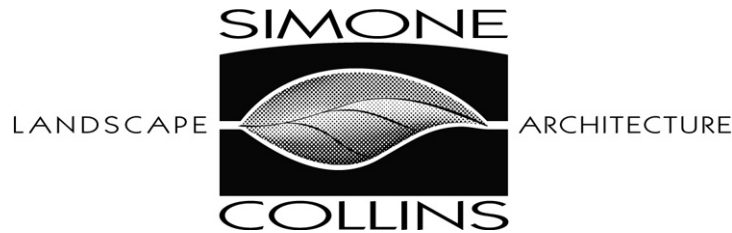


APPENDIX

- **Kick-Off Meeting Notes**
- **Public Meeting Notes / Attendance**
- **Montgomery County Planning Commission Meeting Notes**
- **VFCC Business Association Breakfast Meeting Notes**
- **VFCC Business Owner Survey Questions**
- **VFCC Property Owner Survey Questions**
- **VFCC Tenant Survey Questions**
- **VFCC Business Association Survey Results**
- **IP Zoning District – From Lower Providence Zoning Code**
- **Possible New Names For VFCC**



4/18/07

Valley Forge Corporate Center

Lower Providence Township, Montgomery County
SC#06055.1

Kick-Off Meeting – Notes

Date/Time: 4/12/07, 9:00 AM

Location: Lower Providence Township Municipal Building

In Attendance:

Marie Altieri - Lower Providence (LP) Supervisor
John Chambers – Township Engineer
Joe Dunbar – LP, Township Manager
David Onorato – LP, Solicitor
William Roth – LP, Director of Special Projects & Technology
Michael Siegel – LP, Director of Community Development
Casey Moore – McMahon Associates (McM)
Ken O'Brian – McM
Jim Hartling – Urban Partners (UP)
Justin Keller – Simone Collins, Inc. (SC)
Pete Simone – SC
Dave Stauffer - SC
Denise Walsh – LP, Community Relations

Notes:

1. The meeting began with the introduction of the SC team and the consultants of Urban Partners and McMahon Associates to the representatives of the township. Peter S. added that the purpose of the meeting was to informally gather information and ideas from the Township.
2. The SC team was instructed to forward all correspondence to Denise W. and she will create an internal Township e-mail distribution list that will be sent out to all appropriate parties. Joe D. requested that all outside correspondence regarding the project but not addressed to the Township be forwarded to him as well.
3. Pete S. asked that for future meetings a group of 4-5 representatives of the Township and 2 B.O.S. members (Mrs. Altieri and Mr. Dininny) be selected to attend every meeting. Others are encouraged to attend however, it is not necessary. It was suggested that future meetings be scheduled in the afternoon. A revised project schedule is attached.

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4. Joe D. stated that the Valley Forge Corporate Center Business Association (VFCCBA) needs to reinvigorate itself to generate more interest and members. He added that the Township will be sending a letter to VFCCBA and property/business owners to inform them about the project. **Bill R. will supply SC with business owner information in addition to the previously obtained property owner information.**
5. It was suggested that David O. and John C. be added to the consultant team contact list.
6. Several enhancement projects are slated for the Route 422 and 363 interchange. Urban Engineers has prepared final plans for the Betzwood Bridge improvements. A full interchange at the junction of Route 363 and 422 is planned for construction. Final plans for an off-ramp that would connect west bound 422 to Adams Avenue are also in the works and it was noted that this work could possibly be built by 2013.
7. Casey M. noted that initial traffic counts for the Adams Avenue interchange did not anticipate a fully occupied VFCC and that PennDOT should be made aware of future plans. Also, the proposed office building off Audubon Road may not have been anticipated.
8. Casey M. also noted that 5 lanes were planned for the southern section of Route 363, however, they may not be needed with the installation of the new ramps on 422. McMahon will conduct traffic counts and analyze traffic movements to determine if the fifth lane is required.
9. Joe D. added that five million dollars has been earmarked for the aforementioned projects and the sequence of construction will most likely occur in the following order:
 - 2008-2009 – Construction of the Betzwood Bridge and the diversion of traffic from 422
 - 1 additional lane on route 422 westbound will be constructed
 - Completion of 363 and Adams Avenue Ramps (2013)
10. It was noted that a new relief route will be provided to a new residential / office development (O'Neill) from the Boulevard of the Generals to the Schuylkill River in West Norriton Township.
11. Peter S. asked if attendees of the meeting could comment on businesses that would most likely remain in the VFCC and the following list was generated:
 - PJM
 - Montgomery County Intermediate Unit – 120 students/30 staff
 - Verizon (adding 60 employees)
 - Lockheed Martin – around 250 employees
 - SKF
 - Gannett Fleming
 - DBSI – Wants to expand
 - Mascaro (parking lot revisions required to allow new ramp to Adams Avenue)
12. It was stated that one of the many possible sites for the Velodrome could be 950 Rittenhouse Road.
13. Berwind Property Group has been approved for a 120K SF office building off Audubon Road near Adams Avenue.

14. Joe D. noted that there are a total of 6 sites within VFCC that are currently being considered for re-development. These are mainly on the perimeter of the VFCC.
15. Pete S. inquired about the type of zoning overlay that would be preferred, and the general consensus was that any overlay zoning district should include provisions for mixed uses and some medical uses. Other uses could include an expo center, recreational, scientific, and a velodrome w/ hotel. Joe D. added that shared parking should be encouraged; however, it may be a challenge to implement.
16. Casey M. noted that the Township performed a parking count for six sites in the VFCC area and that McMahon would perform a more in-depth study as a part of this project.
17. It was noted that a high pressure gas line runs through the west central portion of the VFCC. This line runs to the north towards Shannondell. Other major utilities in place within the VFCC include several high level fiber optic lines. Jim H. suggested that the utility easement may present an opportunity for the implementation of a greenway trail along this corridor.
18. John C. commented on the stormwater management facilities on the site and stated that none really exist. He added that a regional basin currently exists across the street from the VFCC on Audubon Road. This basin may potentially be impacted by the proposed interchange or office building projects. Dave S. added that Lamb Run currently traverses the site and severe stream bank erosion is evident.
19. It was stated that with the current 25 year lease term on the adjacent Township-owned General Washington golf course, in two years construction will start on the banquet facility. The Township-owned course is in good condition.
20. It was noted that the golf course was purchased with Township Open Space money.
21. Currently, on street parking is permitted on every VFCC street except for Adams Avenue.
22. Pete S. suggested that the proposed zoning overlay district might consider incorporating green incentives as a method to increase development yields.
23. It was noted that the township currently has a Township-wide Trail Plan, and that the Shannondell property currently has/will have a system of internal trails.
24. SC will stress in public presentations that proposed plans are aimed to increase the tax base for the Township and that the plan is necessary to respond to a current problem – vacancy within VFCC.
25. Michael S. will set up meetings with the Township Planning Commission. SC will conduct 4 sessions with the Planning Commission with the first meeting being held on the evening of 4/25/07.
26. A Lower Providence Township Act 209 service area report will be complete soon. Lower Providence to provide a copy to the SC team.
27. Public Meeting #1 will take place on 5/21/07 at 7:00 p.m.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Justin M. Keller". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

Justin M. Keller

Enc. Updated schedule
Updated consultant contact sheet



6/20/07

Valley Forge Corporate Center

Lower Providence Township, Montgomery County

SC#06055.1

Public Meeting #1 – Notes

Date/Time: 5/21/07, 7:00 PM

Location: Lower Providence Township Municipal Building

In Attendance:

Marie Altieri - Lower Providence (LP) Supervisor
Joe Dunbar – LP, Township Manager
David Onorato – LP, Solicitor
William Roth – LP, Director of Special Projects & Technology
Michael Siegel – LP, Director of Community Development
Ken O'Brien – McMahon Associates, (McM)
Chris Lankenau – Urban Partners, (UP)
Justin Keller – Simone Collins, Inc. (SC)
Pete Simone – SC
Dave Stauffer - SC
Denise Walsh – LP, Community Relations
Public Attendees – (See Attached Sign-in Sheet)

Notes:

1. The meeting began with a brief introduction of the SC team, including the consultants Urban Partners and McMahon Associates, to members of the Public. Pete S. conducted a PowerPoint presentation which highlighted the fact that the Valley Forge Corporate Center (VFCC) is about 50% vacant and that one of the goals of the project is to increase tax rates for the Township by filling this vacancy. The current zoning was reviewed along with potential ordinance adjustments to accommodate future uses. Next, Ken O. briefly explained the status of future road improvements in the area.
2. Peter S. noted that the purpose of the meeting was to informally gather information and ideas from the attendees. It was stated that the SC team is starting this project with no preconceptions regarding any proposed enhancements to the VFCC. The meeting was then opened up to the public for questions and comments.
3. A representative from J.P. Mascaro & Sons spoke in opposition to the proposed 422 off-ramp going through their property and traffic that it will generate being

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directed along Adams Avenue through the VFCC. J.P. Mascaro does support the revitalization of the VFCC.

4. It was noted that once the ramp for the American Revolution Center is complete there may be three ramps in less than 1 mile along Route 422.
5. Concerns were raised regarding the amount of parking that will be needed for the Vellodrome development. Joe D. stated that some of the parking will be provided on-site and that some will be shared or located on-street.
6. A member of the public stated that the Great Valley Corporate Center is an example of a new and vibrant business park.
7. A representative from Gannett Fleming stated that the VFCC provides a good location for their office and lower rental rates than most corporate centers.
8. Alan Einstein, owner Cofco office furnishings business on Madison Avenue, indicated a desire to see a new identity created for VFCC.
9. Janice Kearney stated that traffic is a major concern and she plans to survey other business owners in VFCC to determine what enhancements would be important to them.
10. The idea of rezoning for mixed use development was discussed.
11. Joe D. stated that the business owners in VFCC are very important to the Township and that they would do everything they could to help these businesses thrive in VFCC.
12. It was suggested that existing buildings be inventoried so that undesirable or obsolete buildings could be demolished. This could create a number of sites available for new redevelopment which might help draw new investors to the VFCC.
13. The attached cards record outlines other ideas/concerns that were expressed during the meeting.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink that reads "Justin M. Keller". The signature is written in a cursive, flowing style.

Justin M. Keller

Enc. Cards Record
Attendance Sheet



Valley Forge Corporate Center
SC# 06055.10

CARDS RECORD – 05/21/07

Public Meeting #1

Goals

- Valley Forge Corporate Center Revitalization
- Revitalization Master Plan
- Increase Tax Ratables

Concepts

- Public Participation
- Working with Owners
- Adjust Zoning
- Adam's Avenue Ramp Doesn't Make Sense
- Concern with On-Street Parking
- Allow Higher Building Height
- Shared Use Parking
- V.F.C.C. is Outdated
- Ramps On and Off 422
- Create Unique Identity
- More Open Space
- Create Beauty
- Rezoning to Allow Mixed Use
- Infrastructure Improvements
- Develop Vacant Parcels
- Catalyst for Change
- Residential Use
- Fast Track Applications
- Retail
- Manufacture and Sell Goods in V.F.C.C.
- Crossing Bridge is a Mental Roadblock
- Ex. Building Inventory/Analysis
- Work/Life Balance
- Day Care/Gym/Fitness Center

Facts

- 50% Vacancy
- VFCC – 260 Acres
- IP Zoning District
- Good Road Access
- General Washington Golf Course
- Vellodrome "Still Active"
- Good Location
- Road Re-Paving in V.F.C.C.
- Traffic
- Ex. Daycare at 1010 Adams Avenue
- Grants for New Business
- Multi-Year Project
- V.F.C.C. has a negative perception

Valley Forge Corporate Center Revitalization Plan
Public Meeting #1

Monday, May 21, 2007, 7:00 PM @ Lower Providence Township Building

NAME	ADDRESS	PHONE	EMAIL
Thomas Sassone	1118 Thrush Lane, Audubon		tsassone@verizon.net
Ed Jan Erikis	1015 Thrush Lane, Audubon		
Jason Lanjkin			jasonl@ipmascaro.com
John D'Arcy	1217 S. TROOPER RD		HARLEY JOHN@WORLDNET.NET
EILEEN KUNTZ	1106 PARKWAY AVE		EMURPHYKUNTZ@AOL
ED WYDEN	1010 ADAMS AVE	610-650-8101	ewyden@cfnet.com
John Neisen	2620 EGYPT RD Norristown Pa	610-631-1900	John.n@audubonland.com
ROCK BROWN	97 S. GRACE AVE	610 539 5122	✓ HAVE IT!
Warren Schack	4070 Eagleview Rd		VERIZON.NET
MIKE COMRUE	205 PINE TOWN RD	610 666-7402	PENNSSTATEBLUE
Janice K. Kearney	5205 Deerfield Drive Trooper	610 539-5775	janice.kearney@eye.com
Mid. Pell	2624 Audubon Rd. Audubon	610-666-0924	
Joe Dunbar	LPT	610 539 8020	JDUNBAR@LowerProvidence.org
Bill Roth	LPT	610 539 8020	BROTH@LowerProvidence.org
Michael Siegel	LPT	610-539-2607	msiegel@lowerprovidence.org
MARIE ATTIERI	541 DEERFIELD DRIVE (LPT)	610-213-4137	MATTIERI@ " "
DAVID ONORATO	425 W. MAIN ST Lansdale Pa	215-855-9521	donor4to@keenslaw.com
FRANK VIBBERT	633 MOCKINGBIRD LANE, Audubon	610-666-0842	frank.vibbert@verizon.net
Denise Walsh	LPT	610-539-8020	dwalsh@lowerprovidence.org
CHRS LANKENAU	829 SPANGLER ST. STE. 204 PHILA. PA 19107	(215) 829-1905	clankenau@urbanpartners.us
Greg Russell	320 King of Prussia Rd Philadelphia	610 964-8702	grusselle@stjohnholdings.com

SIMONE COLLINS • LANDSCAPE ARCHITECTURE

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Monday, May 21, 2007, 7:00 PM @ Lower Providence Township Building

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SIMONE COLLINS • LANDSCAPE ARCHITECTURE

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5/24/07

Valley Forge Corporate Center

Lower Providence Township, Montgomery County
SC#06055.1

Montgomery County Planning Commission Meeting – Notes

Date/Time: 5/9/07, 1:30 PM

Location: Montgomery County Planning Commission, Norristown

In Attendance: Leo Bagley – Transportation Section Chief, Montgomery County
Planning Commission (MCPC)
Tolson DeSa – Principal Planner, MCPC
Jim Hartling – Urban Partners (UP)
Jean Holland – Community Planner, MCPC
Ken O'Brian – McMahon Associates (McM)
Pete Simone – Simone Collins, Inc. (SC)
Dave Stauffer – SC

Notes:

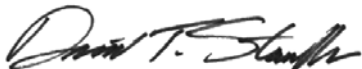
1. Peter S. introduced the SC team and the consultants working on the Valley Forge Corporate Center (VFCC) Revitalization Plan and gave a brief overview of the project. It was noted that the project is very important to Lower Providence Township and that the Township is interested in seeing that the plan is a success.
2. Tolson D. noted the MCPC is currently studying the Lower Providence Township Village Commercial (VC) Zoning District and it was suggested that the existing VC district along Audubon Road should be incorporated into the revitalization planning for the VFCC.
3. Potential development of the vacant parcel located north of the VFCC was discussed. The MCPC would prefer to see a comprehensive development study for this area as opposed to a piecemeal approach which has occurred with the newer commercial development west of the Egypt and Trooper Road intersection.
4. It was stated that the VFCC currently has an approximate 50% vacancy rate and that allowing mixed use may be a desirable way to increase the tax base.
5. It was noted that the existing gas line easement through the VFCC should be explored for use as a potential walkway to provide pedestrian connections through the VFCC.

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6. Road options through the Shannondell development were discussed. Ken O. noted that the western route is preferred as a thru-way due to fact that access points would be limited. Leo B. noted that a road through Shannondell must open before the 1,000th unit is occupied. Therefore, a decision regarding the east or west alignment would likely be required soon.
7. The proposed American Revolution Center (ARC) was discussed. It was stated that the ARC is proposing a 225 room lodge and convention space in addition to the main historic museum. ARC project zoning is currently being discussed with Lower Providence Township and a concept plan is to be presented to the Township Board of Supervisors on June 21st.
8. It was noted that the ARC is expecting 800,000 visitors per year with possibly 8,000 visitors on a peak day. Access to the ARC is a concern without an interchange at Pawlings Road and bussing visitors to the site is an option that has been discussed.
9. Leo B. noted that an improved Route 422 and Pawlings Road interchange must be a full access interchange. This will require upgrades to Pawlings Road in addition to raising an existing railroad crossing. Additionally, the PennDOT River Crossing Complex Project, which includes, Rt. 23, Rt. 63, interchange improvements, must happen prior to work at Pawlings Road. ARC Traffic must therefore rely initially on local road access from the Rt. 363 or Egypt Road interchanges on Route 422.
10. It was noted that there is a Montgomery County committee that meets once every two months to review and monitor the progress of the River Crossing Complex Project.
11. It was suggested that the Fort Washington Business Park could be considered as an example regarding mixed use redevelopment of a corporate center. The Sentry Park Corporate Center in Blue Bell was also mentioned as a recent example of a renovated office park.
12. The need for an organizing principal or center piece within the VFCC was discussed. Tolson D. noted that stormwater BMP's could potentially be used to create a park-like setting. Additionally, it was suggested that the VFCC could take advantage of the adjacent golf course as an open space feature.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE



David T. Stauffer, RLA, ASLA
Project Manager



6/28/07

Valley Forge Corporate Center Revitalization Plan
Lower Providence Township, Montgomery County
SC#06055.1

VFCC Business Association Breakfast Meeting – Notes

Date/Time: 6/25/07, 8:00 AM

Location: Homewood Suites Hotel

In Attendance:

Marie Altieri - Lower Providence (LP) Supervisor
Craig Dininny – LP Chairman, Boars of Supervisors
Joe Dunbar – LP, Township Manager
Jim Hartling – Urban Partners, (UP)
Chris Lankenau – UP
Andrew Moody – UP
Casey Moore - McMahon Associates, Inc. (McM)
Ken O'Brien – McM
William Roth – LP, Director of Special Projects & Technology
Michael Siegel – LP, Director of Community Development
Peter Simone – Simone Collins, Inc. (SC)
Dave Stauffer - SC
Denise Walsh – LP, Community Relations
Business/Property Owner Attendees – (See Attached
Contact Sheet)

Notes:

1. Craig D., Chairman Lower Providence Township Board of Supervisors, began the meeting with welcoming remarks and Peter S. provided an introduction to the revitalization master plan project and planning consultant team.
2. Chris L. noted that Urban Partners is in the process of interviewing all VFCC business and property owners. It was indicated that interviews completed to date revealed many similar comments regarding priority issues within the VFCC.
3. Chris L. reviewed a project questionnaire included in the informational meeting hand-outs. It was noted that the survey includes questions regarding VFCC priorities and questions that will be used to aid in the reinvigoration of the VFCC Business Association. All attendees were asked to complete and return the survey prior to leaving the meeting.

4. An attendee noted that the abandonment rate within the VFCC is a concern. This impacts the corporate center image and directly relates to the way people think about the VFCC.
5. A question was raised regarding realtor community involvement in the planning process to determine what market forces are impacting the VFCC. Chris L. noted that the realtor community will be surveyed as part of the project interview process being conducted by Urban Partners.
6. Peter S. noted that physical VFCC changes such as parcel consolidation, lot layout revisions, and zoning changes will be considered in the revitalization plan along with improvements to the landscape, signage, and pedestrian environment.
7. An attendee noted that the existing street signage is inadequate and that the VFCC should be advertised on existing and planned Route 422 exit signage. Many visitors must stop and ask for directions to destinations within the VFCC.
8. It was stated that vandalism to buildings and vehicles is a problem at the VFCC. Also, loitering was noted as a concern.
9. It was stated that cut-through traffic in the parking lot at 945 S. Trooper is a problem.
10. The idea of renaming the VFCC was discussed. It was noted that this is something the Business Association could potentially rally behind.
11. The Valley Forge Golf Course development and the slot parlor proposal at the Valley Forge Convention Center were discussed in regards to potential impacts to the VFCC. Jim H. noted that it is important to determine the VFCC's niche and to determine ways that VFCC improvements can strengthen the niche.
12. Joe D. noted that there are many positive changes planned or presently underway that will impact the VFCC. He noted that the Township recognizes the center's importance in maintaining tax ratables in the Township.
13. Joe D. discussed the indoor velodrome planned at the Berwind Property Group parcel on Audubon Road. This will be the first indoor velodrome on the east coast. Also, the Township is actively working to pursue an Expo Center use within the VFCC at the Resolve Building.
14. Joe D. discussed tenet changes including Verizon's move of one hundred jobs to the VFCC and a new school for approximately 100 special needs students.
15. Joe D. stated that Lower Providence Township completed repaving of the VFCC roads last year. Roadway line striping will be completed by Lower Providence Township before the end of July.
16. Joe D. reviewed proposed 422 roadway improvements including construction of a new Betzwood Bridge slated for a 2008 start of construction and a 3rd westbound lane on 422 will also likely begin in 2008. Additional planned improvements include a full access interchange at Rt. 363 and a new off ramp from the 422 westbound direction to Adams Avenue which runs through the VFCC.
17. The new American Revolution Center within Lower Providence Township was discussed. This project is on the 6/27/07 Township Planning Commission agenda and the 7/19/07 Board of Supervisors Meeting agenda.

18. It was noted that current VFCC zoning allows development of building heights up to 90'.
19. Dave Spangler of PJM discussed the history of the VFCC Business Association and the goal of reinvigorating the Business Association. Dave Spangler and Gene Call of Audubon Land Development are willing to step forward and spearhead efforts to achieve this goal.
20. Dave Spangler noted that the Business Association is envisioned to act as a sounding board for business and property owners to provide collective dialog between the Association and the Township. He noted that the Township is very receptive to hearing what the VFCC tenets and owners have to say.
21. Peter S. reviewed the overall revitalization master plan study schedule which will be completed by the end of the year. The rescheduling of the August 8th revitalization plan meeting with the Business Association was discussed. SC will work with the Township and Business Association to pick a later meeting date, likely in September 2007.
22. Peter S. stated that Simone Collins will copy all attendees on the attendance sheet.

Respectfully Submitted,
SIMONE COLLINS, INC.
LANDSCAPE ARCHITECTURE

A handwritten signature in black ink, appearing to read "David T. Stauffer".

David T. Stauffer, RLA, ASLA
Project Manager

Enc. Contact Lists

Project Contact Information Sheet

Project Description: 6/25/07 Valley Forge Corporate Center Breakfast Meeting Attendees

<p>Name: David M. Chauner Contact Type: Title: President and CEO Org.: Pro Cycling Tour Address: 2621 Van Buren Avenue Suite 100 Norristown, PA 19403 Phone No.: 610-676-0390 Fax No.: 610-676-0391 E-Mail Address: dchauner@procyclingtour.com</p>	<p>Name: Kevin Sturdevant Contact Type: Title: Org.: Address: Phone No.: 215-787-8110 Fax No.: E-Mail Address: v4racer@comcast.net</p>
<p>Name: Angie Poulin Contact Type: Title: Assistant Property Manager Org.: BioMed Realty Trust, Inc. Address: 1205 Westlakes Drive Suite 240 Berwyn, PA 19312 Phone No.: 610-647-9590 Fax No.: 610-647-9591 E-Mail Address: angie.poulin@biomedrealty.com</p>	<p>Name: Michelle Pasquine Contact Type: Title: Org.: Audubon Land Development Address: 2620 Egypt Road Norristown, PA 19403 Phone No.: 610-547-2988 Fax No.: E-Mail Address: m.pasquine@audubonland.com</p>
<p>Name: Albert A. DeGennaro, Esquire Contact Type: Title: Org.: J.P. Mascaro Address: 2650 Audubon Road Audubon, PA 19403 Phone No.: 267-933-6044 Fax No.: E-Mail Address: ald@jpmascaro.com</p>	<p>Name: Steve T. Pratt Contact Type: Title: Vice President Branch Manager and Commercial Loan Officer Org.: Harleysville National Bank Address: Audubon Shopping Center 2624 Egypt Road Norristown, PA 19403 Phone No.: 610-666-7494 Fax No.: 610-666-7474 E-Mail Address: spratt@hncbank.com</p>
<p>Name: Jim Sorom Contact Type: Title: Org.: Shannondell at Valley Forge Address: 10000 Shannondell Road Audubon, PA 19403 Phone No.: 610-728-5200 Fax No.: E-Mail Address: jsorom@shannondell.com</p>	<p>Name: Larry Stewart Contact Type: Title: Director of Engineering Org.: Houghton International Address: Madison & Van Buren Avenues P.O. Box 930 Valley Forge, PA 19482 Phone No.: 610-666-4064 Fax No.: 610-666-5689 E-Mail Address: lstewart@houghtonintl.com</p>
<p>Name: Alan Einstein Contact Type: Title: President Org.: Cofco Group Address: 920 Madison Avenue Norristown, PA 19403 Phone No.: 215-291-4648 Fax No.: E-Mail Address: alane@cofcogroup.com</p>	<p>Name: Tony D'Orsogna Contact Type: Title: Org.: Audubon Land Development Address: 2620 Egypt Road Norristown, PA 19403 Phone No.: 610-650-3135 Fax No.: E-Mail Address: tony.d@audubonland.com</p>

Project Contact Information Sheet

Project Description: 6/25/07 Valley Forge Corporate Center Breakfast Meeting Attendees

<p>Name: John Forde Contact Type: Title: Org.: BPG Management Company Address: 1010 West 8th Avenue King of Prussia, PA 19406 Phone No.: 610-355-1872 Fax No.: E-Mail Address: jforde@bpgltd.com</p>	<p>Name: Clara Console Contact Type: Title: Org.: Mid-Atlantic Employers Association Address: 945 South Trooper Road Norristown, PA 19403 Phone No.: 610-666-7330 Fax No.: E-Mail Address: cconsole@meaninfo.org</p>
<p>Name: Larry Fedorka Contact Type: Title: Senior Director of Property Management Org.: Mack-Cali Address: 1235 Westlakes Drive Suite 100 Berwyn, PA 19312 Phone No.: 610-296-8200 Fax No.: 610-296-8213 E-Mail Address: lfedorka@mack-cali.com</p>	<p>Name: Doug Pastore Contact Type: Title: Property Manager Org.: Mack-Cali Address: 1235 Westlakes Drive, Suite 100 Berwyn, PA 19312 Phone No.: 610-296-8200 Fax No.: 610-296-8213 E-Mail Address: dpastore@mack-cali.com</p>
<p>Name: Brian Flaxman Contact Type: Title: Owner Org.: Valley Forge Beef & Ale Address: 825 South Trooper Road Norristown, PA 19403 Phone No.: 610-517-3317 Fax No.: E-Mail Address: bflax@verizon.net</p>	<p>Name: Charles A. DeFrancesco Contact Type: Title: Emergency Management Coordinator and Fire Marshall Org.: Lower Providence Township Address: 100 Parklane Drive Eagleville, PA 19403 Phone No.: 610-539-5900 Fax No.: 610-539-1251 E-Mail Address: cdefrancesco@lowerprovidence.org</p>
<p>Name: John Neilson Contact Type: Title: Org.: Audubon Land Development Address: 2620 Egypt Road Norristown, PA 19403 Phone No.: 610-631-1900 Fax No.: E-Mail Address: john.n@audubonland.com</p>	<p>Name: Bob Cook Title: Vice President – Asset Manager Org.: BPG Properties, Ltd. Address: 3000 Centre Square West 1500 Market Street Philadelphia, PA 19102 Phone No.: 215-575-2485 Fax No.: 215-575-2437 E-Mail Address: bcook@bpgltd.com</p>
<p>Name: Gene Call Contact Type: Title: Org.: Audubon Land Development Address: 2620 Egypt Road Norristown, PA 19403 Phone No.: 610-631-1900 Fax No.: E-Mail Address: gene.c@audubonland.com</p>	<p>Name: Janie Oehlert Contact Type: Title: Manager, Employee Benefits Services Org.: Mid-Atlantic Employers' Association Address: 945 South Trooper Road P.O. Box 770 Valley Forge, PA 19482 Phone No.: 800-662-6238 ext. 107 Fax No.: 484-831-0115 E-Mail Address: joehlert@meainfo.org</p>

Project Contact Information Sheet

Project Description: 6/25/07 Valley Forge Corporate Center Breakfast Meeting Attendees

<p>Name: Dave Spangler Contact Type: Title: Facilities Manager Org.: PJM Address: 955 Jefferson Avenue Valley Forge Corporate Center Norristown, PA 19403 Phone No.: 610-666-4724 Fax No.: 610-666-4643 E-Mail Address: spanged@pjm.com</p>	<p>Name: Edward Woyden, Jr., P.E. Contact Type: Title: Vice President Org.: Gannett Fleming Address: 1010 Adams Avenue Audubon, PA 19403 Phone No.: 610-650-8101 Fax No.: 610-650-8190 E-Mail Address: ewoyden@gfnet.com</p>
<p>Name: Jim Devine Contact Type: Title: President & CEO Org.: Mid-Atlantic Employers' Association Address: 945 South Trooper Road P.O. Box 770 Valley Forge, PA 19482 Phone No.: 800-662-6238 xt. 120 Fax No.: 610-666-7866 E-Mail Address: jdevine@meainfo.org</p>	<p>Name: Chris Lankenau Contact Type: Title: Org.: Urban Partners Address: 829 Spruce Street, Suite 204 Philadelphia, PA 19107 Phone No.: 215 829 1905 Fax No.: (215) 829-1908 E-Mail Address: amoodu@urbanpartners.us</p>
<p>Name: Bill Melton Contact Type: Title: Director of Sales and Marketing Org.: Homewood Suites by Hilton Address: 681 Shannondell Boulevard Audubon, PA 19403 Phone No.: 610-382-3981 Fax No.: 610-539-2970 E-Mail Address: Bill_Melton@hilton.com</p>	<p>Name: Andrew Moody Contact Type: Title: Org.: Urban Partners Address: 829 Spruce Street, Suite 204 Philadelphia, PA 19107 Phone No.: Fax No.: (215) 829-1908 E-Mail Address: clankenau@urbanpartners.us</p>
<p>Name: Jim Hartling Contact Type: Title: Org.: Urban Partners Address: 829 Spruce Street, Suite 204 Philadelphia, PA 19107 Phone No.: 215 829 1902 Fax No.: (215) 829-1908 E-Mail Address: jhartling@urbanpartners.us</p>	<p>Name: Peter Simone Contact Type: Title: President Org.: Simone Collins Address: 511 Old Lancaster Road Berwyn, PA 19312 Phone No.: (610) 889-0348 Fax No.: (610) 889-7521 E-Mail Address: psimone@simonecollins.com</p>
<p>Name: David Stauffer Contact Type: Title: Org.: Simone Collins Address: 511 Old Lancaster Road Berwyn, PA 19312 Phone No.: (610) 889-0348 Fax No.: (610) 889-7521 E-Mail Address: dstauffer@simonecollins.com</p>	<p>Name: Marie Altieri Contact Type: Title: Township Supervisor Org.: Lower Providence Township Address: 100 Parklane Drive Eagleville, PA 19403 Phone No.: Fax No.: E-Mail Address: maltieri@lowerprovidence.org</p>

Project Contact Information Sheet

Project Description: 6/25/07 Valley Forge Corporate Center Breakfast Meeting Attendees

<p>Name: Craig Dininny Contact Type: Title: Township Supervisor Org.: Lower Providence Township Address: 100 Parklane Drive Eagleville, PA 19403 Phone No.: Fax No.: E-Mail Address: cdininny@lowerprovidence.org</p>	<p>Name: Mike Siegel Contact Type: Title: Community Development Director Org.: Lower Providence Township Address: 100 Parklane Drive Eagleville, PA 19403 Phone No.: Fax No.: E-Mail Address: msiegel@lowerprovidence.org</p>
<p>Name: Bill Roth Contact Type: Title: Special Projects & Technology Director Org.: Lower Providence Township Address: 100 Parklane Drive Eagleville, PA 19403 Phone No.: Fax No.: E-Mail Address: broth@lowerprovidence.org</p>	<p>Name: Denise Walsh Contact Type: Title: Community Relations Coordinator Org.: Lower Providence Township Address: 100 Parklane Drive Eagleville, PA 19403 Phone No.: Fax No.: E-Mail Address: dwalsh@lowerprovidence.org</p>
<p>Name: Joe Dunbar Contact Type: Title: Township Manager Org.: Lower Providence Township Address: 100 Parklane Drive Eagleville, PA 19403 Phone No.: Fax No.: E-Mail Address: jdunbar@lowerprovidence.org</p>	<p>Name: Kenneth O'Brien, P.E. Contact Type: Title: Org.: McMahon Associates Address: 425 Commerce Drive, Suite 200 Ft. Washington, PA 19034 Phone No.: (215) 283-9444 Fax No.: (215) 283-9446 E-Mail Address: ken.obrien@mcmtrans.com</p>
<p>Name: Casey Moore Contact Type: Title: Org.: McMahon Associates Address: 425 Commerce Drive, Suite 200 Ft. Washington, PA 19034 Phone No.: (215) 283-9444 Fax No.: (215) 283-9446 E-Mail Address: casey.moore@mcmtrans.com</p>	

Project Contact Information Sheet

**Project Description: 6/25/07 Valley Forge Corporate Center Breakfast Meeting
(RSVP'd but did not attend)**

<p>Name: Keli Connor Contact Type: Title: Senior Property Manager Org.: BPG Management Company, L.P. Address: 1010 West 8th Avenue King of Prussia, PA 19406 Phone No.: (610) 491-8040 Fax No.: (610) 491-8044 E-Mail Address: kconnor@bpgltd.com</p>	<p>Name: John Pell Contact Type: Title: Owner Org.: Pell's Landscaping Address: 2639 Audubon Road Audubon, PA 19403 Phone No.: Fax No.: E-Mail Address:</p>
<p>Name: Jerry Casale Contact Type: Title: Partner Org.: Pro Cycling Tour Address: 2621 Van Buren Avenue, Suite 100 Norristown, PA 19403 Phone No.: 610-676-0390 Fax No.: 610-676-0391 E-Mail Address: : jcasale@procyclingtour.com</p>	<p>Name: Dr. Sidney Flaxman Contact Type: Title: Org.: Valley Forge Beef and Ale Address: 825 South Trooper Road Norristown, PA 19403 Phone No.: Fax No.: E-Mail Address:</p>
<p>Name: Dr. Bhaskar Savani Contact Type: Title: Org.: Property owner of 950 Rittenhouse Ave. Address: 1700 Horizon Drive, Suite 104 Chalfont, PA 18914 Phone No.: (215) 997-9980 Fax No.: E-Mail Address: drsavani@aol.com</p>	

Valley Forge Corporate Center Revitalization Plan
Breakfast Meeting
Monday, June 25, 2007, 8:00 AM @ Homewood Suites Hotel

NAME	EMAIL	PHONE	ADDRESS
Dave Chauver	dchauver@procydington.com	610 676-0390	
Kevin Sturdevant	v4facer@comcast.net	215 787-8110	
Angie Paulin	Angie@Biomedreality.com	610-647-9590	
Michelle Pasquine	M.Pasquine@AudubonLand.Com	610 547-2988	
Al DeGennaro	Al0@JPMascaro.com	267-933-6044	
Steve Pratt	Spratt@hncbank.com	610 666 7494	
Jim Sorom	JSorom@Shumell.Com	610-728-5200	
Larry Stewart	LStewart@HoughtonIntl.com	610-666-4064	
Alan Einstein	alane@Cafegroup.com	215-771-4648	
Tony DiOscano	Tony.d@AudubonLand.com	610-(650)-3135	
John Fische	jfische@bpgtd.com	(610)355-1872	
Clara Console	cconsole@mainfb.org	610-666-7330	
LARRY FEDORKA	LFEDORKA@MACK-CALI.COM	610-296-8200	
Doug FASPLE	dfasple@Mack-Cali.com	610-296-8200	
Brian Flaxman	bflax@Verizon.net	610-517-3317	
Charles A. DeFrancesco	cdefrancesco@lowerprovidence.org	610.539.5900	
John Neilson	John.n@audubonland.com	610-631-1900	
Bob Cook	bcook@bpgtd.com	215-575-2485	
Dave Spangler	SPANGERS@PTM.COM	610.666.4724	

Valley Forge Corporate Center Redevelopment Master Plan

Business Owner Survey

Business Name _____ Date _____
Address _____ Tel. _____
Owner Name _____ Type of Business _____
Landlord Name _____

1. How long have you owned a business in the VFCC? _____ Years

- Is this your headquarters or a branch location? _____
- If a branch, how many other locations do you have? _____
- Where are they located? _____

2. How many employees do you have? Full-time _____ Part-time _____

3. What are your hours of operation?

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

4. Do you own or lease your space? _____ Own _____ Lease

- If you lease, what is your rent (per SF)? \$ _____
- What is your lease term? _____ Years

5. What is the size of your office space? _____ SF

6. Is this size adequate for the needs of your business?

_____ Yes _____ No

- If not, do you need more or less space? _____ More _____ Less
- How much? _____ SF

7. Within the next 2 years, what do you plan to do?

_____ Expand _____ Stay about the same _____ Downsize or close business _____ Other

- Do your plans involve moving? _____ Yes _____ No

8. If you plan to move from your current space:

- Why are you considering moving?
- Are you considering staying in the VFCC?
- If so, which addresses are you considering?
- If not, where do you plan to move to?

9. Who are your customers?

- Do they come to the VFCC for business purposes?
- From where?

10. Is parking adequate for your business? _____Yes _____No

- Where do your employees park?
- Customers?
- Is there too much or too little parking?

11. Do you have any traffic or access concerns regarding the VFCC?

- Pedestrian safety or walkability concerns?

12. Have there been any changes in the VFCC that have been beneficial to your business?

- Any specific changes to your property?
- Changes to the VFCC in general?

13. Are there any issues in the VFCC that have had a negative impact on your business?

- Any specific issues regarding your property?
- Issues regarding the VFCC in general?

14. Are there any specific amenities you'd like introduced to the VFCC to benefit your employees?

- _____Exercise trail
- _____Food/retail amenities within walking distance
- _____Improved security
- _____Better lighting
- _____Improved aesthetics, landscaping
- _____Improved/clearer signage
- _____Other

Valley Forge Corporate Center Redevelopment Master Plan

Property Owner Survey

Company Name _____
Address _____
Owner Name _____

Date _____
Tel . _____

1. How long have you owned your building in the VFCC? _____ Years
2. How many tenants do you have? _____
 - Who are your tenants?
 - What are their lease terms?
3. What is the size (SF) of your building? _____
4. What portion of that space is occupied? _____ %
 - If space is available, how do you solicit prospective tenants?
5. Are you able to command sufficient rents to make your property economically viable?
_____ Yes _____ No
6. Have you experienced any problems with the maintenance of your property or infrastructure?
_____ Yes _____ No
 - If so, what?
7. Have your tenants articulated any problems/concerns with their space or location?
_____ Yes _____ No
 - If so, what?
8. Within the next 2 years, do you plan to make any improvements to your property?
 - If so, what are the improvements?
9. Have you made or attempted to make any improvements to your property to date?
 - What were the improvements?
 - Were you successful?
 - Were there any specific challenges?

10. Is parking adequate for your tenants? _____Yes _____No

- Is there too much or too little parking?

11. Do you have any traffic or access concerns regarding the VFCC?

- Any pedestrian safety or walkability concerns?

12. Have there been any changes in the VFCC that have been beneficial to your property?

- Any specific changes to your property?
- Changes to the VFCC in general?

13. Are there any issues in the VFCC that have had a negative impact on your property?

- Any specific issues regarding your property?
- Issues regarding the VFCC in general?

14. Are there any specific amenities you'd like introduced to the VFCC to benefit your tenants?

- _____Exercise trail
- _____Food/retail amenities within walking distance
- _____Improved security
- _____Better lighting
- _____Improved aesthetics, landscaping
- _____Improved/clearer signage
- _____Other

15. Do you have any additional thoughts or ideas for the VFCC that we have not discussed?

Valley Forge Corporate Center Redevelopment Master Plan

Tenant Survey

Business Name _____ Date _____
Address _____ Tel. _____
Owner Name _____ Type of Business _____
Landlord Name _____

1. How long have you been a tenant in the VFCC? _____ Years

- Is this your headquarters or a branch location? _____
- If a branch, how many other locations do you have? _____
- Where are they located? _____

2. How many employees do you have? Full-time _____ Part-time _____

3. What are your hours of operation?

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

4. Do you own or lease your space? _____ Own _____ Lease

- If you lease, what is your rent (per SF)? \$ _____
- What is your lease term? _____ Years

5. What is the size of your office space? _____ SF

6. Is this size adequate for the needs of your business?

_____ Yes _____ No

- If not, do you need more or less space? _____ More _____ Less
- How much? _____ SF

7. Within the next 2 years, what do you plan to do?

_____ Expand _____ Stay about the same _____ Downsize or close office _____ Other

- Do your plans involve moving? _____ Yes _____ No

8. If you plan to move from your current space:

- Why are you considering moving?
- Are you considering staying in the VFCC?
- If so, which addresses are you considering?
- If not, where do you plan to move to?

9. Who are your customers?

- Do they come to the VFCC for business purposes?
- From where?

10. Is parking adequate for your business? _____Yes _____No

- Where do your employees park?
- Customers?
- Is there too much or too little parking?

11. Do you have any traffic or access concerns regarding the VFCC?

- Pedestrian safety or walkability concerns?

12. Have there been any changes in the VFCC that have been beneficial to your business?

- Any specific changes to your property?
- Changes to the VFCC in general?

13. Are there any issues in the VFCC that have had a negative impact on your business?

- Any specific issues regarding your property?
- Issues regarding the VFCC in general?

14. Are there any specific amenities you'd like introduced to the VFCC to benefit your employees?

- _____Exercise trail
- _____Food/retail amenities within walking distance
- _____Improved security
- _____Better lighting
- _____Improved aesthetics, landscaping
- _____Improved/clearer signage
- _____Other

Valley Forge Corporate Center Business Association Surveys

															Average	Rank
1. Traffic	2	1	1	1	1	1	3	3	1	2	2	3	4	1	1.86	4
2. Parking	1	2	3	1	4	5	4	1	3	4	3	5	5	3	3.14	7
3. Signage	2	1	1	1	2	2	1	1	3	2	2	2	2	1	1.64	2
4. Pedestrian Safety	1	2	2	2	2	3	3	3	3	4	1	3	3	2	2.43	6
5. Aesthetics/Landscaping	3	1	2	2	2	1	1	1	2	3	1	2	1	1	1.64	2
6. Corporate Center Image	3	1	2	1	2	1	1	1	1	3	2	1	2	1	1.57	1
7. Corporate Center Services	2	2	1	2	3	3	2	1	2	4	3	1	2	2	2.14	5

Name - Company	Email	Phone	Interest in VFBA?	olunteer for VFBA	Frequency?
Dave Spangler - PJM Interconnection	spanged@pjm.com	(610) 666-4724	Y	Y	Quarterly
Clara Console - Mid Atlantic Builders	cconsole@meainfo.org	(610) 666-7330	Y	Y	Quarterly
Jim Devine - Mid Atlantic Builders	jdevine@meainfo.org	(610) 666-7320	Y	Y	Quarterly
Janie Oehlert - Mid Atlantic Builders	joehlert@meainfo.org	(610) 666-7330	Y	Y	Quarterly
Bill Melton - Homewood Suites	bill_melton@hilton.com	(610) 382-3981	Y	Y	Quarterly
Doug Pastore - Mack-Cali	dpastore@mack-cali.com	(610) 296-8200	Y	N	Quarterly
L. Fedorka - Mack-Cali	lfedorka@mack-cali.com	(610) 296-8200	Y	N	Quarterly
Alan Einstein - Cofco	alane@cofcogroup.com	(215) 294-4648 x315	Y	Y	Quarterly
Robert Cook - Van Buren Assts (BPG)	bcook@bpgltd.com	(215) 575-2485	Y	Y	Quarterly
Larry Stewart - Houghton Intl.	lstewart@houghtonintl.com	(6106) 664-0640	Y	Y	Semi-Annual
David Chauncer - Pro Cycling Tour	dchauner@procyclingtour.com	(610) 676-0390	Y	M	Quarterly
Ed Woyden - Gannett Fleming	ewoyden@gfnet.com	(610) 650-8101	Y	Y	Monthly
Angie Poulia - BioMed Realty Trust	angie@biomedrealty.com		Y	Y	Quarterly
Gene Call	Gcall@422businesscenter.com	(610) 666-6900	Y	Y	Quarterly

143-135. Purpose of IP District.

The IP Industrial Park District is intended to permit and encourage industrial development that will be so located and designed as to constitute a harmonious and appropriate part of the physical development of the Township, contribute to the soundness of the economic base of the Township, provide opportunities for local employment close to residential areas, thus reducing travel to and from work, and otherwise further the purposes set forth in this chapter. The limitations on use, height and lot coverage are intended to provide for modern light industrial development in a suburban landscaped setting. An IP District is to be developed as a planned industrial district in conformance with an overall plan for the development. Residential and the more general commercial uses are considered not compatible and are prohibited, as well as any use which would substantially interfere with the development or continuation of the industrial uses and structures in the district. Because the nature of the use, the locations of the districts and the arrangement of the uses within them are expected to have a close relationship to an overall plan, it is deemed that the exercise of planning judgment on location and site plan is essential.

§ 143-136. Use regulations for IP District.

- A. Uses by right. In an IP District, land, buildings or premises shall be used by right for only one or more of the following:
- (1) Uses permitted in a LI Limited Industrial District, with the exception of warehouse and distribution facilities.
 - (2) Manufacturing, fabricating, assembly and/or processing of the following:
 - (a) Scientific and precision instruments and controls.
 - (b) Electronic components, including computers, pharmaceutical and optical goods.
 - (c) Metalized and coated plastic film, photographic reduction, film and equipment.
 - (d) Jewelry and time pieces.
 - (e) Clothing and other textile products, but excluding dyeing and manufacturing of textiles.
 - (f) Small electrical appliances and supplies, such as lighting fixtures, wiring, toasters, radios, medical and dental equipment and hand tools.
 - (g) Small machine parts.
 - (h) Musical instruments.
 - (i) Toys and novelties.
 - (j) Small products from previously prepared paper, plastic, rubber (excluding the manufacture of rubber or synthetic rubber), wood, tools and hardware.
 - (3) The following processing of small metal pieces (those capable of being held in one hand by the average worker) related to the uses indicated in Subsection A(2) above: finishing, plating, grinding, sharpening, polishing, cleaning, rust-proofing and heat-treating.
 - (4) Training center, business school or bank.
 - (5) Hotels, but only on lots which have both frontage on an urban semicontrolled access road and are located no more than 1.5 miles from the interchange of a limited access highway.
 - (6) Class Two highway commercial uses. Within 600 feet of any General Commercial District boundary, all Class Two commercial uses as set forth in § 143-108 shall be permitted uses, subject to the application of the minimum dimensional standards of

§ 143-112 and the general regulations of § 143-105. **[Added 7-20-2000 by Ord. No. 448]**

- (7) Communications antennas and communications buildings, in accordance with the requirements of § 143-250 of this chapter. **[Added 2-15-2001 by Ord. No. 453]**
- (8) Communications towers shall be permitted by special exception, in accordance with the requirements and standards of § 143-250 of this chapter. **[Added 2-15-2001 by Ord. No. 453]**

B. Accessory uses. Only the following accessory uses shall be permitted:

- (1) Cafeteria facilities for employees.
- (2) Recreational facilities for employees and occupants.
- (3) Storage within a completely enclosed area in conjunction with a permitted use.
- (4) Other accessory uses on the same lot with and customarily incidental to any of the above permitted uses and not detrimental to the district.

C. Uses by special exception. Any use of the same general character as any of the above, including distribution plant for small parcels (those capable of being hand-delivered), but excluding use as a truck terminal or general public warehouse, may be permitted when such use is authorized as a special exception by the Zoning Hearing Board.

D. Ancillary uses. No one ancillary commercial use shall exceed 10% of the square feet of the primary building, and the combination of all ancillary commercial uses on a site shall not exceed 20% of the total square feet of the building.

- (1) Permitted ancillary commercial uses include restaurants, banks or similar financial institutions, automatic bank machines, recreation facilities operated as a business within a building (i.e., sauna, health clubs); and service businesses, including barber, beautician, tailor, shoe repair, photography, copy center, travel agency and postal services.
- (2) Ancillary commercial uses shall be primarily intended to serve the daily service needs of the employees and users of the IP District.
- (3) All ancillary commercial uses shall be carried on within or contiguous to the facade of any building(s).

E. Conditional uses. Uses which are intended to primarily serve the daily service needs of the employees or users of the IP District development may be permitted on a separate lot(s) or in a separate building(s) when authorized as a conditional use by the Board of Supervisors in accordance with the criteria listed below:

- (1) Proposed conditional use(s) shall be limited to:
 - (a) Banks, similar institutions and automated banking machines, provided that a minimum of six automobile waiting spaces are provided for each drive-in window.
 - (b) Restaurants, excluding drive-in restaurants.
 - (c) Conference centers.
 - (d) Post office or postal service, including automated postal collection facilities.
 - (e) Day-care centers.
 - (f) Office and stationery supplies, copy center.
 - (g) Recreational facilities operated as a business within a building (i.e., health clubs, sauna).

- (2) Proposed conditional use(s) shall only be permitted subject to the following requirements:
- (a) Any such use must be located in an industrial park of at least 150 acres;
 - (b) The use is located in an industrial park where a minimum of 500,000 square feet of building area has been completed and occupied;
 - (c) Said uses shall constitute less than 10% of the total industrial park by lot area;
 - (d) Vehicular access shall be restricted to internal streets and shall not have direct access onto bordering arterial streets;
 - (e) A common scheme of deed restrictions and covenants shall be presented which control the overall use and development of the subject property and industrial park as a whole; and
 - (f) The applicant must demonstrate that the proposed conditional use will be integrated into the approved land development or subdivision plan of the park through compatibility of site planning, traffic circulation, landscaping and general building appearance.

F. Procedures for consideration of a conditional use. The following procedure shall be followed for consideration of any proposed conditional use pursuant to this article:

- (1) Conditional use application. An application shall be submitted, in writing, to the Township Manager. Such applications shall include, as a minimum, a tentative sketch plan indicating how the applicant intends to develop the property and sufficient data to document compliance with the applicable standards contained in Subsection E. The Township Board of Supervisors shall schedule a public hearing on said application within 60 days following the date of the regular meeting of the Board of Supervisors or the Planning Commission (whichever first reviews the application) next following the date the application is filed, provided that should the next regular meeting occur more than 30 days following the filing of the application, said sixty-day period shall be measured from the 30th day following the date the application has been filed. Such time may be waived, in writing, by the applicant.
- (2) Public hearing. Prior to deciding to approve or deny an application for the proposed conditional use, the Board of Supervisors shall hold a public hearing thereon pursuant to public notice. At least 30 days prior to the date of the hearing, one copy of the development proposal and all additional submitted information shall be transmitted to the Township Planning Commission and one to the Montgomery County Planning Commission together with a request that these agencies submit recommendations regarding said use.

§ 143-137. Area and bulk regulations for IP District.

Area, bulk and height regulations shall be as follows:

- A. Site location: the site shall have direct access to a major highway.
- B. Minimum site size: 20 acres.
- C. Buffers. Where an industrial park use abuts a non-industrial-park property or district, a screen buffer of no less than 25 feet in width shall be provided along the property boundary between the districts or uses. The buffer shall be designed in accordance with § 123-50C of the Subdivision and Land Development Ordinance of Lower Providence Township, with a mixture of deciduous and coniferous trees as set forth in the landscaping requirements. **[Amended 7-20-2000 by Ord. No. 448]**

- D. Minimum lot size: 25,000 square feet per building.
- E. Maximum building and impervious material coverage: 65% of the total site area.
- F. Building setback:
 - (1) From accessory buildings: 25 feet.
 - (2) From other site principal buildings: 40 feet.
 - (3) From streets: 30 feet.
 - (4) From parking areas: 15 feet.
- G. Maximum building height: 90 feet. **[Amended 8-21-2003 by Ord. No. 489]**
- H. Minimum yard:
 - (1) Front yards, perimeter roads: 50 feet.
 - (2) Interior road front yards: 30 feet.
 - (3) Side yards: 25 feet.
 - (4) Corner yards intersecting two streets: 50 feet each yard.
 - (5) Rear yards: 20 feet.



Possible New Names for VFCC

Independence Village	Patriot Center at Lower Providence
Liberty Bell Business Center	Patriot Town Center
Liberty Business Campus	Patriot Business Center
Liberty Village	Patriot Place
Liberty Towne Center	Patriot Landing
Liberty Center at Valley Forge	Lower Providence Landing
Lower Providence Liberty Center	LP Center
Freedom Center	LP Town Center
Revolution Commerce Center	13 colonies
Perseverance Center	Tea Party Business Center
Triumph Town Center	Continental Congress Center
Turning Point Center	Congress Town Center
Virtue Place	13 Stars Town Center
Liberty Corner	Colony Town Center
Freedom Town Center	Providence Business Park
Freedom Life Center	Providence Place
Freedom Village	Providence Landing
Freedom Village at Lower Providence	Town Place at Providence

Town Providence

Providence Business Park

Providence Enterprise Center

Providence Business

Business Center at Providence

I-Center at LowProv

Lower Providence Gateway Village

Lower Providence Victory Place

Lower Providence Business Park

Lower Providence Business Park
Center

Lower Providence Business Town
Center

Lower Providence Market Square

Providence Business Park

Lower Providence Plaza

Lower Providence Enterprise Plaza

Lower Providence Executive and
Technology Park

Lower Providence Entertainment
Centre

Lambs Run Corporate Center

Lower Providence Enterprise Centre
(LPEC)

Lower Providence Synergy Centre
(LPSC)

Parkside Town Center

Parkside Center

Riverside Center

Riverside Town Center

The Crossings at River Park

River Park Crossing

Audubon Landing

Lower Providence Landing

Identity as Internet address

BusCen@Prov.com

Business@Prov.com

EnterpriseCenter@Prov.com

BusCen@LProv.com

Business@LProv.com

EnterpriseCenter@LProv.com

LibertyBusiness@LProv.com

BusinessHere@LProv.com

TownCenter@LP.com