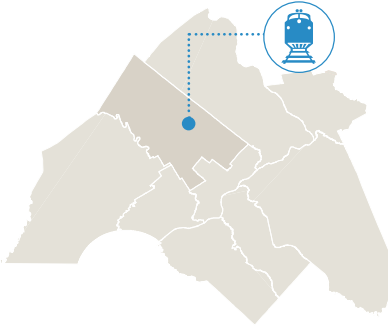


## PROJECT UPDATE

# Station Square Apartment Homes & Shops

Upper Gwynedd and Lansdale, PA



### PROJECT OVERVIEW

Station Square Apartment Homes & Shops is a mixed-use development located at the intersection of Church Road and Wissahickon Avenue in Upper Gwynedd Township and Lansdale Borough. Completed in 2007, Station Square represents the successful redevelopment of a vacant industrial parcel once home to a Ford Electronics plant. The site, formerly known as EPA superfund site North Penn – Area 7, required extensive remediation prior to redevelopment. The 30-acre property now contains 346 apartment units and 48,800 sq. ft. of commercial space.

The residential portion of the site consists of clusters of apartment buildings, some with attached garages, arranged around small village greens. The two- and three-story apartment buildings vary in size, housing between six and 24 units, and incorporate a variety of unifying design elements. Residential amenities include a community clubhouse, pool, green spaces, and an extensive sidewalk system.

The commercial portion of the development consists of three buildings which combine ground floor retail shops and restaurants with second floor office uses. The retail uses are located near the train station and a newly reconfigured 160-car commuter parking lot. The commercial buildings architecturally blend with the nearby apartment homes and are located to serve residents, local workers, and commuters.

The redevelopment of Station Square also involved the creation of a TOD zoning overlay district. Lansdale and Upper Gwynedd worked with the developer, Dewey Commercial Investors, L.P., to create new zoning standards that were supportive of public transit. The district encourages mixed-use development, promotes pedestrian-friendly design, and includes design standards for building placement, roadway and parking design, and open space.

Station Square Apartment Homes & Shops earned a 2007 Land Development Award from the Montgomery County Planning Commission.

#### LOCATION

Upper Gwynedd & Lansdale, PA  
Montgomery County

#### TRANSIT

SEPTA Lansdale/Doylestown Line

#### STATION

Pennbrook

#### SIZE

30 acres

#### RESIDENTIAL

346 rental units

#### GROSS DENSITY

12 units per acre

#### COMMERCIAL

48,800 sq. ft. of shops and office space

#### DEVELOPER

Dewey Commercial Investors, L.P.

#### WEBSITE

[www.livestationsquare.com](http://www.livestationsquare.com)



*The commercial portion of Station Square is located adjacent to the Pennbrook SEPTA Station. A covered walkway connects a commuter parking lot to the station.*



*Station Square's residential component is spread across a number of buildings linked by a robust pedestrian network.*