

PHILMONT FLATS



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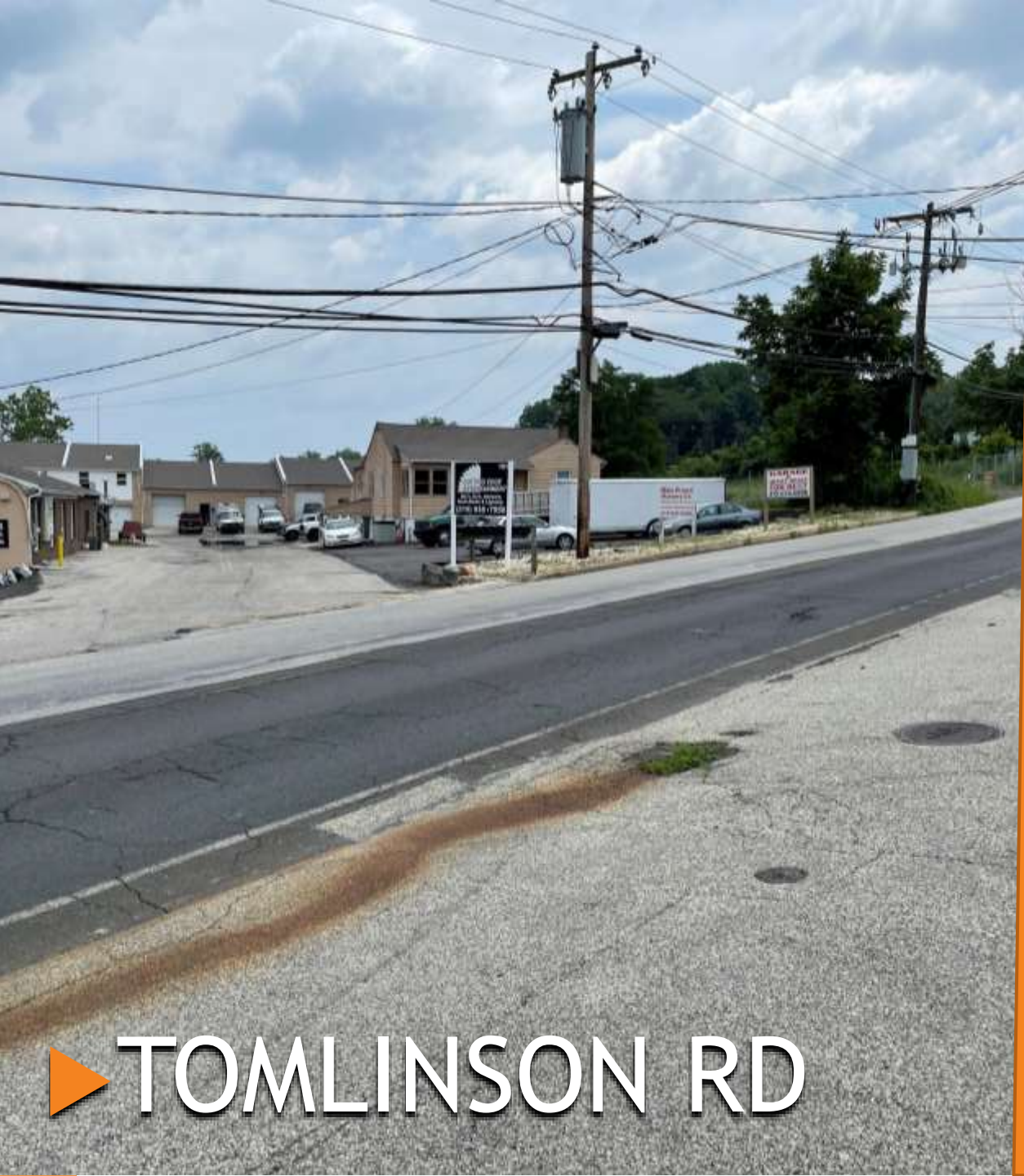
▶ AERIAL

✕ Tomlinson Rd & Philmont Ave





▶ CURRENT CONDITIONS



▶ TOMLINSON RD



▶ TOMLINSON RD



▶ PHILMONT EAST



WEST

▶ PHILMONT WEST



▶ PHILMONT AVE ADJOINING RETAIL



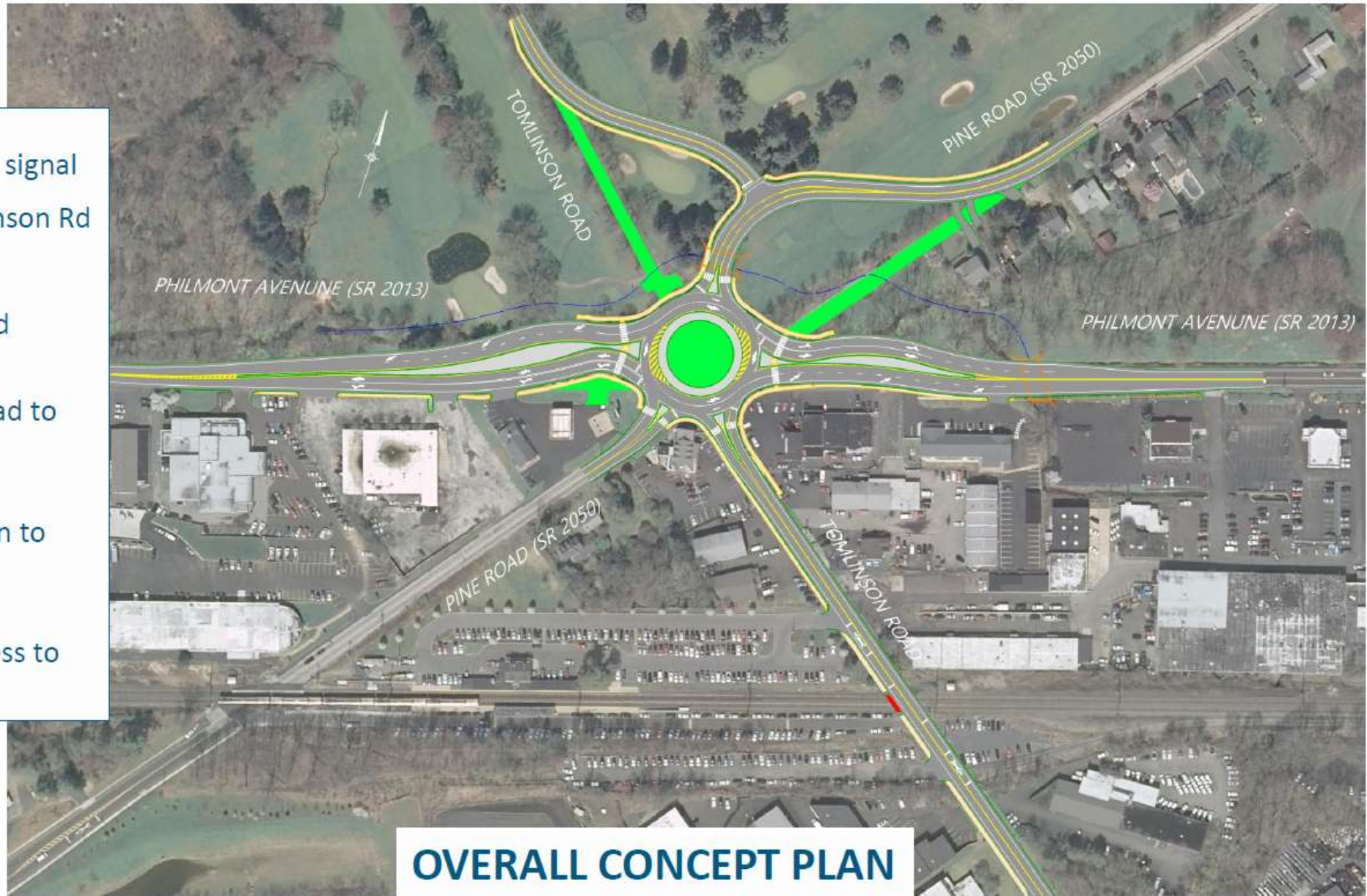
▶ CONCEPTUAL SITE PLAN

▶ REGIONAL CONTEXT PLAN



Notable Improvements

- 5-legged multi-lane roundabout replaces existing 6-legged traffic signal
- Realignment of Pine Rd & Tomlinson Rd
- Relocation of existing stream
- Replacement of two substandard bridge culverts
- Reconstruction of Tomlinson Road to Nandina St (City Limit)
- Sidewalk and shoulders on all approaches (sidewalk connection to SEPTA station)
- Ridgway Park - No impact to recreational area of park or access to the park [Section 4(f)]





▶ EXTERIOR EXAMPLE



► LOBBY



▶ INDOOR AMENITY SPACE



▶ OUTDOOR AMENITY SPACE



▶ COURTYARD

▶ FITNESS CENTER





▶ EXAMPLE UNIT

TAX IMPACT

Lower Moreland School District

(projecting 15* school age children as described in attached report, assuming 50% one-bedroom units & 50% two-bedroom units – 250 units total)

Total Taxes Generated:	\$1,148,827
Less cost to educate 15 students (\$21,853 per student)	\$ 327,795
Net yearly taxes to school district:	\$ 821,032

Lower Moreland Township

Total Taxes Generated:	\$261,800
Less Township Costs:	\$223,843
Net Yearly Taxes to Township:	\$ 37,958

Supporting Data:

Tab 1: Fiscal Income Analysis

* Promenade at Upper Dublin has 10 school age children for the equivalent 250 units. (46% one-bedroom units & 54% two-bedroom)

* 555 Flats in Horsham has 5 school age children for the equivalent 250 units. (48% one-bedroom & 52% two-bedroom units)



▶ CONCEPTUAL SITE PLAN