

# 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 first quarter of 2022, no residential units and 468,842 square feet of nonresidential development were completed in Montgomery County. All information provided is accurate as possible as of April 15th, 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 COMMERCE DEPARTMENT APPOINTS NEW BUSINESS ASSISTANCE COORDINATOR

Kaylyn Langdon is the Commerce Department's new Business Assistance Coordinator. Kaylyn has been with the department for seven years as part of the workforce development team; in her new role she'll bring that expertise and knowledge along with her expanding knowledge of economic development tools available to businesses in Montgomery County.

Kaylyn acts as the bridge between businesses in the county and support from the Redevelopment Authority, Commerce Department leadership, workforce development, and a multitude of partner organizations. Kaylyn is eager to get to know the businesses of Montgomery County and to help businesses in our community connect to resources and aid in their economic recovery process after Covid-19.

Through her years with the department, Kaylyn has had the opportunity to participate and complete the IEDC Basic Economic Development Course and the County's Emerging Leaders Program, both instrumental in Kaylyn's growth. Kaylyn takes pride in working and living in Montgomery County. During her down time, Kaylyn enjoys cheering on the Philadelphia 76ers and caring for her plants and garden. To connect with Kaylyn and learn more about how the Commerce Department can help businesses grow in Montgomery County, email her at [KLangdon@montcopa.org](mailto:KLangdon@montcopa.org).



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### Additional Resources



MONTGOMERY COUNTY  
COMMERCE DEPARTMENT  
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**RESIDENTIAL**

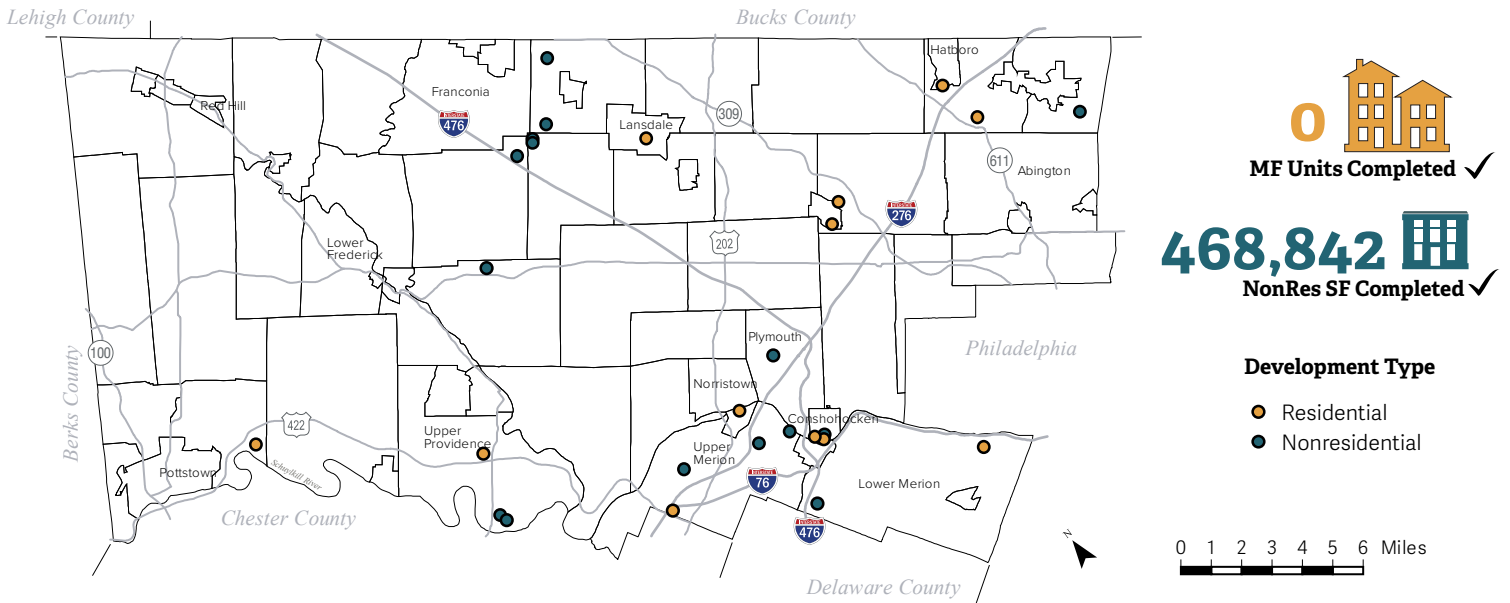
MUNICIPALITY	PROJECT NAME	LOCATION	UNIT TYPE(S)	UNIT TOTAL(S)	CONSTRUCTION PHASE
Ambler	The Crossings at Ambler Station	S Chestnut St, Ambler, PA 19002	MF	115	Construction
Conshohocken	51 Washington Street	51 Washington St, Conshohocken, PA 19428	MF	304	Construction
Conshohocken	101 Washington Street	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
Lower Pottsgrove	Apartments at Sanatoga Green	243 Evergreen Rd, Sanatoga, PA 19464	MF	310	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
Upper Providence	Residences at Providence Town Center	1353 S Collegeville Rd, Collegeville, PA 19426	MF	586	Construction
Bridgeport	River Pointe (formerly Bridgeview)**	55 E Front St, Bridgeport, PA 19405	MF	272	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
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
Plymouth	Colonial Middle School	716 Belvoir Rd, Plymouth Meeting, PA 19462	Institutional	137,317	Complete
Upper Merion	KOP Logistics Hub	900 River Rd, Conshohocken, PA 19428	Industrial	331,525	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	Black Rock 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
Skippack	State Police Barracks and Training Center	2071 Cressman Rd, Schwenksville, PA 19473	Institutional	47,946	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
Hatfield Twp.	North Penn Logistics Center Building 1	2600 Bergey Rd, Hatfield, PA 19440	Industrial	164,899	Land Preparation
Towamencin	Core5 Logistics Center at Exit 31 Building 1	2130 Allentown Rd, Lansdale, PA 19446	Industrial	199,360	Land Preparation
Towamencin	Core5 Logistics Center at Exit 31 Building 2	2130 Allentown Rd, Lansdale, PA 19446	Industrial	196,000	Land Preparation
Upper Providence	Sheppard Redistribution Facility	573 Hollow Rd, Phoenixville, PA 19460	Industrial	189,740	Land Preparation



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