

# **ENGINEER'S REPORT – DECEMBER 2009**

**Pending Applications** - The following subdivision and land development plan applications are currently being reviewed:

**152 Mathers Road (LD-3-05)** – This application involves reconstruction of a parking lot to create 160 parking spaces at 152 Mathers Road. The property is approximately 16.8 acres and is zoned I-Limited Industrial. Access to the parking lot is proposed from Railroad Avenue. The Whitpain Township Planning Commission has recommended this application for approval.

**Kendrick Hill (Alternate PennDOT Access) (LD-9-05)** – This application involves the construction of a 3 story, 16,250 square foot building. The property is located at 1651 DeKalb Pike, which is on the northwestern corner of DeKalb Pike and Swede Street. The property is approximately 1.2 acres and is zoned C-1 and R-2. Access to the site is proposed via DeKalb Pike and via Kendrick Avenue. The Whitpain Township Planning Commission has recommended this application for approval.

**Earnest Tract - (S-1-08)** – This application involves a 3 lot subdivision of approximately 7.6 acres of the property located at 1620 North Wales Road, which is on the eastern side of North Wales Road between Township Line Road and Pulaski Drive. The property is located in the R2 – Residential zoning district. Access to the site is proposed from North Wales Road. The Whitpain Township Planning Commission has not yet finished reviewing this application.

**Silver Lake Manor (Zimmerman Tract) (S-1-09)** – This application involves a 9 lot subdivision of approximately 4.23 acres of the property located at 1220 Wentz Road, which is on the eastern side of Wentz Road between the northern and southern intersections with Plowshare Road. The property is located in the R7 – Residential zoning district. Access to the site is proposed from Silver Lake Lane for 7 of the 9 lots, and from Wentz Road for the remaining 2 lots. The Whitpain Township Planning Commission has recommended this application for approval.

**Unisys Campus – Parcel “D” (LD-3-09)** – This application involves construction of a new 237,500 square feet office building on Parcel “D” of the former Unisys property. This lot is currently vacant. The parcel is 26.6 acres and the entire site is 137.5 acres. This parcel is zoned RE – Research Engineering. Access to the site is proposed via existing driveways and roadways. The Whitpain Township Planning Commission has not yet reviewed this application.

**Recent Action On Applications** - The following subdivision application was recently approved:

**480 Morris Road - 2009 (S-2-09)** – This application involves a 4 lot subdivision of the property located at 480 Morris Road. There are two existing buildings on the property, and two new building lots will be created. The total lot area is 16.8 acres and proposed lots will range in size from 91,396 to 353,518 square feet. Access to the site is proposed from Morris Road.

## Summary

### Pending Applications

- LD-3-05 152 Mathers – parking lot reconstruction for 160 spaces.
- LD-9-05 Kendrick Hill (Alternate Access) – 1651 DeKalb Pike – 1 building 16,250 sq. ft.
- S-1-08 Earnest Tract – 1620 North Wales Road – 3 lots – R-2 District – 7.6 Acres
- S-1-09 Silver Lake Manor (Zimmerman Tract – 1220 Wentz Rd – 9 lots – R7 District – 4.2 Acres
- LD-3-09 Unisys Campus – Parcel “D”- new 237,500 sq. ft. office building. RE – Research Engineering District – 26.6 acres.

### Active Projects

- LD-6-99 Latham Realty Associates - 650 DeKalb Pike - 135 dwelling units.
- S-3-03 Phipps Station – 855 Penllyn Blue Bell Pike (16 lots).
- LD-2-03 630/646 Skippack Pike - service station w/ car wash, bank, retail, and office.
- S-7-03 Tall Oaks – 613 Cathcart Road (3 lots).
- LD-2-04 480 Norristown Rd – (BET) – Conversion of 174,255 square feet to offices.
- S-4-04 Breen Tract – 688 Cathcart Road (3 lots).
- LD-6-02 1950 Skippack Pike - 2 Story, 21,600 sq.ft. Office
- LD-3-04 Blue Bell Motorcars – 1631 Swede Street - showroom & inspection bays.
- LD-1-05 M.C.C.C. – Advanced Technology Center – 1 bldg. 63,500 square feet
- S-6-04 Wistar Subdivision – 527 Stenton Avenue (5 lots).
- LD-9-04 Kendrick Hill – 1651 DeKalb Pike – 1 building 17,750 square feet.
- LD-8-04 Anderson Lake Tracts –North Wales & Morris Roads – 9 buildings - 33 units.
- LD-6-05 Township Line Road Condominiums 579&587 Township Line Road – 2 bldgs. (8 units).
- LD-1-06 Wings Field Itinerant Apron – 2006
- LD-3-06 Broad Axe Tavern / Homemakers – 4.1 acres, 3 buildings totaling 37,926 sq. ft.
- LD-4-06 M. C. C. C. – Art Barn Addition – 190.5 acres - 15,756 square foot addition.
- LD-5-06 1179 DeKalb Pike – 1 building, 2 stories - 6,395 square feet.
- S-2-05 1860 Skippack Pike – Age Qualified Residential Community - 30 lots.
- LD-2 -07 775 Penllyn Blue Bell Pike – building addition.
- S-1-06 Kowalski / Mayer / Valeri Tracts – 17 lots – R-7 District – 14.5 Acres
- LD-4-07 Ambler Borough Water Department – well-house building on Brookfield Lane.
- LD-1-08 Cedarbrook Country Club Clubhouse – 42,000 sq ft clubhouse and 3,000 sq ft pool house. PR and R-5 District – 188.5 Acres
- LD-2-08 Montgomery County Community College 2008 – 9,719 sq. ft daycare center, 5,310 sq. ft. addition to Parkhouse Hall, and 100 sq. ft. addition to College Hall. IN District – 190.5 acres.
- LD-3-08 Arborcrest – Blue Bell Investment Company, LP 2008 - renovation of 422,417 sq. ft. of office space on Parcel “A” of the former Unisys property. I – Limited Industrial District - 54.5 acres.
- LD-1-09 Arborcrest – Lakeside 1- renovation of 218,653 sq. ft. of office space on Parcel “B” of the former Unisys property. I – Limited Industrial District – 29.67 acres.
- LD-2-09 M.C.C.C. – College Hall Addition – 1 bldg. 2,187 square feet
- S-2-09 480 Morris Road (Genuardi) – 4 lots – R-5 District – 16.8 Acres

## **Traffic Improvements**

Morris And North Wales Roads - The temporary traffic signal has been installed and is operational. The design consultant for PENNDOT is continuing with the design of the relocation project, which will align both sides of North Wales Road. It is expected that this project will be bid in the early part of 2010.

Route 202 Widening Project - Section 600 of this project extends from Johnson Highway to Montgomeryville. Although this project is being designed by PENNDOT, the design efforts are being coordinated with Township staff. This project involves creation of two travel lanes in each direction with a center turning lane and intersection improvements. The final design and right-of-way acquisition is currently in progress. According to the most recent schedule update, construction is projected to commence in 2014. In preparation for the project, PENNDOT with input from municipalities has identified certain intersections that may experience additional traffic volumes during construction of the 202 Project. Those intersections are being considered for improvements during the initial phase of the main project, and include the intersection of Arch Street and Township Line Road and the intersection of North Wales and Township Line Roads. At the intersection of Arch Street and Township Line Road, all four approaches would have separate left turn lanes; also, a separate right turn lane would be added from eastbound Township Line Road onto Arch Street. The improvements at North Wales and Township Line Roads are more significant and involve shifting the northern portion of North Wales Road in a westerly direction so that both sides of North Wales Road are aligned. In addition, all four approaches will have separate left turning lanes and a shared thru and right turn lane. The relocation of North Wales Road has been completed by a private developer, who is constructing a residential development on the northwestern side of the intersection in Worcester Township. The new turning lanes from Township Line Road onto North Wales Road will be constructed by PennDOT's contractor as part of the 202 Project.

Morris Road And Penllyn Blue Bell Pike - This project involved improvements at the intersection of Morris Road and Penllyn Blue Bell Pike to reduce delays and alleviate congestion. This was achieved by adding separate left turning lanes in both directions of Morris Road and construction of a separate right turn lane for southbound Penllyn Blue Bell Pike. This project has been completed.

## **Permits**

The following permit applications have been processed:

	<u>Current Month</u>	<u>Year-to-date</u>
Township Road Occupancy Permits	5	106
Site Plan – Permit Reviews	7	117
Plot Plans (New Homes)	2	4
Grading Permits	0	2
Improvement Construction Permits	0	2