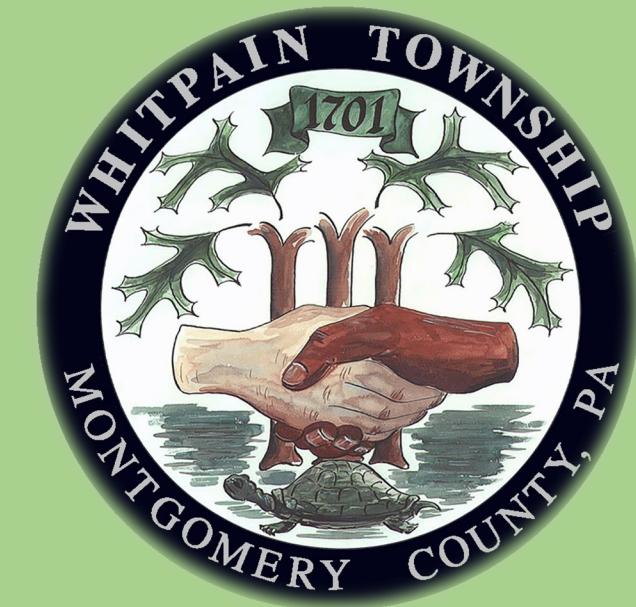

Carriages at Arborcrest

A Community That Honors Local Character
& Supports Whitpain Township's
Residential Community



Development Team

Locally based, residents and business operators in the township

- We create new home communities throughout Montgomery County
- We successfully develop and construct single and multifamily homes.
- We focus our expertise on locating, designing and developing premium parcels
- We partner with well-known national builders to bring desirable, award-winning communities to families throughout the region.



Carriages at Arborcrest

- Age-restricted community with plans for 95 carriage homes, adjacent to the Arborcrest Corporate Campus.
- Attractive opportunity for residents looking to downsize in the community where they've planted roots.
- Each home will feature ample living space and a main bedroom on the first floor and include total exterior maintenance -- managed by HOA.



Carriages at Arborcrest

Site Plan

- Preserves the maximum open space available by limiting the number of homes being built.
- Provides significantly less homes than the previous proposals that included plans for as many as 130 townhomes and 457 apartments.
- Less intrusive than the previously proposed 140,000 sq. ft. warehouse and provides an opportunity for the township to utilize commercial space.
- Emergency access is ensured through two designated entry points.





Low Density with Positive Impacts

Proposed Plan

- Net Site Area: 26.57 acres
- Units: 95 dwelling units
- Density: 3.6 DU/AC (dwelling units / acres)

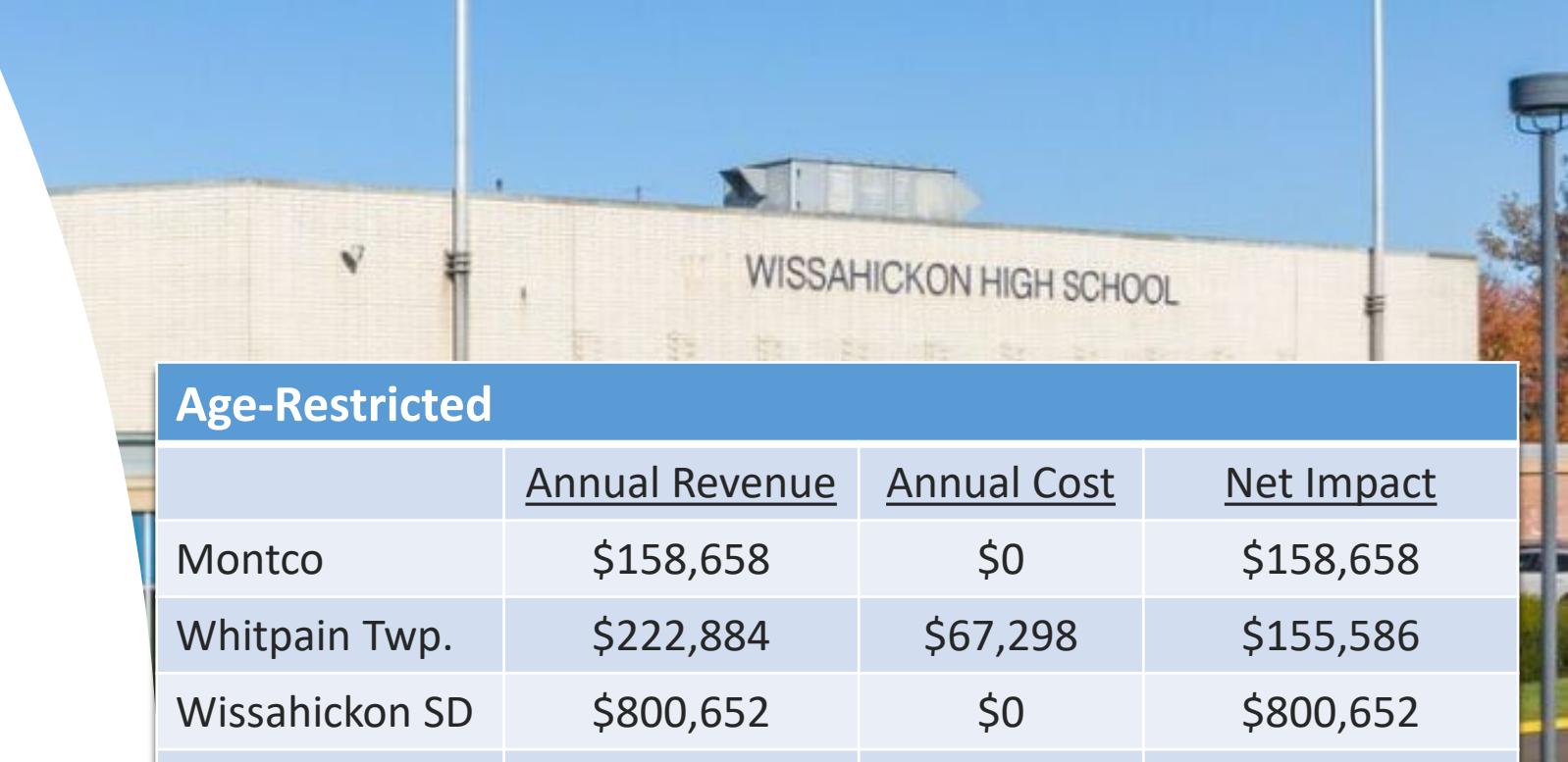
Comparable Communities

Development	Acres	Units	Density/ Gross AC	Zoning District
Phipps Station – non-age restricted	2.98	16	5.4	C
Normandy Farms – retirement community	101	452	4.5	R-6
Residences at Blue Bell Chase	21.67	90	4.2	ARD Overlay
Ironstone at Blue Bell	14.84	58	3.9	VC-4
Blue Bell Springs – 55+ age restricted	39	139	3.6	R-9
Carriages at Arborcrest – 55+ age restricted	26.57	95	3.6	
Whitpain Farms – 55+ age restricted	113.9	171	1.50	R-8

Inspired by Community Vision

- Significantly less traffic, about 40-70% less, when compared to the previously proposed development projects, including a warehouse.
- Eliminates the existing access to Penllyn Blue Bell Pike and all traffic will be directed to Jolly Road.
- Creates a new walking trail that connects to nearby amenities, preserves many of the existing trees that were assessed by a local arborist.
- Adjacent neighbors have been offered easements to continue utilizing for their needs.
- Community input is guiding the project—several meetings have been conducted to gather feedback.

Economic Impact



Age-Restricted			
	Annual Revenue	Annual Cost	Net Impact
Montco	\$158,658	\$0	\$158,658
Whitpain Twp.	\$222,884	\$67,298	\$155,586
Wissahickon SD	\$800,652	\$0	\$800,652
			\$1,114,896
Market Rate			
Montco	\$158,658	\$0	\$158,658
Whitpain Twp.	\$319,708	\$165,424	\$154,284
Wissahickon SD	\$887,100	\$396,112	\$490,990
			\$803,932
Current-Vacant Land			
Montco	\$4,864	\$0	\$4,864
Whitpain Twp	\$3,658	\$8,882	-\$5,224
Wissahickon SD	\$23,761	\$0	\$23,761
			\$23,401

Aging Community: Need for Senior Living

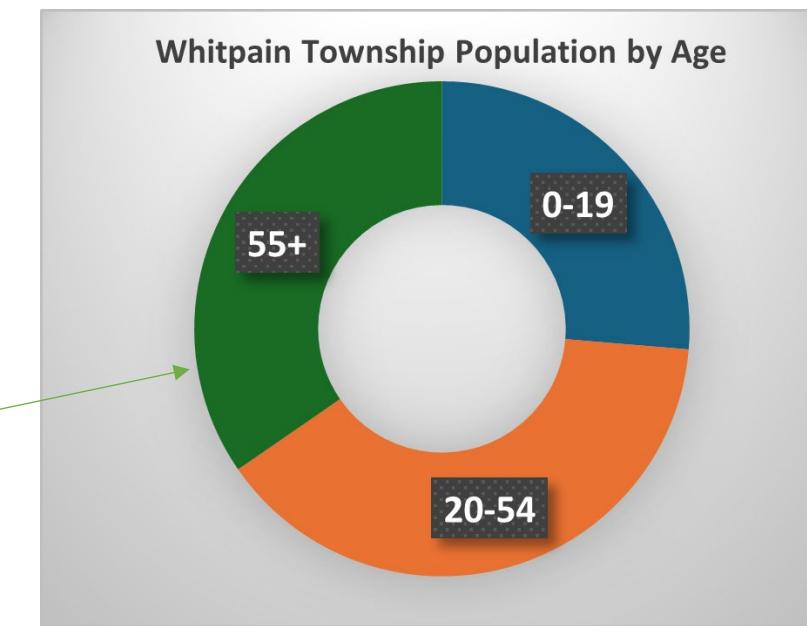
BY THE NUMBERS:

Whitpain Township

- **+8%** = increase in total population since 2000.
(population = 20,268, one-third is over 55)
- **+80%** = increase in residents ages 65-74 since 2000.
(1,367 vs 2,177)

Montgomery County

- **+15%** = increase in total population since 2000.
(population = 864,683, one-third is over 55)
- **+100%** = increase in residents ages 60-64 since 2000.
(30,018 vs 59,082)
- **+67%** = increase in residents ages 65-74 since 2000.
(55,562 vs 92,630)



	Total Population		
	2000	2010	2022
Whitpain	18,703	18,805	20,268
0-19	5,008	4,449	5,336
20-54	8,928	8,092	7,917
55-59	1,197	1,555	1,152
60-64	790	1,310	1,246
65-74	1,367	1,679	2,440
75+	1,413	1,720	2,177
Montco	750,097	801,052	864,683
0-19	197,264	202,440	201,476
20-54	372,589	376,379	380,760
55-59	38,429	52,465	58,994
60-64	30,018	48,711	59,082
65-74	55,562	58,822	92,630
75+	56,235	62,235	71,741

Source: All data above was derived from the U.S. Census Bureau (census.gov)

Carriages at Arborcrest

Learn more at:

www.ArborcrestHomes.com

Carriages at
Arborcrest

