Pennsylvania Turnpike Corridor Reinvestment Project
Montgomery County

2017 Progress Update

The Turnpike Corridor Reinvestment Project, released in 2015 by the Montgomery County Planning Commission (MCPC), is a groundbreaking plan. Seeing an economic slowdown in the aging business parks centered near the Valley Forge, Fort Washington, Virginia Drive, and Willow Grove interchanges, the MCPC undertook a dynamic study that made a business case for improved Turnpike access, mixed-use zoning, and new interchange investment.

The potential conversion of the PA Turnpike to cashless tolling by 2020 creates the opportunity to modify and modernize existing interchanges, while providing an occasion to rethink how residents and workers access I-276. Combined with the prospect of introducing mixed-use zoning in parts of seven reinvestment areas totaling 10,500 acres between the Valley Forge and Willow Grove exits, the potential exists to re-establish Montgomery County’s older office parks as premiere office centers in the Philadelphia region.

The original plan can be found online at www.montcopa.org/TurnpikeCorridorProject.

Within a few short years of the study’s release, state agencies are already funding new interchanges and local governments have already begun to re-zone their office parks.

$66 million committed by the PA Turnpike between 2017 and 2024 to design and build the new Lafayette St. interchange

$2,038,000 awarded by PA to Upper Dublin to build the Fort Washington slip ramp

1,254 acres of business parks near the interchanges rezoned for mixed uses and higher density

The private sector is also responding to the momentum created by these transportation investments and municipal actions.

NEW MIXED-USE

• In Upper Merion, township supervisors have approved 559 new apartment units and a 112 room hotel around the KOP business park

• Upper Dublin supervisors approved a zoning amendment to allow a town center-style development consisting of 138,000 SF of retail and 402 apartments adjacent to the Prudential Office Campus and the future Welsh Road interchange

NEW COMMERCIAL

• In Upper Dublin, Lifetime Fitness opened a new upscale athletic complex adjacent to the future slip ramp

• In Norristown and Plymouth, a new distillery and Wawa, respectively, have been built next to the Lafayette Street project

• In King of Prussia Business Park, a new 110,000 SF office building completed by Brandywine Realty Trust on First Avenue

The following map outlines all public and private investments in conjunction with the Turnpike Corridor Reinvestment Project.
2015 - 2017 Progress Towards a Transportation and Land Use Vision!

KING OF PRUSSIA
Transportation
1. SEPTA’s KOP Rail Extension in the KOP Mall and Business Park—Route chosen, ESIs drafted, public hearings scheduled
2. PADOT began widening the US 422 bridge and improving the PA 363 and PA 23 bridges in Valley Forge

Land Use
3. KOP Business Park rezoned for mixed-use, pedestrian– and transit-friendly redevelopment, 559 apartments and 112 hotel rooms already proposed and 110,000 SF of new office constructed
4. THE MARK completed—a demonstration project heralding the beginning of the 2.6 mile Linear Park for First Avenue
5. Village at Valley Forge—New high density mixed use town center with 2,000 apartments and 500,000 SF of commercial space approved or under construction

GULPH MILLS/SWEDELAND
Transportation
6. SEPTA’s KOP Rail Extension to include a station at Henderson Road
7. Chester Valley Trail connection fully funded with engineering underway and construction planned for 2019-20

Land Use
8. Large scale development proposed or recently constructed:
   a. FedEx Distribution Center
   b. GlaxoSmithKline campus sold for redevelopment
   c. Luxury apartments proposed at Hughes Park Rail Station

NORRISTOWN/PLYMOUTH
Transportation
9. New Lafayette St. Turnpike Interchange fully funded—Engineering begins Fall 2017
10. Lafayette Street Extension—Phases 1 & 2 complete. Phase 3 construction begins Fall 2017
11. Ridge Pike Improvement Project—design underway from Turnpike to Chemical Road with construction in 2020

Land Use
12. A new Wawa recently opened near the future Lafayette Street Interchange
13. Five Saints Distillery opened on Main Street in Norristown

PLYMOUTH MEETING/BLUE BELL
Transportation
14. Whitpain Township received a county grant to improve walkability at the corner of Township Line, Walton, and Norristown Roads

Land Use
15. Arboncrest Corporate Center completed—650,000 SF office in 4 buildings
16. PARC apartments built in existing employment center at the I-476 mid-county interchange
17. Plymouth Township partners with MCPC to write new municipal comprehensive plan

FORT WASHINGTON
Transportation
18. Turnpike interchange slip ramp to Commerce Drive fully funded by Upper Dublin—construction in 2018
19. Virginia & Commerce Drive Road Diet and Cross County Trail fully funded by Upper Dublin, County and PADOT—construction in 2018
20. Upper Dublin created an authority to facilitate improvements in the Fort Washington Office Park and at the Virginia Drive interchange

Land Use
21. New mixed-use zoning adopted with transfer of development rights (TDR) program—inculcates development to move out of the floodplain with higher density and additional uses
22. Lifetime Fitness opened a new upscale fitness complex at Commerce Drive next to the future interchange slip ramp

WILLIAM GROVE/HORSHAM
Transportation
23. PADOT prepared the Route 611 Transportation Study—first project underway is the realignment of the former Rt. 611-New Road intersection alongside a new Wawa development

Land Use
24. Horsham Business Parks Master Plan adopted to spur higher-density mixed-use development in a Core Center and more amenities throughout the Park.
25. Zoning being written to implement the Master Plan
26. Mixed Use Town Center proposed on the Prudential Campus next to the future Welsh Road interchange
Next Steps

Realizing the vision of the Turnpike Corridor Reinvestment Project will require a sustained effort over many years. Next steps include:

- **Welsh Road Interchange** - Montgomery County is partnering with PennDOT and DVRPC to program improvement projects in the regional Transportation Improvement Program (TIP) for the roads and bridges leading into the future Welsh Rd. interchange. Montgomery County is working with the Horsham Township Council to adopt new zoning for the office park and implement the Horsham Business Parks Master Plan.

- **Willow Grove Interchange** - Montgomery County is partnering with PennDOT and DVRPC to program an improvement project in the regional TIP for the area around the Willow Grove interchange.

- **Virginia Drive Interchange** - Montgomery County is working with Upper Dublin Township and the PA Turnpike Commission to create a public partnership to expand the Virginia Drive interchange.

- **Valley Forge Interchange** - Montgomery County is working with Upper Merion Township and local business interests to further the design of the 1st Avenue interchange.

- **Henderson Road Interchange** - The Delaware Valley Regional Planning Commission (DVRPC) is starting an effort to forecast expected traffic patterns around the future interchange.

In partnership with

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