MONTGOMERY COUNTY PLANNING COMMISSION

LAND DEVELOPMENT AWARDS

Upper Dublin Professional Center
Upper Dublin Township

The Montgomery County Planning Commission has presented an Outstanding Land Development Award to Upper Dublin Professional Center, a medical complex located along Fort Washington Avenue in Upper Dublin Township, for overall design excellence.

The awards program was developed by this commission to encourage proper site planning and sound land use development by recognizing projects that have exhibited the ideals of superior land planning.

Upper Dublin Professional Center is a cluster of fifteen medical, dental, and surgical offices situated on the west side of Fort Washington Avenue, just north of Hawthorne lane. The complex has been developed on approximately 3.3 acres of land, of which only 14.6 percent is utilized for building area and 36 percent is devoted to parking, paving, and other types of impervious coverage.

This professional office project was recognized for exceptional way in which this site was developed within a predominantly residential area, and for the amenities which were included in the design of the facility. The building has been sited to the rear of the tract, thus creating a large front lawn area that complements and maintains the residential character of the area. Many of the existing large evergreen trees, which buffer the adjacent properties, have been retained on the site.

Barn wood siding and brick were used on the building facade and identification sign to create a natural character. The offices within the building are arranged in a cluster to create a large, central landscaped courtyard and the feeling of openness. A network of sidewalks provides pedestrian access around the facility and within the courtyard area. The

1978 OUTSTANDING LAND DEVELOPMENT AWARD
The courtyard is heavily landscaped, and wooden benches and mini-light posts line the walkways to further enhance the natural setting. Several of the office waiting rooms have large windows that overlook the garden.

One entrance driveway directs traffic to branched roadways, which join to loop the building. Dispersed parking areas around the periphery of the building provide convenient access to the complex and avoid large areas of uninterrupted paving.

The unique clustering of offices around a courtyard, the extensive landscaping, the grouping of parking areas, and the sensitivity used in building placement all combine to accentuate the careful thought process and design expertise used to develop this facility. The result is a professional office center that is truly award winning and an asset to the Upper Dublin Township community.

The Upper Dublin Professional Center was designed by Lynn Taylor Associates, Architects, Doylestown, Pennsylvania.

**Location:** Fort Washington Avenue, Upper Dublin Township  
**Land Use:** Medical Offices  
**Site Area:** 3.3 Acres  
**Developer:** Upper Dublin Center, Inc.  
**Designer:** Lynn Taylor Associates, Doylestown, PA