
Arbour Green
at Perkiomen 



SITE
24.8 AC.

ARBOUR GREEN at PERKIOMEN

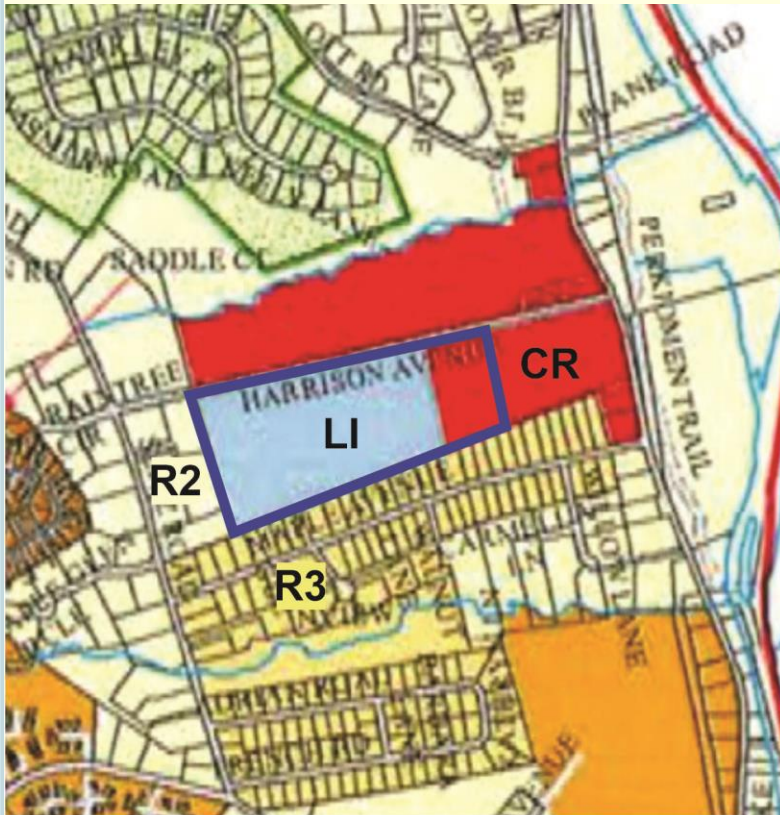
CONTEXT PLAN
PERKIOMEN TOWNSHIP, PA







SCALE 1"=80'
DATE: 05/20/24

Kennedy & Associates
A Partnership and Licensed Consulting Engineers

EXISTING ZONING

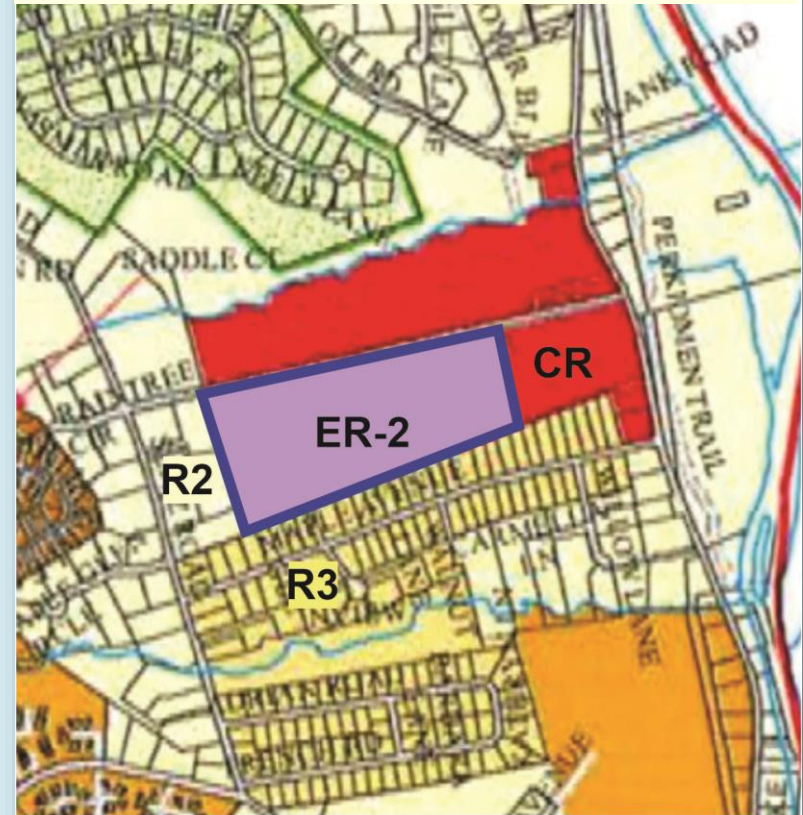






-  LI Light Industrial
-  CR Commercial Retail
-  R3 High Density Residential
-  R2 Medium Density Residential

LI Light Industrial: Permitted Uses:

Industrial Assembly
Warehouse/Distribution Facility
Offices
Self-Storage
Scientific/Industrial Research Facility

PROPOSED ZONING



-  ER-2 Elderly Residential 2
-  CR Commercial Retail
-  R3 High Density Residential
-  R2 Medium Density Residential

ER-2 Elderly Residential 2: Permitted Uses:

Independent, Age-Restricted Housing:
- Single family
 (detached, semidetached, quadraplex, attached)
- Multifamily buildings
Dependent Care



NOTES:

NET SITE AREA: 24.80 AC ±

PROPOSED DEVELOPMENT: AGE RESTRICTED COMMUNITY

TWINS: 74 DU
32' X 50' (1 & 2 CAR GARAGES)

MULTIFAMILY UNITS: 50 DU
3 STORY BUILDING

TOTAL UNITS: 124 DU

PARKING:

TWINS: 163 SP
2.20 SP/DU
(NOT COUNTING GARAGES)
(15 OFF-STREET)

MULTIFAMILY: 111 SP
2.22 SP/DU
(43 UNDER)

CLUBHOUSE: 16 SP

COMMON OPEN SPACE: 4.97 AC*

*AS DEFINED IN THE PROPOSED ER-2 ORDINANCE



ARBOUR GREEN at PERKIOMEN

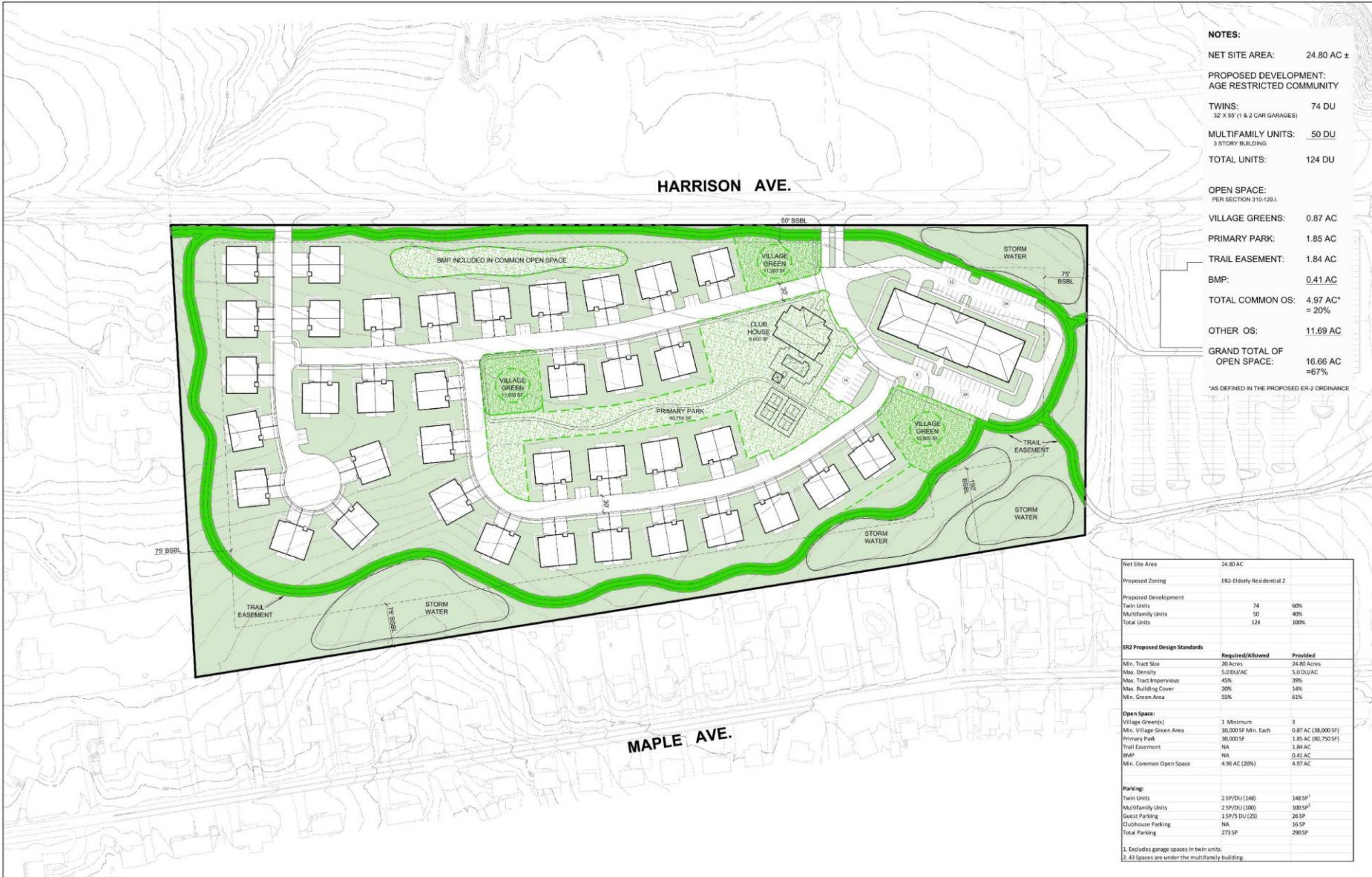
SKETCH PLAN
PERKIOMEN TOWNSHIP, PA

SCALE: 1"=40'

DATE: 9/20/24

Kennedy & Associates
PLANNERS AND LAND USE CONSULTANTS

JOHN W. KENNEDY, P.E., LEED AP
1000 PENNSYLVANIA AVE., SUITE 200
PHILADELPHIA, PA 19107



- NOTES:**
- NET SITE AREA: 24.80 AC ±
 - PROPOSED DEVELOPMENT: AGE RESTRICTED COMMUNITY
 - TWINS: 74 DU
32' X 55' (1 & 2 CAR GARAGES)
 - MULTIFAMILY UNITS: 50 DU
3 STORY BUILDING
 - TOTAL UNITS: 124 DU
 - OPEN SPACE: PER SECTION 310-129.I.
 - VILLAGE GREENS: 0.87 AC
 - PRIMARY PARK: 1.85 AC
 - TRAIL EASEMENT: 1.84 AC
 - BMP: 0.41 AC
 - TOTAL COMMON OS: 4.97 AC* = 20%
 - OTHER OS: 11.69 AC
 - GRAND TOTAL OF OPEN SPACE: 16.66 AC =67%

*AS DEFINED IN THE PROPOSED ER-2 ORDINANCE

Net Site Area	24.80 AC	
Proposed Zoning	ER2 Elderly Residential 2	
Proposed Development		
Twin Units	74	60%
Multifamily Units	50	40%
Total Units	124	100%
ER2 Proposed Design Standards	Required/Allowed	Provided
Min. Tract Size	20 Acres	24.80 Acres
Max. Density	5.0 DU/AC	5.0 DU/AC
Max. Tract Impervious	45%	39%
Max. Building Cover	30%	14%
Min. Green Area	55%	61%
Open Space:	1 Minimum	3
Village Green(s)	30,000 SF Min. Each	0.87 AC (38,000 SF)
Primary Park	30,000 SF	1.85 AC (81,750 SF)
Trail Easement	NA	1.84 AC
BMP	NA	0.41 AC
Min. Common Open Space	4.96 AC (20%)	4.97 AC
Parking:		
Twin Units	2 SP/DU (148)	148 SP ¹
Multifamily Units	2 SP/DU (100)	100 SP ²
Guest Parking	1 SP/75 DU (25)	26 SP
Clubhouse Parking	NA	16 SP
Total Parking		290 SP

1. Excludes garage spaces in twin units.
2. 43 Spaces are under the multifamily building.



ARBOUR GREEN at PERKIOMEN

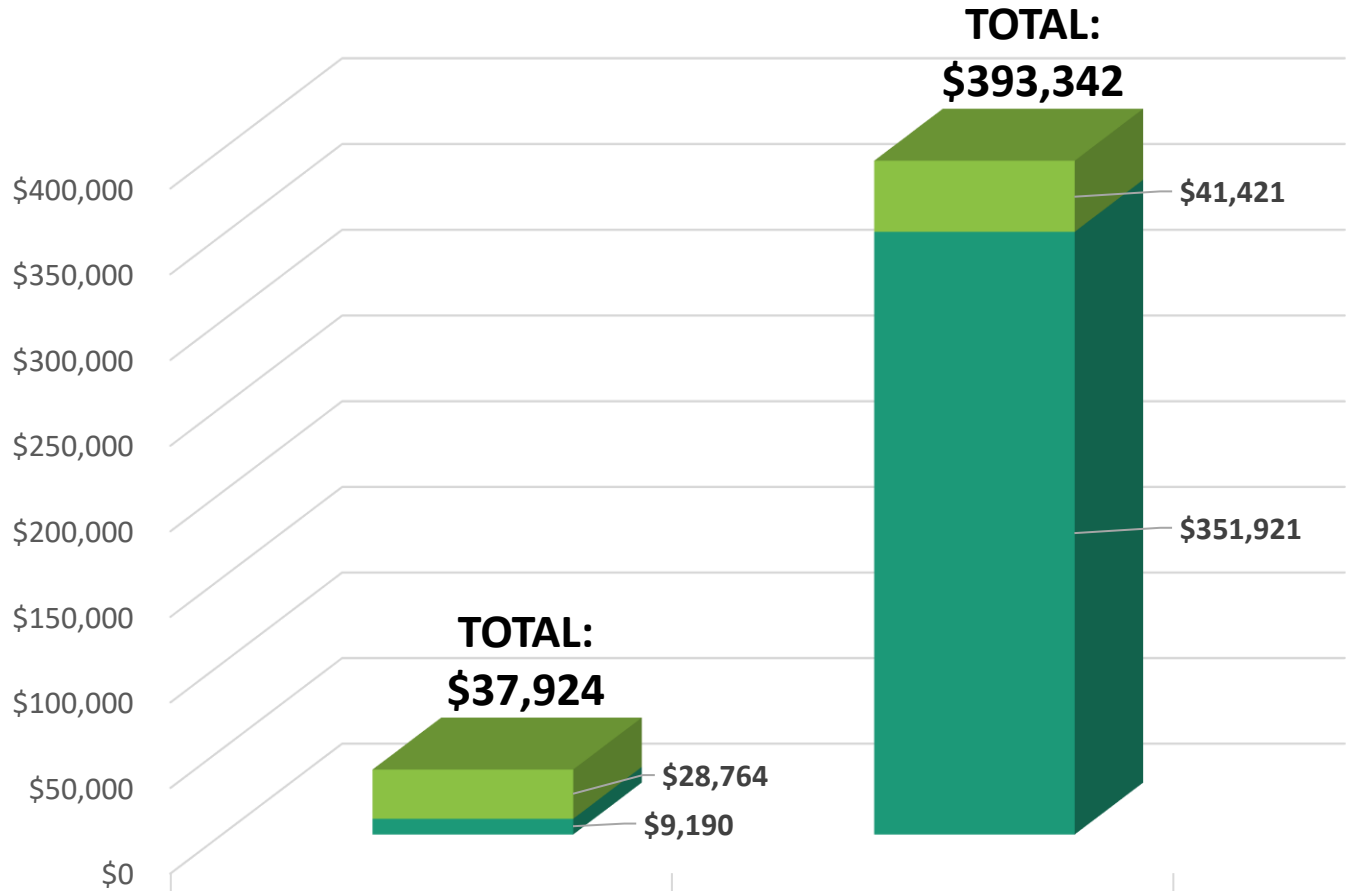
OPEN SPACE PLAN
PERKIOMEN TOWNSHIP, PA

DATE: 8/20/24

Kennedy & Associates
Planners and Landscape Architects

Arbor Green at Perkiomen

Estimated Annual Revenues:



■ Earned Income Taxes	Perkiomen Township \$28,764	Perkiomen Valley School District \$41,421
■ Real Property Taxes	\$9,190	\$351,921



TWIN BUILDING ELEVATION



**MULTIFAMILY BUILDING ELEVATION
(SIMILAR STYLE)**

Arbour Green at Perkiomen Senior Rental Community



Variety of living options for senior citizens

- Age-restricted



Twins (74 dwelling units)

- 32' x 55'
- 1 & 2 car garages



Multifamily (50 dwelling units)

- Single, 3-story building
- Several sizes and layouts
- Elevators

Arbour Green at Perkiomen Senior Rental Community



Walkable neighborhood

- Trail system
- Sidewalks



Nearby access to goods and services



Recreational Amenities

- Clubhouse
- Primary Park and Village Greens
- Pool and tennis courts



*Family-owned real estate management company
in business over 35 years, since 1988*

- Arbor Green will be developed and operated by *Spring Hill Realty Inc.*
- Specializes in residential leasing.
- Owns and manages over 300 apartment units,
and 8 shopping centers in Eastern PA
- Treat every resident as an extension of our family.
- 24-hour tenant services.

Questions