

UPPER MERION TOWNSHIP BOARD OF SUPERVISORS
WORKSHOP MEETING
APRIL 6, 2017

The Board of Supervisors of Upper Merion Township met for a Workshop Meeting on Thursday, April 6, 2017, in the Township Building. The meeting was called to order at 7:30 p.m., followed by a pledge of allegiance.

ROLL CALL:

Supervisors present were: Greg Philips, Greg Waks, and Carole Kenney. Also present were: Dave Kraynik, Township Manager; Sally Slook, Assistant Township Manager; Joe McGrory, Township Solicitor; Rob Loeper, Township Planner. Chairman Jenaway and Supervisor Spott were absent.

VICE-CHAIRMAN'S COMMENTS:

Vice-Chairman Philips indicated there were no meetings held prior to this meeting.

DISCUSSIONS:

COMMUNITY CENTER – CONVERTING RETAIL SPACE TO PROGRAMMING SPACE – HANDICAPPED PARKING – DEDICATED SENIOR CENTER PARKING SPACES – USE OF REAR ENTRANCE OF BUILDING – AFTER SCHOOL PROGRAM – CLOSING WEEK OF AUGUST 28TH FOR EXTENSIVE CLEANING AND STAFF TRAINING

Mr. Dan Russell, Director, Park and Recreation, stated retail space is located in the lowest level of the community center currently and it is proposed to convert this into a programming space. Currently there are three rooms available for this conversion in the lowest level of the community center. Two rooms are 1,500 square feet and the other room is slightly larger at 1,800 square feet. As originally designed the thought process was to have these rooms available for potential tenants. After the community center opened it soon became obvious there is a lot of opportunity for programming in the basement of the community center. Another factor is one of the township's most popular summer programs, Adventure Cay Camp, was located at the soon to be demolished Gulph School. There is now the potential to move that program to the community center. Another program in conjunction with the school district is an after school program very similar to Extended Day which could be moved to the community center. In addition, some existing programs such as martial arts and birthday parties would free up valuable space on the courts. There are also additional revenue opportunities renting out the rooms for meetings. Staff has worked to obtain

prices for redesigning the rooms. There is not much that needs to be done since it would be a very simple design. Cost estimates have been prepared and staff is looking for a consensus from the Board of Supervisors to begin that process.

Mr. Philips asked for clarification on what is needed to convert the rooms for these new uses. Mr. Russell responded ceilings, drywall and some electric and flooring is needed.

Mr. Philips commented previously the Gold's Gym had tenants and this proposal is much more reflective of what is happening in the very vibrant community center.

Mrs. Kenney asked about rest room facilities. Response: there is a rest room in each of the rooms.

Mr. Waks pointed out the community center membership will soon reach 1,900 which does not include people coming in on daily guest passes. He indicated he was in favor of the retail space conversion to programming.

Mrs. Kenney asked if the grant received for the community center could be applied to the cost of the conversion. Ms. Slook responded in the affirmative.

Mrs. Kenney asked if the grant has been factored into the cost for rehabbing the lower level. Mr. Russell responded it would be best to move on this now rather than wait for the grant. Ms. Slook noted the grant would take a year to 18 months.

Mrs. Kenney asked if the grant could be used for reimbursement. Ms. Slook responded in the affirmative.

Michael Napolitano, resident, asked questions about the cost estimates for the architects, the cost benefit analysis for conversion to programming as opposed to receiving rent and the mind/body studio, and these questions were addressed by the supervisors and staff.

Ms. Glenn Anne Chabala, Assistant Director, Park and Recreation Department discussed the handicapped accessible parking and dedicated Senior Center parking spaces. A PowerPoint was shown. Highlights as follows:

- Currently there are 74 parking spaces in the upper lot (pool lot).
- There are 63 parking spaces in the middle lot in front of the community center
- There are 52 parking spaces in the rear lot
- Actual handicapped accessible parking in the upper lot is 2 spaces and 3 spaces are required.
- The middle lot has 4 parking spaces and 3 are required.

- The rear lot has 1 parking space and 3 are required.
- The seniors would like to have an additional 4-6 accessible parking spaces in the middle lot.

Ms. Chabala mentioned the other idea is having dedicated senior center parking spaces Monday through Friday when the Senior Center is open from 9 a.m. to 3 p.m. The Senior Center recommendation is 4-5 senior spots in each of the four rows of the middle lot for a total of 20-25 dedicated spots for the seniors.

Mrs. Kenney asked why there are only 7 handicapped spaces when 9 spaces are required. Ms. Chabala responded it was an understanding in the design that it was acceptable and what was needed.

Mrs. Kenney asked if it would be appropriate to go back to the architect on this since it was their job to know the numbers and requirements for handicapped access.

Mrs. Kenney pointed out people who go to a gym are going to exercise and able bodied healthy people do not have to park in the closer spaces between 9 a.m. and 3 p.m. Ms. Suryadevara responded Child Watch is offered between 9 a.m. and 1 p.m. and there are a lot of parents with strollers who come in to take exercise classes.

Mrs. Kenney suggested having friendly humorous signs to encourage people to leave the parking spaces open for the senior center. She said more discussion is necessary about how many additional spots are needed, but something has to be done to make it more accessible for the senior center for such a high number of members.

Paul Kubler, Chairman, Community Center Advisory Board, stated the advisory board began discussions at their last meeting and had to table the matter until their April 21st meeting to give them time to ascertain the magnitude of the number of spots that have been requested by the Senior Center. Mr. Kubler mentioned the advisory board did talk about friendly reminder signage as well as talking with community center members to let them know there is additional parking in the rear with an entrance in that location.

Mary McCree, President, Upper Merion Senior Service Center, commented some of their membership have difficulty walking and that is the only reason they are looking for closer parking accommodations.

Mr. Waks said he likes the idea of the Community Center Advisory Board looking into the parking issue and getting back to the Board of Supervisors with their recommendations.

Rob DeFelice, Park and Recreation Board, asked about the average

number of people who attend the senior center daily. Ms. Chabala responded there are about 60 seniors.

Mr. DeFelice commented with 1,900 current passholder members it is likely there will be 3,000 in the next year and a half and it is necessary to be careful with the parking space allocation.

Mr. Waks recalled the architect indicated overall parking would not be a huge issue because the peak hours of the three organizations operating there. He said it has been fairly accurate because the vast majority of time there is parking, maybe not as close as some would prefer, but there is always parking.

Mr. Philips mentioned the open space lot across the street which the township owns as a possible opportunity for temporary parking when there are large events.

Mr. Waks commented the better option with regard to temporary parking for large events is Caley Elementary and the Middle School. He said the Middle School would be optimal once the trail is built.

Mr. Philips stated the Board of Supervisors will await a recommendation from the advisory board in consultation with the senior center to see what can be done about the appropriate number of dedicated parking spaces.

Mr. Philips directed the discussion to the question on the use of the rear entrance of the community center and the issue of the elevator which was locked on a regular basis.

Mr. Russell stated this has been discussed extensively at a couple of chairperson's meeting and since those meetings staff has worked with the IT Department to find the best possible solution to handle this situation. If people will park in the rear, especially seniors and people with disabilities, they need to have access to that elevator to get to the main floor of the building. The concern from the department from a building management standpoint is they did not want to give any unauthorized or unsupervised access to the rear doors, specifically the door leading to the elevator itself. I

In conjunction with the first issue discussed at this meeting concerning the conversion of retail space into programming space, staff wanted to take a look at installing a small check-in and work station with a staff member on duty. Staff talked to the IT Department about installing phones at the check-in station for emergency use and also some extra security cameras.

Mr. Philips asked if the check-in work station would be done in conjunction with the program to redesign the programming space. Mr. Russell responded in the affirmative.

Mrs. Kenney noted people coming in for a program in the downstairs area would probably prefer the downstairs entrance. Mr. Russell said or they could get checked in and take the elevator or steps up to the main level.

Ms. Sudha Suryadevara, Recreation Superintendent, discussed the After School Program and reported on the meeting held with the school district two weeks ago when staff presented a sample daily schedule. The plan for this potential after school program is structured with two sessions similar to the current extended day program. Session 1 begins the first day of school and runs through the Christmas Holiday. Session 2 begins after New Year and runs through the end of the school year.

Ms. Suryadevara explained the different pricing options and it was noted passholders will receive a discounted rate. The program would feature structured activities and would run from the dismissal of school to 6 p.m. at which time the parents would pick up their children. There will also be an opportunity to provide more coverage for parents by offering additional programs after 6 p.m.

The next step in moving forward is obtaining transportation costs from the school district. A key component of ensuring this program succeeds is finding a way to get the children from the schools to the community center.

Mr. Philips pointed out the school district has gone to a contracted system for busing and asked if the township could contract for buses on its own. Mr. Russell responded staff is looking at both options. He said an important consideration is the school district has already agreed to work with the township and noted they are very receptive because of their extensive wait list for their extended day program. It would be a benefit to the school district to get their students off the wait list and into a program that is needed by the residents.

Mr. Philips commented the transportation cost would be built into the fee. Mr. Russell agreed and indicated that is the reason they have not been able to price this program as yet.

For those in the room who may not see the wide variety of proposed activities, Mr. Waks read the list of various creative arts and physical activities as well as cooking science and enrichment opportunities.

An unidentified woman asked about programming for older students. Ms. Suryadevara responded this proposal is specifically for elementary age children in terms of coordinating transportation, etc. She said it is recognized there is a need in the community for older students and it is something staff is exploring.

Mrs. Kenney asked for clarification about the additional cost for the after 6 p.m. session and asked what period of time is covered. Ms. Suryadevara

responded everything varies depending on the programming.

Mr. Philips commented on the scheduling difficulties of some two-income households and asked why 6 p.m. was selected. Ms. Suryadevara responded staff could definitely consider and base that program similar to the extended day program and consider other options.

A question was asked from the audience if the bus would drop students off and come back. Response: parents would pick children up.

Ms. Chabala discussed the idea of a cleaning week for the community center for the purpose of extensive cleaning and staff training. She said preventive maintenance is more worthwhile than corrective maintenance. The week of August 28th was selected since it is the first week of school and traditionally a low time in programming with families involved in first week of school activities.

During the closure, it is proposed to finish the gym floor with a polyurethane maintenance finish not taking it down to the bare wood. A lift would be rented to clean the upper windows/walls, and doors and trim would be painted.

An additional goal if it is possible to close or limit hours is staff training since customer service is one of the hallmarks of the community center. People have commented on the friendly and well informed front desk staff.

Mr. Philips stated both he and Mr. Jenaway looked at this initial proposal and both felt it is a very aggressive schedule to complete in five days; the likelihood is it will take longer. Mr. Philips suggested taking another look and breaking up the tasks into specific segments and accomplish one or two days a month over a year. He pointed out the redo of the roofing on the community center in 2018 during which there would be a period of downtime.

Ms. Chabala said during the 72 hours it takes to cure the flooring the painting and windows could be done as suggested by the Community Center Advisory Board.

Mr. Philips clarified it is just closing down the courts, not closing the community center. Ms. Chabala responded in the affirmative. She said they also decided to close the walking track to reduce the chance someone might wander onto the court.

Mrs. Kenney mentioned the community center has only been open seven months and was surprised this much work has to be done to the floor. Ms. Chabala responded the recommendation is every time you add polyurethane the floor is made stronger. She said currently there are areas of the floor where

polyballs have developed.

Mrs. Kenney commented the cost has not been mentioned and the closing would be 2% of the year members have prepaid.

Mr. Philips stated from his and Mr. Jenaway's standpoint the community center is competing with other fitness establishments that do not close and are open seven days a week. He pointed out one of the things that is not on this list is about extending Saturday evenings.

Mrs. Kenney said she questions doing this work so soon and asked if there is a schedule envisioned. No audible response was provided.

Mr. Waks observed as he was walking around the track there are places on the wall where the paint has been altered because balls occasionally hit the wall and some put their hands on the wall.

Mr. Philips stated more discussion about this is needed. He asked how the proposed work comports with the maintenance schedule. Ms. Chabala responded this work was recommended by the maintenance foreman and she will double check with him. It was noted the floor used one of its "lives" when it had to be stripped down and sanded. She said staff is trying to be aggressive in maintaining the floor.

Mrs. Kenney asked if there is any estimate of the cost for all the maintenance work. Ms. Chabala responded most of the work would be done internally by staff but refinishing the floor would depend on whether there is one or two coats. One coat of polyurethane would be \$3,200 start to finish and two coats would be \$4,500 start to finish.

A question was asked about the squeak in the walking track. Ms. Chabala responded the floor company's answer is it is a floating floor on a wood subsurface and the wood has movement.

A discussion followed about wood flooring and whether it moves or not.

Mr. Philips asked about the warranty on the flooring. Ms. Chabala responded the warranty began with substantial completion.

A question was asked if the contractor's punch list was completed and signed off on. No audible response.

Mrs. Kenney asked for clarification about the in-service training. Ms. Chabala responded if the community center was closed it would be a good opportunity to have this 7-hour, one day customer service training. If closing is not a feasible option the part-timers would go to the training and full-time staff

would cover the front desk.

Mr. Philips summarized plans will move forward with redoing the retail space, the advisory board is going to determine how many dedicated spaces and where, plans will move forward with the rear entrance in conjunction with converting the retail spaces, transportation costs will be determined for the after school program and there will be further discussions.

2017 KOP BID PROGRAMMING PRESENTATION BY ERIC GOLDSTEIN

Mr. Eric Goldstein, Executive Director, King of Prussia Business Improvement District (BID), reviewed the BID's program plan which focuses on five organizational efforts – marketing and communications, physical improvements, tax policy, land use and zoning, and transportation. A PowerPoint was shown. Highlights as follows:

1. Marketing and communications

- Largest portion of the budget for marketing are events for such things as business speakers, Dine KOP Restaurant Week, summer concerts and beer fests.
- Second largest expenditure in marketing and advertising is elevating King of Prussia's profile in the region. A little over \$134,000 is spent doing very strategic social media posts and updating and maintaining three websites.
- About \$15,000 is spent in public relations getting the message out around the region about happenings in King of Prussia
- \$35,000 was allocated for a stakeholder survey – the first survey completed since the BID was established in 2010. The survey was completed for \$18,000 and \$17,000 was diverted toward expenses on the back end of the Business Park
- A little over \$30,000 on collateral materials for day-to-day constant contacts and the award ceremony.
- Features about King of Prussia recently appeared in *Philadelphia Magazine*, *Philadelphia Inquirer*, and the front page of the *Philadelphia Business Journal*.

2. Physical Improvements

- \$70,000 a year is spent on landscaping improvements in the township mostly on high visibility highway corridors and medians such as US 202, First Avenue and similar locations. Gateways and entrances into and out of the township are landscaped.
- Maintenance is done 52 weeks out of the year. Even in winter there are crews out picking up trash and the rest of the season

they are mulching, pruning, fertilizing, weeding, and replacing plants that need to be replaced.

- This year \$15,000 was allocated toward a 3-5 year action plan for the physical improvement committee.
- Working with the township and property owners in the Business Park to look at the possibility of rebranding the King of Prussia Business Park now that it is a Mixed Use District with residential components coming in and giving it a neighborhood name.
- Working with the township and about 25 property owners finalizing the demonstration project for the linear park along First Avenue. The park when complete will be a multi-use recreational trail about 2.6 miles in length with 1.3 miles on each side of First Avenue in the first 50 feet between the curb and property owner. When complete there will be 10-12 feet wide multi-use sidewalks, plaza spaces, seating walls, new solar lighting, landscaping, trash cans, and benches.
- There will be a May 17th ribbon cutting for that project. Invitations will go out.
- The largest expense of the year is \$265,000 to finalize the design and engineering of the linear park. It is part of a requirement for the \$2.4 million grant that the BID received to help build the linear park. The BID has to pay for the professional fees as the match for that grant. The \$265,000 is part of a \$360,000 total contribution the BID has to make toward the engineering and design fees.

3. Transportation

- \$40,000 a year is spent in advocacy and fundraising and that is helping finding state, county and private grants to help fund these projects.
- The largest expense is for the Connector (commuter shuttle bus system). There is a lot of revenue that offsets a lot of that expense beyond just BID money. There are corporate contributions and some county contributions as well.
- Working on the Road Diet. There is no direct expense for the Road Diet this year in transportation because it is a project that will be built in 2017. The Road Diet will change travel lanes on First Avenue from North Gulph Road to Allendale Road to make it safer and enhance the pedestrian experience. There will be bike lanes and a center turn lane making it a much safer situation for both vehicles and pedestrians. There will be a pedestrian crosswalk with flashing lights and a painted surface and landscaped median.
- \$10,000 has been allocated to the KOP Rail Coalition which the BID is part of and a partner with GVF TMA. That website is

used for marketing efforts and communicating information about the KOP Rail project in Upper Merion Township.

- \$10,000 has been budgeted to help with a concept started at the county level to improve access off the Pennsylvania Turnpike at the Valley Forge Interchange and Henderson Road. The BID is working more on looking at the Valley Forge Interchange with the hope to build a slip ramp allowing people who are westbound on the turnpike to go right into the Business Park without having to go through the toll thereby reducing congestion on local roads.

4. Land Use and Zoning

- No project this year. Land use and zoning was very strong the first couple of years when working with the Solicitor to rezone the Business Park. That was completed in September 2014.
- The BID would very much like to work with the township on studying US 202 for land use and architectural standards for future development along the US 202 corridor.

5. Tax policy

- A number of reports were done a few years ago that proved to be positive and helpful in dispelling the myth that King of Prussia was a very high tax business area. This was very common misconception among commercial brokers. It is important to note in looking at ten competitor municipalities Upper Merion is very competitive and while not the lowest business tax it is right in the middle.

Mr. Goldstein stated the BID operates through a board structure involving an executive committee and a full board. The executive committee meets almost every month that the full board does not meet. The full board meets four times a year with a fifth meeting in the fall to consider the budget. The BID operates on a calendar basis January 1st to December 31st.

Mr. Goldstein reviewed how the money is expended. Highlights as follows:

- 2016 revenue was a little over \$1.6 million
- Assessment fees on commercial property owners is slightly less than \$1.2 million
- Remaining money (about \$400,000) is fee for service income, ticket sales for events and grants the BID receives.
- Staff cost is spread over actual programs and built into marketing and physical improvements. It is not shown

separately under personnel and administration.

- Most money is spent in transportation and physical improvements, followed by marketing and communications.
- There are five staff members. All of the overhead and professional fees are built into personnel, administration, and professional services and the rest is used for programs.
- Very little amounts are spent currently on land use, zoning and tax policy.
- There will be a large draw down of retained earnings in 2017. This is money that was budgeted for spending in previous years. Because of the timing of design, engineering, landscape, architecture or installation these funds were not spent and are in reserve.
- The board has authorized \$267,000 of that reserve this year to get the demonstration projects done to move the linear park forward.

Mr. Goldstein discussed the survey. A complete report will be provided in late April. Highlights as follows:

- 1,137 responses were received which represents a strong response rate.
- 740 responses came from residents.
- 378 were employees, 52 identified themselves as owners of commercial property and 159 identified themselves as “other.”
- 216 came off of the BID website header, 433 were responses to E-blasts, and 363 were responses to paid posted ads on Facebook.
- 125 clicked on the “pop up” which was available on the BID’s website for four weeks.
- Some demographic information on those who took the survey: There was a 2 to 1 difference in the number of women who took the survey as opposed to men, 84% own their home as opposed to rent and 59% have no children.
- Some key insights: 77% of all the people were familiar with KOP District which shows the BID’s branding and messaging is working.
- 74% of residents, 80% of employees and over 96% of commercial property owners were familiar with the BID.
- KOP’s vision is to strategically craft KOP into one of America’s great edge cities. Two thirds of residents agreed with the vision, 34% did not, 80% of employees agreed with that vision and 82% of the people who responded who were commercial property owners agreed. Overall 76% agreed with the vision and 25% did not.
- The question was asked what the KOP District does best. Residents believe the District improves the aesthetics best, employees and commercial property owners say the District elevates King of Prussia’s profile best.

- When asked what is most improved in King of Prussia since 2010, everyone is pleased with all of the dining options. Residents were also happy with the retail, commercial aesthetics and King of Prussia's reputation and job growth.
- Least improved in King of Prussia was traffic. Fifty-five (55%) of respondents said it is worse or much worse than before. It is not known if people are referring to traffic inside the township or outside.
- Forty-three (43%) support the King of Prussia Rail project, 41.78% opposed, and 15% undecided. Of employees and commercial property owners two-thirds support the rail project. In the total community 58% supported, 29% opposed, and 13.5% are undecided. The top reason respondents support the rail line is reduction of traffic. Those who oppose the rail project have a perception it will increase crime.

Mr. Philips pointed out residents' taxes do not fund the activities of the BID; funds come out of a special tax assessment on commercial properties. He also noted we have become the hottest real estate market currently in the state which has brought in tax revenue for the township keeping residential property tax extremely low.

Mr. Philips stated one of the reasons why the Board of Supervisors chose to create the BID in the first place was to bring about the change we are continuing to see in evidence around the township to improve and beautify our business areas which were previously aging and out of date. King of Prussia is a place where developers want to come in and redevelop. The Mixed Use District in the King of Prussia Business Park will provide additional incentive for developers to come in and make it possible for people to work and live in the same area.

Mr. Waks commented on a recent tour the supervisors had at some of the new apartments opening up in Upper Merion Township. During the conversations with the management teams at Indigo and Hanover they remarked on the number of people moving into these apartments already work in Upper Merion Township and come from other areas. A big draw to their moving into King of Prussia is reducing their commute time. This will not only help the new apartment dwellers, but will benefit all residents because it will help mitigate some of the traffic issues. Currently there are 54,000 people who commute every day who work in King of Prussia, but do not live here. This is one of the reasons there is such bad reverse rush hour traffic.

Mr. Waks mentioned the Indigo and Hanover management teams were also surprised to learn that Upper Merion Township did not have an earned income tax and that their residents and prospective residents by moving into Upper Merion Township from other areas will be able to keep more of their pay. Mr. Waks urged the BID in their marketing efforts to reinforce the point that there is no earned income tax in Upper Merion Township.

Mr. Goldstein commented Mr. Waks made a great point. He was pleased to learn that a lot of people moving into those apartments are people who were commuting from outside the township. He said it will take cars off the road which will reduce congestion.

Mr. Waks pointed out another added benefit in Upper Merion Township. He said the single family housing is not increasing that much. With all of the people moving into the apartments in King of Prussia, if they like our community and hopefully want to stay it will create more demand for existing housing which is very good for a homeowner.

Mr. Philips noted in the discussions with Hanover it was interesting to learn that although they have only been open for 2 ½ months they are already 20% leased for this very large project. Indigo which was opened a month or two before is 40% leased.

Mr. Goldstein commented on the great diversity of housing now in King of Prussia. He said the townhouses are selling very well and the Canvas 55+ and older community brings a whole other level of diversity of housing for the township that never previously existed.

Mrs. Kenney mentioned she was not on the Board of Supervisors in 2010 when the BID was created. She said while she was initially skeptical the evidence is in that investment is being made in the township by corporations and businesses who want to be here because of all the amenities and the healthy economic community.

Michael Napolitano, asked for clarification about the survey. Mr. Goldstein responded the overwhelming number of respondents were residents and not associated with the BID's email system which was good.

Mr. Napolitano asked additional questions about the timing and funding of the Road Diet, and the milling and paving proposal to which Mr. Goldstein responded in detail.

KING OF PRUSSIA ASSOCIATES/EDDIE V'S DEVELOPMENT PLAN, KP MALL, 8,000 SQ. FT. PAD RESTAURANT, 127 ACRES, SC – SHOPPING CENTER *Plan Expiration: 6/6/17*

Mr. Rob Loeper, Township Planner, stated King of Prussia Associates proposes to develop an Eddie V's Restaurant at the King of Prussia Mall. Utilizing the aerial, Mr. Loeper pointed out the location of the proposed 8,000 square foot restaurant to be located on US 202 adjacent to the Wells Fargo Bank. He pointed out various elements of the site including one of the front parking lots, signalized intersection and the extent of the underground culvert

which contains Crow Creek. It was noted there are sidewalk connections to US 202 as well as from the handicapped parking as well as a connection into the mall area. The trash receptacle will be contained, locked, completely enclosed, and hidden from view from the street.

A representative of the applicant indicated this building will have horizontal invert articulation to add interest. It was also noted the building will have quality materials (wood and stone), all earth tones and be somewhat muted. It will be a dinner only, special occasion restaurant featuring a jazz singer at the bar and valet parking. Seafood will be brought in fresh daily – not frozen.

Mrs. Kenney asked for the time table on the development. Response: as soon as permits are granted construction will start.

GSK BUILDING 40 DEVELOPMENT PLAN, 893 SCHUYLKILL RIVER ROAD, 100,363 SQ. FT. EXPANSION FOR OFFICE, RESEARCH & DEVELOPMENT AND MANUFACTURING, 46.1 ACRES, HI HEAVY INDUSTRIAL *Plan*
Expiration: 6/20/17

Mr. Loeper stated GSK has recently had three plans before the Board of Supervisors for their East Campus (River Road). Utilizing the aerial, Mr. Loeper pointed out the location of Building 40 in relation to River Road and Swedeland Road. It was noted Building 40 is known as the biopharm which is one of the newer buildings on the site. Mr. Loeper said some years ago Building 16 was demolished and is currently an open field. Utilizing the aerial, Mr. Loeper pointed out the locations of buildings recently reviewed by the Board of Supervisors.

Along with the 100,000 square foot expansion of Building 40 which is primarily manufacturing with some lab there will be reconfiguration of the parking. Utilizing the aerial Mr. Loeper highlighted the area where GSK will eventually relocate the remainder of the employees on their campus. The ultimate plan is the West Campus (by Jones Road) will eventually be split off. This will be a several year process and is designed to accommodate the rest of their employees in Upper Merion.

Along with the parking improvements, the main entry drive will be reconfigured for better access and security. There will also be more defined walkways.

Mr. Loeper pointed out when the east campus was built it did not have much stormwater management and the applicant has ramped up the stormwater management on this portion of the campus. There are a series of underground as well as traditional basins and bio retention.

Mr. Waks asked if additional employees will be hired or if they will be transferred from other areas. Response: it is a little bit of both. One of the

buildings will bring in some new employees and there is definitely a transition from the other side as well. This building has a lot of the R&D and they are planning to hire 90-100 people as this building staffs up.

Mr. Philips asked about the skill level that would be required for the new positions. Response: 80% of the bio manufacturing associates for the current Building 40 have some experience.

Mr. Waks mentioned the good job the BID does on their website in listing available employment in Upper Merion Township. He said since GSK will have additional specialized skilled jobs to fill it would be worthwhile to consider linking the jobs that are available.

Mr. Philips asked about the next step. Mr. Loeper responded staff is waiting for the engineering review. In addition, this plan will be going to the planning commission next week. The county planning commission has not responded as yet. Mr. Loeper said if the Board of Supervisors does not feel this requires another workshop session it would be ready for the May business meeting.

Mr. Waks suggested seeing what the planning commission has to say.

Mr. McGrory commented the review letters have not been received as yet.

Mr. Philips asked that this plan be placed on the workshop meeting agenda in May.

Mr. Mark McKee asked for clarification about the R&D site on the west campus and if some of these employees would be moving to the east campus to this new building. Response: over the next several weeks GSK will be in a position to answer more questions about who is going where and how.

ADJOURNMENT:

There being no further business to come before the Board, it was moved by Mrs. Kenney, seconded by Mr. Waks, all voting "Aye" to adjourn the meeting. None opposed. Motion approved 3-0. Adjournment occurred at 9:24 p.m.

DAVID G. KRAYNIK
SECRETARY-TREASURER/
TOWNSHIP MANAGER

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Minutes Approved:
Minutes Entered:

