
WHITEMARSH TOWNSHIP

TO: PLANNING COMMISSION
FROM: Charles L. Guttenplan, AICP, Director of Planning and Zoning
SUBJECT: MATERIAL FOR SEPTEMBER 28, 2021 MEETING
DATE: SEPTEMBER 23, 2021
CC: Vincent Manuele, BOS Liaison
Richard L. Mellor, Jr., Township Manager
Krista Heinrich, PE, Township Engineer
Dave Sander, Esq., Township Solicitor's Office



In addition to minutes from the September 14, 2021 meeting, we have one agenda item for the September 28th meeting.

The agenda item is ZHB #2021-43, application of KRE Acquisition Corp. for property located at 401 & 433 Washington Street. The Applicant proposes to construct a 598-unit residential apartment complex in four buildings on these two properties; the combined tract is located in both the Borough of Conshohocken and Whitemarsh Township, with the vast majority of proposed units in the Borough. All of the road frontage is in the Borough, though the majority of the riverfront area, is in Whitemarsh (see the plans enclosed). The entire project site is approximately 11.2 acres in size. The 401 & 433 Washington Street properties are approximately 5.48 acres and 5.69 acres. The following relief is requested:

1. **Interpretation of §116-165.** that impervious surfaces, utilities, accessory structures and nonresidential structures are permitted within the Floodplain Conservation District; or **in the alternative, a Variance from the provisions of §116-165.** to permit the same.
2. **Interpretation of §116-260.** that clearing of vegetation, installation of parking lots, roads, driveways, fences and stormwater basis are permitted within the Riparian Corridor Conservation District under the circumstances; or **in the alternative, a Variance from the provisions of §116-260.** to permit the same.
3. **Special Exception from §116-166.A.(3)** to permit a stormwater retention basin within the floodway.
4. **Special Exception §116-166.B.(3)** to permit utilities, public facilities, and improvements such as streets, transmission lines, pipelines, water lines and similar uses in the floodway fringe.
5. **Variance from §116-280.** to permit less than 2% of the footprint of the Project within Whitemarsh to contain a permitted nonresidential use.
6. **Variance from §116-281.A.(9)** to permit a 125' wide area of riverfront land offered for dedication to be included in the maximum building and impervious ground cover calculations.
7. **Interpretation that the provisions of §116-284.E.** are satisfied by the location of the approximately 35' wide public riverfront access bisecting the proposed project, where such access would intersect with the Schuylkill River within Whitemarsh Township but not extend to any public right-of-way within the Township. **In the alternative, a Variance from §116-284.E.** to permit the same.

A very similar development was proposed by a previous applicant over the period 2013-2015; the Zoning Hearing Board granted relief similar to some of the relief currently requested in two cases, ZHB #2013-22 and ZHB #2014-34. The decisions from those cases are enclosed. Subsequent to those cases, the previous applicant went on to receive preliminary and final plan approval, but no construction took place. The Planning Commission reviewed those plans at that time. (Plan approval resolutions are included in the packet.)

The Commission is not required to make any recommendations to the ZHB, but may if it so chooses. You may make a recommendation(s) concerning the various items of relief requested, and make any recommendations the you consider appropriate for conditions that the Zoning Hearing Board might impose on the granting of any of the requested relief.

Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer
616 Germantown Pike
Lafayette Hill, PA 19444
Phone: 484-594-2625 Fax: 610-825-6252
Email: cguttenplan@whitemarshwp.org

If you have any questions prior to the meeting, please feel free to get in touch with me by e-mail (cguttenplan@whitemarshwp.org). If any member is unable to participate in the meeting, please send an e-mail to Patrick Doran (patrick.doran@bipc.com) and copy me. I look forward to seeing you all at the meeting

Enclosures

G:/Planning Commission/Meeting Cover Memo's/2021/Cover Memo 9.28.21 Mtg.doc

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**WHITEMARSH TOWNSHIP
PLANNING COMMISSION MEETING AGENDA
SEPTEMBER 28, 2021
7:00 PM**

DAMBMAN ___ DORAN ___ GLANTZ PATCHEN ___ KOSTYK ___ QUITEL ___ SHAW-FINK ___ SHULA ___
MANUELE (BOS) ___ GUTTENPLAN ___ HEINRICH ___ SANDER ___

1. CALL TO ORDER

2. ANNOUNCEMENTS & CORRESPONDENCE

3. APPROVAL OF MINUTES

4. ZONING HEARING BOARD APPEALS

- Review ZHB#2021-48 KRE Acquisition Corp/401 & 433 Washington Street, Conshohocken, PA
Special Exception & Variances Floodplain & Riparian relief for a 598 unit apartment development
(split development between Township & Conshohocken Borough)

5. CONDITIONAL USE APPLICATIONS: (None)

6. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS

7. OLD BUSINESS

8. NEW BUSINESS

9. PLANNING COMMISSION MEMBER COMMENTS

10. PUBLIC COMMENT FOR NON-AGENDA ITEMS

11. ADJOURNMENT

TENTATIVE AGENDA NEXT MEETING

October 12, 2021 at 7:00 P.M.

- Review SLD #02-21 DP Spring Mill Developers, LLC/561 Spring Mill Avenue, Conshohocken, PA
Preliminary Plan; 19 Townhouses ('Transitions at Spring Mill')
- Review SLD #09-21 Argos Associates ('Hawkhurst')/6122 Butler Pike, Blue Bell, PA
Preliminary/Final; Minor Subdivision / Lot Line Change

PUBLIC PARTICIPATION INFORMATION

1. Public meetings of the Commission shall follow a prescribed agenda, which will be available to the general public no later than the Friday preceding the meeting.
2. If members of the public wish the Commission to address a specific item at a public meeting, a written request to the Staff Liaison shall be submitted at least one week before the meeting. The written request shall specify the item or items the individual desires to be addressed.
3. The Commission may consider other matters for the agenda as they see fit.
4. The Commission will entertain Public Comment at the conclusion of the discussion of the item and prior to specific action on the item during the meeting, at the discretion of the Chair. Individuals must advise the Chair of their desire to offer such comment.
5. A Public Comment period will be provided at the conclusion of a meeting for input on any new subject.
6. The Commission Chair shall preside over Public Comments and may within their discretion:
 - a. Recognize individuals wishing to offer comment.
 - b. Require identification of such persons.
 - c. Allocate total available Public Comment time among all individuals wishing to comment.
 - d. Allocate up to a five (5) minute maximum for each individual to offer Public Comment at a meeting, Township Staff shall time comments and shall announce, "one minute remaining" and "time expired" to the Chair.
 - e. Rule out of order scandalous, impertinent and redundant comment or any comment the discernible purpose of which is to disrupt or prevent the conduct of the business of the meeting including the questioning of, or polling of, or debating with, individual members of the Commission.

**MINUTES
PLANNING COMMISSION
SEPTEMBER 14, 2021**

Attendees/Participants: Dave Shula, Sherri Glantz Patchen, Bob Dambman, Patrick Doran, Aaron Kostyk, Scott Quitel, Charlie Guttentplan, AICP, Director of Planning & Zoning, Krista Heinrich (Township Engineer), Vince Manuele (BOS Liaison), Dave Sander (Township Solicitor's office)

1. CALL TO ORDER: 7:00 PM by Chair Doran

2. ANNOUNCEMENTS & CORRESPONDENCE:

- The agenda was revised to add an additional agenda item to the September 28, 2021 (next) meeting.
- It was requested that everyone speak as loudly and clearly as possible and into the microphones for the recording of the meeting minutes with the wearing of masks.

3. APPROVAL OF MINUTES

- On a motion by Mr. Dambman seconded by Mr. Kostyk, the Planning Commission moved to approve the August 10, 2021 meeting minutes as written. Vote 4-0 (Mr. Shula and Ms. Patchen abstained, not present at that meeting)

4. ZONING HEARING BOARD APPEALS: None

5. CONDITIONAL USE APPLICATIONS: None

6. SUBDIVISION &/OR LAND DEVELOPMENT APPLICATIONS:

- Review SLD #06-21 608 Germantown Pike Assoc., LLC/606 & 608 Germantown Pike, Lafayette Hill, PA Preliminary/Final Plan; 7 unit Apartment Building Addition

Attendees: JB Reibstein and his partner Spencer Yablon, the Applicants; Lisa Thomas, RLA, AICP, LEED AP, Landscape Architect with Glackin Thomas Panzak, Inc.; Alex Tweedie, P.E., Civil Engineer with LANDCORE Engineering Consultants, PC.; Milton Major and David Brawer, Architects with Brawer & Hauptman Architects, LLC.

The applicants are proposing to maintain the main structure on what is 608 Germantown Pike, convert it into an apartment, remove the addition and freestanding garage, and add a 3-story addition containing six multi-family apartments. The plan contemplates merging 606 and 608 Germantown Pike, merging the two parking lots together and eliminating one curb cut from Germantown Pike. They will also eliminate the driveway that connects 608 Germantown Pike with the Wells Fargo Bank. The idea is that VC-1 District likes to have shared parking, but they will not be sharing parking with the bank once the two sites are merged together; they will be sharing parking between two parcels. Mr. Reibstein presented a Power Point showing the existing conditions of the property and the proposed site plan which shows the merged site, a widened 2-way driveway in and out of Germantown Pike, and the parking and shared parking. There will be parking spaces reserved for the Chiropractic Office (use to remain on what is 606 Germantown Pike) and for the apartment use (7 covered spaces and 7 uncovered spaces for the apartment use).

Mr. Tweedie went through some of the specific details of the plan. Relative to the landscape plan, they were at Shade Tree Commission on September 9, 2021 to present the landscape plan, replacement tree calculations, etc., all details of the landscape plan and did receive their approval. He also stated the Planning Commission last saw this as a Conditional Use application at its December 8, 2020 meeting, at which time the Commission also reviewed the sketch plan for the development. The Board of Supervisors approved the conditional use for the apartments on February 11, 2021 (the medical office didn't require conditional use approval as it currently exists). Since then, they designed the plan and submitted it; reviews received included the Township Engineer's, the Fire Marshal's, the Township Planner's and Montgomery County Planning Commission. In general, those letters are mostly "will comply". Due to the redevelopment nature and the requirement to preserve the existing buildings, there are a couple of

waivers being requested and design input that was discussed with feedback from the Planning Commission. The Fire Marshal letter is a "will comply". In the July 7, 2021 memo, the first comment, he is requesting fire lanes be provided on both sides of the entrance way with painted curbs, line striping and signage every 50 feet (the applicant agrees to sign and stripe accordingly). The second comment, he is requesting that all buildings have a fire hydrant within 400' of the structure but if the buildings are sprinklered, the distance can be extended to 600' (the applicant can confirm that both the addition and the original dwelling will be sprinklered, which will allow the fire hydrant distance to be the 600'; a fire hydrant is located directly across the street on Westaway Drive). The Zoning Officer letter dated August 20, 2021 are all "will comply" but noted that comment #1, the proposed 80' Right-of-Way along Germantown Pike; the existing Chiropractor sign is within the Right-of-Way, they will offer Right-of Way for dedication subject to allowing the existing sign to remain subject to applicable provision in the code. In response to the other zoning comments, the applicant intends to feed the new building with all underground services; the HVAC condensers will be ground mounted and located in an alcove and screened; they are currently not seeking signage approval at this time, they will submit a signage package for approval separate from this process; and they are proposing to consolidate all three parcels into one, there will be a deed of consolidation that will take place once a condominium association is formed. In the August 27, 2021 Gilmore & Associates letter, Mr. Tweedie notes the majority of the comments pertain to design issues and the waivers.

The following waivers are being requested (the # following the section number refers to the comment number in the Gilmore letter):

1. **§105-21(B)(1)(n) (#3) and §105-21(B)(13) (#8)**
#3: The applicant is requesting a waiver from the requirements of this section of the Subdivision and Land Development Ordinance (SALDO), which requires the plans to show existing principal buildings (and their respective uses) and driveways on the peripheral strip. Sewer lines, storm drains, culverts, bridges, utility easements, quarries, railroads, and other significant man-made features within 500 feet of and within the site, including properties across streets.
#8: The applicant is requesting a waiver from the requirements of this section of the SALDO in order to not require the Existing Resources and Site Analysis Plan (ERSAP) to extend 500 feet beyond the tract boundaries. **(Asking to replace the existing features plan with an aerial photo and context map showing these features.)**
2. **§105-30 (#13) and §105-48(E) (#23)**
#13: As defined by Section 105-29(C) and 105-30(A) in SALDO, streets adjacent to the site are subject to the following requirements: As recommended by PADOT or the Montgomery County Roads & Bridges Dept, the plans must be revised to call for curb replacement along the property frontage, since the existing curbing is in disrepair. Additionally, the tree zone must be situated between the sidewalk and curb and measure a minimum of five feet in width per § 105-48E of this chapter, or a waiver must be obtained.
#23: SALDO section requires that unless otherwise approved by the Board of Supervisors, street trees shall be planted within a tree planting zone of lawn area or other material approved by the Shade Tree Commission, situated between the sidewalk and curb and measuring a minimum of five feet in width from the planting edge of the curb to the planting edge of the sidewalk. The plans must be revised in order to demonstrate compliance with the requirements of this section of the ordinance, or a waiver must be requested. **(Requesting a four foot grass strip where five foot is required and trees not be placed between the sidewalk and grass strip behind the sidewalk but rather behind the sidewalk.)**
3. **§105-36(C) (#14)** The applicant is requesting a waiver from the requirements of this section of the SALDO, which states that private driveways shall be located not less than 40 feet from an intersection. Any waiver should be conditioned that the applicant obtain a Highway Occupancy Permit from the Pennsylvania Department of Transportation (PennDOT) for the proposed work within the right of way of Germantown Pike (SR 3053). **(The location of the driveway is where it is today, they are proposing to eliminate one driveway and make the other driveway a more traditional driveway for two way traffic in and out. Can't be set apart 40' from Westaway Drive on the opposite side of Germantown Pike.)**
4. **§105-36(E) (#15)** The applicant is requesting a waiver from the requirements of this section of the SALDO, which states that, in general, no private driveway shall take access to an arterial or major

collector street. Gilmore has no objection to the granting of this waiver, since the site does not have any frontage on a lesser road classification. Any waiver should be conditioned that the applicant demonstrates that there is sufficient site distance available at the driveway connection to Germantown Pike. **(Proposing to maintain existing driveway since there is no other frontages or access to the properties.)**

5. **§105-40 (#21)** The applicant is requesting a waiver from the requirements of this section of the SALDO, which requires the provision of off-street loading facilities. **(This is a low-impact use; believes the design accommodates the limited deliveries that are necessary for this type of use. Mr. Doran questioned how large packages are going to be handled for the apartments, in response they are not sure, a lot of people seem to be utilizing lockers. Planning Commission asked that they consider a dedicated space for deliveries.)**
6. **§105-38(K) (#18)** The applicant is requesting a waiver from the requirements of this section of the SALDO, which requires that parking lots with more than 30 spaces not have grades that exceed 3%. The plans show a maximum proposed slope of 4%. Gilmore has no objection to the granting of this waiver. **(Proposing a 32 car parking lot due to preservation of the wooded area in the back of the lot.)**
7. **§105-38(W) (#19)** This section of SALDO requires that where semi attached, attached or multiple dwellings are proposed and where private garages or driveways are proposed to meet the off-street parking requirements, additional overflow off-street parking shall be provided at 4 spaces for each 4 dwelling units. The Parking Requirements table must be revised accordingly and the plans must be revised to provide the spaces required, or a waiver must be obtained to allow 32 spaces, instead of 36 spaces. **(Believes there is a shared parking arrangement that works appropriately for this 32-car parking lot to function adequately without the additional 4 cars; this is the number required and more would require tree removal. Mr. Quitel asked about shared parking with the Wells Fargo Bank and in response there was an original agreement that was not renewed, and the bank is not open to extending any shared parking at this time.)**
8. **§105-50(C)(3) (#24)** Walking distance from the main entrance of a building to a parking area shall be less than 100 feet per this section of the SALDO. Exceptions to this standard shall be reasonably justified. In no case shall the distance exceed 250 feet. The applicant must request a waiver to allow at least 12 spaces to be located farther than 100 feet from the building entrance. **(Requesting to allow 12 spaces to be located greater than 100 feet from the building entrance due to the shape of the property; long and narrow. There will be one stall for each apartment unit in the front half of the parking lot.)**
9. **§105-52(B)(2) (#26)** This section of the SALDO requires that all buffers shall have a minimum width of 50 feet. The Board of Supervisors may permit an alternative planting option which shall have a screening capability equal to or greater than any of the available options. The applicant should provide evidence in sufficient detail to the Board of Supervisors in order to demonstrate that sufficient screening will be provided. **(Requesting a waiver from the 50' buffer width to allow the landscape plan as submitted to be sufficient; approved by Shade Tree Commission.)**
10. **§105-56.1 (H) (#30)** Crosswalks shall be provided at driveways and shall be designed with curb bump outs to facilitate nonvehicular movement per this section of the SALDO. Crosswalks shall be differentiated to stand out from the vehicular cartway at all intersections by using a variety of materials, including stamped concrete, brick or Belgian block, colored asphalt or similar. The Board of Supervisors shall approve the materials and design of all crosswalks. **(Proposing to keep the original crosswalk which is maintained by PennDot with the concern that a bump out will impact the ability to use this for any kind of future capital improvement by the county for a bike trail connection.)**
11. **II(E)(2)(g)(iv) (#61)** The applicant is requesting relief from the requirements of this section of the Resolution 2008-4, which requires the minimum diameter of all storm drainage pipes to be eighteen inches or equivalent thereto and that all storm pipes shall be reinforced concrete pipe. Gilmore has no

objection to the granting of this relief. **(They want the opportunity to pipe size less than 18 inches that is private and not dedicated to the Township; no smaller than 15 inches).**

12. **§55-4(B)(6)(a) (#43)** This section of Chapter 55, Tree Protection Standards, requires that every tree determined to be living and healthy, with a DBH of 6 inches or greater and which is designated to be removed or which is destroyed, shall be replaced with one or more new shade trees of a type approved by the Township with a trunk diameter of not less than 3 inches in caliper. The total caliper of replacement trees, measured at 6 inches above the ground line, shall equal or exceed the DBH of the tree removed. All landscaping plans are subject to the review and recommendation of the Shade Tree Commission.
13. **§105-56.1(J) (#31)** The plans must be revised in order to demonstrate compliance with the landscaping and buffering requirements contained in these sections of the SALDO. All landscaping plans are subject to the review and recommendation of the Shade Tree Commission.

Ms. Thomas spoke about the landscaping plan to address the last two waivers. She showed the existing conditions with the woodland/invasive areas in the back. The woodland trees predominantly are invasive vegetation vines and in pretty bad condition. She showed a rendering of what the site could potentially look like. She stated the Shade Tree Commission has seen the plan and understands the process they went through. The proposed plan showed the trees they are saving, street trees & parking lot trees, the understory trees and the shade trees. The site has 9 existing walnut trees, one being a heritage tree, and they emit a toxin in the soil which affects the growth, which is why they had an issue on how many trees they can get on the site. Mr. Quitel feels they can find suitable shrubs that can be planted near the walnut trees that won't die. Ms. Thomas stated they are following the recommendation of the arborist. Ms. Thomas stated they are removing 36 trees some of which are dead (13); the majority of those trees are where the parking lot and driveway is going to be. They are proposing to remove all the invasive plants in the back, protect the existing trees that will be preserved and intermix the native, understory and canopy trees. The Township ordinance requires a 5:1 ratio for trees with a caliber of 16" or greater.

In relation to the landscape waiver requests, Mr. Quitel suggested planting additional herbaceous plantings and shrubs at 1 foot on center within entire wooded area. Ms. Thomas opined that would be a lot of replacement for 25 trees that the waiver is requested for. She suggested that for every waived tree (a total of 25), they could plant 5 new shrubs and 10 new understory plants.

Mr. Quitel asked if the additional parking spots are needed and in response, the result of the Conditional Use hearing was that they reduce the parking lot to the minimum code required for the apartment building plus the medical office. They believe they will need the required parking shown on the plan and no more but don't think they can go less than the 32 shown.

The only other thing noted in the Gilmore letter is the Park & Rec requirement for the site. They are not proposing to dedicate land; the one discussion topic was if the Township saw some benefit and would offer some credit towards the Park & Rec requirement if there was any passive recreation within the wooded area (i.e. a trail) but with the desire to fill the understory with the other landscape material that was discussed, that would be difficult; otherwise they are proposing not to offer any Park and Rec areas.

Mr. Dambman wanted to know what kind of borders if any will be between the adjacent properties. Ms. Thomas responded that fencing may be used.

Motion: Mr. Dambman made a motion to recommend approval of waivers 1 through 6; 8 through 10 and 13; seconded by Mr. Shula. Vote 6-0

Ms. Glantz Patchen moved to take no position on waiver 7 and requested that when the applicants go to the Board of Supervisors, they present a plan on where the loading is going to take place; seconded Mr. Dambman. Vote 2-4 (Motion Failed)

Mr. Quitel made a motion to recommend approval of waiver 7 conditioned upon the applicant addressing the plan for loading area before the Board of Supervisors; seconded by Mr. Kostyk. Vote 6-0

Mr. Shula made a motion to recommend approval of waiver 11; seconded by Ms. Glantz Patchen. Vote 6-0.

Mr. Quitel made a motion to recommend approval of waiver 12 – for each of the 25 replacement trees which would otherwise be required by the ordinance, the applicant is offer a minimum of 5 new shrubs and 10 new herbaceous understory plants for each of those 25 trees; seconded by Mr. Kostyk. Vote 6-0

Mr. Shula made a motion to recommend preliminary/final plan approval subject to the applicant satisfying the remaining comments in the Township Engineer, the Fire Marshall, and the Zoning letters except for the granted waivers; seconded by Ms. Glantz Patchen. Vote 6-0

- Review SLD #08-21 Sunnybrook Golf Club/398 Stenton Avenue, Plymouth Meeting, PA
Preliminary/Final Plan; Minor Subdivision / Lot Line Change

Attendees: Jamie Jun, Esquire, on behalf of the applicant; Billy Garbacz, General Manager of Sunnybrook Golf Club

Ms. Jun presented the application. This is a combined review of SLD #07-21 and SLD #08-21, both for Sunnybrook Golf Club. SLD #08-21 is a minor subdivision plan to annex 2.7 acres from a larger parcel also owned by the Club, to their existing major golf course tract. (The 2.7 acres is a combination of two noncontiguous pieces of land being subdivided off of the same larger parcel.). The applicant received reviews from the Township Engineer, the Fire Marshal, the Montgomery County Planning Commission, and the Zoning Officer. They do not have issues with any of the comments in the letters. If there are things they need to add to the plan they "will comply" with that. They are requesting a total of 11 waivers (the # following the section number refers to the comment number in the Gilmore letter):

1. §105-23.B(l)(d)[4] – (#1) Required and proposed open space and impervious ground coverage ratio
2. §105-23.B(l)(d)[5] – (#2) Steep slope ratio with supporting calculations
3. §105-23.B(l)(l) – (#3) Partial Waiver - Existing principal buildings (and their respective uses) and driveways on the adjacent peripheral strip; sewer lines, storm drains culverts, bridges, utility easements, quarries, railroads and other significant man-made features within 500 feet of and within the site, including properties across streets.
4. §105-23.B(2) – (#7) Management information.
5. §105-30(A) – (#8) Right-of-way, cartway, curbs, sidewalks, and tree zone requirements.
6. §105-30(B) – (#9) Additional right-of-way and cartway widths.
7. §105-46 – (#11) Curb installation.
8. §105-48(A) – (#13) Street trees.
9. §105-53(D) – (#14) Dedication of land suitable for park and recreational use to the Township or payment of fees in lieu thereof.
10. §105-23(B)(1)(q) & §105-72(A) – (#5) to not show all monuments
11. §105-47(A) – (#12) to not provide sidewalks

The applicant is asking for waivers from #1, 2, 3, 5 & 7 of the Township Engineers review letter that fall under Section 105-23.B. which is basically information that is required to be shown on the site plan, but due to the size of the site, they are seeking waivers not to show all that information (the Township Engineer has no objections to these waivers; but for #5 she would like the new property corner monumentation shown).

Ms. Jun stated they were okay with the other Township Engineer comments, likewise with the Zoning Compliance review. There was one comment they were asked to address (comment #4) of the zoning letter questioning what was going on in a certain area, looked like there was some recreational activities were occurring in that area (which is in the AA-Residential District). In response, that is a practice range tee-off area that has been shown on all prior plans that have come before the Township for review. That has been there for at least 30 years or more; the overlay came into effect in 1982. Their position is that this is an existing legal nonconformity that is permitted to be maintained; Mr. Guttenplan noted that this has been reviewed with the Solicitor and the Township concurs.

Mr. Quitel asked what the reasons are for doing this and what the Golf Club intends to do assuming they get the approvals. The applicant is proposing a new putting green, a teaching center and a small parking area which they hope to do immediately after approvals. To the western side, which is more of a long term plan, they would like to do court improvements and an additional parking area. The applicant will need to obtain the required approvals before any improvements are actually installed, but they wanted to move ahead with the lot line change and the rezoning at this time so that they can facilitate that for when they are ready to move forward with the actual improvements. Mr. Garbacz, General Manager of the Club, explained on the western side of the campus they are proposing tennis & pickle ball courts, a pool and a viewing area for the facility; about 5-10 years out. Their main goal is Phase A, removing 2 tennis courts, adding a breakfast facility, a new teaching facility and parking area for golf carts.

Mr. Sander asked if there is any development being sought in relation to this application, in response there is a specific area (on the eastern side) where those improvements will be done with building/zoning permits and which will not require land development approval.

Motion: Mr. Dambman made a motion to recommend approval of all waivers recognizing that the fee-in-lieu is at the sole discretion of the Board of Supervisors; seconded by Mr. Kostyk. Vote 6-0.

Mr. Shula made a motion to recommend approval of the lot line change plan; seconded by Ms. Glantz Patchen. Vote 6-0

- Review SLD #07-21 Sunnybrook Golf Club/398 Stenton Avenue, Plymouth Meeting, PA
Zoning Map Amendment

Ms. Jun stated that the County Planning Commission said it best when they said that it is in accordance with the County as well as the Township Comprehensive Plan, that this area be used for recreation and provide services to the community. This will allow the Club to make some minor improvements, but it is in accordance with the Comprehensive Plan and they think it makes sense.

Motion: Ms. Glantz Patchen made a motion to recommend that the Board of Supervisors conduct a public hearing on the zoning map amendment and recommend they approve the zoning map amendment; seconded by Mr. Kostyk. Vote 6-0.

7. OLD BUSINESS: None

8. NEW BUSINESS:

- Mr. Dambman stated that he attended the 1st steering committee meeting for the "Multi-Modal Connections Study of Washington Street and the Riverfront of Spring Mill Station"; it was primarily an introductory meeting. Ms. Heinrich stated the Township received a grant to study the multi modal areas. This is the first step in the process; there will be 6 committee meetings, 2 site walks for the committee and once they have the final document they will present to the Planning Commission for their recommendation and then ultimately to the Board of Supervisors for adoption. This is a study at this point, it will have recommendations for future improvements that we can use to seek grants or request that developers construct as part of their land development applications. Updates will be provided regularly. Mr. Guttenplan added the other aspect of the study that they are hoping to come out of this is based on recommendations of the 2020 Comprehensive Plan update; that there are character areas on the future land use plan but not specific uses for individual parcels. There are some very critical undeveloped and underdeveloped parcels in this particular study area and we want specific land use recommendations for

those parcels. Mr. Manuele asked what the schedule was for the completion of the study and the issuance of the report; in response, Ms. Heinrich stated it is looking to be June 2022.

9. PLANNING COMMISSION MEMBERS COMMENTS: None

10. PUBLIC COMMENT FOR NON AGENDA ITEMS: None

11. ADJOURNMENT

- On a motion made by Mr. Shula; seconded by Mr. Dambman, the meeting was adjourned at 9:54 PM.

Respectfully submitted,

Charles L. Guttenplan, AICP, Director of Planning & Zoning

The Planning Commission is appointed as an advisory group to the Board of Supervisors and the Zoning Hearing Board with respect to comprehensive land use planning, existing land use, and various land use and zoning applications in Whitemarsh Township. No formal decisions are rendered by the Planning Commission. Formal decisions are rendered by the Board of Supervisors or Zoning Hearing Board, as prescribed by law, based on the type of application.

ZHB APPEAL #2021-48
SUMMARY

APPLICANT: KRE Acquisition Corp

PROPERTY LOCATION: Parcel#'s 65-00-11904-00-7 & 65-00-12685-01-2
Block 012, Units 010 & 018
401 & 433 Washington Street
Conshohocken, PA 19428

ZONING DISTRICT: HVY – Heavy Industrial District
RDD-1 -Riverfront Overlay District, Sub-district 1
Floodplain Conservation Overlay District
Riparian Corridor Conservation Overlay District

SUMMARY OF RELIEF REQUEST:

The Applicant proposes to construct a 598 unit residential apartment complex in four buildings at 401 & 433 Washington Street located in both the Borough of Conshohocken and Whitemarsh Township. The entire project site is approximately 11.2 acres in size. The 401 & 433 Washington Street properties are approximately 5.48 acres and 5.69 acres. The following relief is requested:

1. **Interpretation of §116-165.** that impervious surfaces, utilities, accessory structures and nonresidential structures are permitted within the Floodplain Conservation District; or **in the alternative, a Variance from the provisions of §116-165.** to permit the same.
2. **Interpretation of §116-260.** that clearing of vegetation, installation of parking lots, roads, driveways, fences and stormwater basis are permitted within the Riparian Corridor Conservation District under the circumstances; or **in the alternative, a Variance from the provisions of §116-260.** to permit the same.
3. **Special Exception from §116-166.A.(3)** to permit a stormwater retention basin within the floodway.
4. **Special Exception §116-166.B.(3)** to permit utilities, public facilities, and improvements such as streets, transmission lines, pipelines, water lines and similar uses in the floodway fringe.
5. **Variance from §116-280.** to permit less than 2% of the footprint of the Project within Whitemarsh to contain a permitted nonresidential use.
6. **Variance from §116-281.A.(9)** to permit a 125' wide area of riverfront land offered for dedication to be included in the maximum building and impervious ground cover calculations.
7. **Interpretation that the provisions of §116-284.E.** are satisfied by the location of the approximately 35' wide public riverfront access bisecting the proposed project, where such access would intersect with the Schuylkill River within Whitemarsh Township but not extend to any public right-of-way within Whitemarsh Township. **In the alternative, a Variance from §116-284.E.** to permit the same.

PRIOR DECISIONS:

ZHB#2014-34: Special Exception & Variances / Multi-Family Development (Floodway Fringe, Building Coverage & IGC)
ZHB#2013-22: Special Exception/Utilities, Public Facilities, Improvements in the Floodway Fringe
ZHB#2001-18: Variance/Parking Lot

Respectfully Submitted,

Charles L. Guttenplan, AICP
Director of Planning and Zoning/Zoning Officer



GILMORE & ASSOCIATES, INC.
ENGINEERING & CONSULTING SERVICES

65 E. Butler Avenue, Ste 100
New Britain, PA 18901
(215) 345-4330
Fax (215) 345-8606
www.gilmore-assoc.com

MEMORANDUM

Date: September 23, 2021
To: Charles L. Guttenplan, AICP - Director of Planning and Zoning
From: Krista Heinrich, P.E., Township Engineer
Reference: 401 & 433 Washington Street
ZHB #2021-48
G&A Project No. 2021-01088

In reference to the above-mentioned property, we have reviewed a plan prepared by Colliers Engineering & Design dated June 9, 2021 with no noted revisions and offer the following comments for your consideration.

There are no engineering objections to the location of the proposed features within the Floodplain or Riparian Corridor Conservation Districts provided that any relief granted is conditioned upon:

- The applicant must obtain all required agency permits, including but not limited to those which may be required by the Pennsylvania Department of Environmental Protection (PADEP).
- Any relief granted should be conditioned that any new construction must be in full compliance with 44 CFR 60.3(a) through (d) of the National Flood Insurance Program regulations.
- The applicant must provide documentation, certified by a registered professional engineer or architect, to show that the cumulative effect of any proposed development within an AE Area/District without floodway or an A Area/District or community-identified flood hazard area, when combined with all other existing and anticipated development, will not increase the base flood elevation at any point within the community.

These comments are only in reference to impacts of the proposed features within the Floodplain and Riparian Corridor Conservation Districts and do not reflect engineering considerations related to the Subdivision and Land Development, Chapter 58 and or any other aspect of the Township Code. Any interpretation as to the permissibility of the proposed use(s) within the Floodplain or Riparian Corridor Conservation District is deferred to the Zoning Officer.

Should you have any questions or need further information regarding this matter, please do not hesitate to contact me at this office.

APPEAL TO ZONING HEARING BOARD
WHITEMARSH TOWNSHIP
COMMONWEALTH OF PENNSYLVANIA

APPEAL NO: 1021-48

Applicant/Appellant: KRE ACQUISITION CORP.

Address: 520 US HIGHWAY 22, BRIDGEWATER, NEW JERSEY 08807

Phone #: (908)725-8100

Cell Number:

E-Mail:

Owner: SPECTRUM GROUP MANAGEMENT, LLC

Address: 47 WHITNEY STREET, WESTPORT, CONNECTICUT 06880

Phone #: (212)687-9555

Cell Number:

E-Mail:

Location of the Property Involved: 401 & 433 WASHINGTON STREET

Block #: 012 & 012

Unit #: 010 & 018

Parcel #: 65-00-11904-00-7 & 65-00-12685-01-2

NATURE OF APPLICATION (Describe proposed use and/or construction: type of appeal requested and specific section(s) of Whitemarsh Township Zoning Code which is (are) relied upon):

SEE OUTLINE OF RELIEF REQUESTED AND REASONS JUSTIFYING GRANT THEREOF ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.

GROUND(S) FOR APPEAL (State reasons for appeal and nature of hardship, if claimed):

****Attach additional sheets if necessary**

SEE OUTLINE OF RELIEF REQUESTED AND REASONS JUSTIFYING GRANT THEREOF ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE.

Legal Counsel (if represented): EDWARD F. MURPHY, ESQUIRE

Address: 301 N SYCAMORE STREET, NEWTOWN, PA 18940

Phone #: (215) 579-5995

E-Mail: EMURPHY@WISPEARL.COM

My (Our) signature(s) authorize(s) permission to pose my (our) property and permission to the Zoning Hearing Board and their representative to enter thereon for inspection purposes.

I (We) certify the information provided on this application and supporting documentation and plans are true and correct to the best of my (our) knowledge, information, and belief. You are required to submit proof that you are one of the following:

I am (We are)

☐ **Owner(s) of Legal Title**

☒ **Owner(s) of Equitable Title**

☐ **Tenant(s) with permission of Owner(s) of Title
(Enclose letter attesting to same)**

Date: _____


Signature of Applicant/Appellant:

Signature of Applicant/Appellant:

401/433 Washington Street Apartments – Project Narrative

The applicant proposes to construct a 598 unit residential apartment complex in four buildings at 401 & 433 Washington Street located in both the Borough of Conshohocken and Whitemarsh Township, Montgomery County, Pennsylvania. The entire project site is approximately 11.2 acres in size. The 401 and 433 Washington Street properties are approximately 5.48 acres and 5.69 acres, respectively. The project is bordered by Washington Street to the north, the Schuylkill River to the south, an industrial property to the east, and Cherry Street to the west. The proposed apartment buildings will be built on concrete columns so that all living spaces will be situated above the 100-year FEMA delineated floodplain for the Schuylkill River. Parking for the apartments is located underneath and adjacent to the apartment buildings.

The properties have functioned as industrial uses since the 1800s. The 401 Washington Street site is currently a vacant lot that contains the foundation and the parking lot of an industrial building formerly owned and occupied by C&D Battery. The 433 Washington Street site is former property of Hale Pump that contains a vacant industrial building and parking area. All of the existing features from the prior industrial uses will be demolished. The site soils consist of Urban Land (UgB), also referred to as Made Soils (MdB) in older soil surveys. This site has been located in an urban industrial center for over 150 years and as such, the site soils are comprised of mixed fill material with no definite, homogenous characteristics. The site is part of the PADEP Act 2 program for onsite soil contaminants.

The properties are located in the Specially Planned District Two (SP-2) Zoning District with the Floodplain Conservation District Overlay in the Borough of Conshohocken and the Heavy Industrial District (HVY) with the Riverfront Development District One (RDD-1) Overlay, Riparian Corridor Conservation District (RCCD), Steep Slope Overlay District (SS) and the Floodplain Conservation Overlay District (FLPL) in Whitemarsh Township. Multi-family housing use is permitted by-right in the Whitemarsh Township RDD-1 Zoning District; however, grading and utility work in the floodway fringe require approval by Special Exception.

The present and proposed source of potable water is provided by AQUA Pennsylvania. Sanitary sewer will be connected into the existing Whitemarsh Township Sewer Authority's sanitary sewer main running underneath Washington Street.

R:\Projects\2014\14000908C\Project Information\210827_Project Narrative.docx

**OUTLINE OF RELIEF REQUESTED AND
REASONS JUSTIFYING GRANT THEREOF**

1. Applicant is the equitable owner of those two certain improved abutting tracts of ground located at 401 & 433 Washington Street, which properties are more particularly identified as Montgomery County Tax Map Parcel No. 05-00-11908-00-3 (hereinafter, the "Parcel 1"), and Montgomery County Tax Map Parcel No 65-00-12685-01-2 (hereinafter, the "Parcel 2") (Parcel 1 and Parcel 2 are sometimes hereinafter referred to collectively as the "Property"). See, Agreement of Sale dated January 22, 2021, attached hereto as Exhibit "A" and incorporated herein by reference.

2. The Property contains an aggregate of approximately 10.69 acres +/-, approximately 2.91 acres +/- of which is located within Whitemarsh Township (the "Whitemarsh Portion"), the balance being located within Conshohocken Borough (the "Conshohocken Portion").

3. The Whitemarsh Portion is situated within the HVY – Heavy Industrial Zoning District of Whitemarsh Township, and is also located within the RDD-1 – Riverfront Development Overlay District; RCCD- Riparian Corridor Conservation Overlay District; and FLPL – Floodplain Conservation Overlay District.

4. Although long vacant, the Property is presently improved with an abandoned, dilapidated, approximately 35,000+/- square foot, one-story warehouse structure, which is located almost entirely within the Conshohocken Portion.

5. On or about March 12, 2015, the Whitemarsh Township Board of Supervisors granted Preliminary Land Development approval to permit the development of the Property for 598 multi-family residential units, of which a maximum of 85 units were proposed to be located on the Whitemarsh Portion (the "Project"). A true and correct copy of Resolution No. 2015-10 is attached hereto as Exhibit "C" and incorporated herein by reference.

6. Thereafter, on or about May 28, 2015, the Whitemarsh Township Board of Supervisors granted Final Land Development approval to permit the Project. A true and correct copy of Resolution No. 2015-21 is attached hereto as Exhibit "D" and incorporated herein by reference. The Preliminary Land Development Approval and the Final Land Development Approval are sometimes hereinafter referred to collectively as the "Development Approvals".

7. In order to accommodate the Project, Applicant's predecessor in interest applied for and was granted, *inter alia*, certain relief by the Whitemarsh Township Zoning Hearing Board from the Whitemarsh Township Zoning Ordinance. Specifically, by Decision and Order dated August 7, 2013 (the "2013 ZHB Decision"), relief was granted in the form of a special exception pursuant to section 116-166.B(3) of the Whitemarsh Township Zoning Ordinance to permit utilities, public facilities, and improvements such as streets, transmission lines, pipelines, water lines and similar uses in the floodway fringe. A true and correct copy of 2013 ZHB Decision is attached hereto as Exhibit "E" and incorporated herein by reference.

8. Pursuant to Section 116-233 of the Zoning Ordinance, the 2013 ZHB Decision expired on or about August 7, 2014.

9. Accordingly, Applicant's predecessor in interest re-applied for and was re-granted, by Decision and Order dated January 7, 2015 (the "2015 ZHB Decision"), the same relief as was granted pursuant to the 2013 ZHB Decision, as well as additional relief in the form of a variance from the provisions of Section 116-281.A(9) to allow a 125' wide area of land offered for dedication to be included in the maximum building and impervious ground cover calculations. A true and correct copy of 2015 ZHB Decision is attached hereto as Exhibit "F" and incorporated herein by reference.

10. Since the issuance of the 2015 ZHB Decision and the grant of the Development Approvals, Applicant's predecessor in interest has gone through several insolvency proceedings which have precluded the development of the 2015 Project.

11. Notwithstanding the foregoing, Applicant is now prepared, able, and desirous to commence development of the Property in substantial conformance with the Project, as depicted on the Plan attached hereto as Exhibit "B" (the "Current Proposal").

12. Notable differences between the Project and the Current Proposal include:

- a. A reduction of the unit count in Whitemarsh Township;
- b. Installation of current stormwater management facilities, which have been substantially updated and improved from 2015 standards; and

- c. Installation of a more substantial promenade public riverfront access from Washington Street through the heart of the Property.

13. In furtherance of that effort, Applicant respectfully requests that the Whitemarsh Township Zoning Hearing Board consider the grant of the following relief from the Whitemarsh Township Zoning Ordinance;

- a. An interpretation of §116-165 that impervious surfaces, utilities, accessory structures and non-residential structures are permitted within the Floodplain Conservation District; or in the alternative, a variance from the provisions of that section to permit the same;
- b. An interpretation of §116-260 that clearing of vegetation, installation of parking lots, roads, driveways, fences and stormwater basis are permitted within the Riparian Corridor Conservation District under the circumstances; or in the alternative, a variance from the provisions of that section to permit the same;
- c. A special exception pursuant to §116-166.A(3) to permit a stormwater retention basin within the floodway;
- d. A special exception pursuant to §116-166.B(3) to permit utilities, public facilities, and improvements such as streets, transmission lines, pipelines, water lines and similar uses in the floodway fringe. It should be noted that this relief was granted for substantially the same

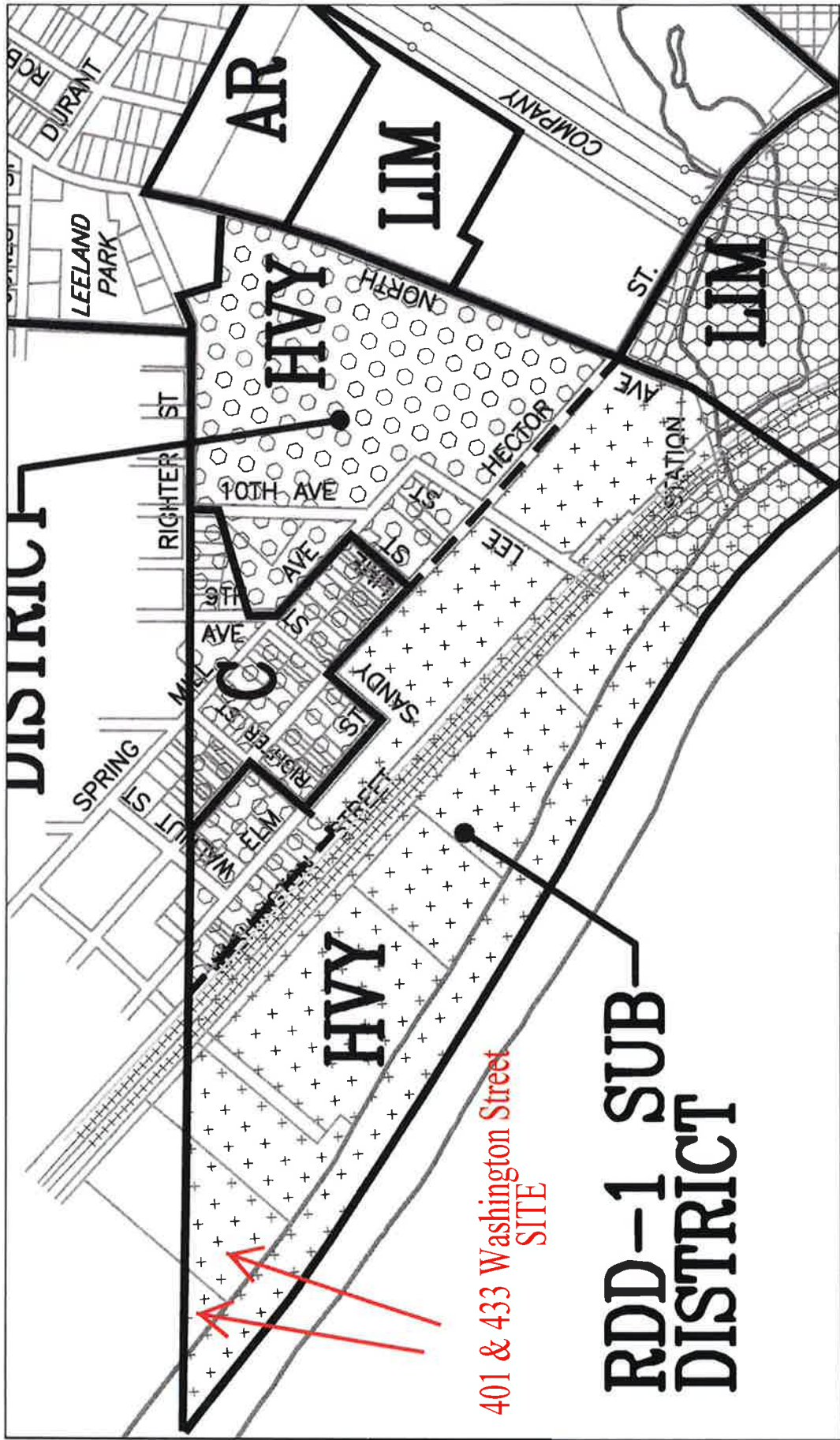
development of the Property on two prior occasions, as reflected in the 2013 and 2015 ZHB Decisions;

- e. A variance from the provisions of §116-280 to permit less than 2% of the footprint of the Project within Whitemarsh to contain a permitted nonresidential use. It should be noted, however, that although not located entirely within the Whitemarsh Portion, more than 2% of the footprint of the Project will contain a permitted nonresidential use;
- f. A variance from the provisions of §116-281.A(9) to permit a 125' wide area of land offered for dedication to be included in the maximum building and impervious ground cover calculations. It should be noted that this relief was granted for substantially the same development of the Property pursuant to the 2015 ZHB Decision; and
- g. An interpretation that the provisions of §116-284.E are satisfied by the location of the approximately 35' wide public riverfront access bisecting the proposed project as depicted on the plans, where such access would intersect with the Schuylkill River within Whitemarsh Township but not extend to any public right-of-way within Whitemarsh Township. It should be noted, however, that the Property in fact does not maintain any frontage along any public right-of-way within

Whitemarsh Township. In the alternative, a variance is requested to permit the same.

14. The relief, if authorized will not alter the essential character of the neighborhood or zoning district in which the Property is located, nor substantially or permanently impair the appropriate use or development of adjacent properties, nor be detrimental to the public welfare.

15. The relief, if authorized, represents the minimum that will afford relief to the Applicant and represents the least modification possible to the regulations at issue.



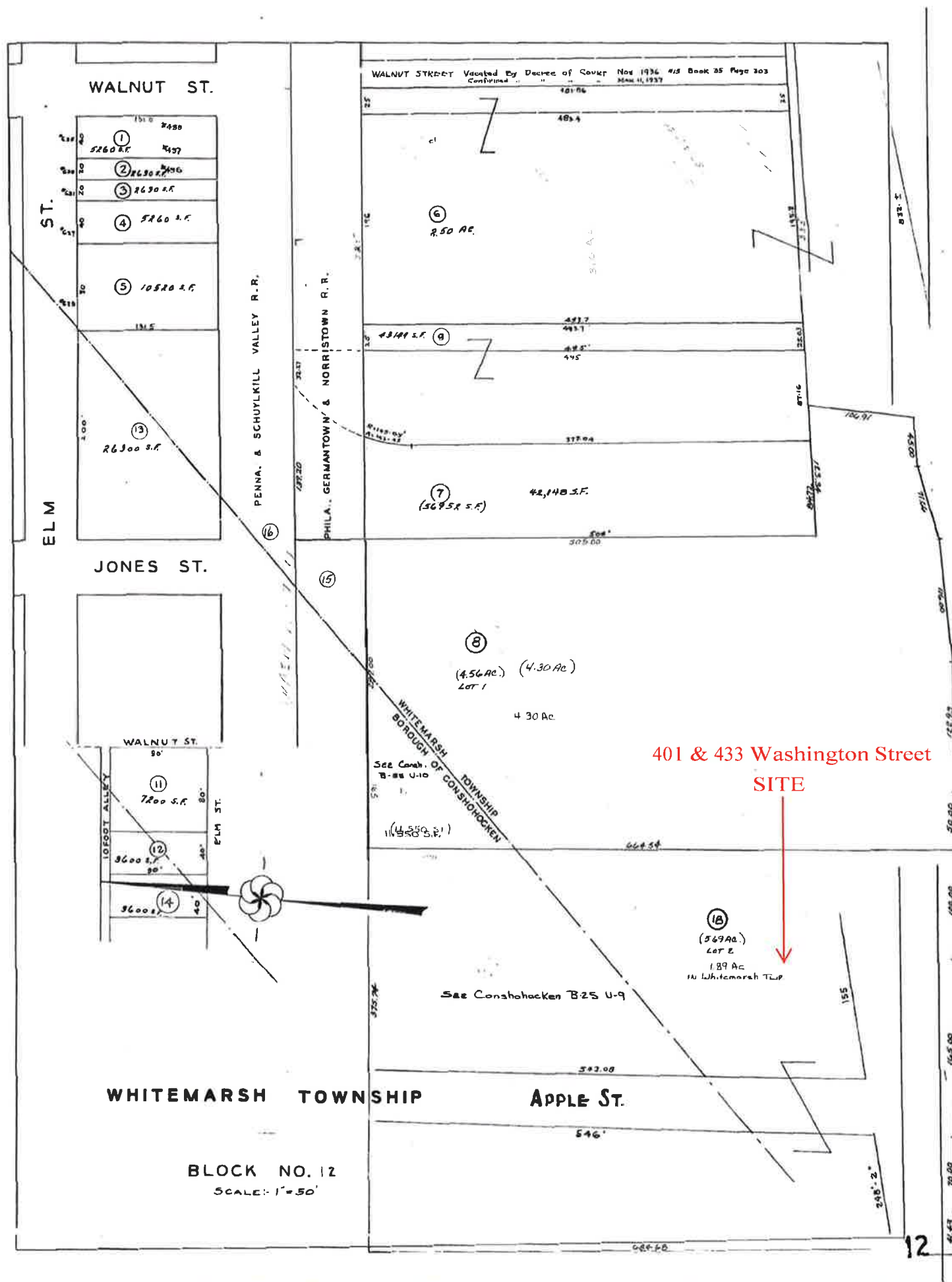


EXHIBIT "A"

Agreement of Sale dated January 22, 2021

PURCHASE AND SALE AGREEMENT
(401 & 433 Washington Street, Conshohocken, Pennsylvania)

THIS PURCHASE AND SALE AGREEMENT (this "Agreement") is made as of January 22, 2021 (the "Effective Date"), by and between **SPECTRUM-C LLC**, a Delaware limited liability company ("Seller"), and **KRE ACQUISITION CORP.**, a New Jersey corporation ("Buyer").

In consideration of the mutual covenants and representations herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, Seller and Buyer agree as follows:

1. PURCHASE AND SALE

1.1 Purchase and Sale. Subject to the terms and conditions of this Agreement, Seller hereby agrees to sell and convey to Buyer, and Buyer hereby agrees to purchase from Seller, all of Seller's right, title and interest in and to the property described in this Section 1.1 (the "Property").

(a) Land. That certain premises known as (i) 401 Washington Street, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, being identified as Parcel Identification Numbers 05-00-11904-00-7 and 65-00-11904-00-7 (the "401 Washington Property"), as more particularly described in Exhibit "A-1" attached hereto and (ii) 433 Washington Street, Borough of Conshohocken, County of Montgomery, Commonwealth of Pennsylvania, being identified as Parcel Identification Numbers 05-00-11908-00-3 and 65-00-12685-01-2 (the "433 Washington Property"), as more particularly described in Exhibit "A-2" attached hereto, together with all rights, including development rights, if any, easements, licenses, rights of way, reservations, privileges, appurtenances and other estates, rights and interests appurtenant thereto, including all right, title and interest of Seller, 401 Washington Street Associates, L.P. ("401 Washington") or Washington Street Associates, III, L.P. ("433 Washington"), as applicable (to the extent such interests of 401 Washington and 433 Washington, if any, are transferred to Seller as part of Seller's acquisition of the 401 Washington Property and 433 Washington Property, if such acquisitions shall occur as provided hereinbelow), if any, in and to (i) all strips and gores and all alleys adjoining said parcels, and the land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining said parcels, to the center line thereof; (ii) any award made or to be made and any unpaid award for any taking by condemnation or any damages to said parcels or the Improvements (as hereinafter defined) by reason of a change of grade of any street, road or avenue; and (iii) the airspace above said parcels (and rights to use such airspace) and any transferable development or similar rights appurtenant to said parcels by allocation under applicable laws, by zoning lot merger or otherwise (all of the foregoing hereinafter referred to collectively as, the "Land").

(b) Improvements. All buildings, structures and other improvements located on the Land (the "Improvements").

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the date set forth below.

SELLER:

SPECTRUM-C LLC,
a Delaware limited liability company

By: 

Name: Jeffrey Schaffer

Title: Managing Member

BUYER:

KRE ACQUISTION CORP.,
a New Jersey corporation

By: _____

Name: Murray Kushner

Title: President

IN WITNESS WHEREOF, the parties hereto have executed this Agreement under seal as of the date set forth below.

SELLER:

SPECTRUM-C LLC,
a Delaware limited liability company

By: _____

Name: Jeffrey Schaffer

Title: Managing Member

BUYER:

KRE ACQUISITION CORP.,
a New Jersey corporation

By: _____

Name: Murray Kushner

Title: President

EXHIBIT "B"
ZONING PLAN
[Attached separately]

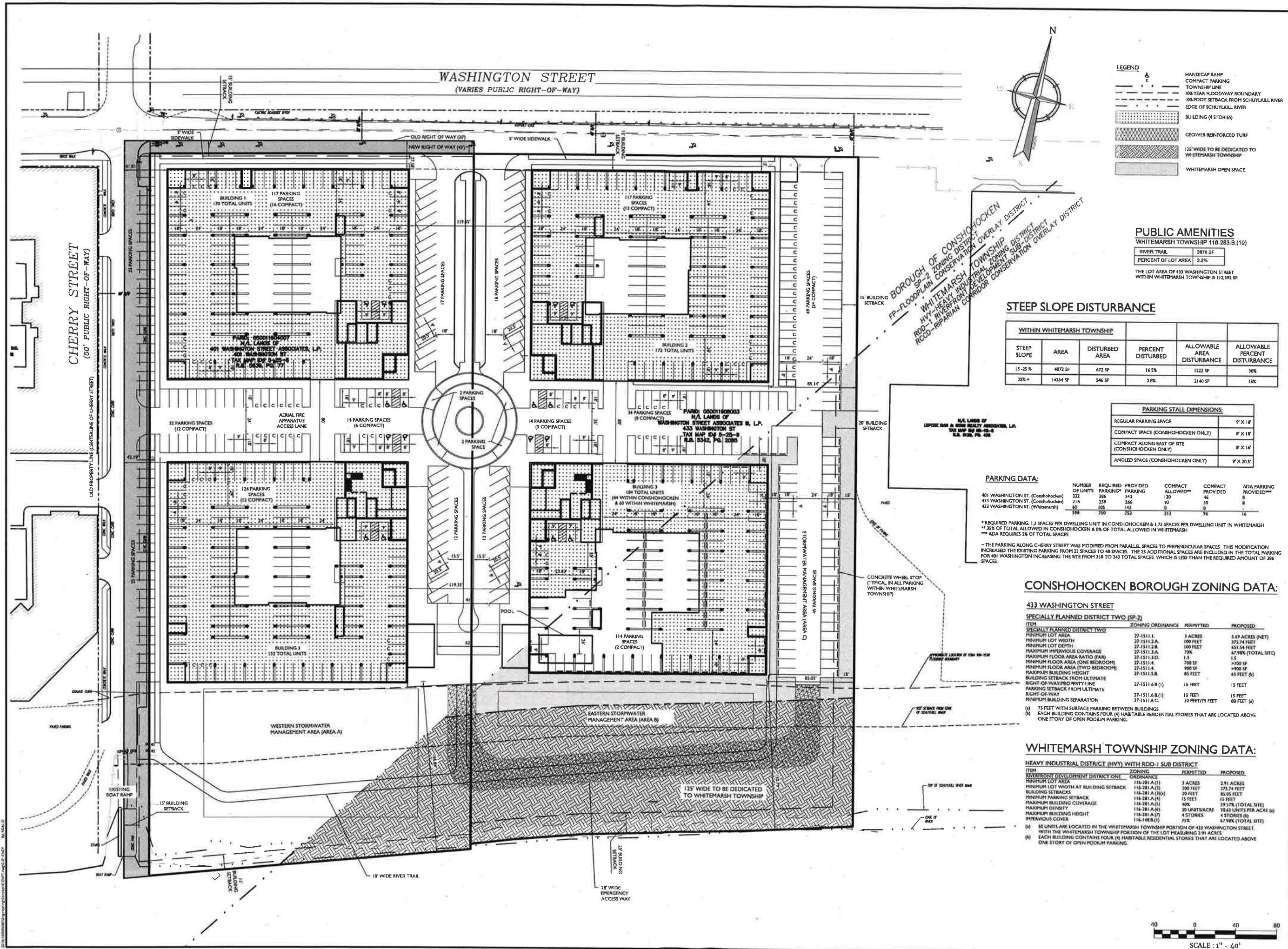


EXHIBIT "C"
Resolution No. 2015-10

**WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
RESOLUTION #2015-10**

BE IT RESOLVED, and it is hereby resolved by the Board of Supervisors of Whitemarsh Township, as follows:

A. Washington Street Associates III, L.P. (the "**Applicant**"), has caused to be prepared and filed with the Township a plan of land development, designated as **Plan SLD #02-13**, entitled "**401 & 433 Washington Street**," dated July 19, 2013, last revised April 4, 2014, consisting of twenty-three (23) sheets, prepared by Right Angle Engineering LLC (the "**Plan**").

B. The Plan proposes the development of a tract of land containing two (2) parcels measuring approximately 10.7 acres, more or less, located at 401 and 433 Washington Street, being **Tax Map Parcel No. 05-00-11908-00-3**, located in the Borough of Conshohocken, Montgomery County (the "**Conshohocken Parcel**"), and **Tax Map Parcel No. 65-00-12685-01-2**, a portion of which is located in Whitemarsh Township, Montgomery County, said portion consisting of approximately 2.59 acres (the "**Whitemarsh Parcel**") (together, the "**Property**"), in order to construct a residential development of 598 multi-family units, of which up to eighty five (85) are proposed to be located on the Whitemarsh Parcel (the portion of the Plan shown on the Whitemarsh Parcel shall hereinafter be referred to as the "**Project**").

NOW, THEREFORE, the Plan is hereby granted **Conditional Preliminary Land Development Approval** subject to the satisfaction of the following conditions by the Applicant:

1. Submission in a form acceptable to the Township of the following:
 - a. Site Improvements Agreement;
 - b. Posting of financial security, in accordance with Section 509(a) of the Municipalities Planning Code, 53 P.S. § 10509(a), in an amount to be determined satisfactory by the Township Engineer and in a form acceptable to the Township Solicitor, and submission of a Site Improvements Security Agreement, to ensure completion of the proposed improvements;
 - c. Stormwater Operations and Maintenance Agreement, which shall provide, *inter alia*, for the perpetual maintenance obligation of the Applicant and successor owners to ensure maintenance of all stormwater facilities; and
 - d. Written approval of the Fire Marshal.
2. Compliance with all comments as outlined in the Letter of Review of SLD #02-13 dated November 17, 2014, prepared by T&M Associates, attached hereto as **Exhibit "A"** and incorporated herein by reference.
3. Compliance with all comments as outlined in the Zoning Ordinance Compliance Review letter, prepared by Charles L. Guttentplan, AICP, Director of Planning and Zoning/Zoning Officer, dated November 25, 2014, attached hereto as **Exhibit "B"** and incorporated herein by reference.
4. Compliance with the **Decision and Order** of the Whitemarsh Township Zoning Hearing Board in No. 2014-34, dated January 8, 2015, attached hereto as **Exhibit "C"** and incorporated herein by reference.
5. Unless waived by the Board of Supervisors, payment, in a form acceptable to the Township, of a Traffic Impact Fee of **Fifty Three Thousand One Hundred Nine Dollars (\$53,109.00)** (21 new P.M. peak hour trips x \$2,529/peak hour trip, using the ITE Trip Generation Manual), prior to the Township's issuance of a building permit.

6. Unless waived by the Board of Supervisors, payment, in a form acceptable to the Township, of a fee in lieu of dedication of land for park and/or recreation use, in accordance with Section 105-53(D) of the Township's Subdivision and Land Development Ordinance, which contribution shall be made prior to the Township's issuance of a building permit.

7. In lieu of the payments prescribed by Paragraph 5 (Traffic Impact Fee) and Paragraph 6 (Parks and Recreation Fee) above, the Applicant will make a voluntary lump sum contribution in a form acceptable to the Township in the amount of **\$2,000.00 per unit constructed on the Whitemarsh Parcel**, to enable the Township to use the payment as it sees fit, which voluntary contribution shall be made prior to the Township's issuance of a building permit for the units to be constructed on the Whitemarsh Parcel.

8. Further, the Board of Supervisors takes the following action as to the Applicant's request for waivers, set forth in a letter from the Applicant's counsel, dated February 6, 2015 (the "**Waiver Letter**"), from the requirements of Chapter 105 of the Whitemarsh Township Code – "Subdivision and Land Development":

a. **Section 105-21(B)(9)**: from the requirement that the Applicant submit a transportation impact study, due to all vehicular access to and from the site being located in the Borough of Conshohocken and less than 15% of the proposed dwelling units being located within Whitemarsh Township; or, in the alternative, partial waiver from this requirement to allow submission of the Applicant's traffic impact study prepared for the Applicant and submitted to the Borough of Conshohocken, and submission of any additional material required by the Board of Supervisors;

✓ Granted ☐ Denied

b. **Section 105-21.1.E**: from the requirement that a transportation impact fee be imposed upon new subdivisions and land developments for the purpose of funding off-site public transportation improvements, such payment to be made at the time of issuance of a building permit;

✓ Granted ☐ Denied

c. **Section 105-39(A)**: from the requirement that all parking areas shall have at least one tree of two-and-one-half-inches minimum caliper for every two parking spaces provided, due to the majority of parking spaces being proposed to be located underneath the proposed building and in order to permit the installation of five (5) trees in the surface parking area, consisting of approximately 50 parking spaces, and in recognition of the Applicant's proposal to provide significant landscaping for the building and a substantial buffer along the side of the parking area; and

✓ Granted ☐ Denied

d. **Section 105-53(D)**: from the requirement that the Applicant dedicate land in the amount of 10% of the total Site Area for Park and/or Recreational use, or that the Applicant offer a fee-in-lieu of dedicating actual land area, in recognition of the Applicant's proposal to offer the riverfront park area to the Township, or, alternatively, to make that area available to the public.

✓ Granted ☐ Denied

9. Further, the Board of Supervisors takes the following action as to the Applicant's request, set forth in the Waiver Letter, for waiver from the requirements of Chapter 55 of the Whitemarsh Township Code – "Tree Protection Standards":

a. **Section 55-3.D:** from the requirement that no more than fifty percent (50%) of trees on a lot be removed, in order to permit removal of sixty-eight percent (68%) of the trees on the Whitemarsh Parcel; and

✓ ☒ Granted ☐ Denied

b. **Section 55-4.B.(6)(f)[1][2]&[3]:** from the requirement that replacement trees installed by the Applicant be subject to certain maximum permissible percentages for flowering trees, evergreen trees, shrubs and ground covers, in order to permit the Applicant to meet the requirements of this section in accordance with the notations on the Landscape Plan (Sheet LP-2 of the Plan) and in the correspondence submitted to the Shade Tree Commission by Patrick J. Stuart, RIA, MCRP, dated February 16, 2015, attached hereto as **Exhibit "D"**.

✓ ☒ Granted ☐ Denied

10. Further, the Board of Supervisors takes the following action as to the Applicant's request, set forth in the Waiver Letter, for waiver from the requirements of Resolution No. 2004-8:


a. **Section II(E)(2)(g)(iv):** from the requirement that all storm drainage pipes be reinforced concrete pipe. Applicant requests relief from this section in order to allow the use of HDPE perforated pipes as part of the underground infiltration system. The approved plans for the Conshohocken Parcel include perforated HDPE, and the Applicant submits that it would be inefficient to use different forms of storm pipes within the development.

✓ ☒ Granted ☐ Denied

The Conditional Preliminary Land Development Approval granted herein shall be rescinded automatically upon the Applicant's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, as evidenced by Applicant's signature below.

ADOPTED, as a Resolution by the Whitemarsh Township Board of Supervisors this 12th day of March, 2015.

ATTEST:


RICHARD L. MELLOR, JR.
SECRETARY

**WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS**

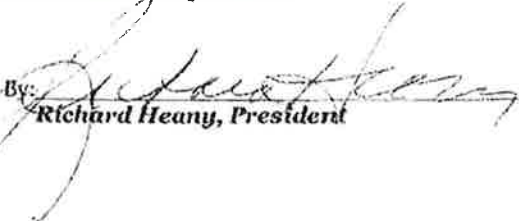
By: 
ROBERT R. HART, CHAIR

THE UNDERSIGNED HEREBY REPRESENTS THAT HE IS AUTHORIZED ON BEHALF OF THE APPLICANT TO AGREE, AND HEREBY AGREES TO THE ABOVE CONDITIONAL PRELIMINARY LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:

APPLICANT:

WASHINGTON STREET ASSOCIATES III, L.P.

**By its General Partner: Washington Street Associates III
Acquisition Corporation**

By: 
Richard Heany, President

Dated: March 12, 2015

EXHIBIT “D”

No. 2015-21

WHITEMARSH TOWNSHIP BOARD OF SUPERVISORS
RESOLUTION #2015--21

BE IT RESOLVED, and it is hereby resolved by the Board of Supervisors of Whitemarsh Township, as follows:

A. Washington Street Associates III, L.P. (the "**Applicant**"), has caused to be prepared and filed with the Township a plan of land development, designated as **Plan SLD #02-13**, entitled "**401 & 433 Washington Street**," dated February 27, 2013, last revised May 17, 2015, consisting of twenty-three (23) sheets, prepared by Right Angle Engineering LLC (the "**Plan**").

B. The Plan proposes the development of a tract of land containing two (2) parcels measuring approximately 10.7 acres, more or less, located at 401 and 433 Washington Street, being **Tax Map Parcel No. 05-00-11908-00-3**, located in the Borough of Conshohocken, Montgomery County (the "**Conshohocken Parcel**"), and **Tax Map Parcel No. 65-00-12685-01-2**, a portion of which is located in Whitemarsh Township, Montgomery County, said portion consisting of approximately 2.59 acres (the "**Whitemarsh Parcel**") (together, the "**Property**"), in order to construct a residential development of 598 multi-family units, of which up to eighty five (85) are proposed to be located on the Whitemarsh Parcel (the portion of the Plan shown on the Whitemarsh Parcel shall hereinafter be referred to as the "**Project**").

C. By Resolution 2015-10, dated March 12, 2015, a copy of which is attached hereto as **Exhibit "A"** and incorporated herein by reference, the Board of Supervisors granted Conditional Preliminary Land Development Approval for the Plan.

D. The Township Engineer has reviewed the Plan and has submitted to the Board of Supervisors a Letter of Review dated May 5, 2015.

E. The Director of Planning and Zoning/Zoning Officer has reviewed the Plan and has issued a Zoning Ordinance Compliance Review dated May 6, 2015.

F. Heinrich & Klein Associates, Inc., has reviewed the Applicant's Traffic Engineering Review for the Project and has submitted to the Township Engineer a Letter of Review dated April 7, 2015.

G. The Applicant submitted revisions to the Plan, dated May 17, 2015, whereby the sheets titled "Overall Site Plan" and "Grading Plan" demonstrate compliance with Section 116-169.B. of the Zoning Ordinance.

H. The Whitemarsh Township Planning Commission has reviewed the Plan and recommended approval of the Plan, subject to (1) approval of the revised Grading Plan, dated May 17, 2015, by the Township Engineer; (2) approval of the revised Landscape Plan, necessitated by the revised Grading Plan, by the Shade Tree Commission; and (3) the Applicant's compliance with the Township Engineer's review and comments.

NOW, THEREFORE, the Plan is hereby granted **Conditional Final Land Development Approval** subject to the satisfaction of the following conditions by the Applicant:

1. Execution of a Site Improvements Agreement, in a form acceptable to the Township Solicitor;
2. Posting of financial security, in an amount to be determined satisfactory by the Township Engineer and in a form acceptable to the Township Solicitor, to ensure completion of the public improvements, and execution of a Site Improvements Security Agreement in a form acceptable to the Township Solicitor;

3. Execution of a Stormwater Operations and Maintenance Agreement, which shall provide, *inter alia*, for the perpetual maintenance obligation of the Applicant and successor owners to ensure maintenance of all stormwater facilities;

4. Compliance with all comments as outlined in the Letter of Review of SLD #02-13 dated May 5, 2015, prepared by T&M Associates, attached hereto as Exhibit "B" and incorporated herein by reference;

5. Compliance with all comments as outlined in the Zoning Ordinance Compliance Review letter, prepared by Charles L. Guttentplan, AICP, Director of Planning and Zoning/Zoning Officer, dated May 6, 2015, attached hereto as Exhibit "C" and incorporated herein by reference;

6. Compliance with the Decision and Order of the Whitemarsh Township Zoning Hearing Board in No. 2014-34, dated January 8, 2015, attached hereto as Exhibit "D" and incorporated herein by reference;

7. Compliance with with all comments as outlined in the Letter of Review, dated April 7, 2015, prepared by Heinrich & Klein Associates, Inc., attached hereto as Exhibit "E" and incorporated herein by reference;

8. Submission to the Zoning Officer of written confirmation from the appropriate municipal authority indicating the availability and supply of water for the Project;

9. Submission to the Zoning Officer of written confirmation from the appropriate municipal authority indicating the availability of public sanitary sewer facilities for the Project; and

10. Further, the Conditional Final Land Development Approval granted herein is subject to:

- a. The Township Engineer's approval of the revised Grading Plan dated May 17, 2015; and
- b. The Shade Tree Commission's approval of the revised Landscape Plan as necessitated by the revised Grading Plan.

The Conditional Final Land Development Approval granted herein shall be rescinded automatically upon the Applicant's failure to accept, in writing, all conditions herein imposed within seven (7) days of receipt of this Resolution, as evidenced by Applicant's signature below.

ADOPTED, as a Resolution by the Whitmarsh Township Board of Supervisors this 28th day of May, 2015.

ATTEST:



RICHARD L. MELLOR, JR.
SECRETARY

**WHITEMARSH TOWNSHIP
BOARD OF SUPERVISORS**

By: 

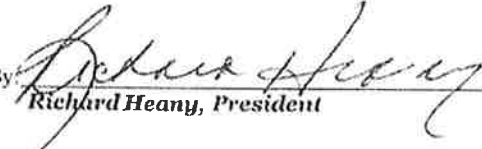
ROBERT R. HART, CHAIR

THE UNDERSIGNED HEREBY REPRESENTS THAT HE IS AUTHORIZED ON BEHALF OF THE APPLICANT TO AGREE, AND HEREBY AGREES TO THE ABOVE CONDITIONAL FINAL LAND DEVELOPMENT PLAN APPROVAL RESOLUTION:

APPLICANT:

WASHINGTON STREET ASSOCIATES III, L.P.

**By its General Partner: Washington Street Associates III
Acquisition Corporation**

By: 

Richard Heany, President

Dated : May 28, 2015

EXHIBIT "E"
2013 ZHB Decision

WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.:	2013-22	FIRST HEARING DATE:	08/07/13
APPLICANT:	401 Washington Street Associates, LP	DECISION:	08/07/13
	Washington Street Associates, III, LP	COPY MAILED:	08/08/13
	Block 012, Unit 018		
	401 and 433 Washington Street		
	Conshohocken, PA 19428		
	HVY – Heavy Industrial District		
	RDD -1 –Sub-District Overlay		
	Floodplain Conservation Overlay District		
	Riparian Corridor Conservation Overlay District		

The Applicants propose to construct a multifamily development at this property. The property is split between Conshohocken Borough and Whitemarsh Township, with 2.59 acres of the total 10.69 acre property located in Whitemarsh Township. A total of 619 dwelling units are proposed, with 61 dwelling units in Whitemarsh Township. The property is proposed for development under the RDD-1 Overlay standards.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. A Special Exception under Section 116-166B(3) to construct utilities, public facilities and improvements such as streets, transmission lines, pipelines, water lines and similar uses in the Floodway Fringe is **GRANTED**.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.
3. The Applicant shall comply with the requirements set forth in the Township Engineer's letter of July 25, 2013.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

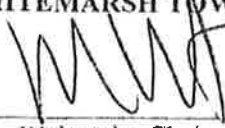
Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.

The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.

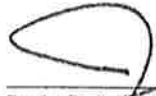
However, note:

Act 87 of 2012 provides for a suspension of the expiration of governmental approvals under the Pennsylvania Municipalities Planning Code until July 1, 2016.

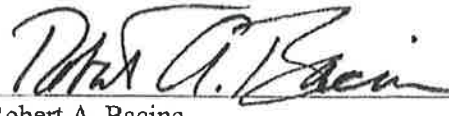
WHITEMARSH TOWNSHIP ZONING HEARING BOARD:



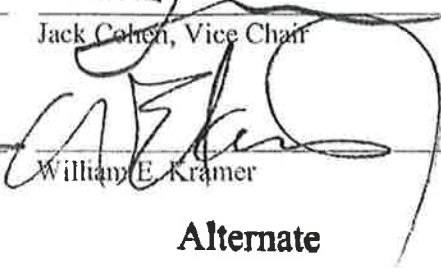
Marc Weinstein, Chair



Jack Cohen, Vice Chair



Robert A. Bacine



William E. Kramer

Alternate



James Behr

Randi Rubin

EXHIBIT "F"
2015 ZHB Decision

WHITEMARSH TOWNSHIP ZONING HEARING BOARD

DECISION AND ORDER

APPLICATION NO.: 2014-34

FIRST HEARING DATE: 01/07/15

APPLICANT: 401 Washington Street Associates, LP

DECISION: 01/07/15

Washington Street Associates, III, LP

COPY MAILED: 01/08/15

Block 012, Unit 018

401 and 433 Washington Street

Conshohocken, PA 19428

HVY – Heavy Industrial District

RDD -1 –Sub-District Overlay

Floodplain Conservation Overlay District

Riparian Corridor Conservation Overlay District

The Applicants propose to construct a multifamily development at this property. The property is split between Conshohocken Borough and Whitemarsh Township, with 2.59 acres of the total 10.69 acre property located in Whitemarsh Township. A total of 598 dwelling units are proposed, with up to 85 dwelling units in Whitemarsh Township (as opposed to the previous Application at No. 2013-22 wherein 619 dwelling units were proposed with 61 units located in Whitemarsh Township). The property is proposed for development under the RDD-1 Overlay standards.

After completion of a public hearing on the above-referenced Application, pursuant to public notice as required by law, the Zoning Hearing Board of Whitemarsh Township decided and orders as follows:

1. A Special Exception under Section 116-166B(3) to construct utilities, public facilities and improvements such as streets, transmission lines, pipelines, water lines, storm water facilities, and similar uses in the Floodway Fringe is **GRANTED**.
2. A Variance from Section 116-281A(9) to allow a 125 foot wide area of land offered for dedication to the Township to be included in maximum building and impervious ground cover calculations is **GRANTED**.
3. The requests for Variances from Sections 116-284A, B & C to eliminate the obligation to dedicate land along the river were withdrawn.
4. The requests for Variances from Sections 116-281A(5) and (8) to provide relief from maximum building and impervious ground cover limits were withdrawn.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development permitted by this Decision shall conform to the exhibits and testimony presented by the Applicant, unless inconsistent with any specific conditions imposed by this Board, in which case these specific conditions shall take precedence.
2. The Applicant shall apply for and obtain all permits required by the Township Codes in a timely manner.
3. The Applicant shall comply with the requirements set forth in the Township Engineer's letter of December 19, 2014.

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within thirty (30) days following the copy mailing date set out above.

Section 116-223 of the Zoning Ordinance provides as follows:

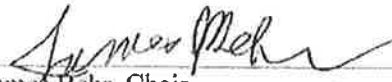
Expiration of granted appeals. Unless otherwise specified by the Board, all approvals granted by the Zoning Hearing Board shall automatically expire 365 days after the date of the decision unless: (1) the applicant has acted upon the approval by obtaining the required permit(s) and paying the prescribed fees for same, or (2) the Zoning Hearing Board decision is on appeal to the courts, at which point, the approval, if upheld on appeal, shall expire 365 days after final determination on appeal.


The Zoning Hearing Board may extend the expiration date of approvals for a 180 day period upon request by the applicant, provided that the applicant is, in the opinion of the Zoning Hearing Board, diligently pursuing governmental and/or regulatory approvals as required. Requests for extensions shall be in writing and submitted to the Zoning Hearing Board at least 30 days before any applicable expiration date. Only one (1) extension may be provided for any application.


However, note:

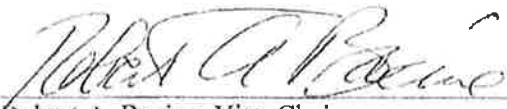
The Development Permit Extension Act, 53 P.S. §11703.1 et. seq., provides for a suspension of the expiration of certain governmental approvals under the Pennsylvania Municipalities Planning Code until July 1, 2016.


WHITEMARSH TOWNSHIP ZONING HEARING BOARD:


James Behr, Chair


William F. Kramer


Jack Cohen


Robert A. Bacine, Vice Chair


Marc Weinstein

Alternate

Randi Rubin

DECISION AND ORDER
WHITEMARSH TOWNSHIP ZONING HEARING BOARD

APPLICATION 01-18

433 Washington Street Association, LLP

First Hearing 6/11/01 Decided 6/11/01 Copy Mailed 6/12/01

At a public hearing of the above application, the Zoning Hearing Board decides and orders as follows:

1. The Variance required from Section 116-165 of the Whitemarsh Township Code to allow construction of a parking lot and the placement of fill in the Flood Plain Conservation District at 433 Washington Street is hereby granted / ~~denied~~.
2. The Variance required from Section 116-165.B(4) of the Code to allow the parking lot to be paved with impervious material is hereby granted / ~~denied~~.
3. The Variance required from Section 116-184.E to allow the parking lot to reduce or eliminate parking strips ~~and/or to allow the dimension of a parking area to exceed 150 feet~~ is hereby granted / ~~denied~~.

THIS DECISION IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. All use and development allowed by any granted application shall conform to the exhibits and testimony presented at the hearing unless inconsistent with these conditions in which case these conditions shall take precedence.

ALL PARKING SPACES OR PORTION THEREOF THAT ARE LOCATED WITHIN WHITEMARSH TOWNSHIP SHALL BE A MINIMUM OF TEN FEET WIDE AND TWO HUNDRED SQUARE FEET IN AREA.

Robert A. Bacine
Steve Pleas

Gordon W. Foster
John P. Ambrose
JOHN KAPUSNICK (ABSENT)

This Decision and Order of the Board is final and any appeal of it must be filed with the Court of Common Pleas of Montgomery County within 30 days following the copy mailing date set out above.

Section 116-223 of the Whitemarsh Township Code provides that all applications granted by the Board shall automatically expire 365 days after the expiration of the last day to appeal to the Court of Common Pleas of Montgomery County or to an Appellate Court, if, during that time, the applicant has not acted upon the granted application by obtaining the granted permit and paying the required fee for same. Any request for an extension must be submitted in writing to the Board at least thirty (30) days prior to the expiration date.

401 & 403 Washington St

Design Concepts
08.26.2021

Prepared by:

Major

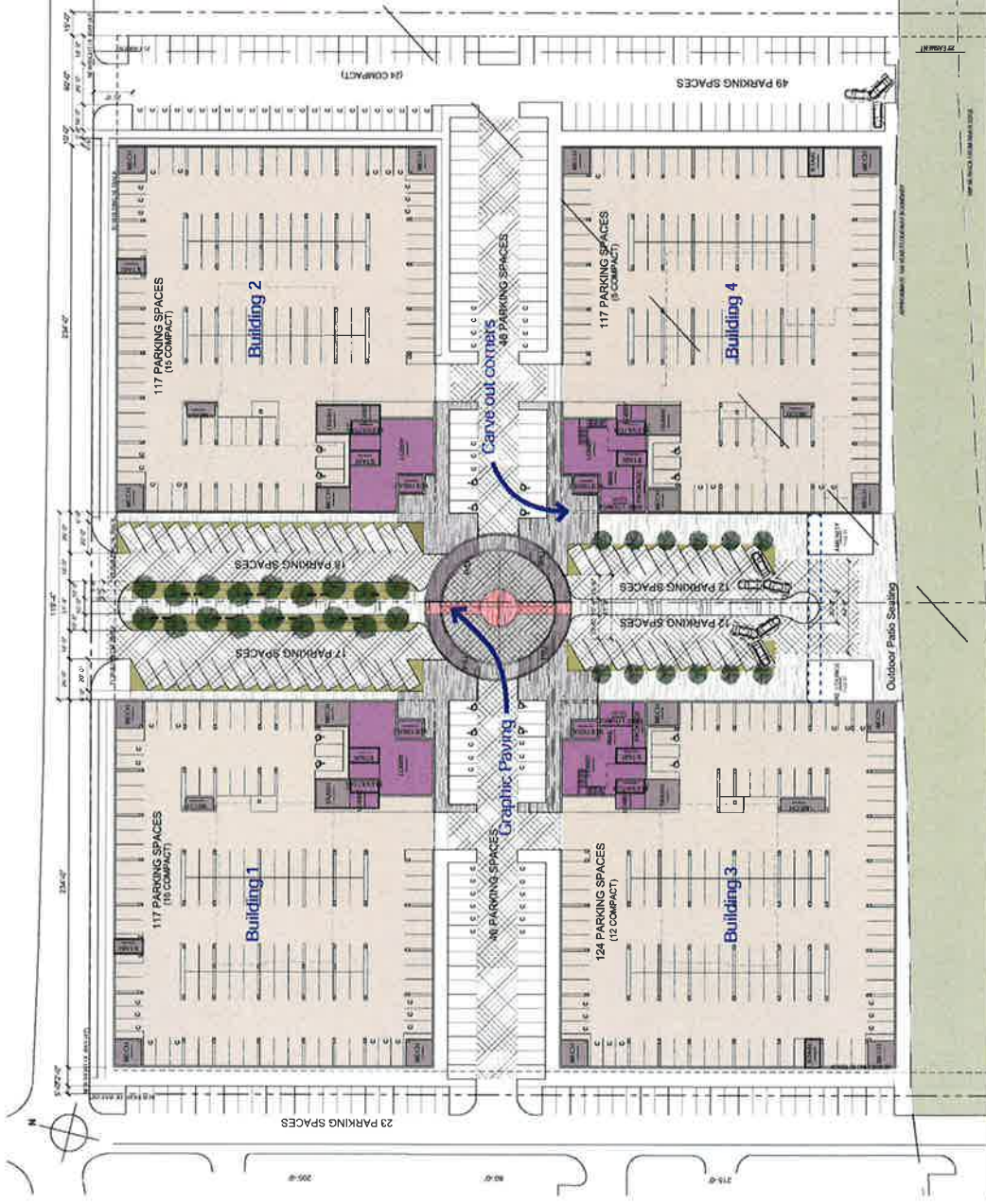
BARTON PARTNERS
urban design + architecture

Prepared for:

KRE
Kaiser Rail Estate Group

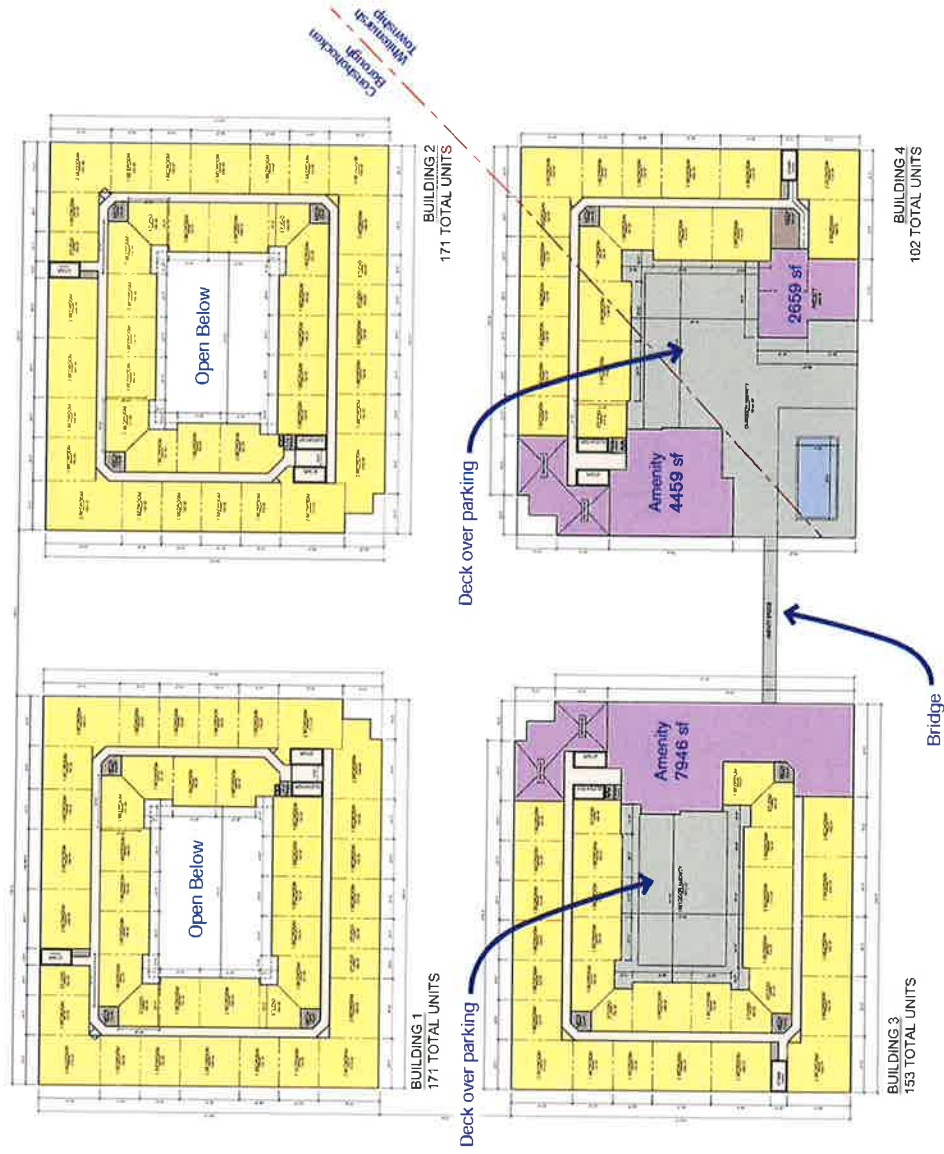
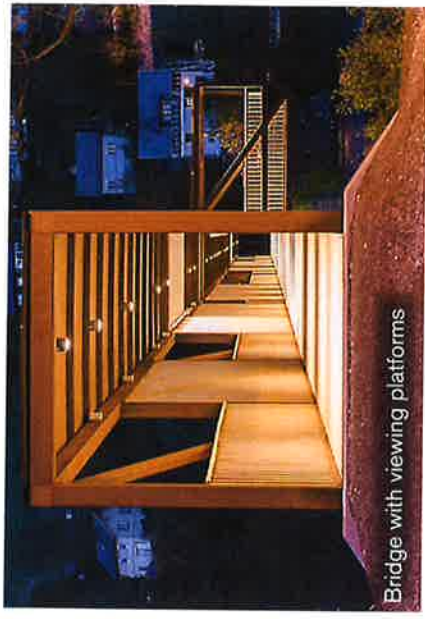
Disclaimer: Work contained in these documents prepared by Major Architecture D.P.C. is preliminary in nature and is subject to further review for compliance with applicable codes, standards, laws and requirements of authorities having jurisdiction over the Project. Major is not responsible for the accuracy and completeness of these documents furnished to the Client or third parties and therefore shall have no liability for claims arising out of use of these documents.

Project Planning



Ground Floor
Reclaiming the Corner

Major



Second Floor

Amenity Level

Major



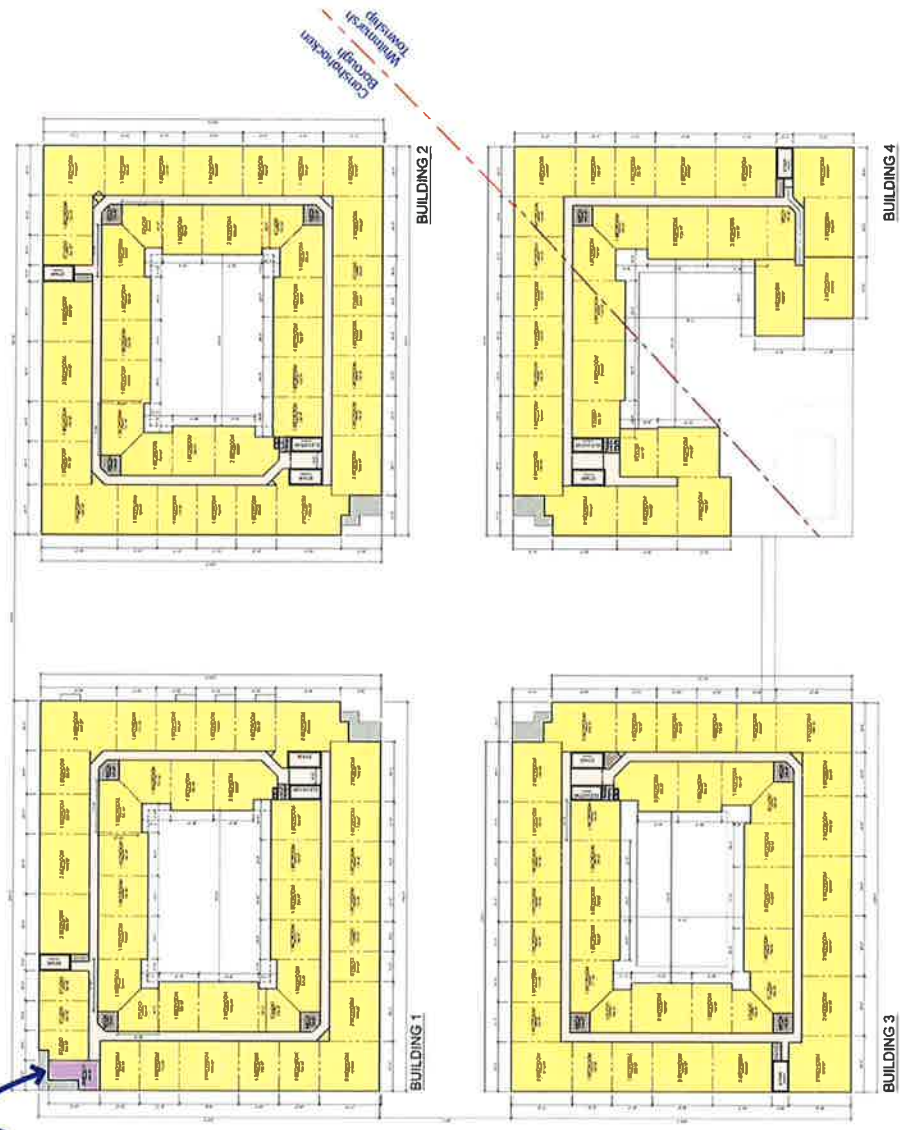
Program Key

- Residential
- Amenity
- Outdoor Deck
- BOH / Mechanical

Third Floor Residential Floor

Major

Double Height
Amenity



Program Key

- Residential
- Amenity
- Outdoor Deck
- BOH / Mechanical

Fourth Floor
Residential Floor

Major



Fifth Floor Waterfront Viewing Decks

Major

Project Unit Distribution

Total Unit Distribution						
	Unit GSF	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Total
Studio	540	22	20	17	7	66
1-Bed	552	106	108	84	41	339
2-Bed	720	40	40	53	180	300
3-Bed	4	4	2	3	13	22
Total		170	172	152	104	598

Building #1 Unit Distribution						
	Unit GSF	1st Flr	2nd Flr	3rd Flr	4th Flr	Total
Studio	540	3	3	4	4	14
1-Bed	552	2	2	2	2	8
2-Bed	720	23	23	22	22	90
3-Bed	780	4	4	4	4	16
2-Bed	992	1	1	1	1	4
2-Bed	1,080	6	6	6	6	24
2-Bed	1,110	2	2	1	1	6
2-Bed	1,134	1	1	1	1	4
3-Bed	1,407	1	1	1	1	4
Total		43	43	42	42	170

Building #3 Unit Distribution						
	Unit GSF	1st Flr	2nd Flr	3rd Flr	4th Flr	Total
Studio	552	2	4	4	4	14
Studio	595	1				1
Studio	604	2				2
1-Bed	708	2				2
1-Bed	720	12	19	19	19	69
1-Bed	780	2	4	4	3	13
2-Bed	992	1	1	1	1	4
2-Bed	1,080	7	8	8	8	31
2-Bed	1,110	2	2	2	2	8
2-Bed	1,134	1	1	1	1	4
2-Bed	1,260	1	1	1	1	4
3-Bed	1,380	1	1	1	1	4
Total		31	37	37	35	152

Project Parking

Parking	Garage	Street	Pickup Dropoff	Internal	Total
Building 1	117	23	1	40	181
Building 2	117		1	91	209
Building 3	124		1	35	160
Building 4	117		1	85	203
Total	475	23	4	251	753

*25 spaces on Cherry Street not included

Parking Requirements	Unit #	Ratio	Req'd	Proposed
Whitemarsh	60	1.75	105	141
Conshohocken	538	1.2	646	612
	598		751	753

Major

Unit Distribution, Parking and Areas

401 & 403 Washingtons St 8

Building #2 Unit Distribution						
	Unit GSF	1st Flr	2nd Flr	3rd Flr	4th Flr	Total
Studio	540	3	3	3	3	12
Studio	552	2	2	2	2	8
1-Bed	720	23	23	23	23	92
1-Bed	768	4	4	4	4	16
2-Bed	992	1	1	1	1	4
2-Bed	1,080	6	6	6	6	24
2-Bed	1,110	2	2	2	2	8
2-Bed	1,134	1	1	1	1	4
3-Bed	1,407	1	1	1	1	4
Total		43	43	43	43	172

Building #4 Unit Distribution						
	Unit GSF	1st Flr	2nd Flr	3rd Flr	4th Flr	Total
Studio	675	1	2	2	2	7
1-Bed	720	8	9	8	8	33
1-Bed	760	2	2	2	2	8
2-Bed	1,080	2	3	4	4	13
2-Bed	1,110	5	4	5	5	19
2-Bed	1,135			1	1	2
2-Bed	1,152	4	4	4	4	16
2-Bed	1,166		1	1	1	3
3-Bed	1,362		1	1	1	3
Total		22	26	28	28	104

Project Areas

	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Total
Amenity		2,010	2,010	2,010	8,040
Indoor Amenity	1,809		9,518	5,551	16,878
Total	3,819	2,010	11,528	7,561	24,918
Outdoor Amenity			7,536	14,288	21,824

Building 4 Municipal Unit Count

Whitemarsh Unit Mix							
	Unit GSF	1st Flr	2nd Flr	3rd Flr	4th Flr	Total	%
Studio	552					0	0%
1-Bed	720	4	4	4	4	16	
1-Bed	760	2	2	2	2	8	40%
2-Bed	1,080	2	2	2	2	8	
2-Bed	1,110	5	4	4	4	17	
2-Bed	1,135					0	
2-Bed	1,152	2	2	2	2	8	60%
2-Bed	1,166					0	
3-Bed	1,362		1	1	1	3	5%
Total		15	15	15	15	60	

Constohocken Unit Mix							
	Unit GSF	1st Flr	2nd Flr	3rd Flr	4th Flr	Total	%
Studio	552	1	2	2	2	7	16%
1-Bed	720	4	5	4	4	17	
1-Bed	760	0	0	0	0	0	39%
2-Bed	1,080	0	1	2	2	5	
2-Bed	1,110	0	0	1	1	2	
2-Bed	1,135	0	0	1	1	2	
2-Bed	1,152	2	2	2	2	8	45%
2-Bed	1,166	0	1	1	1	3	
3-Bed	1,362	0	0	0	0	0	0%
Total		7	11	13	13	44	

Massing & Facade



Major

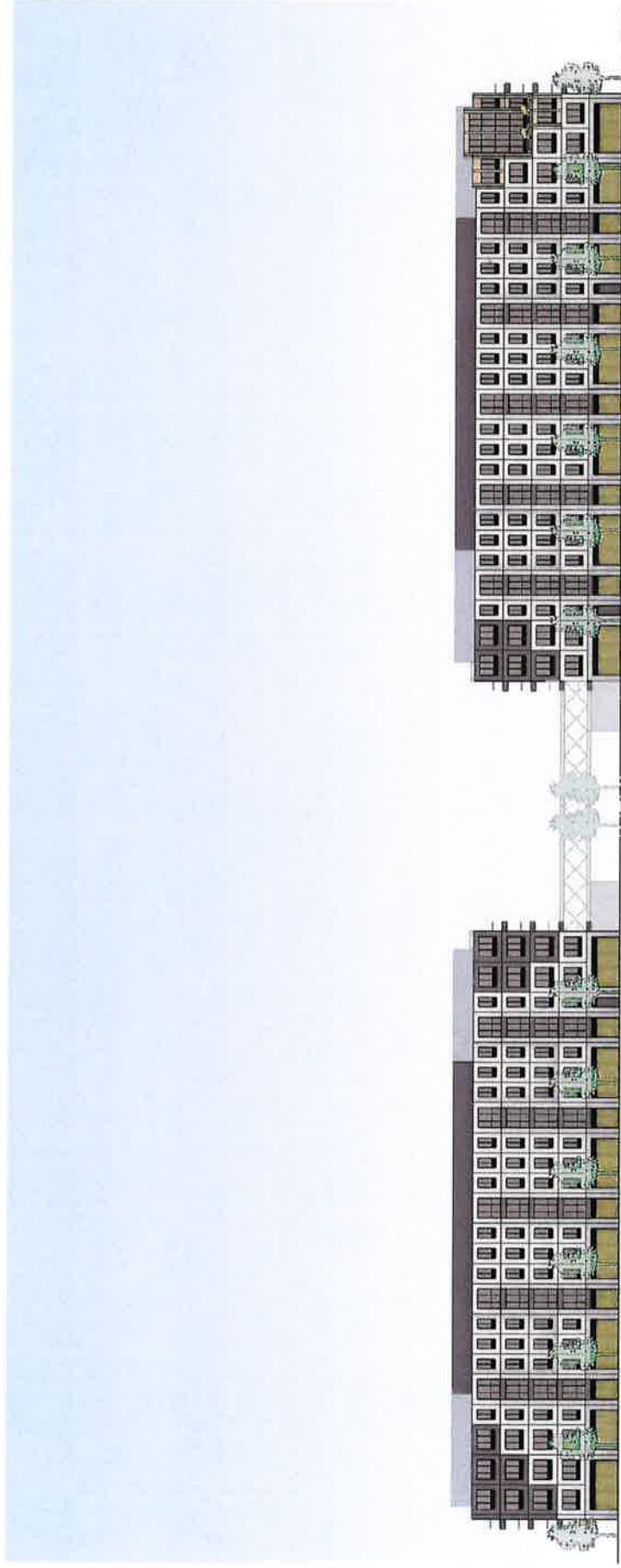
Building 4, Southeast

401 & 403 Washingtons St 11



Intersection Transformed into Public Plaza

Major



Front Elevation from Washington St

Major



View from Intersection of Washington St & Cherry St

Major



Major

Facade Material Precedents

401 & 403 Washingtons St 15



Concrete & Steel



Heavy Timber

Major

Featured Corners Recall Site's Industrial History



Major

Green Screen to Cover Parking



401 & 403 Washingtons St 17

Thank
you!

Major

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New York, NY 10004
www.hsmaior.com