



PO Box 175
Mainland, PA 19451
tel 215-513-1720
fax 215-513-1721
www.Landplan.com

December 13, 2018

Mr. Richard Manfredi, Manager
Abington Township
1176 Old York Road
Abington, PA 19001-3713

Re: Abington Terrace, Abington Township Environmental Advisory Council review

Dear Mr. Manfredi:

We are in receipt of the review letter by the Abington Township Environmental Advisory Council (EAC) dated December 10, 2018. I offer the following comments:

A. Site Area: The Montgomery County Planning Commission letter had a typographical error and the Tract is 5.606 acres and the lot is 5.093 acres.

B. Setbacks: We currently show a 45' setback from the residential zoned property. During land development, we are willing to consider a 50' setback from the residential zoned property. Currently there is one location on our plan that does not meet a 50' setback from the residential and this portion of building is only 25' long.

C. Outdoor Spaces: We feel that improved outdoor landscaped areas provide an important benefit to the property.

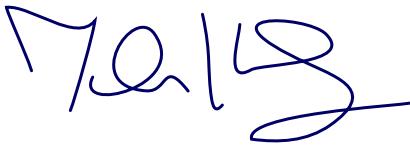
D. Specific suggestions from the EAC (the numbers refer to their letter items)

1. The Empire State Building only achieved a Star Rating of 86 after \$20M of improvements were added to the property. Needless to say, as part of the land development process, we are willing discuss the application of this provision.
2. We are willing to consider the idea of purchasing renewable energy during the land development process.
3. We are willing to consider green roof features during the land development process. We intend to use a variety of green roof systems to provide landscaped areas on the amenity decks, which are located on the podium level above the parking.
4. It is our opinion that using any of these name brand systems is difficult as they have standards that often change. We are willing to discuss different green provisions and/or standards during the land development process.

5. We are willing to explore the idea of using Green Advantage contractors to protect existing trees.
6. The Improved Public Space will be used primarily by the surrounding neighbors who can walk to the location. It will not draw the general public, but will be an amenity for those who can walk to the location. Our proposed park size is 6,700 square feet, but could be as large as 12,000 square feet.

Should you have any questions or comments, please do not hesitate to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read "John H. Kennedy". The signature is stylized and fluid.

John H. Kennedy, AICP
President

cc: Michael Markman, via email

