



Upper Dublin Township Ward One Newsletter

From Liz Ferry, Commissioner

Greetings, Neighbor -

Mattison Estate (St. Mary's) Development Plan Passes Conditional Use Process

Despite serious concerns raised by the residents, on May 9th, the Upper Dublin Board of Commissioners approved the conditional use application of the developers for the Mattison Estate. As the only "no" vote on the board, I promise to continue to hold the developers accountable throughout the land use process and beyond.

This process will provide detailed information about preserving the historic assets of the property, storm water management plans, environmental issues, and transportation infrastructure issues.

As many of you are aware, in 2015, Upper Dublin Township adopted an amendment to the township's comprehensive zoning ordinance to rezone property for specific uses, including higher density housing. This allowed for the development of the Mattison Estate.

If you have any questions about the project or would like me to raise an issue on your behalf at the upcoming planning meetings, I am happy to do so.

Traffic Calming Study Aims to Make Upper Dublin Safer

Upper Dublin Township is working on a pilot project on Fort Washington and Summit Avenues to reduce speeding. At a recent township meeting, residents were presented with speed analysis and accident data, and vehicle traffic numbers for the two roads. Following the data presentation, residents had an opportunity to raise concerns and offer suggestions.

The Township's traffic engineer also discussed various traffic calming devices that could be used to reduce speeding. Later this month, the township will receive additional information and specific recommendations from the engineer. Residents will be provided the opportunity to review the proposed recommendations and provide input. In the short-term, the township will implement low cost, temporary traffic calming solutions to be re-evaluated after several months.

During the 2018 budget discussions, Board members will work to determine long-term solutions based on community input and traffic analysis. If you would like to be added to

the email list to review the proposed ideas, please let me know. If these are successful, we hope to implement them on other busy roadways throughout the township.

Fort Washington Office Park Continues Improvements

The Fort Washington Office Park is in the midst of a major reinvestment program – improving the infrastructure, attracting new uses and creating market opportunities. As noted previously, with over 13 larger transactions totaling over 511,000 square feet and 1,900 new jobs, efforts to grow the office park are paying off. While there is clearly much work to do, the success of the office park is very important to expand Upper Dublin's tax base taking the burden off of its residents.

Some of the new projects include:

Life Time Fitness – The two-story, 112,000 s.f. structure includes indoor and outdoor pools, weight and cardio areas, group fitness studios, racquet and basketball courts, a spa/salon, cafe, daycare and outdoor dining and lounge areas.

TruMark Financial® Credit Union – corporate headquarters for financial services company; leased entirety of 335 Commerce Drive – 75,000 square foot, Class A office building.

Lincoln Investment Planning, Inc. – also a corporate headquarters for financial services company; leased 48,000 square feet of Class A office space in the Apex Fort Washington complex at 601 Office Center Drive.

Impax labs – lease of 49,000 square feet of Class A office space in 601 Office Center Drive. This office complex has recently received a \$5 million upgrade with new amenities.

Michael Baker International – sublease of 10,000 square feet of office space at 500 Office Center Drive for the regional office of engineering, planning and consulting firm.

Township Help

ConnectUpperDublin, is a location-based reporting platform that allows residents to document neighborhood concerns and improvements alike, from potholes, traffic signal problems, zoning issues and damaged sidewalks. There is a mobile app available for free through the **iTunes (iPhone/iPad)** and **Google Play (Android)** app stores and is already active. You can get information [here](#) or on the township website.

If ever I can be of assistance, please don't hesitate to let me know. I can be reached at [215-356-8252](tel:215-356-8252) and am happy to talk or meet anytime.

Thank you for the opportunity to serve Upper Dublin.

Sincerely, **Liz**