



Elect

Gary Scarpello

for

Ward 3 Township Commissioner

SAVE A TREE! Eliminate this paper version by joining my email list!

email: gscarpelloUD3@comcast.net

On Facebook: [Elect Gary Scarpello](#)

Phone: 215-542-9267

Thank You!

Thank you for voting for me in the Primary Election and for putting me on both the Republican and Democratic ballots.

Community Updates

I hope you are having a wonderful summer. I have been regularly attending the Board of Commissioners meetings and would like to update you on some of the issues involving our neighborhoods. Your voice is important - join in the discussions. Come out to the meetings. Voice your thoughts. Let me know what is on your mind.

Twining Valley

The lease for the Twining Valley Golf and Fitness Center runs out in 2019. Three proposed plans for development of Twining Valley were presented to the Board of Commissioners in July. When the consultant advised the Board that each of those plans would require about a \$5 million investment, members of the Board advised caution. It is clear that the Board of Commissioners wants a careful economic strategy to avoid Twining Valley becoming an economic burden on the Township. It is also clear that no decision on the ultimate fate of Twining Valley will be made this year.

To see the plans go to the Upper Dublin Township web site:

<http://www.upperdublin.net/departments/parks-recreation/>

Zieger Tract

Development of the Zieger Tract is now in the hands of Toll Brothers (replacing the developer who won the zoning change). It has approval to construct a 55-and-over community of more than 100 single-family homes. Construction of a sample will begin this fall. Meanwhile clean-up of the former greenhouses will take place over the next year. No home can be sold until the cleanup is complete.

Prudential Campus

The Prudential Campus across Dreshertown Rd. from the Zieger Tract is under an agreement with BT, an entity controlled by Bruce Toll, one of the Toll Brothers. BT wants the zoning changed for the section nearest Dublin Hunt to basically match the zoning for the Zieger Tract, with a slightly larger community of single-family homes. Although BT presented a plan for a 55-and-over community, the requested zoning would only require single-family homes (as 55-and-over is now permitted within those districts). Further, BT will not be developer of this tract, as it is really interested only in the corner property at Dreshertown and Welsh.

Seven years ago the Board of Commissioners rejected a zoning change of that corner property that included a plan for retail at that location. BT has not yet indicated whether it will propose changing the "office space" zoning of that corner.

Prudential Cont.

A majority of the Township Planning Commission recently recommended rejecting that proposed zoning change because the Township's Comprehensive Plan, adopted five years ago, contemplates all of that land being used for office space. The Board of Commissioners will address that issue on September 8th. The zoning issue may take several hearing dates because it could affect the potential development of the rest of the Prudential complex.

With the County eyeing a potential Welsh Road interchange with the Turnpike, and the present weak demand for suburban office space, this is a difficult issue affecting both our ward and the Township as a whole.

Office Park Update

Township officials have been making progress in updating transportation infrastructure projects to keep and attract new businesses in the Fort Washington Office Park, a major source of tax revenue to our community. At the June Stated meeting, the Board of Commissioners approved resolutions for two grants.

The first is a \$250,000 Greenways Grant. If awarded, this grant will be combined with a previously applied for Department of Conservation and Natural Resources Grant (DCNR) at \$500,000. These grants will be used to offset some of the Township's commitment of \$3.4 million to reconstruct a portion of Commerce Drive, Delaware Drive, and Virginia Drive. This improvement (or road diet) will soften curves, reduce travel lanes to two with a center lane for turns only, and add a new multiuse 10-12 foot paved trail that will connect the office park to the SEPTA train station. This trail will also be linked to a planned countywide trail system.

Ft. Washington

The second grant is a Commonwealth Financing Authority (CFA) Multimodal Transportation Grant for \$2.6 million. If awarded, this grant will be earmarked to build a quick exit (zip) ramp from the PA Turnpike's Fort Washington interchange directly

into the office park at Commerce Dr. The zip ramp's estimated cost is \$2.6 million. This would be a major improvement for access into the office park. This exit would be immediately after the tollbooths and next to the Best Western hotel.

The Commissioners discussed completion of the Virginia Drive slip ramp from the Turnpike (entrance and exit) for east bound traffic. The cost to the Turnpike is estimated to be \$30 million, with the expectation that the Turnpike will be expanded to four lanes in each direction. However, the Turnpike Commission is considering expanding the highway to FIVE lanes in each direction, which would increase the cost of the slip ramp. In any case, the Township is working with the County on the completion of the Virginia Drive slip ramp as well as reviewing a potential slip ramp at Welsh Road (Prudential Campus).

The Commissioners unanimously approved Professional Services Agreements totaling \$708,560 for designing several bridges over Rapp and Pine Runs and the preliminary engineering work required for the county trail/road diet reconstruction project. The Township is required to put up a 30 percent match. The Board will combine the two projects, which would total \$8.8 million — \$6.25 million for Commerce Drive road diet/trail system and \$2.6 million for the zip ramp. A 30 percent match would be \$2.64 million. If the Township is awarded the \$2.6 million CFA grant, the Greenways grant (\$250,000) and the DCNR grant (\$500,000), our match would be covered. So for around \$2.6 million in Township contribution, the Township would get \$8.8 million worth of construction improvements in the office park. To date, the Township has been awarded \$7.41 million for transportation-related work in the office park.

Lifestyle Fitness

Lifestyle Fitness is moving forward with its plans to spend tens of millions of dollars to construct a country club-like fitness facility in the office park. This will bring new tax revenue to the Township and the School District and provide a new venue for exercise enthusiasts.

Join my Email List

Stay in touch and Save a Tree, join my email list.
gscarpelloUD3@comcast.net