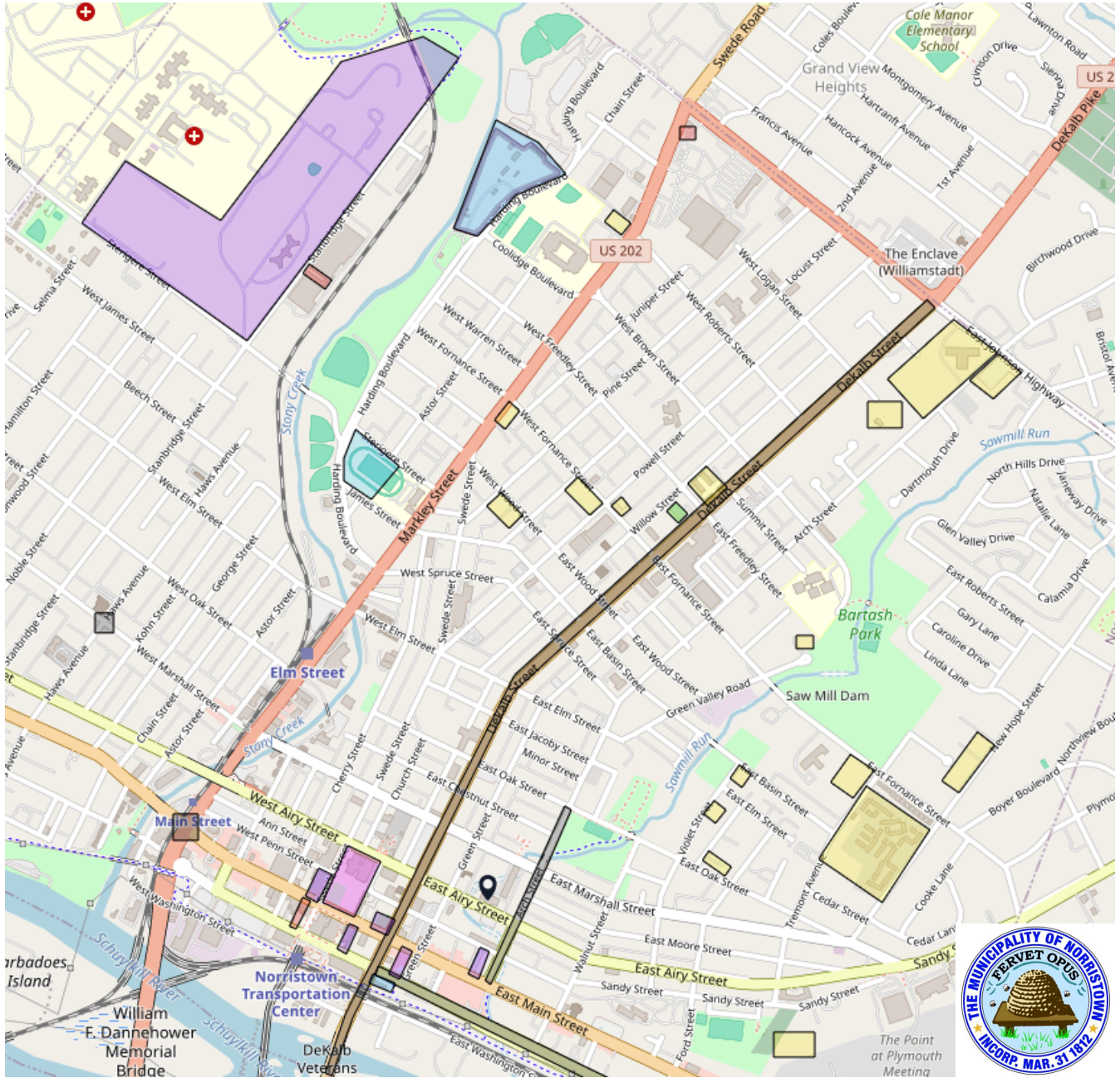




**Municipality of Norristown**  
**Department of Planning and Municipal Development**  
**Economic Development Projects**



*Prepared by:*  
**Jayne Musonye**, Director of Planning & Development  
**Sean Turner**, Assistant Director of Planning & Development  
**Ngoc Gaiser**, Senior Planner/Grants Coordinator  
**Stivens Shehu**, Junior Planner/Grants Specialist



- Mixed-Use**
- Public/Government**
- Residential**
- Public Infrastructure**
- Recreation and Tourism**
- Medical Facility**
- Commercial**

## Project Table of Contents

<u>Project</u>	<u>Page Number</u>
<b><u>Mixed-Use</u></b>	
1. Norristown State Hospital	5
2. 48 East Main Street	6
3. The Grand at Main and DeKalb	7
4. 1 West Main Street	8
5. 257 East Main Street Mixed-Use Redevelopment	9
6. Baer Building Redevelopment (118-120 East Main Street)	10
<b><u>Public Infrastructure</u></b>	
1. Main Street Streetscape	11
2. Arch Street Greenway Project	12
3. Marshall Street & Haws Avenue Improvements	13
4. Two-Way DeKalb Street	14
5. Markley Reconstruction Project Phase II	15
6. Lafayette Street Extension Project	16
<b><u>Commercial</u></b>	
1. 14 West Main Street	17
2. Royal Farms (1882 Markley Street)	18
3. Von C Brewing (1210 Stanbridge Street)	19
4. Five Saints Distillery (129 East Main Street)	
<b><u>Public/Government</u></b>	
1. Montgomery County Justice Center	20
2. Blight Remediation Project	21
<b><u>Medical Facility Improvements</u></b>	
1. 1437 DeKalb Street	22

*Project Table of Contents continues onto the next page.*

## Project Table of Contents

<u>Project</u>	<u>Page Number</u>
<b><u>Residential</u></b>	
1. Arbor Place (Kennedy-Kenrick High School Redevelopment)	23 and 24
2. Arbor Knoll Townhomes (1505 DeKalb Street)	25
3. Isaac Court (200 East Logan Street)	26
4. Montgomery Park Senior Housing (1301 Powell Street)	27
5. Housing Rehabilitation Program	28
6. First-Time Homebuyers Financial Assistance Program	28
7. Stinson Hall (1651 Markley Street)	29
8. 15 & 17 East Fornance Street	30
9. 26-36 West Wood Street	31
10. 1421 Green Valley Road	32
11. 1020 Violet Street	33
12. 600 East Fornance Street	34
13. 1417 & 1419 New Hope Street	35
14. Curren Terrace (1011 New Hope Street0	36
15. 820 Thomas Street	37
16. Sandy Hill (722 Sandy Street)	38
17. 579 East Lafayette Street	39
18. 1340-1342 Markley Street	40
19. 902 Violet Street	41
<b><u>Recreation &amp; Tourism</u></b>	
1. Elmwood Park Zoo	42
2. Roosevelt Field	43
3. Trail Junction Center	44

# Norristown State Hospital

The Commonwealth of Pennsylvania spent up to \$30 million dollars for demolition of buildings and site remediation to prepare approximately 68 acres of land for redevelopment. The site will be redeveloped into a mixed-use light industrial, office, and residential development.

**Total Non-Residential/Commercial/Office Space: 306,950 square feet**

Retail Space: 69,450 square feet

Office, Tech, Flex Use: 237,500 square feet

**Developer:** Pinnacle Realty Development Company (PRDC)

*Future Taxes: Real State, Entertainment, Business Privilege and EIT*

**UPDATE: The agreement of sale between PRDC, the Redevelopment Authority, and the Municipality to acquire the land was approved at the November 6th Council meeting. Language of site re-zoning is currently being worked on by Planning staff and Solicitor.**



# 48 East Main Street

This project is proposed for the former Rite Aid site (44-50 East Main Street) between the AutoZone parking lot and Pauline’s Deli. The developer is proposing to demolish the existing building and construct a 7-story, 142-unit apartment building. The ground floor will consist of roughly 5,000 ft<sup>2</sup> of commercial space.

**Developer:** 48 E Main LLC

**UPDATE: Developer received zoning approval in May. Developer will submit conditional use to Municipal Council, prior to submitting a land development application.**



# The Grand at Main and DeKalb

The Municipality invested \$2.2 million to recently acquire and assemble key properties on Main Street for a mixed-use redevelopment project. A request for proposals from qualified developers was issued in the Summer of 2021. Four (4) firms responded to the RFP issued for development of the property. The development proposal from MM Partners for Main and DeKalb received Council approval at the September 9, 2021, meeting.

**Commercial Space:** 11,000 square feet

**Developer:** MMPartners, LLC

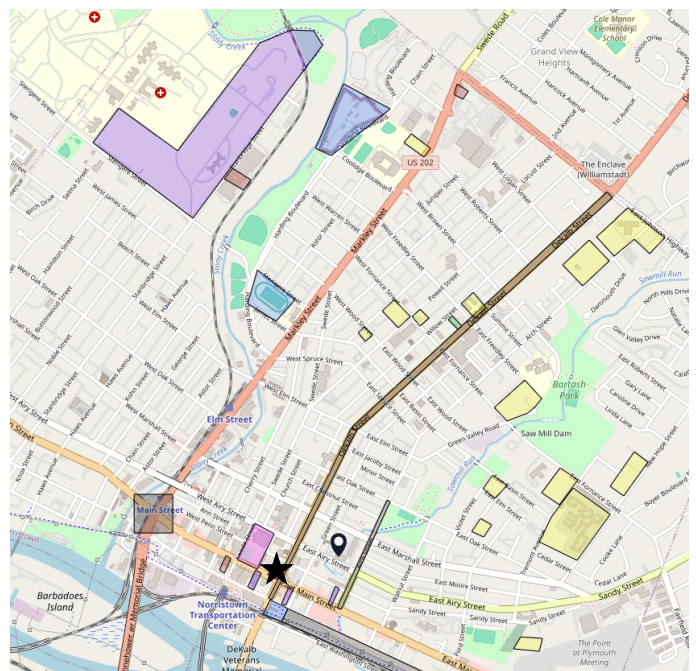
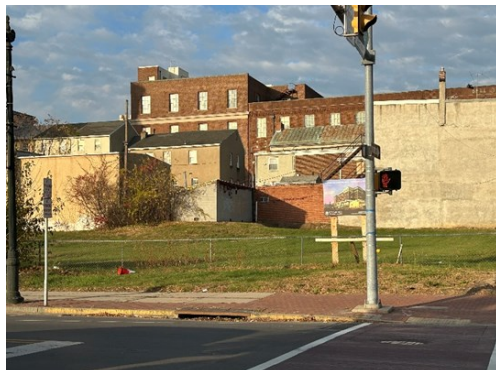


**Estimated Delivery:** Fall 2024



**Estimated Tax:** \$84,400

**UPDATE: The applicant received final land development approval.**



# 1 West Main Street

In 2012-2015, 1 West Main Street was converted into a mixed-use building with commercial areas on the ground floor and residential floors above. Working with the developer, the Municipality is proposing to convert the main floor of the historic PNC Bank building into a destination food and event hall. The food and event hall space would serve as an incubator for Norristown-based businesses which might not yet be able to afford their own brick-and-mortar location. The space would also create a cultural and economic center, which would have wide-ranging impacts on the local economy and the downtown Norristown area.

**Commercial Space:** 13,849 square feet

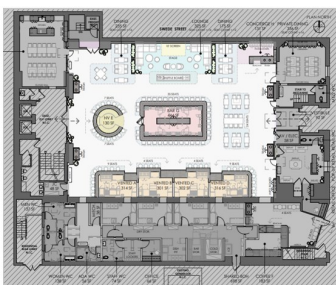
**Developer:** 1 West Main St LLC

**Project Delivery:** TBD

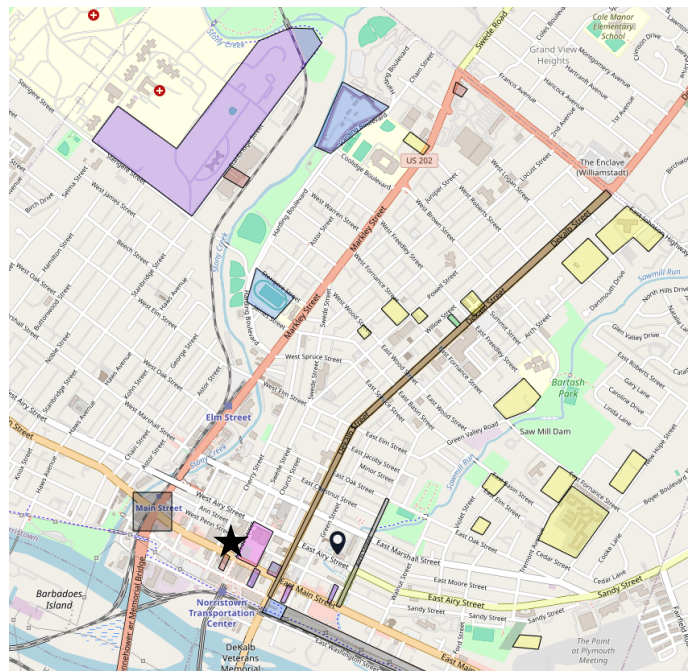
**UPDATE: Council authorized the submission of 2 grant applications:**

- 1. Pennsylvania Department of Economic and Community Development (DCED) Statewide Local Share Account (LSA) for \$1 million at the September 17th Council Meeting;**
- 2. DCED Main Street Matters District Development for \$1 million at the December 3rd Council Work Session.**

## MAIN FLOOR AREA



Main Floor





# 257 East Main Street Mixed-Use Redevelopment

Approved in 2021 for the development of a five-story building with twenty-four (24) residential units atop commercial space on the first floor. The expected investment is \$3.90 Million.

**Commercial Space:** 1,600 square feet

**Developer:** Cab Holdings, LLC

 **Estimated Delivery:** TBD

 **Estimated Tax:** \$11,847

**UPDATE: Construction is scheduled to begin in 2025.**



# **Baer Building Redevelopment (118-120 East Main Street)**

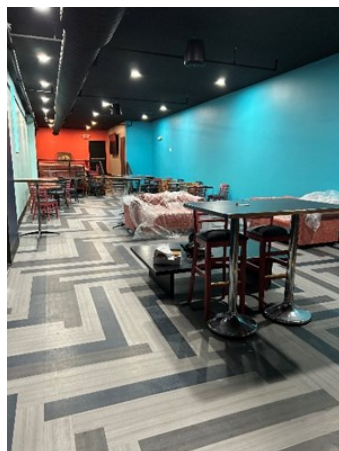
Conditional use approval was granted in 2021 for a residential mixed use to include El Jefe Bar and seventeen (17) residential units. Construction has been completed and the estimated investment is \$2 million.

**Commercial Space:** 8,500 square feet

**Developer:** Mill City Properties, LLC

**Project Delivery:** Completed

 **Estimated Tax:** \$9,504

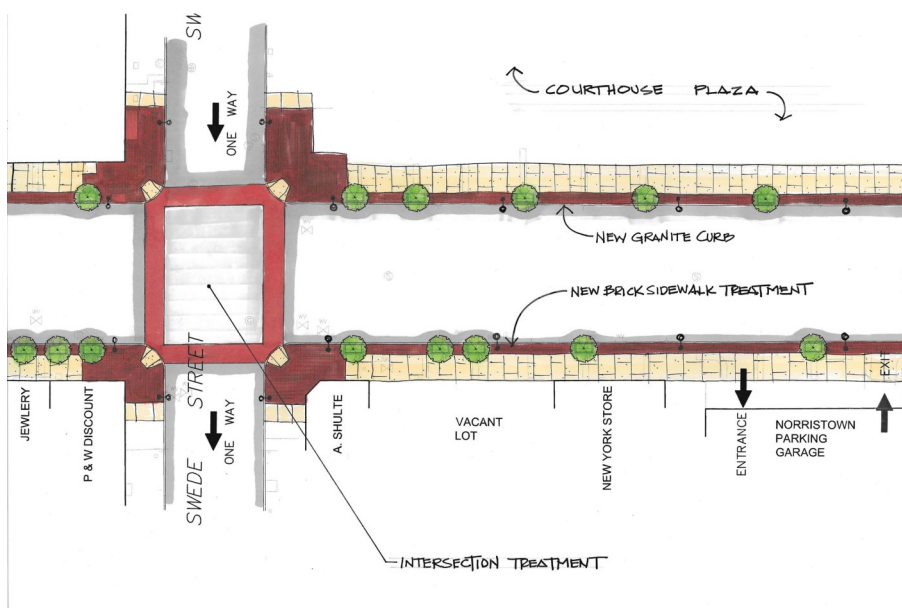


## Main Street Streetscape

This streetscape project improved Norristown's Main Street, a critical key to the Norristown's Downtown Revitalization vision. \$2.1 million was invested into this project. Improvements included new granite curbs, sidewalks, street trees, and historically correct street lighting.

**Developer:** Municipality of Norristown

**UPDATE: The next phase of this project is to improve the streetscape to Mill Street. The intersection of Main Street and Arch Street is slated to be improved in coordination with Phase II of the Arch Street Greenway Project.**



## Arch Street Greenway Project

This multi-phased project will create an approximate 2,000 foot greenway corridor shadowing the Saw Mill Run along Arch Street from Simmons Park at Oak Street to Lafayette Street. This greenway corridor will be a dedicated, and beautified pathway to the Schuylkill River Trail.

**Developer:** Municipality of Norristown

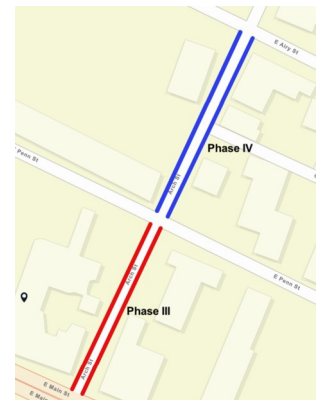
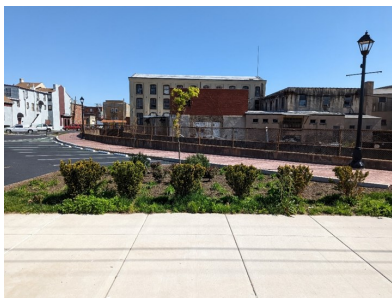
**Phase I:** Lafayette Street to Main Street

**Phase II:** The intersection of Main Street and Arch Street

**Phase III:** Main Street to Green Street

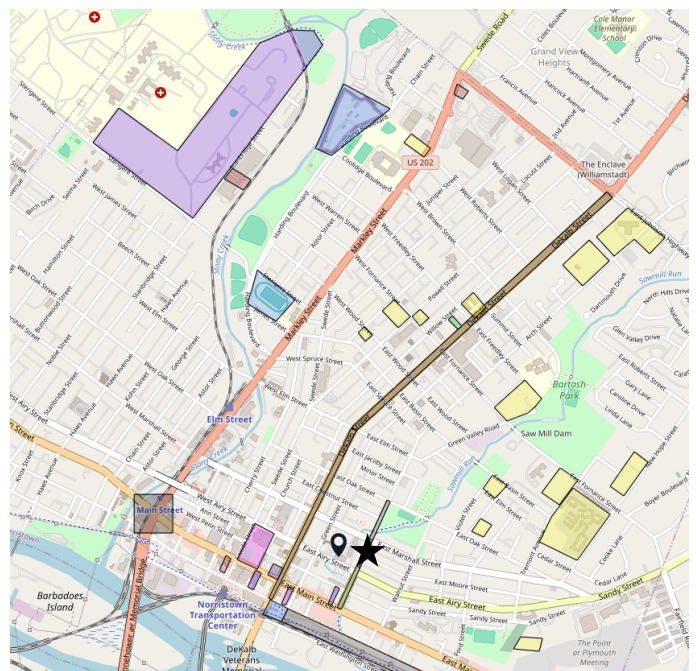
**Phase IV:** Green Street to East Airy Street

**UPDATE:** Site walkthrough is complete for Phase III. Municipality has the design plans. Currently waiting for the agreement documents for the TASA grant. Municipal Engineer is working with PennDOT.



### Transportation Alternatives Set-Aside (TASA) Grant

The Municipality was awarded a \$1.5 million grant through the Pennsylvania Department of Transportation (PennDOT) to complete phases III and IV of the Arch Street Greenway Project. These phases will complete the project from Main Street to East Airy Street and will provide for improved traffic management, streetscapes, and bicycle and pedestrian facilities.



## Marshall Street and Haws Avenue Improvements

Due to the dangerous driving habits and the high-pedestrian usage, in particular children-aged pedestrians, the intersection of Marshall Street and Haws Avenue has been identified as a pedestrian safety project. Proposed improvements include widening all four pedestrian crosswalks; removal of the parking lanes and installing 7-foot bollards on both sides of the driving lanes, and widening both driving lanes by 1 foot on Marshall Street; removal of the parking lane and the angled parking and installing 9-foot and 19-foot bollards respectively, and reducing both driving lanes by 1 foot on Haws Avenue. This project is a collaborative effort with the Delaware Valley Regional Planning Commission, ACLAMO, and the Municipality of Norristown.

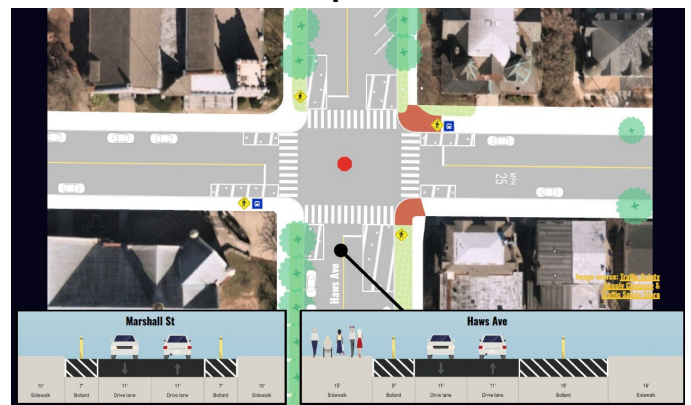
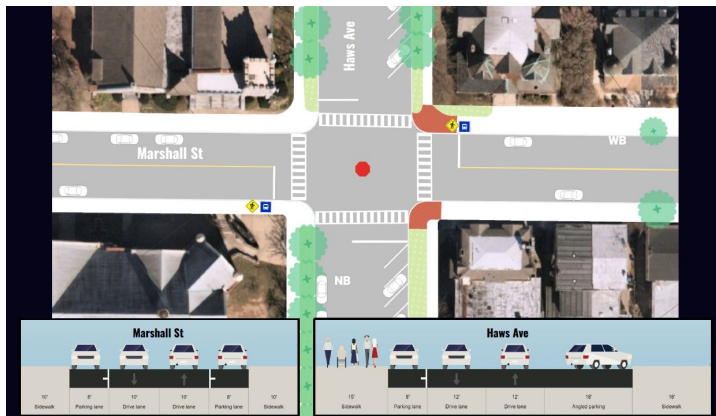
**Developer:** Municipality of Norristown—Public Works

**UPDATE: Coming soon.**



**Existing**

**Proposed**



## Two-Way DeKalb Street

For over 70 years, DeKalb Street directed traffic one-way through Norristown. In 2029, DeKalb Street will become a two-way street, allowing for more traffic to flow safely to downtown Norristown.

**Developer:** PennDOT and County of Montgomery

**UPDATE: Council approved the reconstruction plans of DeKalb Street on July 16th, 2024. PennDOT will move ahead with the project.**

### DeKalb Street (Route 202)

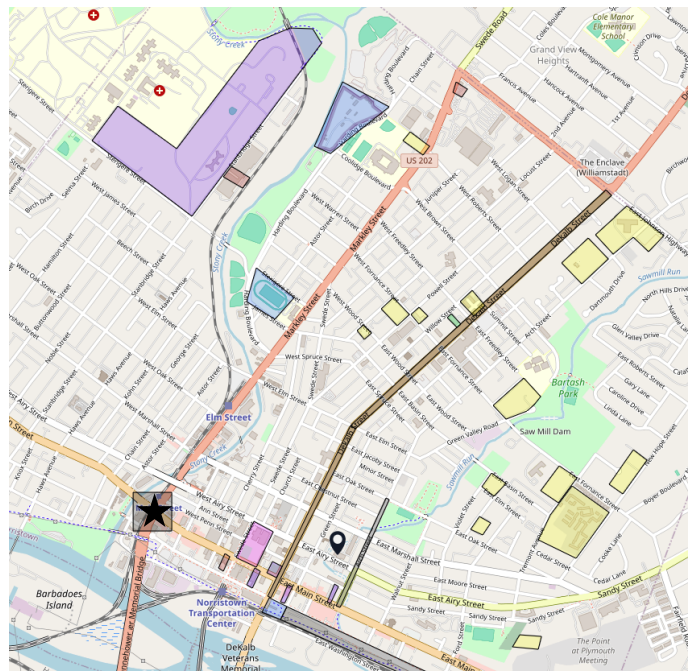


## Markley Reconstruction Project Phase II

Markley Street is part of a major thoroughfare also known as U.S. Route 202, which runs through the southeastern part of Pennsylvania connecting the western and northern suburbs of Philadelphia. The route follows a general southwest to northeast direction through the Commonwealth. The \$20.8 million reconstruction of Markley Street is critical in reestablishing the connectivity with the surrounding communities. This project was completed in 2023.

**Developer:** PennDOT

**Project Delivery:** Completed







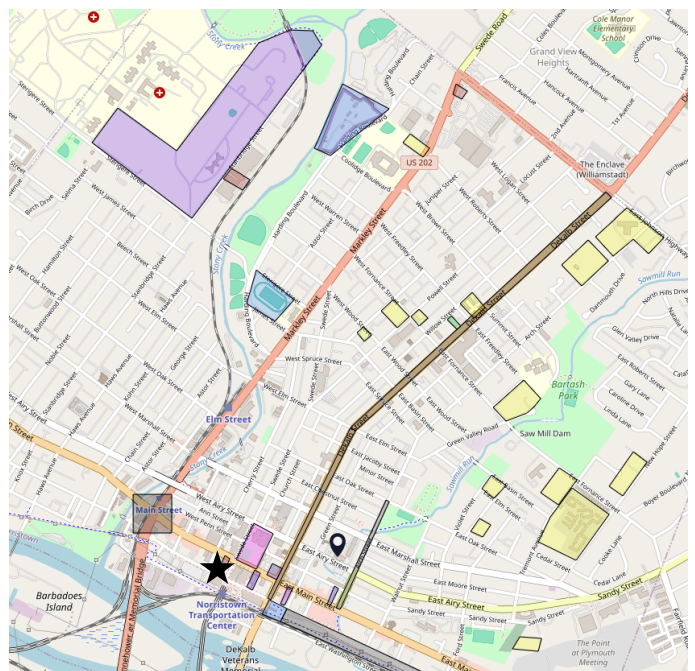
# 14 West Main Street

Through the Municipality’s Main Street Economic Development Initiative Program (MEDI, Council approved a grant in the amount of \$160,000 to Simply Divine Catering to open a brick-and-mortar restaurant and catering business at this location. The business owners are completing renovations on the space with an expected completion and opening date scheduled for the summer of 2024.

**Commercial Space:** 4,400 square feet  
**Developer:** Morgan Prestige LLC

**Estimated Delivery:** TBD

**UPDATE: A new roofing subcontractor has been awarded for the roof repair. Due to the rain, the subcontractor had to reschedule the repair. Once the roof repair is complete, the inside of the site will be repainted, as the construction has created a dust film on the walls.**



## Royal Farms (1882 Markley Street)

Royal Farms gas station and convenience store are already constructed; current land development completed for additional car wash on site. Investment in this project was over \$3 million.

**Commercial Space:** 38,200 square feet

**Developer:** Norristown Center A, LP / Norristown Center B, LP

**Project Delivery:** Completed

 **Estimated Tax:** \$17,156



## Von C Brewing (1210 Stanbridge Street)

Von C Brewing Company completed construction and opened a 20-barrel, 16,000 ft<sup>2</sup> microbrewery with a 2,500 ft<sup>2</sup> tasting room including a spacious outside beer garden. The brewery uses family recipes and offers nine (9) other beverages on draft. The development investment for the project was \$1.4 million.

**Commercial Space:** 18,500 square feet

**Developer:** Jay von Czoernig

**Project Delivery:** Completed

 **Estimated Tax:** \$30,000



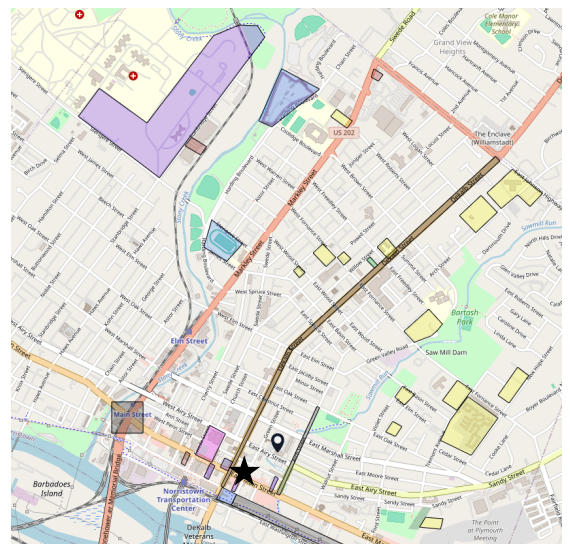
## Five Saints Distillery (129 East Main Street)

Five Saints Distillery converted the former historic Humane Fire Company building into a three-story micro distillery. The Municipality awarded Five Saints with CDBG funding to purchase distillery equipment to produce award-winning spirits in Downtown Norristown.

**Commercial Space:** 18,500 square feet

**Developer:** John George

**Project Delivery:** Completed



## Montgomery County Justice Center

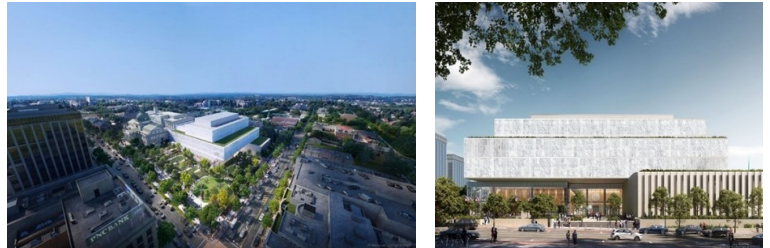
Construction has begun on the \$500 million project that includes expanding the county offices at One Montgomery Plaza on Swede Street, an addition and renovations to the courthouse and its garage, ongoing interior and exterior renovations to the nearby county administration offices, and an overhaul of Hancock Square Park.

**New Justice Center:** 325,000 square feet

**Hancock Square Park:** 57,000 square feet

**Developer:** County of Montgomery

*Future Taxes: EIT and Business Privilege*

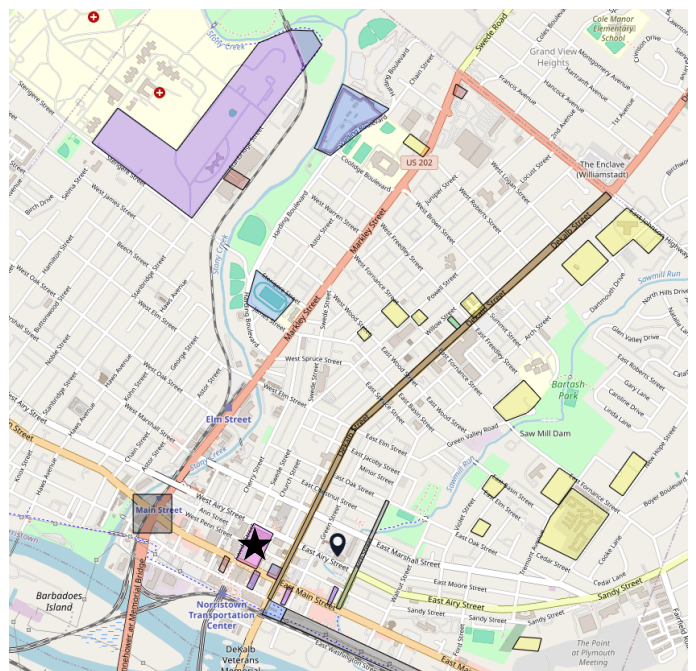
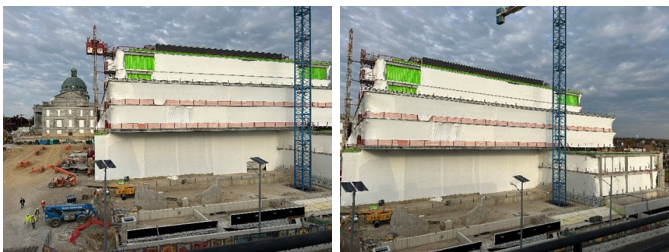


**Phase I** – Demolition of parking garage, Wells Fargo bank building, and work to prepare Hancock Square Park for renovation. This began in March 2021 and was completed December 2021.

**Phase II** – Construction of Justice Center south Building.

**Phase III** – Renovation of historic courthouse. Scheduled to begin Spring 2024 and be completed by end of 2026.

**UPDATE: Glass panels (outside curtain walls) are complete; broken walls are being replaced. Courtyard cement walkways are complete. Courtroom finish work has begun in the sample courtroom. The large structure at the corner of Swede and Main has been removed.**



## Blight Remediation Project

The Municipality proposed to bid out the demolition of fifteen (15) properties and add a stormwater manager component to the blight remediation.

**UPDATE: Blight Remediation extension for one year – (June 30, 2025). The Blight Remediation Property List was updated and approved by DCED, as several properties were identified as non-viable for blight remediation due to construction. Bids have been received and are currently being reviewed by Municipal Engineers.**



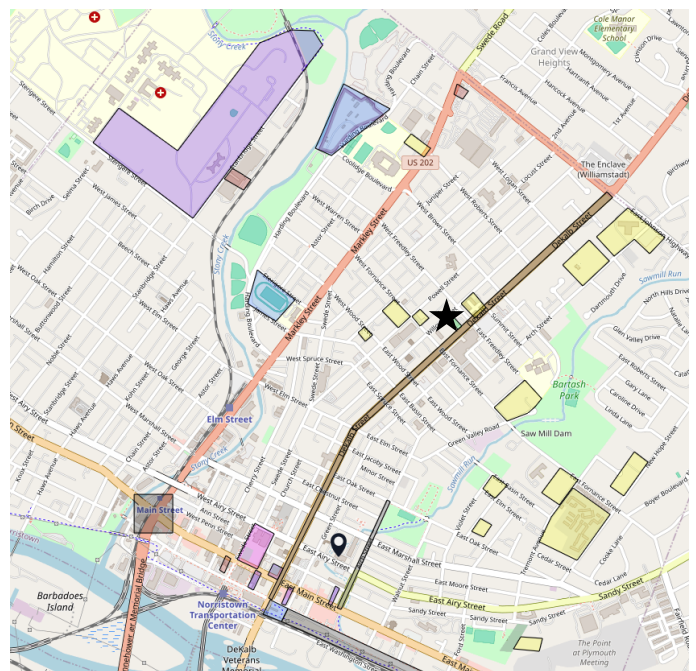
## 1437 DeKalb Street

The developer has proposed the construction of a 3,028 ft<sup>2</sup> expansion of the first floor of an existing two (2) story 13,650 ft<sup>2</sup> medical office building as well as a 136 ft<sup>2</sup> stair tower addition to the same existing building. The proposed project investment is \$500,000.

**Developer:** MEH Investments

**Project Delivery:** Completed

 **Estimated Tax:** \$22,713



# Arbor Place (Kennedy-Kenrick High School Redevelopment)

Vacant high school for over 10 years on a 12.68-acre property which includes a convent located across Arch Street, a caretaker house, and a sports field. The redevelopment plan for the property is a Homeowners Association (HOA) project with 317 residences, consisting of apartment units, townhomes, duplexes, and triplexes and 568 proposed parking spaces. Municipal Council approved a zoning change to support the development in September 2021. The investment by the developer is projected to be \$117 million.

**Developer:** Progressive New Homes, LLC.

**UPDATE: Phase I—2 structures of multiplex building groups are being constructed. Phase II—The demolition of the school is complete. Plans have been recorded. The Pre-Construction meeting for Phase II has occurred.**



TOWNHOME AND DUPLEX  
TOWNHOME - FRONT ELEVATION



building elevation study  
townhome back to back

GARDEN APARTMENT BUILDING  
"D" FRONT ELEVATION



building D elevation study 7-29-22

**Phase I:**

Construction of 30 triplex units, 48 duplex units, and 12 townhome units on the former sports fields

**Phase II:**

Construction of 4 garden apartment buildings and a clubhouse building with a pool on the former high school building

**Phase III:**

Construction of 35 single family, 2-story residential rowhouse units on the former convent

*(continue to page 24)*



# Arbor Place (Kennedy-Kenrick High School Redevelopment) (continued)

**Phase I:** Construction of 30 triplex units, 48 duplex units, and 12 townhome units on the former sports fields

 **Estimated Delivery Multiplexes:** Spring 2024

 **Estimated Tax Multiplexes:** \$41,302



**Phase II:** Construction of 4 garden apartment buildings and a clubhouse building with a pool on the former high school building

 **Estimated Delivery Apartment Buildings:** Spring 2025

 **Estimated Tax Apartment Buildings:** \$83,725



**Phase III:** Construction of 35 single family, 2-story residential row-house units on the former convent

 **Estimated Delivery Townhomes:** Undetermined

 **Estimated Tax Townhomes:** \$130,791

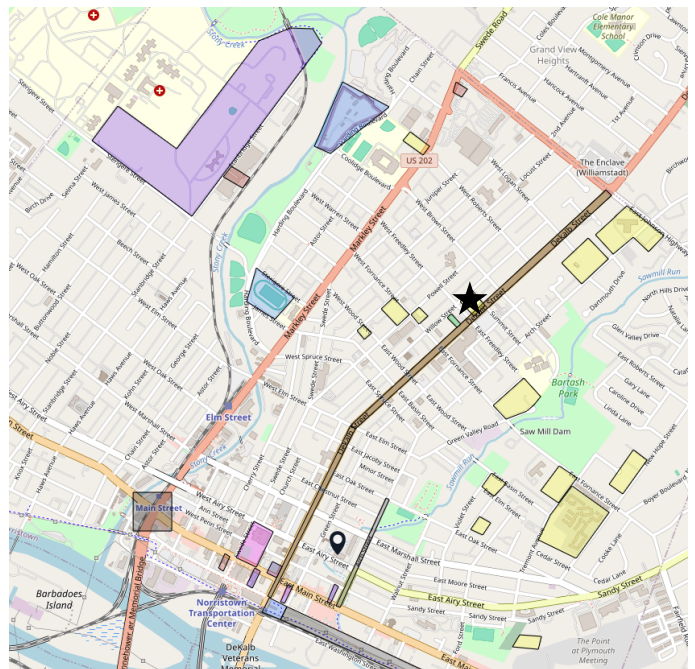


## Arbor Knoll Townhomes (1529 DeKalb Street)

This was the third project in Norristown completed by Progressive New Homes, LLC. Progressive New Homes previously completed the Arbor Heights (12 townhomes) and Arbors Mews (24 townhomes) development projects in Norristown. Completed in 2019, Arbor Knoll was a \$7.4 million investment to construct 34 units of townhomes for homeownership on the site which are all fully occupied.

**Developer:** Progressive New Homes, LLC

**Project Delivery:** Completed



# Isaac Court (200 East Logan Street)

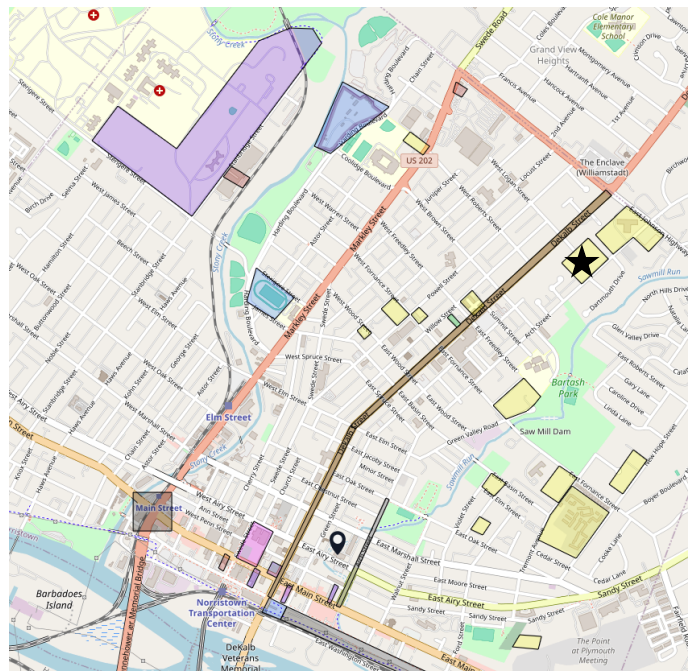
The developer has proposed the construction of a subdivision of a Homeowners Association (HOA), consisting of five (5) building groups of six (6) townhomes for a total of thirty (30) dwelling units. Constructed with a new private road, Honey Lane, the development has an access road, parking, landscaping, lighting, and storm water management improvements. The proposed project investment is \$8 million, and the project will be completed in 2024.

**Developer:** New Century Builders & Developers, LLC

 **Estimated Delivery:** Underway

 **Estimated Tax:** \$41,302

**UPDATE: The five (5) building groups, for a total of thirty (30) dwelling units have been constructed. Last report, fifteen (15) units have been sold. Seven (7) additional units, for a total of twenty-two (22) units, have been sold from \$373,295 to \$476,154.**



# Montgomery Park Senior Housing (1301 Powell Street)

Once completed, this 3-phase project will consist of a total of 134 residential units for low-income seniors.

**Developer:** Elon at Montgomery Park, L.P.

 **Estimated Delivery:** Fall 2025

 **Estimated Tax:** \$8,106

**UPDATE: Plans were recorded. Land development agreements were executed. Pre-Construction meeting was held on November**



**Phase I** – A 4-story, 50-unit new construction building with a total development cost of \$14.7 million.

Completed in May 2018.

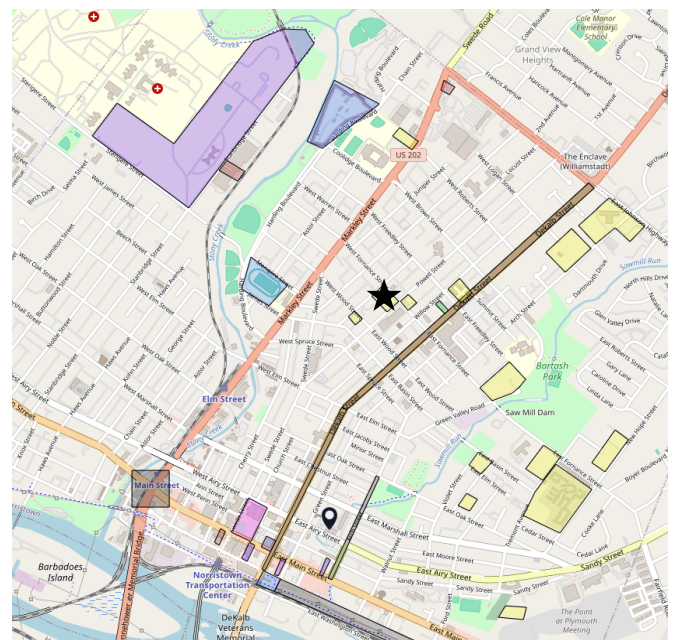


**Phase II** – A 4-story, 42-unit new construction building with a total development cost of \$13 million.

Completed in fall 2021.



**Phase III** – A 4-story, 42-unit new construction building with an estimated total development cost of \$13 million.



## Housing Rehabilitation Program

Completed twenty-two (22) homes under the Municipality's owner-occupied Rehabilitation Housing Program projects utilizing HUD CDBG funds and leveraging DCED HOME funds during 2015-2023. The Municipality has programmed \$320,000 for the continuation of the program and recently received an additional \$500,000 in DCED HOME Program funds.

**UPDATE: 1 housing rehabilitation was completed in June. 4 projects are currently under construction, with an additional 2 scheduled to be completed in October. 1 case is in the pre-construction phase. 3 projects in the pipeline: 1 new rehab, 1 project should move to pre-construction phase in October, and 1 rehab is on hold due to permits. Projects are both funded with CDBG and DCED HOME program funds.**



## First-Time Homebuyers Financial Assistance Program

Funded first-time home-buyers financial assistance program, including down payment, and closing cost assistance to help qualified borrowers. The program is CDBG funded and provides a maximum of up to \$5,000 depending on the need of the applicant. The Municipality has programmed \$50,000 for the continuation of the program.

**UPDATE: Marketing plans to include Arbor Place and the State Hospital. Developer has been notified of the program.**



## Stinson Hall (1651 Markley Street)

The developer has proposed the construction of a multi-family residential building with garden-style condominiums. The project will consist of a three (3) story building with eighteen (18) dwelling units and parking located to the rear of the building. Access to and from the lot will be by way of two (2) existing driveways, one from Markley Street and one from the unopened Roberts Street. The proposed project investment is \$4 million.

**Developer:** 1651 Markley Street, LLC



**Estimated Delivery:** Summer 2024



**Estimated Tax:** \$20,211

**UPDATE: In progress. The applicant is in the process of amending the condominium documents. Units are on sale.**



## 15 & 17 East Fornance Street

The developer proposed the demolition of the existing asphalt parking area on both lots to construct a 1,600 ft<sup>2</sup> twin dwelling spanning both lots. Each dwelling is 800 ft<sup>2</sup>. A new driveway, located at the rear of the property, intersects Bringhurst Alley (aka Houpt Alley) and provides access to the twin dwelling. The proposed project investment is \$500,000.

**Developer:** Frank Venezia

**Project Delivery:** Completed

 **Estimated Tax:** \$2,753

### **UPDATE:**

**15 East Fornance Street sold for \$375,900 in July.**



**17 East Fornance Street sold for \$370,000 in June.**





## 26-36 West Wood Street

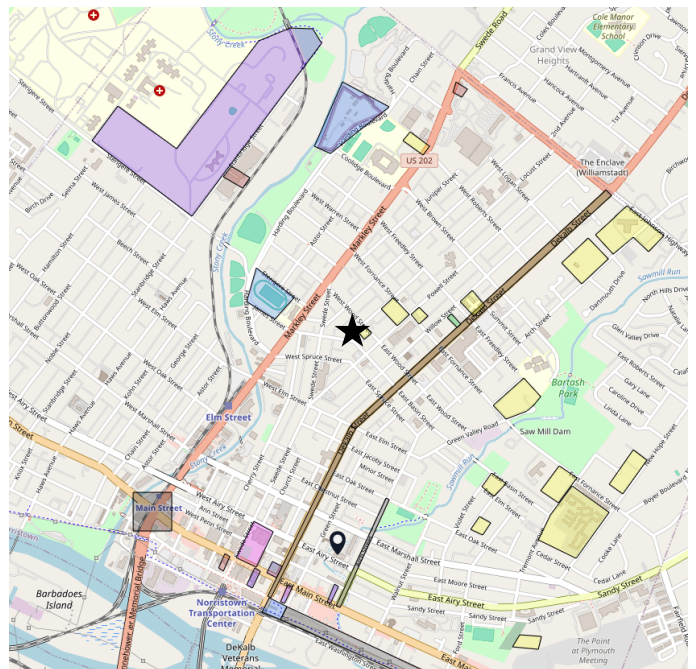
The developer has proposed to consolidate six (6) existing parcels and subdivide the lots into five (5) lots; demolish the existing asphalt parking area; and construct one (1) single family detached dwelling and two (2) twin dwellings (total of five (5) new units). Each dwelling will have a detached garage located in the rear yard of each lot. Access to the units will be in the rear yards of the proposed lots by way of an unnamed alley that intersects Locust Street and Grady Alley. The proposed project investment is \$1.25 million.

**Developer:** Frank Venezia

 **Estimated Delivery for Single:** Under Sale Agrmt  **Estimated Single Tax:** \$1,377

 **Estimated Delivery for Twins:** Under Sale Agrmt  **Estimated Twins Tax:** \$5,507

**UPDATE: Same developer as 15 & 17 E Fornance. In the last process of recording plans.**





## 1421 Green Valley Road

The developer has proposed demolishing the existing one-story ranch dwelling and detached garage to construct twenty-six (26) new townhomes and total building footprint of 21,550 ft<sup>2</sup>. Each dwelling is proposed with an attached one (1) - car garage parking and additional parking in the roadway cartway. The construction of the development will also include a new retaining wall, landscaping areas including a filtering buffer, public utilities (water, gas, sanitary sewer), and storm water management facilities. The proposed project investment is \$7.5 million.

**Developer:** George A. Korkus, Jr.

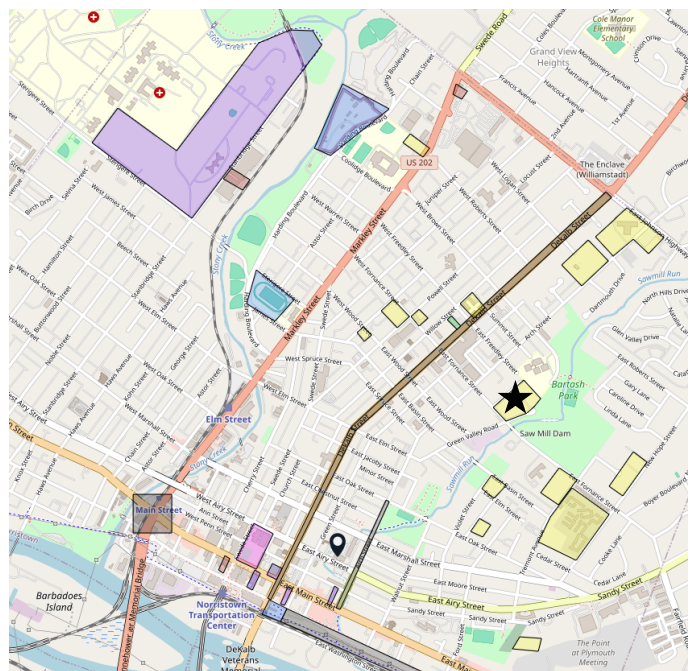


**Estimated Delivery:** Fall/Winter 2024



**Estimated Tax:** \$35,795

**UPDATE: Preliminary/Final land development was approved.**



# 1020 Violet Street

The site is currently a 14,666 ft<sup>2</sup> property with a single-family home. The developer is proposing to demolish existing structures on the property, subdivide the existing parcel into five (5) individual parcels, and construct a housing group of five (5) rowhomes.

**Developer:** ABP Investments, Inc.

 **Estimated Delivery:** Undetermined

 **Estimated Tax:**

**UPDATE: Plans were recorded. Land development agreements have been executed. Pre-Construction meeting occurred on November 8th, 2024.**



 **MULTIFAMILY DWELLING**  
 610 WEST STREET, SUITE 200  
 PHILADELPHIA, PA 19106



 **MULTIFAMILY DWELLING**  
 610 WEST STREET, SUITE 200  
 PHILADELPHIA, PA 19106

## 600 East Fornance—Townhome Development

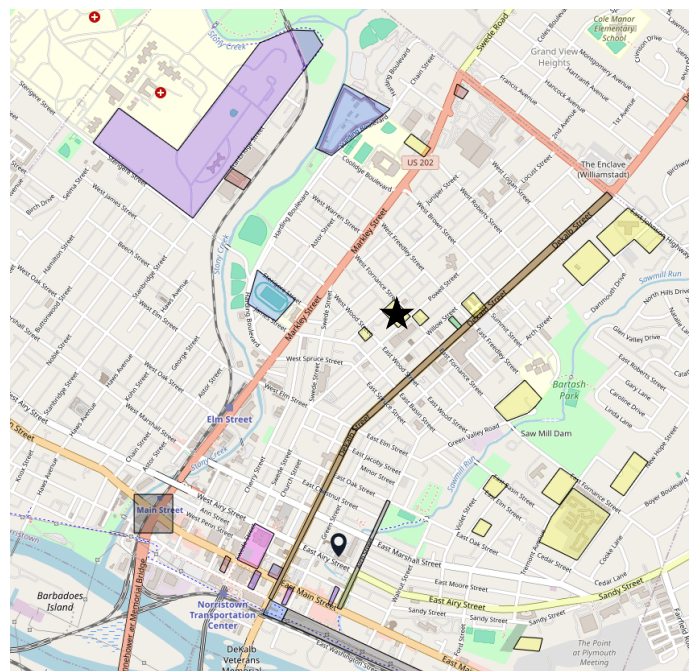
The site is currently a vacant tract of land, comprising of approximately 3.44 acres, and is located within the R-2 Residence Zoning District. Twenty-five (25) new Townhomes on existing vacant land will be built. Each dwelling is proposed with an attached one-car garage and an additional one to three off street parking spaces located to the rear of the dwellings via a shared access easement along the entire length of the townhomes.

**Developer:** K&K Acquisitions, LLC

 **Estimated Delivery:** TBD

 **Estimated Tax:** \$34,419

**UPDATE:** There is a new professional team to address the engineering's comments.



## 1417 & 1419 New Hope Street

The developer has proposed the construction of one (1) twin dwelling spanning on two (2) existing vacant lots. Access to the twin dwelling will be by way of a driveway that intersects New Hope Street. The proposed project investment is \$500,000.

**Developer:** New Hope 1719, LLC

 **Estimated Delivery:** Undetermined

 **Estimated Tax:** \$2,753

**UPDATE: On hold.**



## Curren Terrace (1011 New Hope Street)

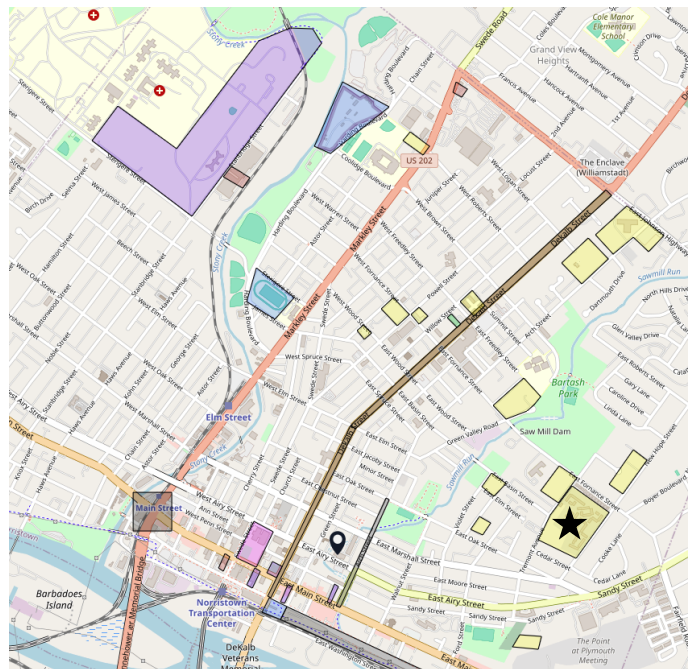
This project is located on an 11.59-acre tract of land, which is currently occupied by the existing Curren Terrace Apartments complex encompassing a total of 318 existing units. This project includes the construction of an additional thirty-six (36) unit multi-family apartment building that is three (3) stories, each floor consisting of 9,468 ft<sup>2</sup> for a gross floor area of 28,404 ft<sup>2</sup>. The proposed project investment is \$8 million.

**Developer:** Curren Terrace Apartments/Excess Land Owner, LLC (C/O Morgan Properties)

 **Estimated Delivery:** Undetermined

 **Estimated Tax:** \$12,271

**UPDATE: High construction costs and interest rates are causing delays to the project. Project is anticipated to begin in late summer 2024. The applicant will resubmit permits.**



# 820 Thomas Street

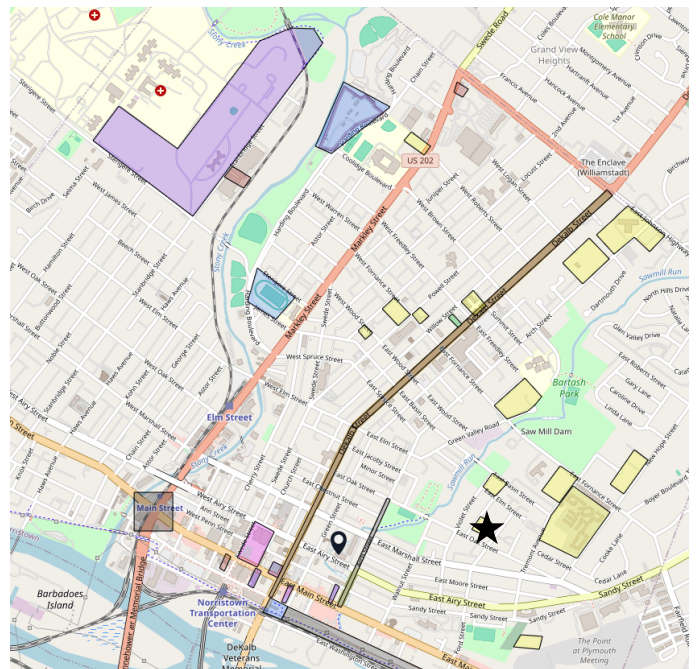
The developer has proposed to consolidate three (3) existing irregularly shaped vacant parcels into one (1) tract totaling 22,272 ft<sup>2</sup> (or 0.5113 acres) and construct a single row of eight (8) residential rowhomes with an access driveway with front parking for each unit. The proposed project investment is \$2 million.

**Developer:** Parker St. Properties, LLC

 **Estimated Delivery:** Fall 2024

 **Estimated Tax:** \$11,014

**UPDATE:** Land development agreements are in progress.



## Sandy Hill (722 Sandy Street)

The developer has proposed to demolish the existing single family residential building and construct a new gross 62,800 ft<sup>2</sup>, four-story multifamily garden apartment building with a total of seventy-six (76) units as follows:

- Twenty-nine (29) - Studio Units with 1 Bathroom (approx. 560 ft<sup>2</sup> per Unit)
- Thirty-eight (38) - 1-Bedroom Units with 1.5 Bathrooms (approx. 630 ft<sup>2</sup> per Unit)
- Nine (9) - 2-Bedroom Units with 2.5 Bathrooms (approx. 960 ft<sup>2</sup> per Unit)

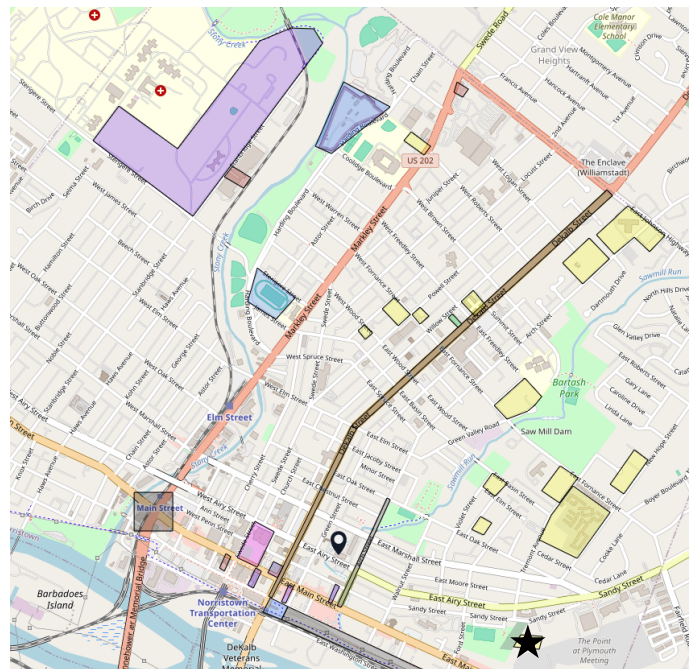
The proposed project investment is \$15 million.

**Developer:** Raza Sandy Properties, LLC

 **Estimated Delivery:** Undetermined

 **Estimated Tax:** \$21,090

**UPDATE: The applicant received zoning approval two years ago. The applicant received a second one-year zoning extension in July 2024.**



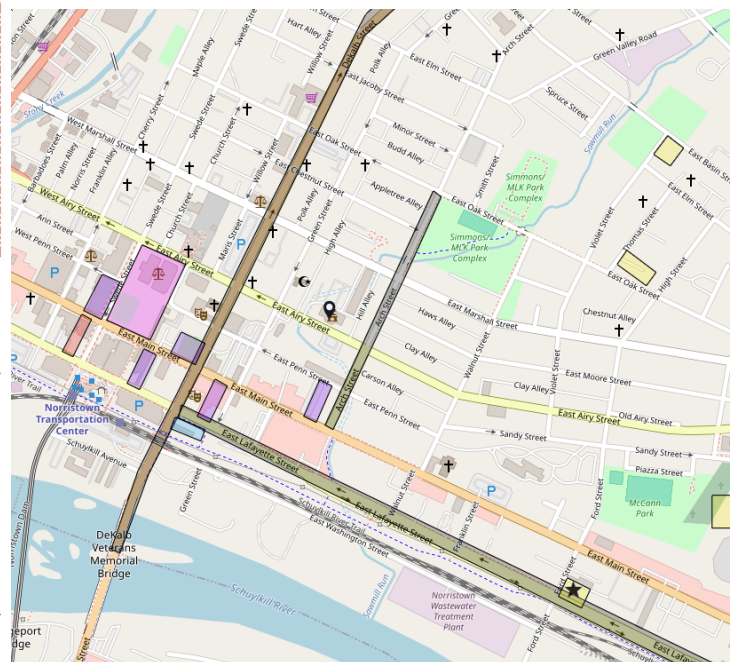
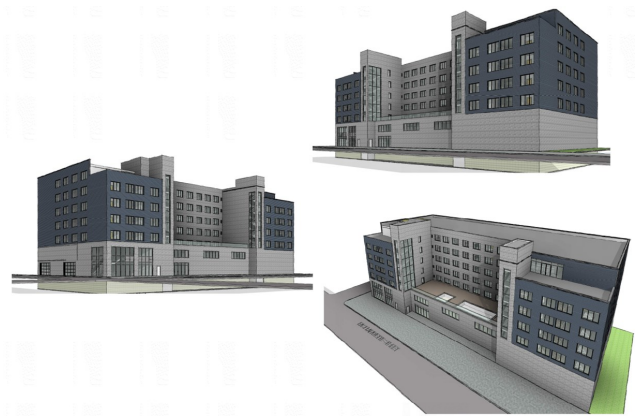
# 579 East Lafayette Street

The developer has proposed a 93-unit multi-family development with onsite amenities located at 579 East Lafayette Street.

**Developer:** The Louderback Group

 **Estimated Delivery:** Undetermined

**UPDATE: The Development Plan was presented to Council at the November 19th Council Workshop.**





## 1340-1342 Markley Street

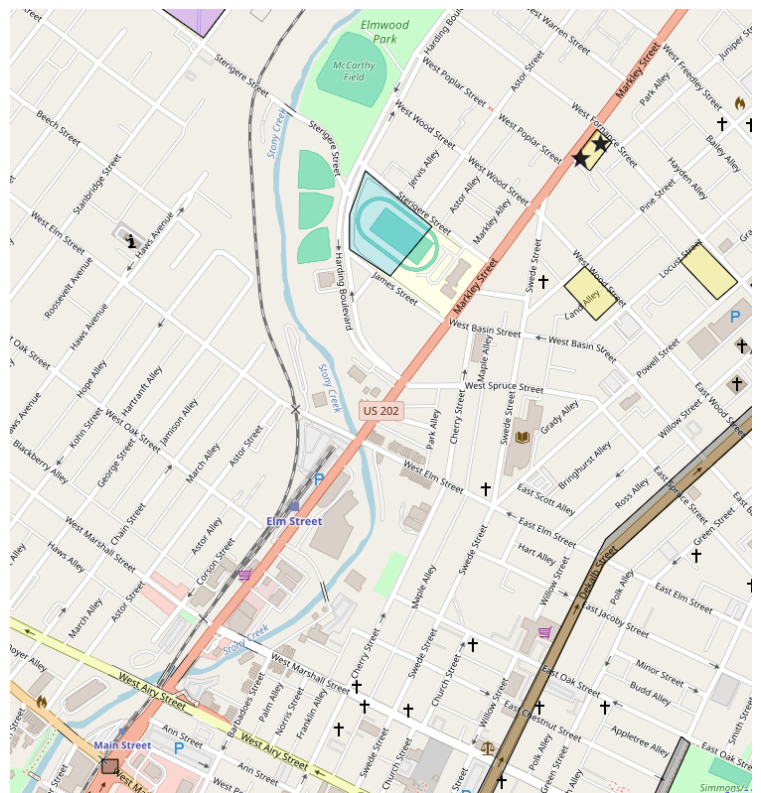
The developer has proposed to develop two twin dwelling units with one unit located at 1340 Markley Street and one unit located at 1342 Markley Street.

The proposed project investment is \$15 million.

**Developer:** DiPrinzio Building & Development Co.

 **Estimated Delivery:** Undetermined

**UPDATE:** The developer received final land development at the September Council Workshop.

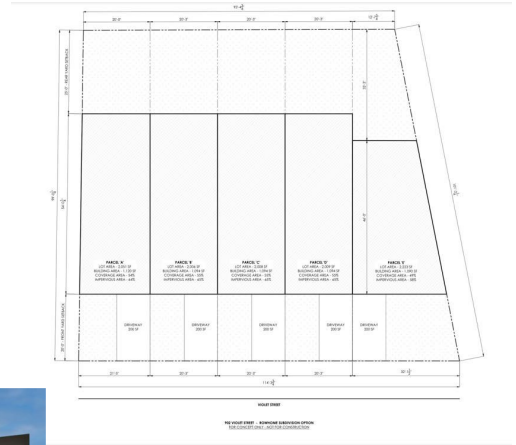


# 902 Violet Street

The developer has proposed the development of five (5) modern row homes on parcels located at 902 Violet Street. The proposed project will construct energy efficient, LED lighting, 3-bedroom, 2.5 bath row homes, with an office space, and one-car garage and driveway.

**Developer:** JES Capital Investments

**UPDATE:** Coming soon.



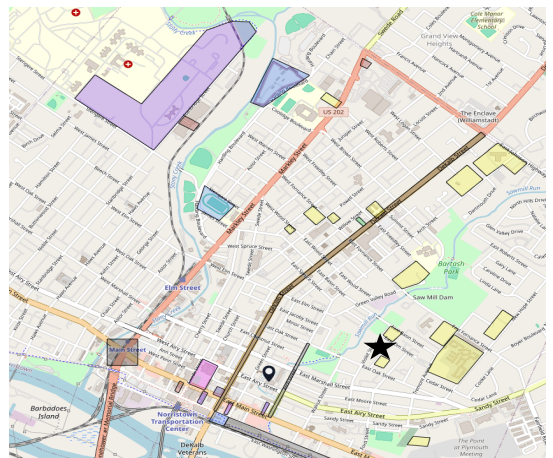
**FRONT ELEVATION**



**FRONT ELEVATION**



**REAR ELEVATION**



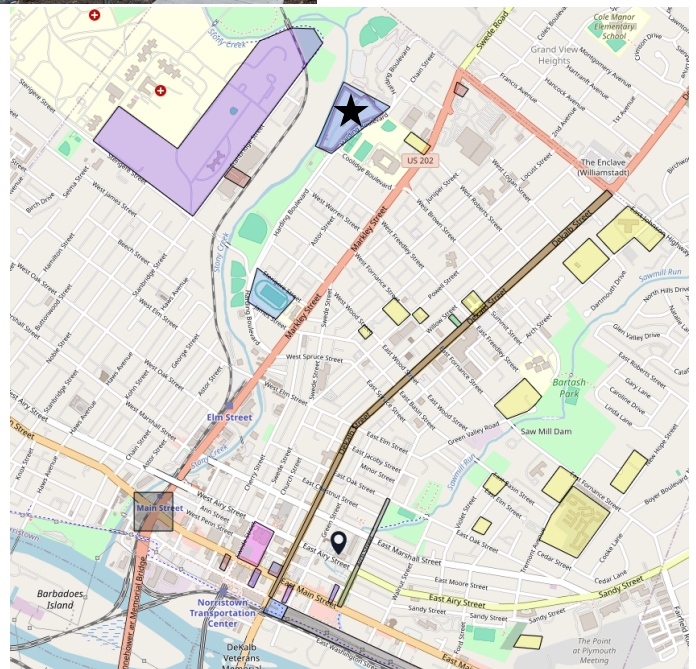
# Elmwood Park Zoo

Construction completed for the Elmwood Park Zoo infrastructure improvements including significant expansion of parking capacity. The zoo is the second most visited zoo in Pennsylvania and in 2018 became the first zoo in the world to earn the distinction as a certified autism center. In October 2021, the zoo received a \$1 million donation from the Genuardi Family Foundation. The gift will fund the construction of a 100-foot-long vehicle and pedestrian bridge that spans the creek. The bridge is the crucial first step in allowing the zoo to develop the land for future animal enclosures, guest amenities and more. In June 2022, zoo management presented a master plan for development of the park over the next 5+ years. The total investment for this master plan is estimated to be \$150 million. The developments will be carried out in roughly three phases with each phase constituting an investment of around \$50 million. The Zoo's new Welcome Center and Veterinary Hospital are Phase I of the master plan, and construction of this new building and wing was completed in June 2024.

**Developer:** Norristown Zoological Society, Inc. dba Elmwood Park Zoo

*Future Taxes: Entertainment, EIT, and Business Privilege*

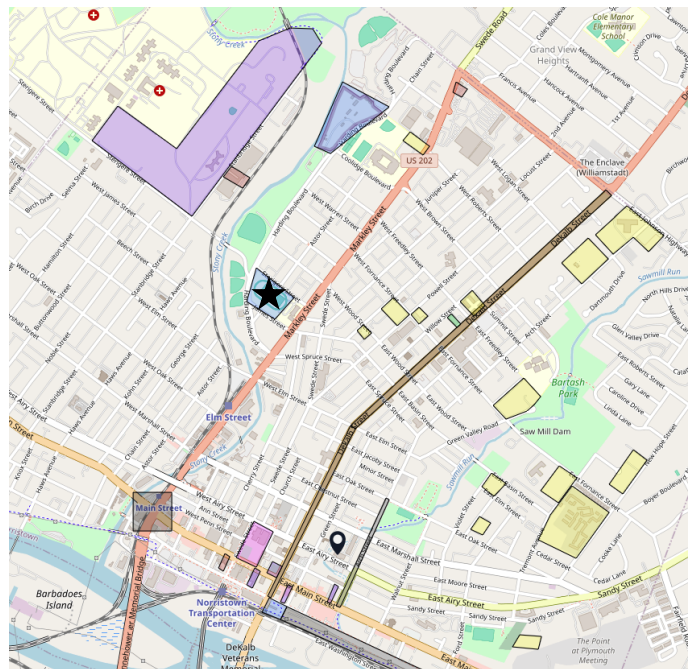
**UPDATE: Welcome Center construction complete and opened in June 2024. The installation of the bridge will facilitate the completion of Phase II. Land development applications for Phase II will be submitted for approval.**



## Roosevelt Field

The Municipality has negotiated a subdivision and sale agreement for part of the Roosevelt Field property from the Norristown Area School District. This property will be incorporated into the Municipality's parks and recreation facilities as part of the Elmwood Park master plan study and subsequent improvements, including a new recreation complex.

**UPDATE: Council approved the subdivision plan at the October Council Meeting. Municipal Engineer is preparing the recording plans.**



# Trail Junction Center

The Montgomery County Planning Commission has proposed building improvements to create a functional trail junction center, located at the foot of Arts Hill, where the Schuylkill River Trail and Chester Valley Trail meet. Arts Hill is a gateway to Norristown and is approximately one (1) block from the SEPTA Norristown Transportation Center.

**Commercial Space:** 3,900 square feet

**Developer:** County of Montgomery

**UPDATE: The County will request approval from the County Board of Commissioners to put the project to bid for construction at the December 19th meeting. The anticipated 1.5-year construction is estimated to start in late March/early April 2025.**

