooman <DBrooman@highswartz.com>
Sent: Wednesday, November 09, 2016 5:07 PM
To: Wunder, Jennifer L.; Gundlach, Robert W.
Cc: 'Michael Markman'
Subject: The Promenade: Confirmation of Publication
Attachments: PH 11-22 RE ORD AMENDING CH 255.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Please see attached and below for your records.

From: GPM Legals [<mailto:legals@calkins.com>]
Sent: Wednesday, November 09, 2016 3:50 PM
To: Ritter, Deb
Subject: CONFIRMATION****Re: One Hearing Legal Ad to be placed in INTELLIGENCER November 11 and November 14, 2016

Please find the ad copy for your notice attached and the publication details below. Let me know if there are any questions.

Thanks,
Mindy

Your notice is all set to run.

Order #:7037852
Run Date(s): 11/11, 11/14
Publication: INTELL
Price: \$1346.26

(Includes one affidavit (PROOF OF PUBLICATION) that you will receive in the mail approx. 7 days after final run date. The affidavit will be in an envelope from CALKINS MEDIA.)

Please review this copy of your ad and call with any changes. If no changes need to be made, no further action is required on your part.

*****Please call for Deadlines*****

PUBLIC NOTICES DEPARTMENT

**Burlington County Times (NJ)
Bucks County Courier Times and The Intelligencer (PA)**

**Judy 215-949-4112/Amy 215-949-4040/
Mindy 215-949-4032
Fax: 215-259-0603
EMAIL: legals@calkins.com**

**333 North Broad Street, Doylestown, PA 18901
Our offices are CLOSED on Saturday & Sunday**

From: Ritter, Deb <dritter@upperdublin.net>
Sent: Wednesday, November 9, 2016 1:58:56 PM
To: GPM Legals
Cc: David Brooman (DBrooman@highswartz.com); Downing, Gerry; Bleemer, Jonathan; Narducci, Lorraine; Barton, Rick
Subject: One Hearing Legal Ad to be placed in INTELLIGENCER November 11 and November 14, 2016

Dear GPM Legals,

Upper Dublin Account #3-078085000

Please have the attached ONE legal ad (notice) placed in The Intelligencer on the following two dates:

Friday, November 11, 2016 and Monday, November 14, 2016

The proposed ordinance is attached for your records only.

Please respond to me by email today that you received this email and will be able to run the ad on those dates.

Notarized Confirmation of ad should be sent to:

Deb Ritter
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington PA 19034

Thank you,
Deb Ritter
Manager's Office Administrator
Upper Dublin Township
801 Loch Alsh Avenue
Fort Washington, PA 19034
dritter@upperdublin.net
www.upperdublin.net
(215) 643-1600 x3220

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2t N 11, 14

7037852

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The public is welcome to attend. If you have a disability and require auxiliary aid, service or other accommodations to participate in the proceedings, please contact Deb Ritter (215) 643-1600, Ext. 3220 to discuss how the Township can accommodate your needs.

Paul A. Leonard
Township Manager

Advertisement Dates: November 6th and 13th, 2016 – The Ambler Gazette

Exhibit "D"

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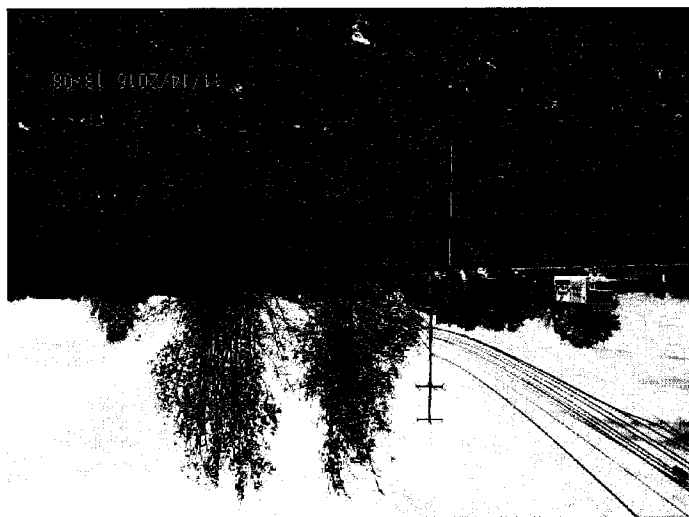
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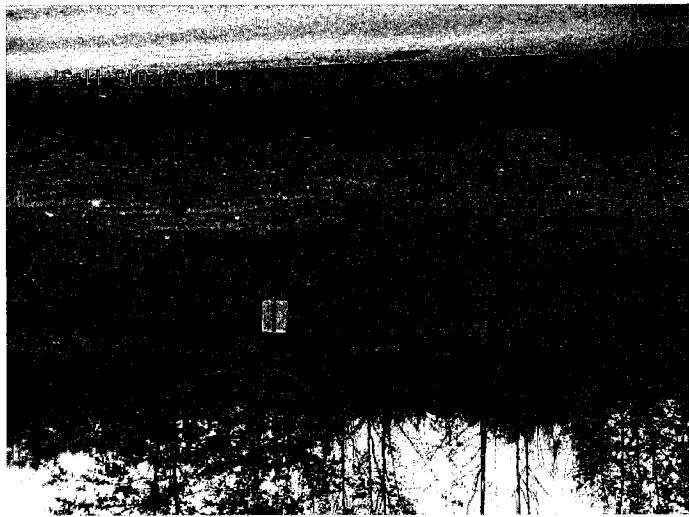




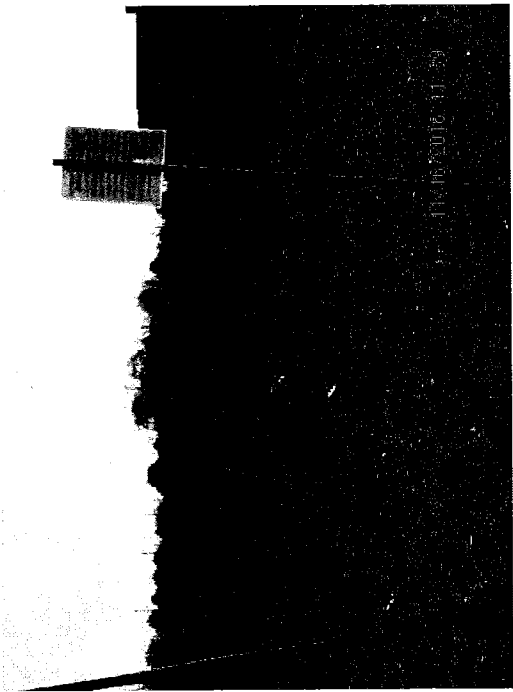


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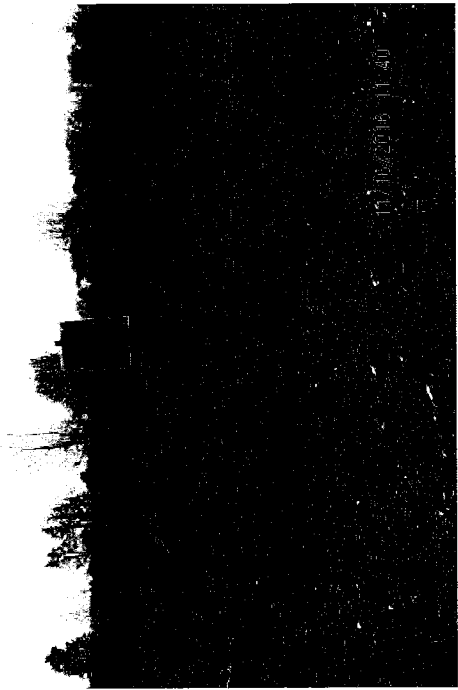


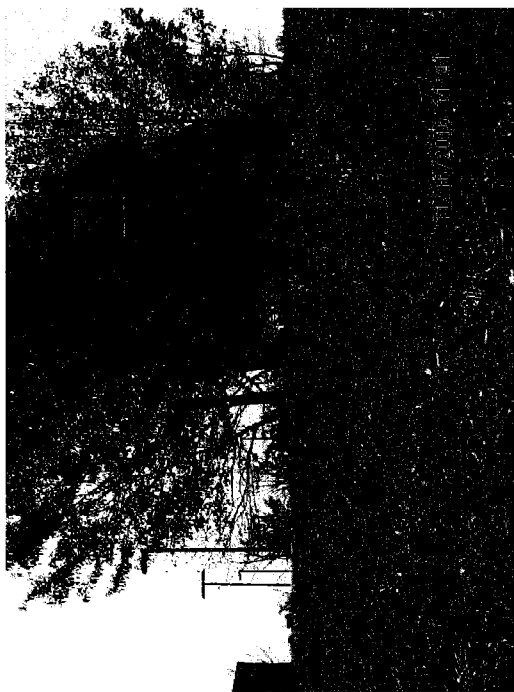




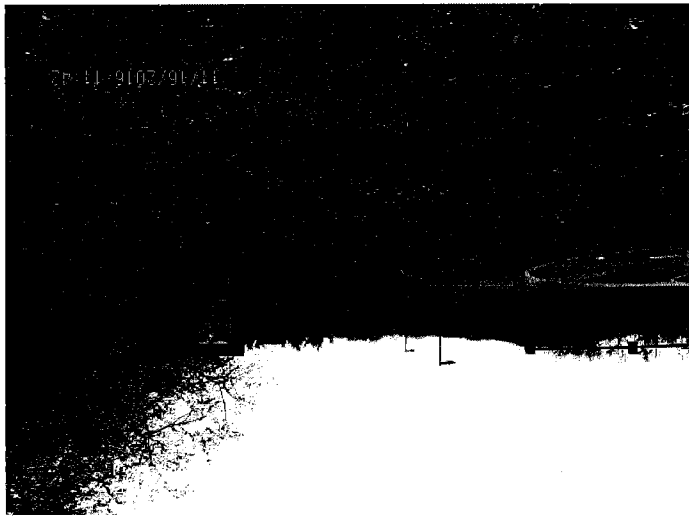


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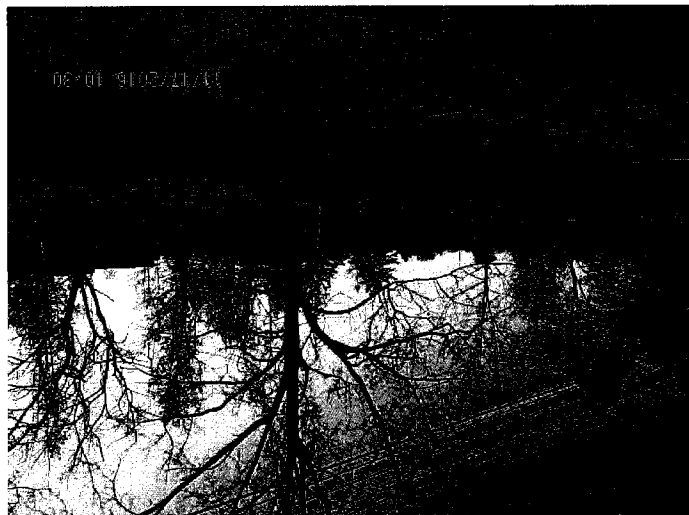


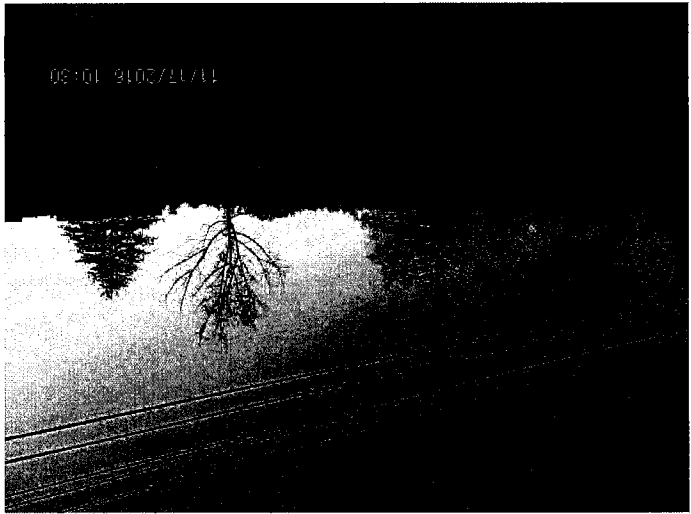


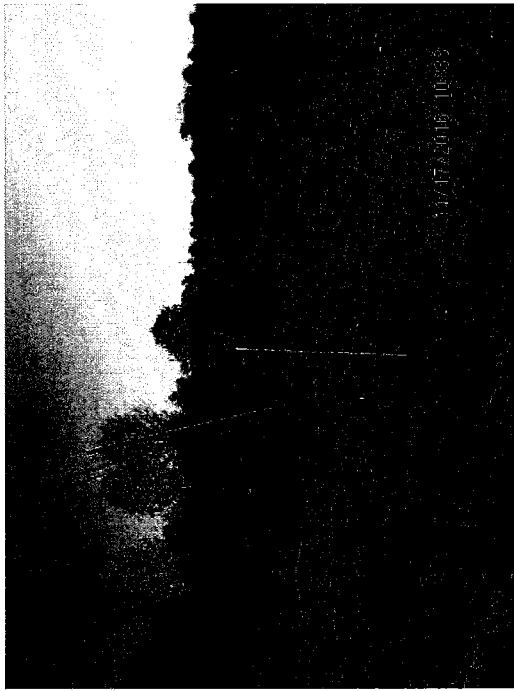




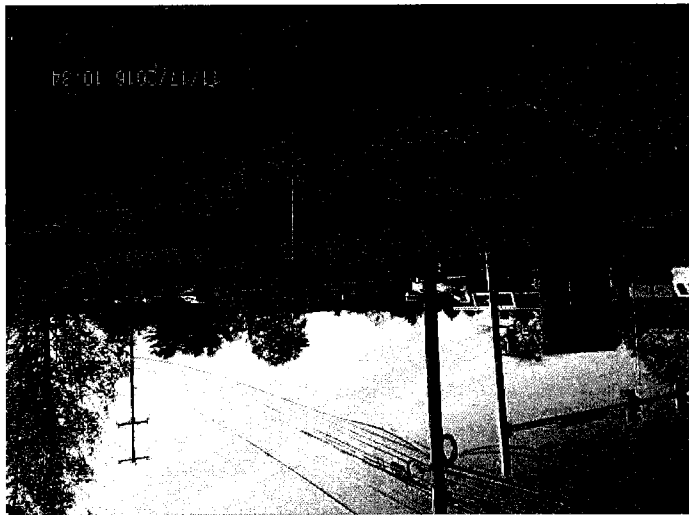




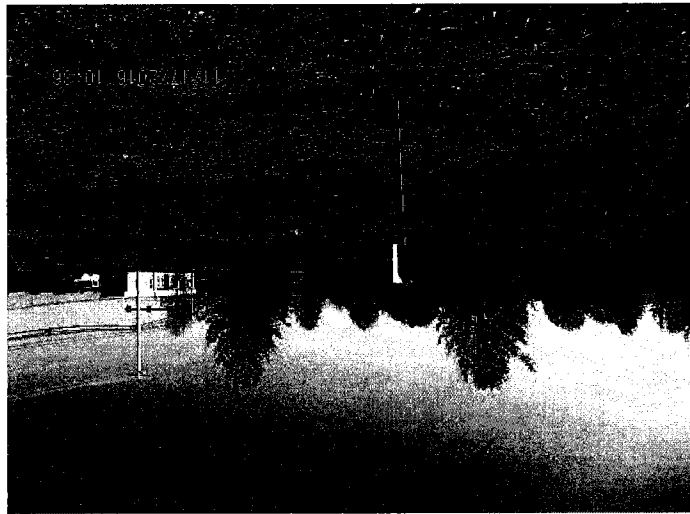








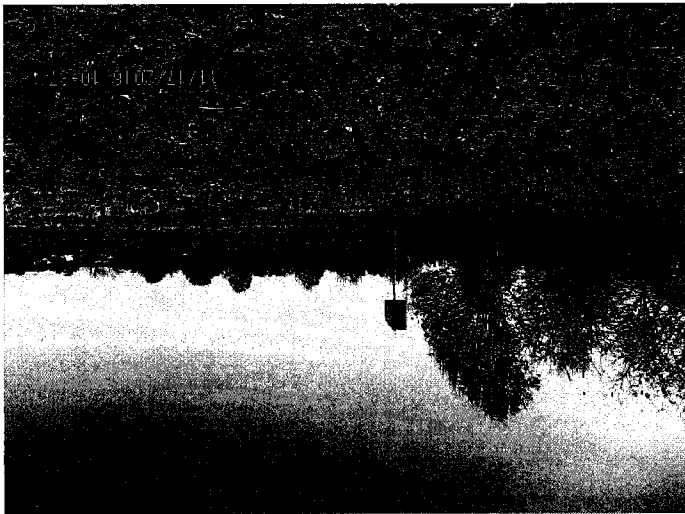
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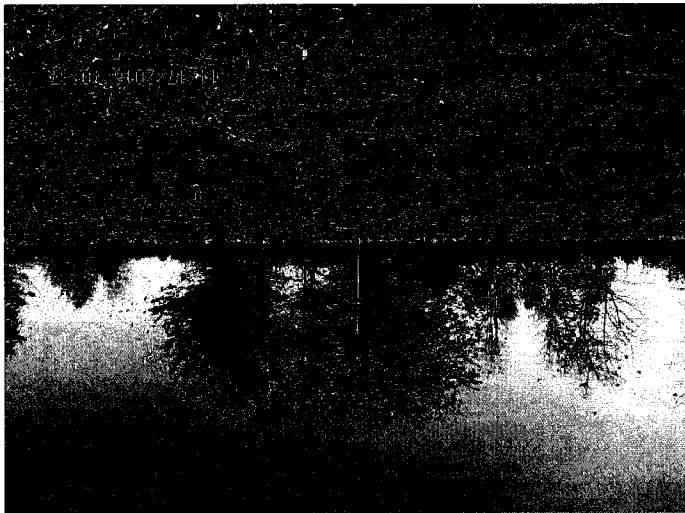


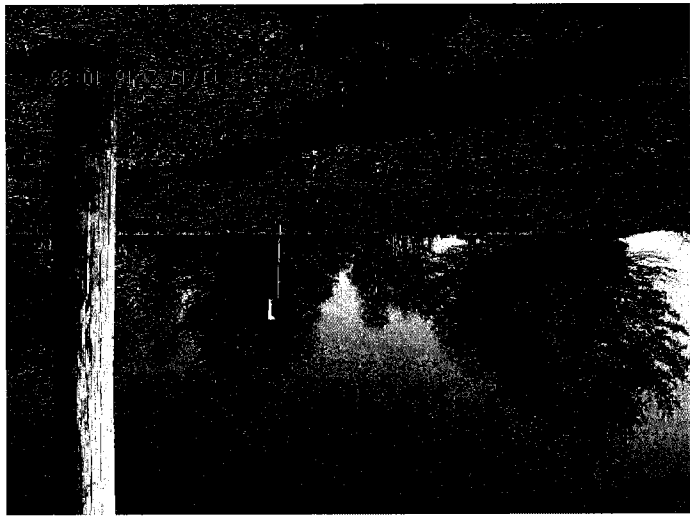


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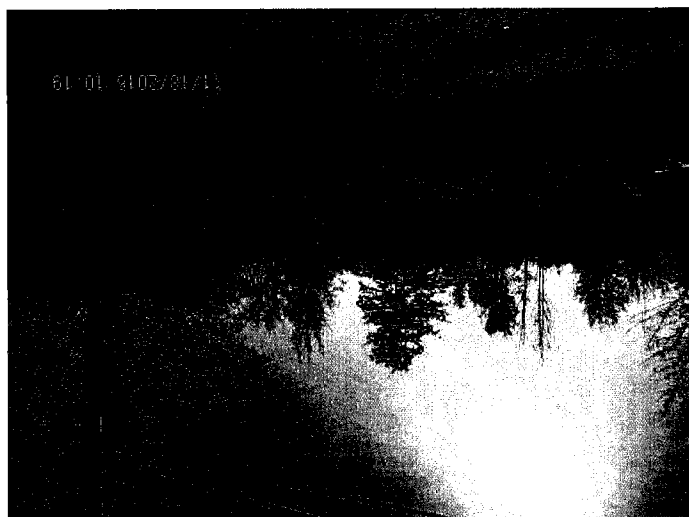








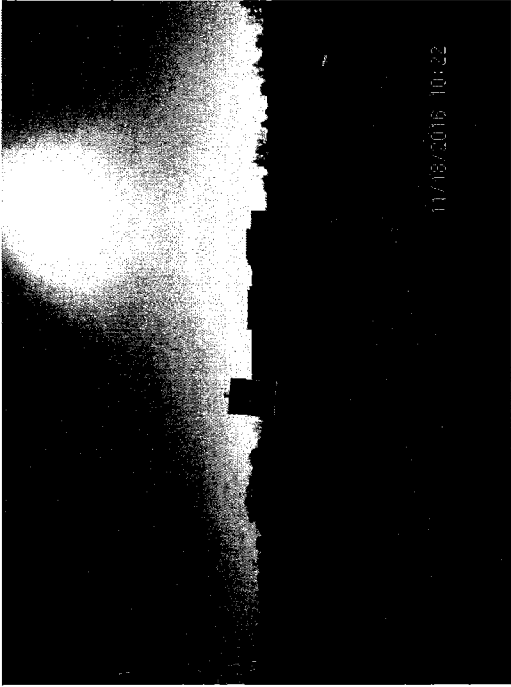




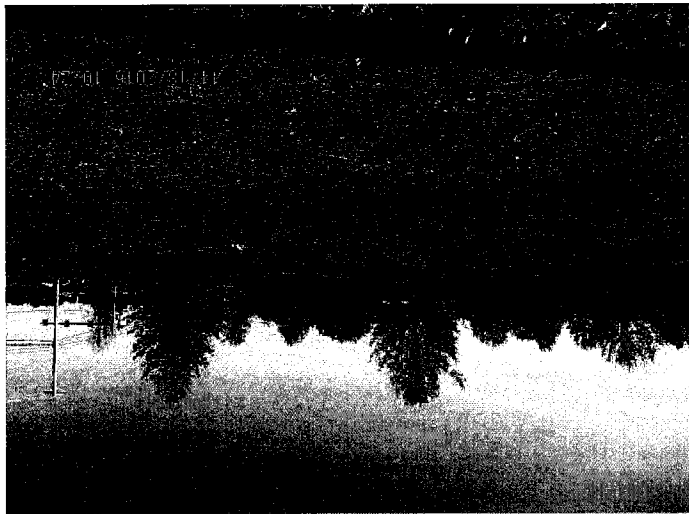
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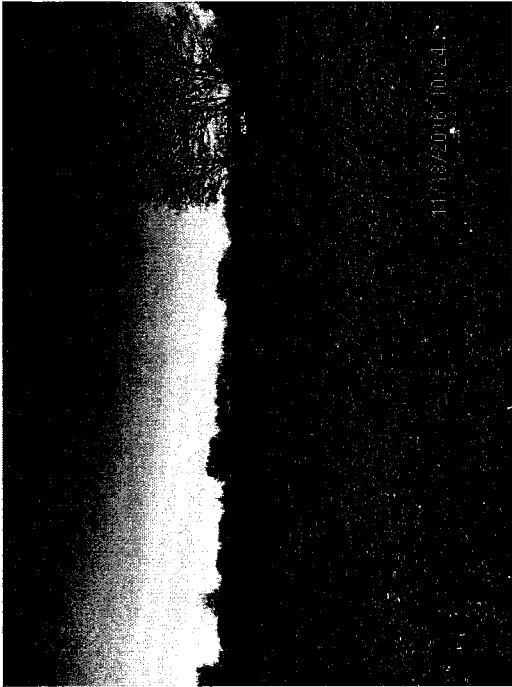




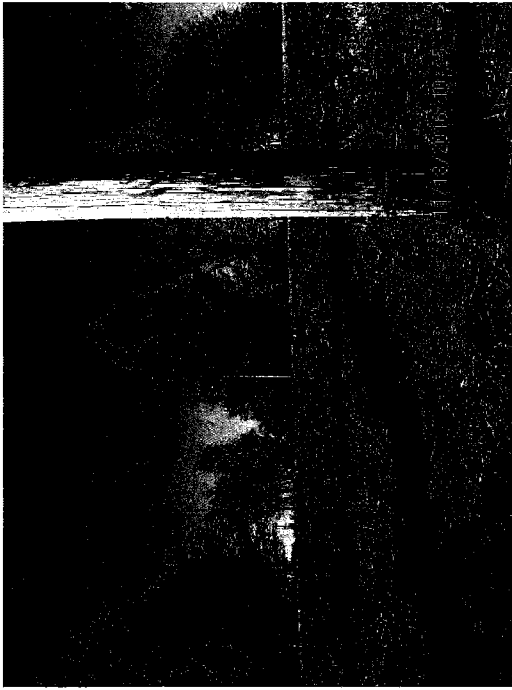


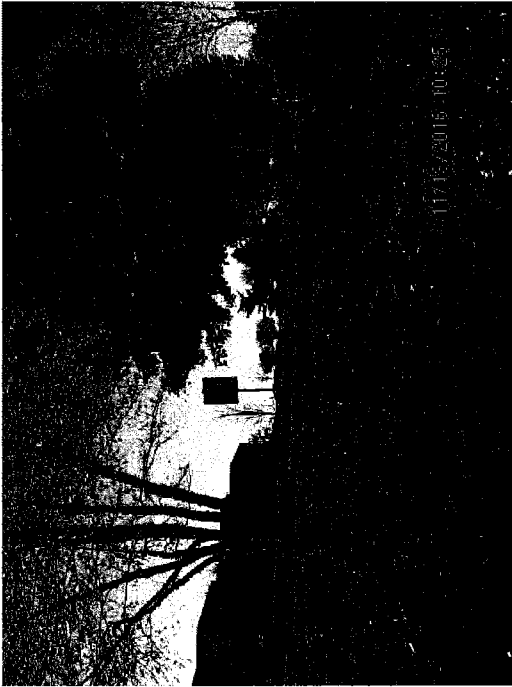




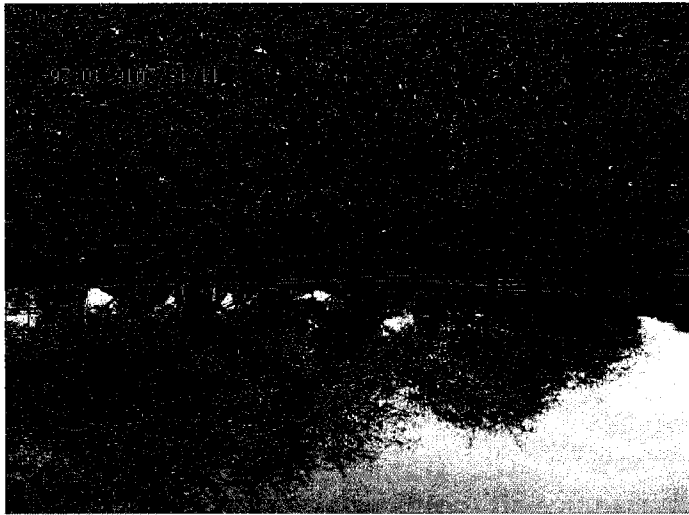




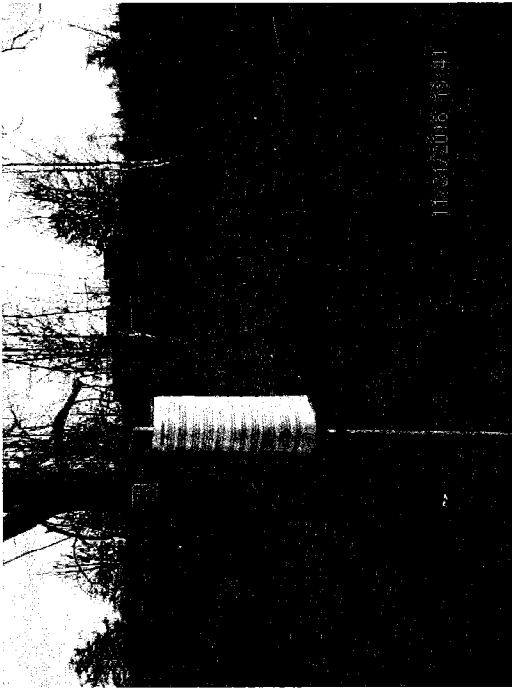




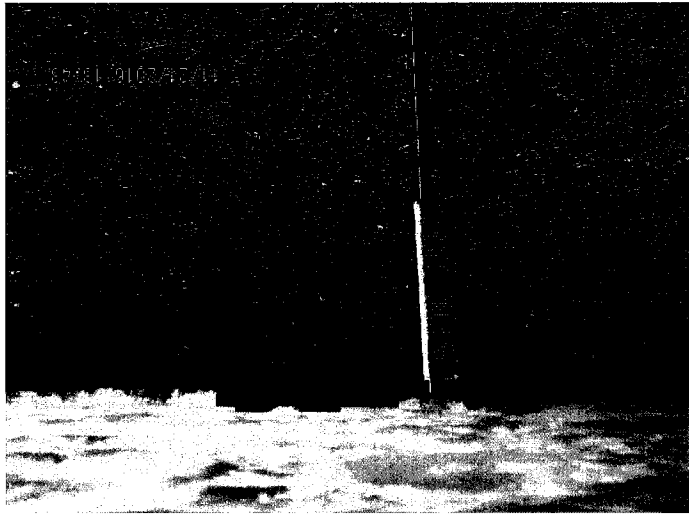














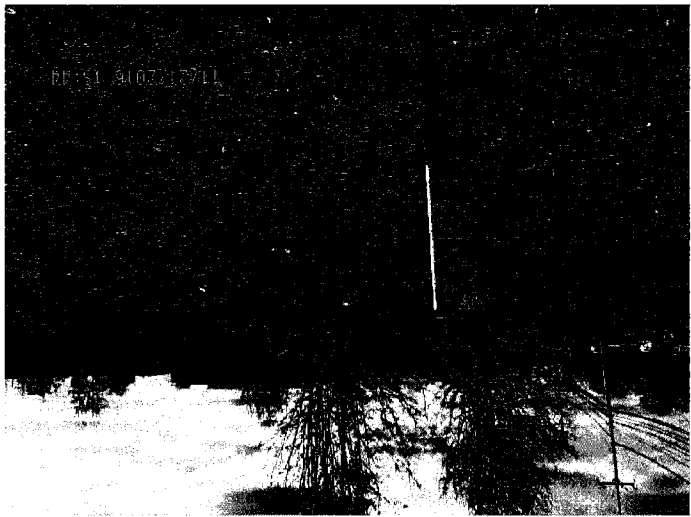




















Exhibit "E"

TOWNSHIP LIST

| Parcel Number | Name | Mailing Address | Property Address |
|----------------------|-----------------------------------|---|---|
| 54-00-06228-702 | Glen S Garry and Melissa R Gibson | 825 Firethorn Circle, Dresher, PA 19025 | 825 Firethorn Circle, Dresher, PA 19025 |
| 54-00-13860-666 | Michael D and Donna A Binder | 1712 Salt Kettle Circle, Dresher, PA 19025 | 1712 Salt Kettle Circle, Dresher, PA 19025 |
| 54-00-13859-685 | Un Sok Chae and Sook Kyung | 1711 Saint Georges Road, Dresher, PA 19025 | 1711 Saint Georges Road, Dresher, PA 19025 |
| 54-00-13859-667 | Jack S Chernow and Groves Claudia | 1709 Saint Georges Road, Dresher, PA 19025 | 1709 Saint Georges Road, Dresher, PA 19025 |
| 52-009-073 | Thomas Cuce | 2950 Rich Hill Road, Quakertown, PA 18951 | 2950 Rich Hill Road, Quakertown, PA 18951 |
| 54-00-07806-064 | Anthony L and Susan J Delfiner | 1716 Devonshire Road, Dresher, PA 19025 | 1716 Devonshire Road, Dresher, PA 19025 |
| 54-00-05407-101 | Emer C and Janina Flounders | 1800 Saint Georges Road, Dresher, PA 19025 | 1800 Saint Georges Road, Dresher, PA 19025 |
| 54-00-13859-586 | Kevin A Friedman | 1716 Saint Georges Road, Dresher, PA 19025 | 1716 Saint Georges Road, Dresher, PA 19025 |
| 54-00-14108-536 | Jerald M and Jill M Goodman | 1720 Somerset Street, Dresher, PA 19025 | 1720 Somerset Street, Dresher, PA 19025 |
| 54-00-04706-163 | Allen N and Ruth E Heffler | 1720 Saint Georges Road, Dresher, PA 19025 | 1720 Saint Georges Road, Dresher, PA 19025 |

| Parcel Number | Name | Mailing Address | Property Address |
|----------------------|---|---|---|
| 54-00-13859-667 | Jack S Chernow and Claudia Groves | 1709 Saint Georges Road, Dresher, PA 19025 | 1709 Saint Georges Road, Dresher, PA 19025 |
| 54-00-03864-546 | Sanford J and Amy R Blitzer | 737 Castlewood Drive, Dresher, PA 19025 | 737 Castlewood Drive, Dresher, PA 19025 |
| 65-00-02627-485 | Gil and Candy Beyda | 605 Creek Ln, Flourtown, PA 19031 | 605 Creek Ln, Flourtown, PA 19031 |
| 64-00-13913-028 | Siu Fung Chang and Hung Lin Leung | 6 Sarah Court, Dresher, PA 19025 | 6 Sarah Court, Dresher, PA 19025 |
| 54-00-15850-908 | Steven and Deborah Channick | 1705 Tuckerstown Road, Dresher, PA 19025 | 1705 Tuckerstown Road, Dresher, PA 19025 |
| 54-13913-001 | Ori and Robin Cohen | 811 Firethorn Circle, Dresher, PA 19025 | 811 Firethorn Circle, Dresher, PA 19025 |
| 54-00-03864-501 | Danny D Cruice and Susan M Egler-Cruice | 729 Castlewood Drive, Dresher, PA 19025 | 729 Castlewood Drive, Dresher, PA 19025 |
| 54-00-13913-127 | Vincent Dandrea | 3 Sarah Court, Dresher, PA 19025 | 3 Sarah Court, Dresher, PA 19025 |
| 54-00-13859-766 | Dennis L and Patricia H Decktor | 1729 Saint Georges Road, Dresher, PA 19025 | 1729 Saint Georges Road, Dresher, PA 19025 |
| 54-00-05407-209 | Wanda Lorraine Diggs-Manning and Robert Lewis Manning | 1802 Saint Georges Road, Dresher, PA 19025 | 1802 Saint Georges Road, Dresher, PA 19025 |

| Parcel Number | Name | Mailing Address | Property Address |
|----------------------|---------------------------------|---|---|
| 54-00-06228-648 | Gary M and Debra L Fechter | 813 Firethorn Circle, Dresher, PA 19025 | 813 Firethorn Circle, Dresher, PA 19025 |
| 54-00-04706-208 | Lynne P Fox | 1709 Devonshire Road, Dresher, PA 19025 | 1709 Devonshire Road, Dresher, PA 19025 |
| 54-00-04706-001 | Scott H and Stefanie J Fredd | 1728 Devonshire Road, Dresher, PA 19025 | 1728 Devonshire Road, Dresher, PA 19025 |
| 54-00-13859-541 | Barry L and Karen E Getzoff | 1708 Saint Georges Road, Dresher, PA 19025 | 1708 Saint Georges Road, Dresher, PA 19025 |
| 54-00-04706-028 | Mitchell and Julie Goldstein | 1724 Devonshire Road, Dresher, PA 19025 | 1724 Devonshire Road, Dresher, PA 19025 |
| 54-00-13913-064 | Jason and Stella G Han | 8 Sarah Court, Dresher, PA 19025 | 8 Sarah Court, Dresher, PA 19025 |
| 54-00-06228-747 | Peter A and Ellen Harper | 833 Firethorn Circle, Dresher, PA 19025 | 833 Firethorn Circle, Dresher, PA 19025 |
| 54-00-13860-702 | Charles P and Laurie P Hoffmann | 1720 Salt Kettle Circle, Dresher, PA 19025 | 1720 Salt Kettle Circle, Dresher, PA 19025 |
| 54-00-04706-046 | Kab S and Connie K Hong | 1720 Devonshire Road, Dresher, PA 19025 | 1720 Devonshire Road, Dresher, PA 19025 |
| 54-00-13859-655 | William A Horn | 1750 Dreshertown Road, Dresher, PA 19025 | 1750 Dreshertown Road, Dresher, PA 19025 |

| Parcel Number | Name | Mailing Address | Property Address |
|----------------------|-------------------------------|---|---|
| 54-00-14108-491 | Horng-Wen S Hsiung | 1728 Somerset Street, Dresher, PA 19025 | 1728 Somerset Street, Dresher, PA 19025 |
| 54-00-13859-748 | Mark and Sheri Jones | 1725 Saint Georges Road, Dresher, PA 19025 | 1725 Saint Georges Road, Dresher, PA 19025 |
| 54-00-03864-483 | Sally S Jones | 725 Castlewood Drive, Dresher, PA 19025 | 725 Castlewood Drive, Dresher, PA 19025 |
| 54-00-13859-703 | Richard S and Staci L Julie | 1717 Saint Georges Road, Dresher, PA 19025 | 1717 Saint Georges Road, Dresher, PA 19025 |
| 54-00-03864-249 | Mark W and Judy B Katz | 724 Castlewood Drive Dresher, PA 19025 | 724 Castlewood Drive Dresher, PA 19025 |
| 54-00-13913-046 | Robert and Geralyn S Kerprich | 9 Sarah Court, Dresher, PA 19025 | 9 Sarah Court, Dresher, PA 19025 |
| 54-00-15850-944 | Nak Youl and Sung Sil Kim | 1713 Tuckerstown Road, Dresher, PA 19025 | 1713 Tuckerstown Road, Dresher, PA 19025 |
| 54-00-13860-729 | Alan B and Chantal Levin | 1709 Somerset Street, Dresher, PA 19025 | 1709 Somerset Street, Dresher, PA 19025 |
| 54-00-13860-648 | Ellen S Levy | 1708 Salt Kettle Circle, Dresher, PA 19025 | 1708 Salt Kettle Circle, Dresher, PA 19025 |
| 08-026.40-189 | Yajuan Lin | 471 Arcadia Way, Wilmington, DE 19808 | 471 Arcadia Way, Wilmington, DE 19808 |

| Parcel Number | Name | Mailing Address | Property Address |
|----------------------|--|---|---|
| 54-00-14108-391 | Ronald Bruce and Robin R Lincow | 1705 Somerset Street, Dresher, PA 19025 | 1705 Somerset Street, Dresher, PA 19025 |
| 54-00-6228-729 | Robert M Mabel and Michelle B Beidner | 829 Firethorn Circle, Dresher, PA 19025 | 829 Firethorn Circle, Dresher, PA 19025 |
| 54-00-14108-355 | John L Manning Sr. | 1721 Somerset Street, Dresher, PA 19025 | 1721 Somerset Street, Dresher, PA 19025 |
| 54-00-14108-518 | Edward and Nancy McGrath | 1724 Somerset Street, Dresher, PA 19025 | 1724 Somerset Street, Dresher, PA 19025 |
| 54-00-03864-467 | Joseph F Jr and Patricia McNulty | 728 Castlewood Drive, Dresher, PA 19025 | 728 Castlewood Drive, Dresher, PA 19025 |
| 54-00-03864-564 | Lixing Min and Lingzhen Dong | 741 Castlewood Drive, Dresher, PA 19025 | 741 Castlewood Drive, Dresher, PA 19025 |
| 54-00-13859-604 | William P and Rosine Paul | 1804 Saint Georges, Dresher, PA 19025 | 1804 Saint Georges, Dresher, PA 19025 |
| 54-00-13859-568 | Stephen S and Donna M Pennington | 1712 Saint Georges Road, Dresher, PA 19025 | 1712 Saint Georges Road, Dresher, PA 19025 |
| 54-00-06228-603 | Dodd and Erin Pfeffer | 824 Firethorn Circle, Dresher, PA 19025 | 824 Firethorn Circle, Dresher, PA 19025 |
| 54-00-04706-109 | Louis R and Marie Pichini | 1708 Devonshire Road, Dresher, PA 19025 | 1708 Devonshire Road, Dresher, PA 19025 |

| Parcel Number | Name | Mailing Address | Property Address |
|----------------------|------------------------------------|---|---|
| 54-00-13859-721 | Stuart and Marjorie Richman | 1721 Saint Georges Road, Dresher, PA 19025 | 1721 Saint Georges Road, Dresher, PA 19025 |
| 54-00-13860-747 | Mark E and Linda E Rosenthal | 1709 Salt Kettle Circle Dresher, PA 19025 | 1709 Salt Kettle Circle Dresher, PA 19025 |
| 54-00-13913-109 | Paul S and Lisa H Rovner | 5 Sarah Court, Dresher, PA 19025 | 5 Sarah Court, Dresher, PA 19025 |
| 54-00-15850-287 | Jonathan and Ellen Donsky Samel | 1700 Tuckerstown Road, Dresher, PA 19025 | 1700 Tuckerstown Road, Dresher, PA 19025 |
| 54-00-13860-603 | Mark D and Lynn B Samson | 1700 Salt Kettle Circle, Dresher, PA 19025 | 1700 Salt Kettle Circle, Dresher, PA 19025 |
| 54-00-13913-082 | Evan R and Allison S Sasson | 7 Sarah Court, Dresher, PA 19025 | 7 Sarah Court, Dresher, PA 19025 |
| 54-00-06228-585 | Gregory D Saul and Susan K Buehler | 820 Firethorn Circle, Dresher, PA 19025 | 820 Firethorn Circle, Dresher, PA 19025 |
| 54-00-14108-373 | David and Debra B Schachter | 1717 Somerset Street, Dresher, PA 19025 | 1717 Somerset Street, Dresher, PA 19025 |
| 51-00-03864-465 | Robert J and Ellen S Schlackman | 721 Castlewood Drive, Dresher, PA 19025 | 721 Castlewood Drive, Dresher, PA 19025 |
| 54-00-14108-472 | Joel P and Carla C Shafer | 1732 Somerset Street, Dresher, PA 19025 | 1732 Somerset Street, Dresher, PA 19025 |

| Parcel Number | Name | Mailing Address | Property Address |
|----------------------|-------------------------------|---|---|
| 54-00-13913-019 | Sokunthveary Shah | 4 Sarah Court, Dresher, PA 19025 | 4 Sarah Court, Dresher, PA 19025 |
| 54-00-06228-684 | Kenneth and Cindy Siegel | 821 Firethorn Circle, Dresher, PA 19025 | 821 Firethorn Circle, Dresher, PA 19025 |
| 54-00-13860-684 | John and Nancy Stortz | 1716 Salt Kettle Circle, Dresher, PA 19025 | 1716 Salt Kettle Circle, Dresher, PA 19025 |
| 54-00-13860-684 | Gary J and Ann E Spiegel | 1704 Salt Kettle Circle, Dresher, PA 19025 | 1704 Salt Kettle Circle, Dresher, PA 19025 |
| 54-00-15850-926 | Chris and Vicki Takimoto | 1709 Tuckerstown Road, Dresher, PA 19025 | 1709 Tuckerstown Road, Dresher, PA 19025 |
| 54-00-14108-319 | Michel J C and Ellen B Taupin | 1729 Somerset Street, Dresher, PA 19025 | 1729 Somerset Street, Dresher, PA 19025 |
| 54-00-04706-181 | Jamshid B and Miriam Tehrani | 1713 Devonshire Road, Dresher, PA 19025 | 1713 Devonshire Road, Dresher, PA 19025 |
| 36-00-04679-001 | Toll PA XIV LP | 4405 Northside PKWY NW #2124, Atlanta GA 30327-5204 | 250 Gibraltar Road, Horsham, PA 19044 |
| 54-00-15850-881 | Leonard A and Bonnie Winegrad | 1701 Tuckerstown Road, Dresher, PA 19025 | 1701 Tuckerstown Road, Dresher, PA 19025 |
| 54-00-03864-528 | Mark N and Amy H Wittenstein | 733 Castlewood Drive, Dresher, PA 19025 | 733 Castlewood Drive, Dresher, PA 19025 |

| Parcel Number | Name | Mailing Address | Property Address |
|----------------------|--|--|--|
| 54-00-06228-567 | Wei-Shih and Kacey Chin Yang | 816 Firethorn Circle, Dresher, PA 19025 | 816 Firethorn Circle, Dresher, PA 19025 |
| 54-00-15850-305 | Jianhua Zhao and Yongjiong Jiang | 1704 Tuckerstown Road, Dresher, PA 19025 | 1704 Tuckerstown Road, Dresher, PA 19025 |
| 54-00-4706-082 | Xuan and Li Yingzhe Zheng | 1712 Devonshire Road, Dresher, PA 19025 | 1712 Devonshire Road, Dresher, PA 19025 |
| 54-00-14108-554 | Robert E and Leavitt Randiy Silverman | 1716 Somerset Street, Dresher, PA 19025 | 1716 Somerset Street, Dresher, PA 19025 |
| 54-00-01789-542 | Shira and Eric Grunfeld | 1808 Beacon Hill Drive, Dresher, PA 19025 | 1808 Beacon Hill Drive, Dresher, PA 19025 |
| 54-00-05868-207 | Virgil B and Courtney L Walker | 756 Eastwind Circle, Dresher, PA 19025 | 756 Eastwind Circle, Dresher, PA 19025 |
| 54-00-15850-566 | Michael A and Nancy H Resnick | 1613 Tuckerstown Road, Dresher, PA 19025 | 1613 Tuckerstown Road, Dresher, PA 19025 |
| 54-00-02185-587 | Alan J and Edythe M Twer | 55 Berrywood Ln, Dresher, PA 19025 | 55 Berrywood Ln, Dresher, PA 19025 |
| 54-00-15850-845 | Kevin V and Robin E Kelley | 1 Stonington Court, Dresher, PA 19025 | 1 Stonington Court, Dresher, PA 19025 |
| 54-00-13749-444 | Jonathan C and Shelly B Haltzman | 841 Redgate Road, Dresher, PA 19025 | 841 Redgate Road, Dresher, PA 19025 |

| Parcel Number | Name | Mailing Address | Property Address |
|----------------------|----------------------------|---|---|
| 54-00-01720-008 | Anne Marie Cutler | 1721 Bandtry Drive, Dresher, PA 19025 | 1721 Bandtry Drive, Dresher, PA 19025 |
| 54-00-16762-005 | Shuhong and Li Liu | 805 E Welsh Road, Amber, PA 19002 | 805 E Welsh Road, Amber, PA 19002 |
| 54-00-01738-008 | Joshua S and Nicole M Ganz | 1740 Bantry Drive, Dresher, PA 19025 | 1740 Bantry Drive, Dresher, PA 19025 |
| 54-00-14119-002 | Tamir and Jennifer Kuznits | 704 Spring Avenue, Fort Washington, PA 19034 | 704 Spring Avenue, Fort Washington, PA 19034 |
| 54-00-13859-622 | William A Horn | 1752 Dreshertown Road, Dresher, PA 19025 | 1752 Dreshertown Road, Dresher, PA 19025 |

PROPERTY OWNERS WITHIN 500 FT OF SUBJECT PROPERTY (NOT ON TOWNSHIP LIST)

| Parcel Number | Name | Mailing Address | Property Address |
|----------------------|--|---|---|
| 54-00-13859-784 | Donghui and YaJuan Lin | 417 Arcadia Way, Wilmington DE, 19808 | 1801 Saint Georges Road, Dresher, PA 19025 |
| 54-00-14108-337 | Ellen B. Taupin | 1729 Somerset Street Dresher, PA 19025 | 1725 Somerset Street Dresher, PA 19025 |
| 54-00-15205-005 | Paul A Racette and Mary Elizabeth Gruwell | 86 Tee Road, Oreland, PA 19075 | 86 Tee Road, Oreland, PA 19075 |
| 54-00-15202-008 | William and Gayl Tompkins | 88 Tree Road, Oreland, PA 19075 | 88 Tree Road, Oreland, PA 19075 |
| 54-00-16318-008 | John C and Mary Jo Egoville | 324 Valley Road, Oreland, PA 19075 | 324 Valley Road, Oreland, PA 19075 |
| 54-00-07096-005 | Peter Jones and Colleen Whicker | 304 Garden Road, Oreland, PA 19075 | 304 Garden Road, Oreland, PA 19075 |
| 54-00-15208-002 | William H and Helen K Stickel | 84 Tee Road, Oreland, PA 19075 | 84 Tee Road, Oreland, PA 19075 |

HEARING NOTICE

The Board of Commissioners of Upper Dublin Township announces that on Tuesday, November 22, 2016 at 6:30 P.M., a public hearing will be held at the Upper Dublin Township Municipal Building, 701 Loch Alsh Avenue, Fort Washington, PA 19034, to review, discuss, inform, and receive public comment on the following proposed ordinance:

AN ORDINANCE Amending Chapter 255 (Zoning) of the Upper Dublin Township Code of Ordinances to Allow a Mixed Use Development as a Conditional Use in the OC Office Center District and Adding Signage Standards for Mixed Use Developments in the OC Office Center District.

The Ordinance would amend the Upper Dublin Township Zoning Code to permit a Mixed Use Development as a conditional use within the OC Office Center District, and provide specific development requirements for Mixed Use Developments in the OC Office Center District. A summary of the Ordinance follows.

The Ordinance contains several background paragraphs which set forth, among other things, the Township's authority to amend its Zoning Ordinance, the Township's conclusions as to the best interests of the Township with respect to the passage of the Ordinance; the consistency of the Ordinance with the Township's Comprehensive Plan; and the public hearing and notice procedures followed in connection with the hearing on the Ordinance.

The Ordinance would amend §255-60 (Use Regulations for the OC Office Center District), by creating a new subsection D thereunder. This new subsection D authorizes a Mixed Use Development in the OC Office Center District, when approved by the Board of Commissioners as a conditional use, subject to the requirements and criteria of §255.61.1.

The Ordinance adds a new Section 255.61.1 to the Zoning Code titled "Use and Development Requirements for Mixed Use Developments." This new Section 255-61.1 contains several subsections which set forth the requirements and criteria for Mixed Use Developments in the OC Office Center District including: (A) a general summary of the concept of a Mixed Use Development; (B) a list of permitted uses within a Mixed Use Development comprised of multiple types of retail and commercial establishments (including retail sales of various products, personal care shops, personal fitness centers, child and adult daycare facilities, restaurants and other types of eating places, banks, and various types of professional offices), residential uses (such as apartments and townhouses) and accessory uses (such as a parking garage, amenities, drive-thru service and outdoor seating and dining); (C) dimensional requirements and criteria (including requirements related to lot area, road frontage, use mix, site plan and architectural design, open space, stormwater facilities, buffers, density, and increases to density in return for green building technologies and sustainable design features (which starts at 15 dwelling units per gross acre and increases up to 20 dwelling units per gross acre depending on the green building and sustainable design features)); (D) area and bulk requirements (including requirements for

building coverage, impervious surface, building height, building setbacks, parking setbacks, and number of parking spaces); (E) design standards (including building design guidelines as to architectural scheme, primary façade, secondary façade, building entrances, parapets, building breaks and balconies; a reference to a new section containing signage requirements; landscape and streetscape design standards relative to sidewalks, landscape plans, residential shielding elements and shrubs; open space design standards such as minimum width requirements, open space landscaping and other open space features; and, requirements as to the provision of public transit shelters).

The Ordinance also adds a new Subsection to the Zoning Code, Article XXI (Signs), proposed Subsection H to Sections 255-155.2, which contains regulations for permitted signage related to a Mixed Use Development within the OC Office Center District. This section provides for the following signs as part of a Mixed Use Development within the OC Office Center District, subject to certain design requirements, including size and height limitations, all as set forth in more detail in the Ordinance; freestanding signs, monument signs, wall signs, directional signs, and project identification signs.

The Ordinance contains provisions in the event of a conflict with other sections of the Zoning Code; a severability provision in the event any part of the Ordinance is deemed invalid and unenforceable; and, a repealer provision. The Ordinance would become effective immediately following adoption by the Board of Commissioners.

A copy of the full text of the proposed ordinance may be examined free of charge at the information desk in the Township Building during regular business hours from 8:30 a.m. to 5:00 p.m. Monday through Friday. Copies of the full Ordinances are also available for inspection by any interested party at the Montgomery County Law Library, Montgomery County Courthouse, 2 East Airy Street, Norristown, PA 19404, and at The Intelligencer, 333 North Broad Street Doylestown, PA 18901, where a copy of the proposed Ordinance may be obtained for a charge not greater than the cost of copying during normal business hours.

The public hearing will be held in the Upper Dublin Township Building, 801 Loch Alsh Avenue, Fort Washington Pennsylvania. All interested parties are invited to attend the hearing. If any person who wishes to attend the public hearing has a disability and/or requires auxiliary aid, service or other accommodations to observe and/or participate in the proceedings, please contact, Deb Ritter (215) 643-1600, Ext. 3220 to discuss how the Township can accommodate your needs.

Notice is further given that following the public hearing, the Board of Commissioners will continue the meeting in order to consider passage of the proposed Ordinance and conduct any other business that may properly come before the Board.

Advertisement Dates: November 11th and 14th, 2016 – The Intelligencer

Exhibit "F"

BET Investments

Michael Markman
President
Phone (215) 938-7300 ext. 115
Fax (215) 938-8651
Email: mmarkman@betinvestments.com

BET Investments, Inc
200 Witmer Road
Suite 200
Horsham, PA 19044

October 26, 2016

VIA FEDEX AND EMAIL GREG.GAUTHIER@PRUDENTIAL.COM

Greg Gauthier
Prudential Insurance Company of America
213 Washington Street
Newark, New Jersey 07102

Re: BT Dreshertown L.P. - Upper Dublin Township Application for Ordinance Text Amendment

Dear Greg:

I am writing in accordance with Section 609 of the Pennsylvania Municipalities Planning Code (the "MPC"). BT Dreshertown, L.P. has made an application to the Upper Dublin Township Board of Commissioners to amend the Township Zoning Ordinance to include a Mixed Use Development as a conditional use in the OC Office Center Zoning District. You own property within the OC Office Center district known as Parcel #540016672005 (Block 12, Unit 2). Enclosed is a legal notice describing the ordinance text amendment with a copy of the proposed ordinance text amendment.

The hearing in front of the Township Board of Commissioners is scheduled for November 22, 2016. Under Section 609 of the MPC, you are entitled to receive notice of the hearing thirty (30) days prior to the hearing. We are providing you with less than 30 days' notice; therefore, we are requesting that you waive your right to the full 30 days' notice by signing below. If you are unwilling to do so, we will need to reschedule the hearing on November 22, 2016.

If you have any questions, please feel free to contact me at 215-938-7115. Thank you.

Very truly yours,

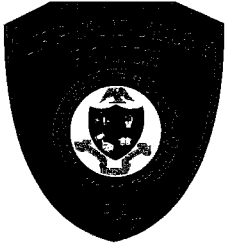
BT Dreshertown, LP
By Its General Partner
BT Dreshertown GP, LLC

By:


Michael P. Markman, Manager

I hereby waive my right to receive thirty (30) days prior notice of the hearing under Section 609 of the MPC on the application for a zoning ordinance text amendment filed by BT Dreshertown, L.P., scheduled for November 22, 2016.

By: *Greg Gauthier*
Name: Greg Gauthier
Title: Vice President



Upper Dublin Township Police Department

801 Loch Alsh Avenue
Fort Washington, Pennsylvania 19034-1697
Voice: 215-646-2101 Fax: 215-628-8976
www.UpperDublin.net



Terrence P. Thompson
Chief of Police

MEMORANDUM

| | | | |
|------------------|--|---------------------|------------|
| To: | Lee Benson, Deputy Chief of Police | Date: | 10/18/2016 |
| From: | David E. Madrak, Professional Standards Officer, #81 | Case: | N/A |
| Subject: | BT Dreshertown Mixed Use Proposal – The Promenade | Page: | 1 of 8 |
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On Monday, October 10, 2016, I was tasked with researching and reviewing information as it relates to the potential for development on the property located in the area of Dreshertown and Welsh Roads, Upper Dublin Township. This property is commonly referred to as the “Prudential Tract” and the owner, BET Investments, LLC. has submitted a preliminary subdivision and land development plan for the property.

According to information contained on the Upper Dublin Township website and other documents that pertain to this proposed development (as a whole), BT Dreshertown, LP has proposed an amendment to the Upper Dublin Township’s Office Center zoning district to allow for the construction of a mixed use development on a 25-acre site at the corner of Dreshertown and Welsh Roads. The new mixed use development would consist of 433 apartment units; a 6,500 sq. ft. sit-down restaurant with outdoor seating; a 2,000 sq. ft. coffee shop with drive-thru; a two-acre park and approximately 122,300 sq. ft. of non-residential/commercial space. The proposed mixed use development would be linked by internal roads to an adjacent 50-acre site on Dreshertown Road that is to be developed with 115 age-restricted single homes.

The purpose of reviewing this information was to respond to the following three questions posed by the Upper Dublin Township Manager, Mr. Paul Leonard:

1. Does a mixed use development have a significant effect on a community’s crime rate?
2. What are the demographics and socio-economic status of the potential residents who may reside within the proposed mixed use development?
3. What recommendations does the police department have with regards to security concerns, traffic safety matters, and any other police related issues that may arise from this proposed development (as a whole)?

With regards to the question concerning mixed use development and its potential effect on a community's crime rate, I reviewed two professionally authored research publications that pertained to this matter:

- *Danger Zone: The Causal Effects of High-Density and Mixed-Use Development on Neighborhood Crime*, by Twinam (2014)
- *Reducing Crime by Shaping the Built Environment with Zoning: An Empirical Study of Los Angeles*, by Anderson, MacDonald, Bluthenthal & Ashwood (2013)

Both research publications concluded that crime rates do not increase as a result of mixed use developments; rather crime rates are reduced when compared to areas that are specifically zoned for commercial development.

In order to prevent and deter crime, the above referenced research publications advised of security concerns that should be considered for mixed use development and would be applicable to this proposed mixed use development. The research publications stressed the importance of Crime Prevention through Environmental Design (CPTED). According to the International Crime Prevention through Environmental Design Association (ICA), CPTED is defined as a multi-disciplinary approach to deterring criminal behavior through environmental design. CPTED strategies rely upon the ability to influence offender decisions that precede criminal acts by affecting the built, social, and administrative environment.

For the purposes of this research and review, attention was focused on the built or "physical" environment. With regards to the physical environment, the North Carolina Department of Public Safety contends that the perceived safety in a community can be created by designing a physical environment that influences positive human behavior. There are three key concepts to CPTED:

1. **Natural Surveillance:** Increase visibility; a design concept directed at keeping intruders easily observable through lighting, landscaping, and the placement of windows to increase visibility
2. **Natural Access Control:** Control Access; a design concept directed at controlling access to potential targets through physical and mechanical means of access control
3. **Territorial Reinforcement:** Promote a sense of ownership by embodying all the principals of Natural Surveillance and Access Control which can be achieved through the use of fencing, landscaping, lighting, roadway and sidewalk design, vestibules, windows, etc. to assist with lessening crime within a community.

Contact was made with representatives from the following three police departments, all of which are in the vicinity of Upper Dublin Township, in order to ascertain crime rates within any mixed use developments in each municipality:

1. Plymouth Township Police Department, Montgomery County
2. Upper Merion Township Police Department, Montgomery County
3. Warrington Township Police Department, Bucks County

None of the police departments listed above were able to provide any specific statistical data regarding crime rates within the mixed use developments that are in their respective jurisdictions.

In reference to the question that pertained to a review of the demographics and socio-economic status of the potential residents of the proposed mixed use development, one professionally authored research publication, multiple media publications, and other documents that specifically relate to the proposed development itself were reviewed.

On behalf of the developer, David C. Babbitt & Associates, LLC. completed a document entitled: "Fiscal Impact Analysis: Proposed Promenade at Upper Dublin Development, Upper Dublin Township, Montgomery County" in March of 2016. According to this document the price point of the apartments will be on the "high end" and due to their limited size be occupied by "fewer persons and fewer school age children." The document anticipates that approximately 690 people will reside within the apartments. Based upon the information contained within this document, it was surmised that the individuals who will reside in the apartments would be "Millennials." According to the Pew Research Center "Millennials" are commonly referred to as individuals who are between 18-36 years of age (as of 2016).

According to the research publication entitled "15 Economic Facts about Millennials" which was published in October 2014 by the Council of Economic Advisors on behalf of the Executive Office of the President of the United States, research allows for the following statements about Millennials to be made:

- Millennials value their role within the community that they live
- Millennials are less likely to be homeowners than young adults in previous generations
- Millennials who are college-educated have moved into urban areas faster than their less educated peers
- Millennials (in time) will earn more than those individuals without a post-secondary degree

As a result of this research publication and the multiple media publications that were reviewed, the individuals who will presumably reside within the apartments will most likely have a positive impact on the Upper Dublin Township community and it is unlikely that there will be a significant influx of criminal activity within or around the proposed mixed use development as a result of these residents.

In reference to traffic safety matters, Ofc. Ciuffetelli (a member of the Upper Dublin Township Police Department's Highway Patrol Unit) and I reviewed the following correspondences, documents, and other sources of information:

- Email correspondence with Rick Barton, Director of Community Zoning & Planning for Upper Dublin Township
- "Transportation Impact Study for the Promenade at Upper Dublin," by McMahon Transportation Engineers & Planners (March of 2016)
- United States Census Bureau – Population of Upper Dublin Township

- Upper Dublin Township Police Department's Records Management System

It was subsequently determined that the proposed development (as a whole) will most likely result in a number of traffic safety matters (long and short term) that will need to be appropriately addressed. It should be noted that it appears as if the developer of the property is aware of the foreseeable traffic safety matters and as a result is addressing them. As with any development though, there are unforeseen traffic safety matters that will need to be addressed at a later time and by the most appropriate entity.

According to Ofc. Ciuffetelli, the first issue to consider would simply be the increase in vehicular traffic. As stated previously, the proposed development (as a whole) contains 115 age-restricted single homes and 433 apartment units which will result in a projected 903 new residents. In 2009, the United States Census Bureau reported that the average number of vehicles per household was 1.9 (all households within the United States). Using this data, it was determined that there would be approximately 1,041 additional vehicles traveling on the roadways within Upper Dublin Township.

In addition to the proposed residential space, there is approximately 130,000 sq. ft. of non-residential/commercial space proposed as well. Within the 130,000 sq. ft. of non-residential/commercial space, approximately 8,500 sq. ft. of it would consist of a high turnover restaurant that may potentially be authorized to sell alcohol to its customers and a coffee shop that would have a drive-thru. The potential exists for 4,548 to 6,828 trips per day to the non-residential/commercial space within the proposed mixed use development. These numbers reflect the total number of trips that would visit the non-residential/commercial space during normal retail hours which were estimated to be between 9:00AM and 9:00PM.

Since 2012, data within the Upper Dublin Township Police Department's Records Management System indicates that Upper Dublin Police Officers have made an average of 4,246 vehicle stops, 80 arrests for Driving While under the Influence of (DUI) Alcohol/Drugs, and responded to an average of 958 vehicle crashes per year. Due to the scope and size of this proposed development (as a whole), there is a high likelihood that there will be an increase in the total number of traffic safety related incidents that Upper Dublin Police Officers will have to conduct, respond to and investigate.

- a. Traffic Safety
 - i. Complaints
 - 1. Speeding
 - 2. Signage
 - 3. Timing of Traffic Lights
 - ii. Enforcement of the Vehicle Code
 - 1. Warnings
 - 2. Citations
 - 3. Arrests
 - iii. Crashes
 - 1. Reportable
 - a. Injury
 - b. Vehicle Towed
 - 2. Non-Reportable

Although the research indicates that crime rates within mixed use developments are reduced when compared to areas that are specifically zoned for commercial development, this does not mean that crime is non-existent. Criminal activity is likely to take place and there will be a variety of "Calls for

Service” that Upper Dublin Police Officers *must* respond to. As a result of reviewing the various documents that pertain to this development (as a whole), it is believed that the Upper Dublin Township Police Department will receive the following types of “Calls for Service”:

- a. Calls for Service”
 - i. 911 Hang-Ups
 - 1. Accidental
 - 2. In-Progress Events
 - ii. Alarms
 - 1. Accidental
 - 2. In-Progress Events
 - iii. Criminal Activity
 - 1. Disturbances
 - a. Alcohol Related
 - b. Domestic Issues
 - 2. Suspicious Conditions
 - a. Persons
 - b. Vehicles
 - 3. Thefts
 - a. Identity
 - b. Retail
 - 4. Unwanted Persons
 - iv. Medical Issues

Each “Call for Service” will typically result in at least two Upper Dublin Police Officers responding and the response time as well as the time spent investigating each incident will depend upon the type of “Call for Service.”

Since 2010, data within the Upper Dublin Township Police Department’s Records Management System indicates that Upper Dublin Police Officers have been involved in an average of 22,537 incidents per year. According to the United States Census Bureau (2010) there were 25,569 residents within Upper Dublin Township. When the number of incidents that Upper Dublin Police Officers have been involved in during a year is compared to the number of residents, the result is that for almost every resident, there is a corresponding need for police services (0.88). Further, when the 22,537 incidents per year are divided against the 30 Upper Dublin Police Officers assigned to the Patrol Division, each Upper Dublin Police Officer is involved in approximately 751 incidents per year. Subsequently, if the “Promenade at Upper Dublin” is approved and 903 projected new residents are found to be living within the proposed development (as a whole) at its completion, the data indicates that the resulting impact would be a net increase of approximately 794 “Calls for Service” strictly for the residents of the proposed development (as a whole) per year to the police. It is unknown how many “Calls for Service” the police department may receive per year for the non-residential/commercial space.

Table 1. Total Incidents

| 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | Total | Average |
|--------|--------|--------|--------|--------|--------|---------|---------|
| 23,548 | 22,602 | 21,238 | 23,565 | 22,825 | 21,448 | 135,226 | 22,537 |

- The table above displays the number of reported incidents in which there was Upper Dublin Township Police Department involvement

Table 2. Population

| 2010 | 2015 (Estimate as of July 1 st) | Numerical Change (Increase) | Percentage Change (Increase) |
|--------|--|--------------------------------|---------------------------------|
| 25,569 | 26,211 | 642 | 2.5% |

- The table above displays the population of Upper Dublin Township according to the United States Census Bureau

Table 3. Patrol Division Personnel

| | |
|-------------------------|-----------|
| Patrol Officers | 19 |
| Highway Patrol Officers | 2 |
| Corporals | 5 |
| Sergeants | 4 |
| Total | 30 |

- The table above displays the number of Upper Dublin Police Officers who are assigned to the Patrol Division

In conclusion, it is recommended that the following considerations be given to the Upper Dublin Township Police Department as a result of this proposed development (as a whole):

2. Due to the increase in population and the subsequent projected demand for police services, at least one additional police officer should be hired.
3. Select Upper Dublin Police Officers should be provided with the opportunity to discuss with the developer of the property possible Crime Prevention through Environmental Design (CPTED) techniques that could be put in place on the exterior and interior of the proposed development (with an emphasis on the mixed use portion of the development and park area) to help ensure that crime is deterred and prevented.
4. Select Upper Dublin Police Officers (i.e. Highway Patrol Unit) should be provided with the opportunity to discuss with the developer's traffic engineers the proposed property's internal roadway network and any improvements that are planned for the external roadways as well as signage, and timing for the traffic lights. This would be beneficial to the Upper Dublin Township Police Department since the Upper Dublin Police Officers who are assigned to the Highway Patrol Unit are responsible for addressing all traffic safety matters that arise within Upper Dublin Township.

Note: Upper Dublin Township's population will continue to increase as a result of this proposed development and many others, as well as any in-progress or recently completed developments, and a revitalized Fort Washington Office Park. As a result, a more in-depth analysis of the effects of Upper Dublin Township's population growth should take place in order to determine its long-term impact on and the needs of the Upper Dublin Township Police Department.

- a. Proposed Developments
 - i. The Luxor
 - ii. The Mattison Estate

- iii. The Promenade

- b. In-Progress or Recently Complete Developments
 - i. Dresher Commons
 - ii. Dresher Court
 - iii. Dublin Terrace
 - iv. Maple Glen Court
 - v. The Piszek Estate
 - vi. The Regency at Upper Dublin

- c. Fort Washington Office Park (Revitalization Project)
 - i. Allstate Insurance Company
 - ii. Lifetime Fitness
 - iii. Lincoln Investment Planning Inc.
 - iv. NutriSystem Inc.
 - v. TruMark Financial Credit Union

Attachment: Conceptual Site Plan of the “Promenade at Upper Dublin” (May 2016)