

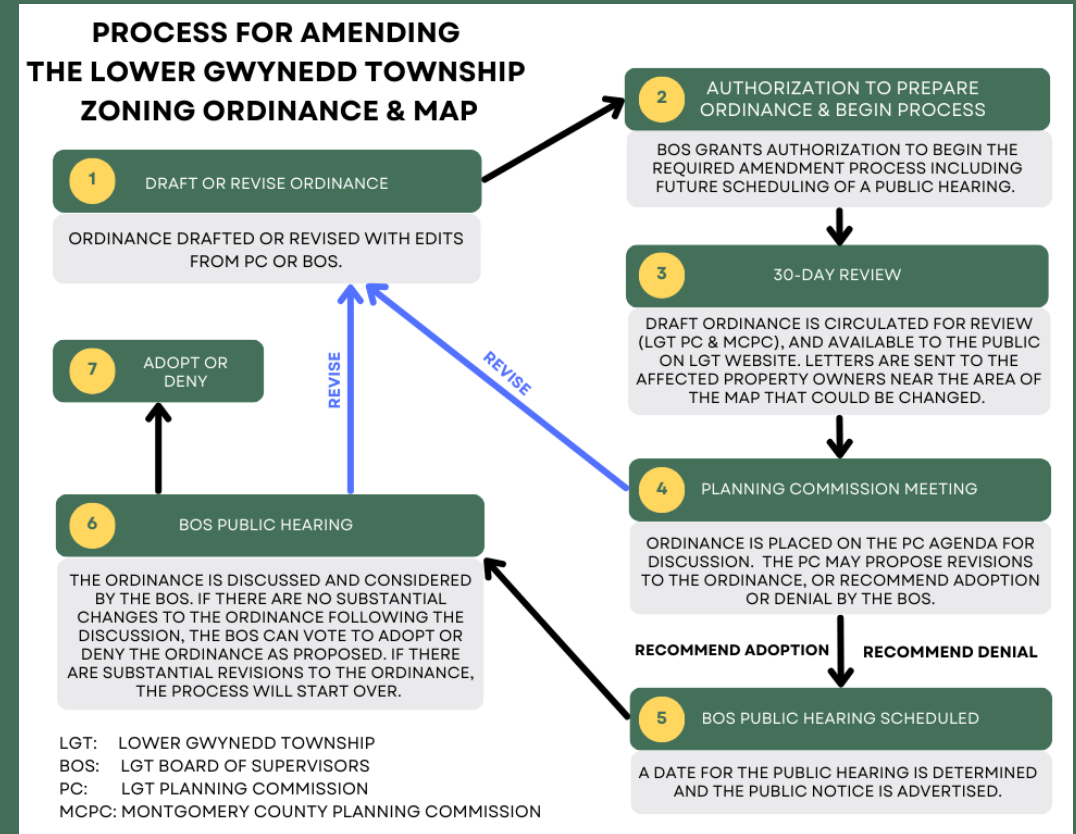


Spring House Corporate Center Proposed Redevelopment

Review of Public Feedback

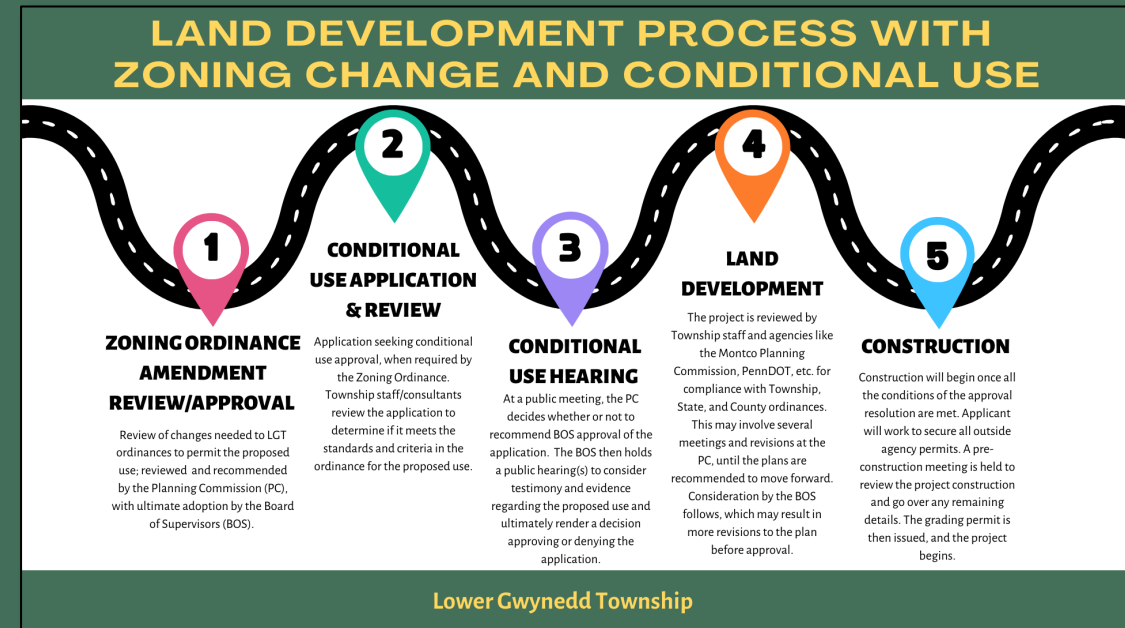


- BOS has made extensive effort to solicit feedback and understand concerns, and has heard support and opposition.
 - Presentations at BOS meetings
 - Individual emails, phone calls, & conversations with Supervisors and staff
- Planning Commission heard strong opposition, voted to recommend denial of the ordinance amendment.
- Open House/Community Conversations



BOS options:

- Schedule a public hearing to consider ordinance amendment as-is.
- Stop the ordinance process, leave office/research labs as only uses of the property.
- Explore ordinance revisions that could be better than vacant office building.



- Any property owner can request a zoning change.
- Not obligated to fulfill and no precedent set.
- Property for sale, one building mostly vacant, office market is very soft.
- Owner has presented a proposal for consideration.
- Question: is this proposal preferable to commercial property declining due to vacant office building?





- Good location for redevelopment
 - Existing commercial area.
 - Planning best practice: encourage redevelopment of commercial sites over new development of open space.
 - Development along major roadways preferable to local roads
- Mix of housing types have helped support thriving communities in other areas.
- Positive impact on tax revenue.



- Zoning amendment under consideration – mixed use with 10% workforce housing allocation
- Location: Rt. 309 & Norristown Road
- Proposed use:
 - 350-unit apartment building with 1 and 2-bedroom options
 - Rent:
 - \$2,500 - \$3,000 / month standard
 - \$2,151 - \$2,583 / month WF housing
 - 46,000 sf of retail/restaurant located near Norristown Road



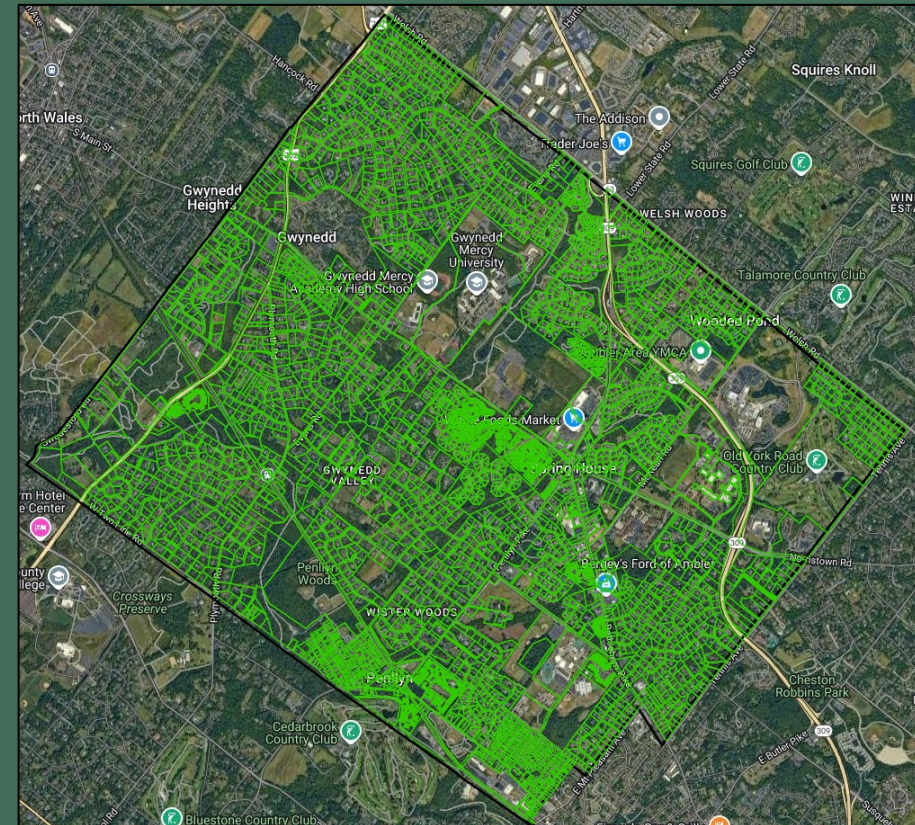
- Increases in congestion, which is already seen as a problem.
- Traffic study should expand to include Spring House intersection.
- Difficulty turning onto Norristown Rd.
- More traffic and activity along Norristown Road after normal business hours.
- Lack of dedicated emergency access.



- Traffic information would be reviewed by Township traffic engineer and PennDOT.
- Traffic studies are designed to ensure road capacity is available or can be added.
- If process continues, expand scope of traffic study to the Spring House intersection.
- Revised plan submitted with additional emergency access.



- Proposed density (15 units/acre) would be highest in LGT.
- Current max for zoning/existing developments is 8 units/acre.
- Would change the “feel” of the Township.
- Fears that density could lead to increased:
 - Traffic
 - Stress on Wissahickon School District
 - Crime
 - Demand on firefighting services
 - Tax increases





FACTORS TO DETERMINE IF LGT NEEDS MORE POLICE OFFICERS



POPULATION

The number of sworn officers per 1,000 residents is one factor that helps determine if the department is properly staffed.



CALLS FOR SERVICE

The type and number of calls for service provide a key indicator of the level of service LGPD is providing to the community.



RESPONSE TIMES

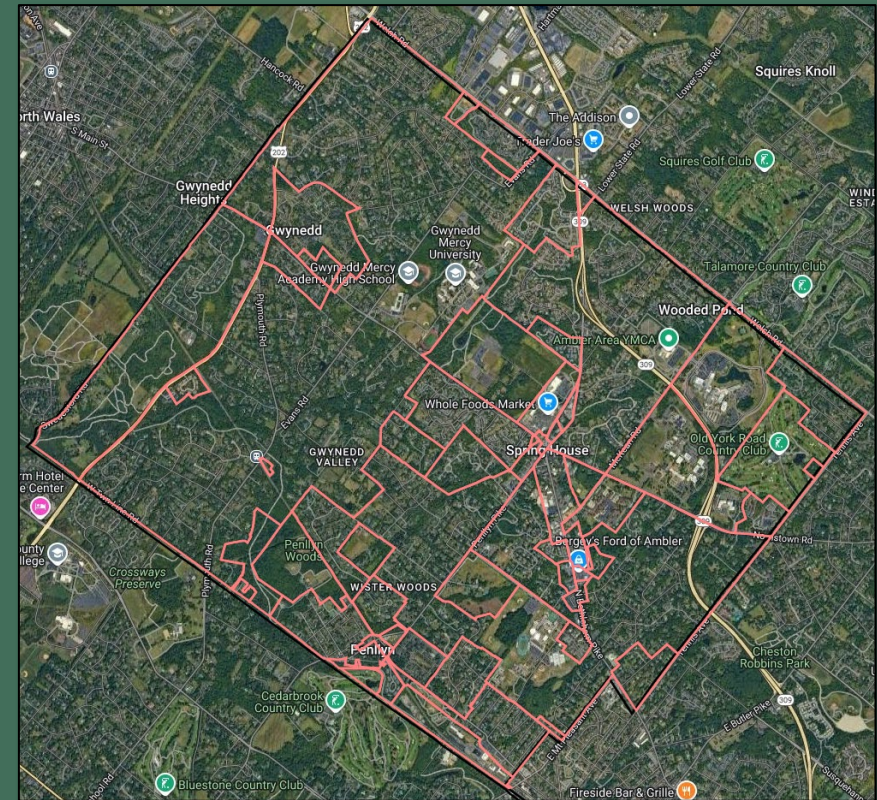
The police track the length of time it takes to reach the locations of service calls. The goal is to have officers on scene in less than 5 minutes.

- Wissahickon Fire Company already has equipment & volunteers to manage fires at the scale/height proposed for the development.
 - *Source: Al Comly, LGT Fire Marshal & President of the Wissahickon Fire Company*
- LGPD expects very little impact on the police - no need to hire additional officers.
 - *Source: Chief Paul Kenny, LGPD*
- Wissahickon School District could handle the increase in student population - they estimate 20 to 30 additional students.
 - *Source: Wissahickon School District Administration*

- About 50% of total Twp tax revenue is Earned Income Taxes; about 15% is real estate taxes.
- Vacant building reduces real estate & business taxes owed.
 - Property assessed value has decreased.
 - More vacancy means fewer employees and business taxes.
- The proposed development would generate more net revenue to the School District and Township than the current office buildings do.

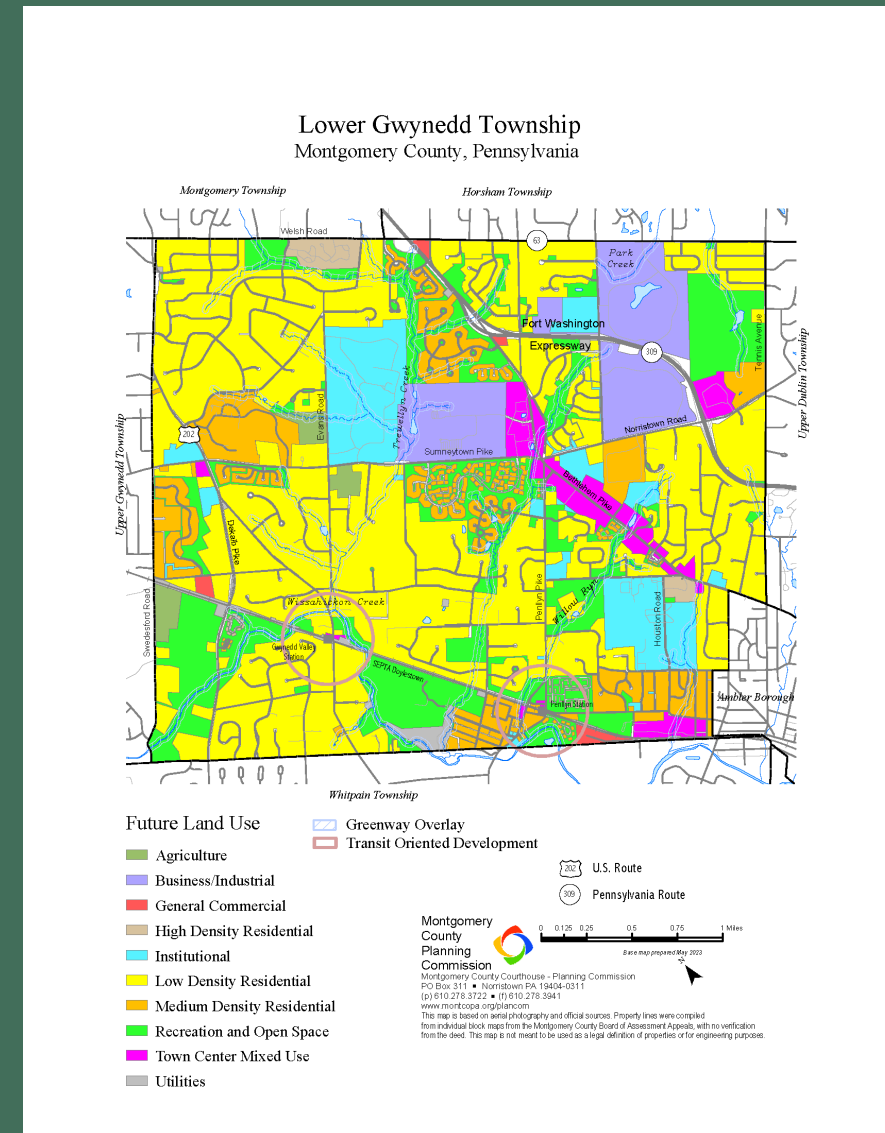
Proposed Dwelling Type/ Use	Number of Units/ SF/ Spaces	Annual Township Impact	Annual School District Impact	Annual Combined Impact	Annual Combined Impact per Unit/ 1K SF / Space
1 BR Std. Apartment	126	\$32,728	\$279,239	\$311,967	\$2,476
1 BR WF Apartment	14	\$928	\$23,964	\$24,892	\$1,778
2 BR Std. Apartment	189	\$43,718	\$350,681	\$394,400	\$2,087
2 BR WF Apartment	21	\$47	\$27,226	\$27,273	\$1,299
Retail Commercial	46,000	\$12,034	\$78,456	\$90,490	\$1,967
Structured Parking	550	\$7,332	\$119,473	\$126,805	\$231
Total Proposed	350/46,000/550	\$96,788	\$879,039	\$975,828	
Existing Vacant Office	62,400	\$5,022	\$81,825	\$86,846	\$1,392
<i>Difference</i>		<i>\$91,767</i>	<i>\$797,215</i>	<i>\$888,981</i>	

- Proposed building height allowance (65 ft./5 stories) seen as too high - would stand out among other LGT properties.
- Current height allowances:
 - D-1 district (current site zoning): 60 ft./3 stories
 - MF-3 district: 30 ft./2 stories.
- Scaling the development down would make it seem less overwhelming.
- Concern that approval would set a precedent for SHIP & the Siemen's site.





- MF-3 currently only applies to ACTS Gwynedd Estates.
- Draft updated Comprehensive Plan: multi-family mixed use is only considered for Spring House Corporate Center, Ambler Yards, Bethlehem Pike.
- Rezoning a property does not set a precedent.
- Former Siemen's property is deed-restricted against residential use.





- What problem will this address? Need to redevelop property and housing.
- Confusion about low-income housing vs. workforce housing.
- WF housing should only be open to employees of businesses in LGT.
- Desire to downsize and remain in LGT – don't want maintenance responsibilities.
- Need homes for younger adults beginning careers.
- 1 & 2-bedroom apartments in this price range aren't ideal for many families with school-aged children.



- Business owners desire housing option for variety of salaries.
- Renters seen by some as problematic.
- Worry that apartment buildings can decrease nearby property values.
- Concern about space remaining as an empty office building.
- Preference for single-family homes or townhomes; seen as having a lower impact on WSD. Typically, these have a greater impact.
- Interest in the Township buying the property, demolishing the buildings and turning into open/green space – very expensive.

- Retail/restaurant is too close to Norristown Road.
 - Current zoning: 200 ft. setback from road
 - Proposed: 50 ft. setback from road
 - Extended to >100' in revised BET proposal
- Removing trees/greenery & adding lighting would change the appearance and feel of Norristown Road.
- Why focus retail at proposed site vs. strengthening Bethlehem Pike corridor?
- Desire for restaurant at site.





BOS options

- Schedule a public hearing to consider ordinance amendment as-is.
- Stop the ordinance process, leave office/labs as only uses of the property.
- Explore ordinance revisions that could be better than vacant office building.
 - Keep residential? Apartments? Fewer units &/or shorter building?
 - Keep retail/restaurant? Set back further from Norristown Rd?
 - Other uses to consider adding?



Discussion