

the QUARTERLY CONSTRUCTION REPORT

The Quarterly Construction Report is a joint product of the Montgomery County Planning Commission (MCPC) and the Montgomery County Commerce Department (MCCD). It is meant to serve as an inventory of the prominent construction developments taking place across the county – both nonresidential and residential multifamily. For inclusion in this report a development must have at least 50 housing units and/or 30,000 square feet of nonresidential uses. In the fourth quarter of 2021, 60 residential units and 272,000 square feet of nonresidential development were completed in Montgomery County. All information provided is as accurate as possible as of January 7th, 2022.

Interest Rates

- PIDA loan guidelines are being updated to reflect new rates and terms – interested parties should contact the Commerce Department to learn more.
- MontcoForward loans are dependent upon the loan's terms and purpose and determined on a project-by-project basis. Borrowers can anticipate a fixed rate in the range of the 10-year Treasury Rate plus 1%.

*Interest rates are updated every quarter.

MONTGOMERY COUNTY'S NEW RECOVERY OFFICE SEEKS COMMUNITY INPUT



nonprofits, aid to impacted industries, and support for essential workers.

The Recovery Office webpage (www.montcopa.org/RecoveryOffice) is the one-stop location for the public to get the latest news on the plan development process, provide feedback on the priorities for funding, and watch videos from the latest town halls. In the coming weeks, additional town halls will be held to educate the public on the finalized process for submitting ideas and pre-proposals for programs as well as the timeline for the development and approval of the ARPA plan.

The county is also bringing in additional assistance from the non-profit community to provide support to any individual or entity who needs help when they submit ideas or pre-proposals for the use of ARPA funds. Montgomery County is committed to making this an equitable, inclusive, and accessible process for our residents and the business community.

Please visit the Recovery Office webpage to learn more and return frequently to stay informed of the latest news and updates.

Montgomery County's Recovery Office continues to seek public input and engagement on the development of a plan for the use of the \$161 million in State and Local Fiscal Recovery Funds allocated to the county as part of the American Rescue Plan Act (ARPA). The stated purpose of the American Rescue Plan Act CSLFRF funding is to provide needed relief to state, local, and Tribal governments to enable them to continue to support the public health response and lay the foundation for a strong and equitable economic recovery.

In addition to helping these governments address the revenue losses they have experienced as a result of the crisis, it will help them cover the costs incurred due to responding to the public health emergency and provide support for recovery – including through assistance to households, small businesses and



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[Additional Resources](#)



MONTGOMERY COUNTY
COMMERCE DEPARTMENT
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RESIDENTIAL

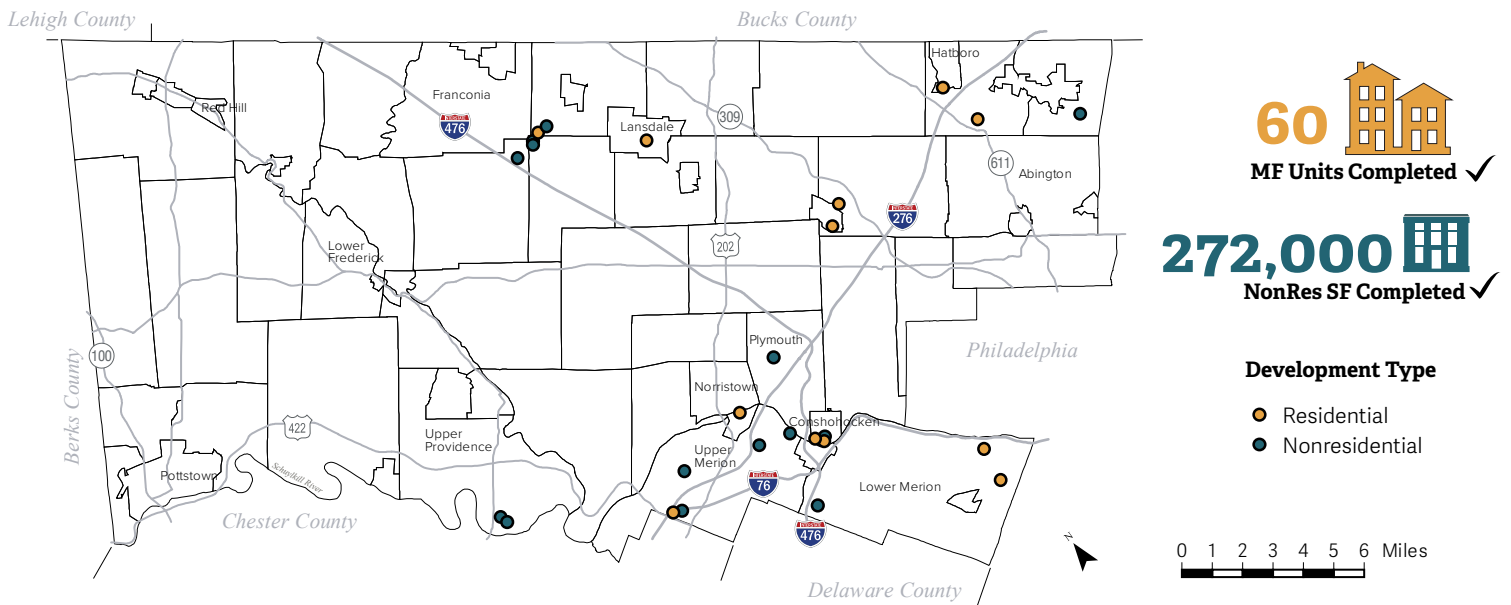
MUNICIPALITY	PROJECT NAME	LOCATION	UNIT TYPE(S)	UNIT TOTAL(S)	CONSTRUCTION PHASE
Hatfield Twp.	Derstine Run - Susie Clemens House*	84 Derstine Rd, Hatfield, PA 19440	MF	60	Complete
Ambler	The Crossings at Ambler Station	S Chestnut St, Ambler, PA 19002	MF	115	Construction
Conshohocken	51 Washington Street	51 Washington St, Conshohocken, PA 19428	MF	304	Construction
Conshohocken	101 Washington Street	101 Washington St, Conshohocken, PA 19428	MF	280	Construction
Lansdale	Lansdale Luxor	Broad St and Vine St, Lansdale, PA 19446	MF	205	Construction
Lower Merion	The Residence at Bala Cynwyd*	211 Belmont Ave, Bala Cynwyd, PA 19004	MF	84	Construction
Upper Dublin	Sage at Mattison Estates*	501 Mattison Ave, Ambler, PA 19002	MF	250	Construction
Upper Merion	UDR Valley Forge	140 Valley Green Ln, King Of Prussia, PA 19406	MF	200	Construction
Bridgeport	River Pointe (formerly Bridgeview)**	55 E Front St, Bridgeport, PA 19405	SFA/MF	610	Land Preparation
Conshohocken	400 Elm Street	400 W Elm St, Conshohocken, PA 19428	MF	348	Land Preparation
Hatboro	Victorian Village II*	420 S York Rd, Hatboro, PA 19040	MF	52	Land Preparation
Lower Merion	The Mayer	210 Bala Ave, Cynwyd, PA 19004	MF	80	Land Preparation
Upper Moreland	Davisville Senior Apartments*	500-512 Davisville Rd, Upper Moreland, PA	MF	54	Land Preparation

*Age Restricted

**Mixed-Use Development

NONRESIDENTIAL

MUNICIPALITY	PROJECT NAME	LOCATION	NONRESIDENTIAL TYPE	TOTAL SQ. FT.	CONSTRUCTION PHASE
Upper Merion	CHOP - KOP Campus	401 W Fourth St, East Greenville, PA 18041	Institutional	272,000	Complete
Conshohocken	SORA West - West and Main Hotel	115 W Hector St, Conshohocken, PA 19428	Commercial	97,231	Construction
Hatfield Twp.	Hatfield North Plant-Smokehouse	2929 Funks Rd, Hatfield, PA 19440	Industrial	308,394	Construction
Lower Merion	New Middle School	1860 Montgomery Ave, Villanova, PA 19085	Institutional	121,402	Construction
Lower Moreland	Arbour Square at Lower Moreland	2507 Philmont Ave, Huntingdon Valley, PA 19006	Institutional	58,438	Construction
Lower Salford	Exit 31 Turnpike Logistic Center	59 Fretz Rd, Souderton, PA 18964	Industrial	151,200	Construction
Plymouth	Colonial Middle School	716 Belvoir Rd, Plymouth Meeting, PA 19462	Institutional	137,317	Construction
Upper Merion	KOP Logistics Hub	900 River Rd, Conshohocken, PA 19428	Industrial	331,525	Construction
Upper Merion	3700 Horizon Drive Addition	3700 Horizon Dr, King of Prussia, PA 19406	Industrial	74,000	Construction
Upper Merion	Upper Merion High School	440 Crossfield Rd, King of Prussia, PA 19406	Institutional	340,000	Construction
Upper Providence	Egypt Road Flex Space	400 Opportunity Way, Phoenixville, PA 19460	O/I Flex	60,000	Construction
Upper Providence	Sheppard Redistribution Facility	573 Hollow Rd, Phoenixville, PA 19460	Industrial	189,740	Land Preparation
Towamencin	2130 Allentown Road Industrial Building 1	2130 Allentown Rd, Lansdale, PA 19446	Industrial	199,360	Land Preparation
Towamencin	2130 Allentown Road Industrial Building 2	2130 Allentown Rd, Lansdale, PA 19446	Industrial	196,000	Land Preparation



Please contact [Daniel Farina, Jr., Senior County Planner](#) with any questions regarding this report.