

**IN THE MATTER OF
SOUTHDOWN HOMES, L.P. AND
PROGRESSIVE HOUSING
VENTURES, LLC.**

**BOROUGH COUNCIL OF
THE BOROUGH OF
DOWNTOWN**

This matter comes before Borough Council of the Borough of Downingtown on the application of Southdown Homes, L.P. and Progressive Housing Ventures, LLC.

Borough Council conducted its first hearing in the matter on September 17, 2008. After six hearings, it came to light that the publication of notice for the adoption of the Ordinance under which the Applicant was proceeding had been defective. The borough engaged in the re-adoption of the Ordinance and began a second series of hearings on January 28, 2009. After the third hearing in that series, it appeared that a notice of the adoption may not have been posted so the Borough re-adopted the Ordinance again and finished its hearings on April 15, 2009.

All of the testimony and all of the evidence submitted at all of the hearings has been incorporated into the record. A stenographic record was kept of each hearing which is in that record and the full record is now available for review by Borough Council, the parties, counsel for the parties, or the public.

In the course of the proceedings, several entities and individuals sought party status which was granted. A list of the parties is attached hereto and incorporated by reference herein.

These proceedings took place under and pursuant the provisions of the Kardon Park Development District Ordinance. That Ordinance provides that portions of the Borough may be developed in certain ways upon the grant of a conditional use permit by Borough Council. That Ordinance may be found in the Code of the Borough of Downingtown at Section 287-69.19 through 287-69.25.

As a general principle, an applicant for conditional use is to be granted approvals, so long as the applicant meets the specific requirements of the

Ordinance. Over the ten hearings conducted by Borough Council, and subject to the provisions set forth thereafter, it appears that the Applicant has met its burden of proving that it meets the specific requirements of the Ordinance.

Opponents of a conditional use application have the right to offer testimony and evidence that, notwithstanding such compliance, the particular use may produce an adverse impact on the community which would be different from and more severe than an otherwise permitted conditional use. In this case, several opponents offered testimony and evidence in an effort to demonstrate that. They failed to meet their burden.

Council makes the following findings and conclusions:

1. Applicants are J. Loew & Associates, Inc., by its affiliate Southdown Homes, L.P., and Progressive Housing Ventures, LLC and are equitable owners of the property that is the subject of the application for conditional use approval.

2. As et forth hereafter, the applicant became the equitable owner of the Property through a public and much publicized process.

3. When the agreement of sale was written, the parties were not sure how to allocate the public park space and ponds which were to remain following the development of the developable areas of the Property. Now that the process is further along, the Borough will transfer the portion of the premises subject to the development plan and retain the public areas, subject to requirements to be imposed on applicant or homeowners association with

respect to the park improvements and maintenance.

4. The property that is the subject of the conditional use application consists of 47.5 acres of which 24.6 acres are located in the Borough of Downingtown and 22.9 acres are located in the Township of East Caln. The tax parcels involved are: 11-4-23, 11-4-13, 11-4-14, 11-4-14.2, 40-1-23 and 40-1-23.1 ["the Property"].

5. The Property is owned in fee by the Borough of Downingtown.

6. The Borough acquired the Property in several transactions. Prior to the Borough's acquisition, portions of the Property had been used as a quarry to remove minerals from the ground.

7. When the quarry use ended, the open cavities left on the Property were used as a dump for industrial waste by products of the industries that were then active in the Borough, including paper mills. The limits of the filling activity on the Property are shown on Exhibit A-2a.

8. The use of the Property for dumping has resulted in environmental contamination of portions of the Property.

9. In or about 1999, Downingtown Borough received clearance from the Pennsylvania Department of Environmental Protection ["DEP"] under Act

2 to permit use of the Property for limited park and recreation and/or commercial buildings and related parking.

10. The primary uses of the Property have been walking, jogging, and bike riding on paved trails with occasional use of the ponds on the Property for ice skating.

11. Since at least 1999, the Borough has engaged in strategic planning for revitalization of the downtown area, including development of the Property for commercial and mixed-use purposes. *See*, Comitta 1 - "Central Business District Revitalization Plan" (April 21, 1999) and Comitta 3 - "Urban Center Revitalization Plan" (November 3, 2004).

12. In July of 2006, the Borough issued a solicitation for bids to redevelop Kardon Park; Applicants were the successful bidders in the bid process.

13. The strategic planning for the redevelopment of the Property culminated with the adoption of the "Kardon Park Redevelopment District" ["KPRD"] as part of the Zoning Ordinance of the Borough of Downingtown.

14. The KPRD requires conditional use approval of the plan for the redevelopment of the Property.

15. The plan for redevelopment of the Property was revised during the conditional use hearing process [Exhibits A-4, A-4a and A-4b] and now consists of 305 residential dwelling units and 40 "Live Over Work" residences above 20,000 square feet of commercial space.

16. Of the 305 residential units, 201 are located in the Borough of Downingtown and the "Live Over Work" building is located in the Borough of Downingtown.

17. Perry Morgan, who was accepted as an expert in land planning, testified that the overall design concept of the proposed community complies with Section 287-69.19 of the KPRD. *See Exhibit A-5b.*

18. The illustrative elevations show façade design consistent with the design goals of the KPRD. *See Exhibit A-6.*

19. Mr. Morgan also testified that the proposed community meets all of the specific area and bulk requirements of the KPRD.

20. Vic Kelly, who was accepted as an expert in civil engineering, testified regarding the method of managing storm water runoff from the proposed redevelopment.

21. One of the features of the Property is a series of ponds; currently

there is not sufficient fresh water flow to the ponds.

22. The storm water management system for the Property will be designed to direct fresh water flow to the ponds, which will improve their appearance and health.

23. The proposed redevelopment complies with the impervious coverage limitations of the KPRD. *See* Exhibit A-7a.

24. The open space in the redevelopment plan has been designed to maintain and enhance the ability of the public to continue to use the Property for passive recreation.

25. Upon completion of the redevelopment, there will be more trail length and a connection to the Struble Trail; the existing trails are approximately 1,560 l.f. The length of new trails will be approximately 2,650 l.f. for an increase of 1,090 l.f.

26. If the Struble Trail extension along the western boundary of the Property is approved and constructed, that will provide an additional 1,790 l.f. of trail.

27. The trail lengths stated in findings 23 and 24 do not include the sidewalks in the proposed redevelopment or along Pennsylvania Avenue.

28. There will be an expansion of the parking available to users of the Property from 27 existing to a total of at least 65 parking spaces.

29. There is an existing memorial on the Property known as the Victim's Memorial; the proposed redevelopment calls for privacy landscaping around the memorial to create a meditative setting.

30. Andreas Heinrich, who was accepted as an expert in traffic engineering, testified that, with implementation of the recommendations in the Traffic Impact Study, safe and efficient vehicular access would be provided to the proposed community. *See Exhibit A-12.*

31. Ray Ott, who was accepted as an expert in land use planning, testified that the fiscal impact of the proposed redevelopment will be positive. *See Exhibit A-17.*

32. The proposed community will be served by public water and public sewer. *See Exhibits A-19 and A-20.*

33. As part of the redevelopment of the Property, a clean-up plan approved by DEP will be implemented resulting in the removal of environmental risks to the users of the Property.

34. The benefits to the Borough of Downingtown from the proposed

redevelopment are as follows:

- a. Remediates contaminated soils pursuant to a clean-up plan approved by DEP at no cost to Borough taxpayers.
- b. Increases and substantially improves the area of usable public park. Not only does it clean up the current public park area but it adds approximately 10 additional acres of park land, bringing the total public park to approximately 22 acres, nearly 50 percent of the Property. In addition, paved trails will be rebuilt and substantially increased in length by at least another 1,000 lineal feet and public parking will be rebuilt and substantially increased.
- c. Generates a positive annual fiscal impact for the Borough as well as sizable one time cash infusion to the Borough, including funds for the creation of a new fire station.
- d. Returns a tax exempt property to the tax rolls of the Borough.
- e. Provides the proceeds of the sale for municipal use in difficult economic times.
- f. Provides affordable housing for seniors, first time homebuyers,

and other demographic segments whose housing needs are not currently being met in Chester County.

- g. Creates a pedestrian-friendly community walkable to the town center and to the R-5 train which reduces trip dependence on the automobile and is good for the environment.
- h. Enhances the environmental quality of the ponds through the planting of extensive new wetlands plantings around the ponds' edges and through techniques to improve the flow of water to the ponds.
- i. Adds close-in resident population to the Borough which economically benefits the businesses operating in the downtown.

35. Use of the Property for passive recreation has been limited to the paved trails inasmuch as the balance of the Property is not suitable for recreational use. In granting the 1999 Act 2 Liability Release, the DEP's site specific environmental exposure analysis relied on survey documentation of park usage which demonstrated that nearly 90% of users did not stray from the paved trails. *See Exhibit A-25.*

36. The proposed redevelopment provides public and private open

space as follows: 22 acres public open space and 8.8 acres of private open space. *See Exhibit A-23.*

37. The proposed redevelopment allows the Borough of Downingtown to secure the benefits noted above while maintaining the ability of the public to use the public open space safely for park and recreation.

38. Landscaping and buffering are provided to enhance the public open space, preserve views from existing residential properties, and provide appropriate buffering to adjacent industrial uses. *See Exhibit A-24.*

39. The proposed redevelopment is consistent with the land use planning conducted by the Borough of Downingtown for the Property.

Conclusions of Law

1. The Applicants have standing to pursue this application for conditional use approval.

2. The testimony and exhibits presented during the conditional use hearings establish that the proposed redevelopment meets the standards and criteria of the Zoning Ordinance including the Kardon Park Redevelopment District requirements.

3. Provided that Applicants comply with the conditions imposed by this Decision, the proposed redevelopment will not have an adverse impact upon the public health, safety or welfare.

4. The conditions attached hereto and incorporated by reference herein are reasonable and essentially related to the proposed development of the property. Without the imposition of those conditions, the application would have been denied.

5. In addition to the conditions attached hereto, the approval is subject to these further conditions:

(a) Applicant shall comply with its representations and design presentations, as given to Council through the course of the hearings.

(b) Applicant shall comply with all applicable zoning and land development regulations in the course of further approvals.

(c) Applicant shall proceed with land development applications substantially as set forth in the presentation and evidence.

6. The objecting parties have failed to meet their burden. The submission meets the specific requirements of the applicable Zoning Ordinance and the objecting parties have not offered any evidence to suggest

that this use is one which would be more detrimental to the health, safety or welfare of the Borough than an otherwise permitted conditional use.

Accordingly, and subject as set forth above and as attached, the Council for the Borough of Downingtown at its public meeting on 1st day of July, 2009, does hereby approve the application of Southdown Homes, L.P. and Progressive Housing Ventures, LLC for a conditional use for development under the Kardon Park Development District Ordinance.

BOROUGH COUNCIL OF
THE BOROUGH OF
DOWNINGTOWN

DATE: July 15, 2008

S/ Anthony J. Madiro, Jr.
Anthony J. Madiro, Jr., President

S/ James M. Bruton
James M. Bruton, Vice President

S/ Brenda Brinton
Brenda Brinton, Member

S/ Mark J. Benner
Mark J. Benner, Member

S/ Robert L. Smith
Robert L. Smith, Member

S/ Anthony Gazzo
Anthony Gazzo, Member

In Re: APPLICATION OF SOUTHDOWN HOMES, LP, AND PROGRESSIVE HOUSING VENTURED, LLC.

BOROUGH COUNCIL FOR THE BOROUGH OF DOWNINGTOWN

KARDON PARK CONDITIONAL USE

CONDITIONS OF CONDITIONAL USE APPROVAL

Approved by Borough Council July 1, 2009.

1. Setbacks

- a. Minimum 100 feet from ponds' edge to face of end unit homes. At the discretion of Borough Council, the setback may be reduced to 70'.
- b. Minimum 25' from centerline of paved trail to ponds' edge and 40' to buildings.
- c. Landscaped berms TO BE provided between western edge of paved trail and buildings in order to shield view – berms to be at least 3' in height, and landscaping to emphasize evergreen materials.
- d. Permitted use of limited sections of opaque fencing with periodic breaks on top of and between berms - to be approved by the Planning Commission as part of landscaping plan in the Land Development process.
- e. The end units exposed to the eastern side along the public trail areas where the set-back from the ponds is less than 100 feet shall not exceed two stories plus loft in height.
- f. To the extent that applicant loses units as a result of greater setbacks than required by the Kardon Park Redevelopment District zoning, the Borough Council shall have the right to selectively approve buildings containing a maximum of 11 units, subject to approval by Zoning Hearing Board.
- g. Notwithstanding the requirements of the Kardon Park Redevelopment District Zoning, no residential dwelling will be less than 18 feet wide and no "building" footprint less than 24 feet wide..

2. Roads

- a. Belgium block curbing to be installed on both sides of main spine road and on rear alleys where curb is otherwise provided.
- b. Light fixtures on main spine road to be consistent with the look of Visco street lights but designed so that light is directed downward and wattage and color of light chosen to

minimize light pollution, to be approved by Borough. Light fixtures on alleys to be appropriately sized and lit but consistent in look with fixtures on main spine road.

- c. Light fixtures to be owned and maintained by Homeowners Association with HOA bearing cost of electricity.
- d. Main spine road to be offered for dedication to Borough. The portion of the spine road in East Caln Township will be offered for dedication to East Caln Township. If the Borough accepts dedication of the portion in the Borough, and if East Caln does not take dedication of the portion in East Caln, the Borough may take dedication of the East Caln portion or may not, subject to Council approval.
- e. There shall be no public road connection for vehicles to travel to North Lake Drive, Lake Drive, Farmhouse Lane or Sunset Drive.
- f. All interior roads (alleys) shall be owned and maintained by the homeowners association.
- g. Traffic calming rotary shall be provided on spine road approximately where shown on attached plan.
- h. Sidewalks minimum 5' wide shall be provided on both sides of spine road.

3. Park, Ponds and Trails

- a. Park, Ponds, Victims Memorial and public parking and trails will continue to be owned by Borough and where such land are located within East Caln Township, by either East Caln Township or the Borough should East Caln Township not wish to take dedication. Initial construction of, or improvements to same shall be done by the Developer.
- b. Developer to take measures to improve health and appearance of ponds including installing aeration devices such as fountains, wetlands plantings, and increased water flows to flush ponds. Developer shall provide design, permitting and construction of raceway inlet improvement at Brandywine Creek, the cost of which shall be deemed an "additional improvement" as described in Section 8 below.
- c. Developer will cooperate with Borough in preparing and filing applications to gain public funding for Struble Trail Extension from Norwood Road to Pennsylvania Avenue including fencing and signage as may be desirable. Noise mitigation structures up to 16 feet in height in selected places will be permissible if deemed necessary by Borough Council.
- d. Developer will provide signage for Lions Trail through the open space.

- e. Trails through the site shall be at least 10 foot wide and be built to a spec of 6" stone subbase with 2" ID3 mix wearing course or 4" BCBC and geofabric applied underneath the stone where required by Borough engineer..

The improvements mentioned above including related engineering and consultant fees are intended to qualify in the determination of project 70 release valuation.

- f. Borough and Developer will agree to a cost figure based on estimates of expense to maintain the public ponds, waterways and trails and parkland. The HOA will be responsible for 50% of that cost figure, prepaid on an annual basis. Any costs in excess of that figure will be split evenly between the HOA and the Borough. HOA to own and maintain stormwater facilities other than those associated with the millrace.
- g. During land development, the Borough Solicitor shall review HOA documents and other agreements to assure that all provisions and conditions of approval are properly funded and legally enforceable.
- h. There shall be no pathway or walkway or similar "park" area developed on the eastern side of the lakes, with access there only for maintenance purposes.

4. Environmental

- a. Any environmental safeguards required by any governmental agency shall be implemented.
- b. Any roads and utilities dedicated to the Borough or municipal agencies shall have a clean fill sub-base of materials in areas where future public staff would need to do repairs or maintenance such that no special training or certifications would be required.
- c. Any structural methods of utility support as a result of poor soil conditions shall be designed for a minimum life of 100 years.
- d. All dust control measures involving contaminated soil must be in accordance with appropriate DEP requirements and as approved by the Borough.
- e. During the land development process Developer shall provide two complete sets of all permitting agency approvals or pending applications for any item that will require an approval with a summary of the status of each application or permit. Developer will provide two complete sets of hard copy and one digital copy of all environmental documents used for evaluation, assessment, or other design decisions involving the project. Developer will supplement information at each phase of approval and certify completeness of information at completion of project.

5. Stormwater Control

- a. During land development, the Developer shall design, develop and implement a mechanism of regulating incoming water from the Brandywine, subject to approval by appropriate regulatory bodies, and from storm water run off in order to improve low flow over present conditions and permit the use of the ponds as stormwater basins for run-off from the Developer's impervious surface. The system shall be evaluated for all storms up to and including the 100 year event.
- b. Developer shall design and install a mechanism to insure the continuous flow of water from the Brandywine through the ponds so that they will not dry up.

Stormwater measures that preserve and enhance the public park areas including the ponds are intended to qualify in the determination of project 70 release valuation.

- c. Developer will evaluate existing storm conveyance system from site to the west to convey the 100 year post development storm flows to the Brandywine Creek.

6. Construction Issues

- a. Underground utilities will be owned and maintained by the HOA except for sewer and water mains.
- b. Developer shall minimize the amount of time Victims Memorial and public trails are closed to the public during environmental and wetlands remediation work. A construction sequencing plan will be worked out during land development stage which will include construction of new public trails and Victims Memorial surrounds and parking lot as part of the first phase of construction subject to unforeseen weather related delays and to limitations imposed by regulatory agencies. Such work will be completed by the settlement of the 20th housing unit.
- c. Building facades shall emphasize distinct architectural sections, distinguished by varied materials including brick or veneer fieldstone, roof line breaks, varied colors consistent with the rendering attached.
- d. All buildings shall be built to energy efficient standards such as those put forth by: Energy Star, National Association of Home Builders, or LEED.
- e. During site development when grading and environmental measures are underway, Borough shall insure that adequate inspections are properly conducted by Borough consultants or other agencies provided that such inspections not be redundant and further provided that developer shall reimburse Borough for cost of any inspection fees which it incurs.

7. Miscellaneous

- a. The total number of units in Downingtown Borough shall not exceed 210 homes, 45 live over commercial space condominiums and 20,000 s.f. of commercial space.
- b. The Developer shall post security for all development improvements in accordance with the municipalities planning code. If and when the Developer offers public improvements to the homeowners association, improvements such as the interior roads, utility lines, light fixtures, landscaping, etc., the Developer shall provide additional financial security to the Borough which would have been required had the public amenities been offered for dedication to the Borough.
- c. The homeowners documents will be written to restrict rental occupancy of units as follows:

With respect to the homes, no home may be rented to another person for occupancy for a period of five (5) years after the purchase of the unit. If a unit has been owned by the homeowner for a period of at least five (5) years, the homeowner may rent the unit to others, but subject to the restrictions below.

With respect to the “live over commercial space” units, the five (5) year ownership requirement does not apply.

Conditions applicable to homes and to “live over” units: Not more than twenty five percent (25%) of all of the units shall be occupied by rentals at any given time. The tenant and the lease must be approved by the HOA. The lease should be at least a year in length, unless for cause shown an exception is approved in writing by the HOA. The tenancy shall be subject to other rules and regulations of the HOA, such as the requirement that tenants abide by the rules and regulations of the HOA.

The conditions outlined in paragraph 7c above shall not apply to cases where a third party homeowner remains the occupant of the unit or where a third party homeowner is actively marketing their unit for sale.

- d. If any of the foregoing conditions is, for any reason, found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining conditions. It is hereby declared as the intent of the Borough Council that these conditions would have been adopted had such unconstitutional, illegal or invalid condition not been included.

- 8. **ADDITIONAL IMPROVEMENTS** – the following additional improvements shall be undertaken by the Developer at Developer’s expense, subject to an overall cap of \$600,000. The cap is exclusive of grants or contributions by or on behalf of the Borough. If, on account of grants or the like expenditures under this item 8 are less than the reserve amount, the Borough

may allocate the funds to other Borough projects in the vicinity of the development. The cap will increase at the higher of 3% or the change in the CPI, each year beginning on the second anniversary of land development approvals. The payment of the \$600,000 shall be secured at the time of final land development approval and posted with the otherwise required improvements bond under Article V of the MPC.

It is further agreed that the payment of additional purchase price subject to Paragraph 5 of the First Amendment to Agreement of Sale dated August 17, 2007 shall be divided by the number of units finally approved in the development and paid at the settlement of each unit on a pro-rata basis in addition to whatever other purchase proceeds are due at that time.

The schedule for the completion of the items listed below shall be developed and approved as part of the land development plan. To the extent these items exceed the amount set aside (along with any grants, etc.) individual items may have to be prioritized.

a. Intersection of Green Street and Pennsylvania Avenue.

- i. Multi-way stop signs, Green and Pennsylvania Avenue, subject to input from consultants.
- ii. Parking bump-outs to calm traffic along Pennsylvania Avenue from Green Street to across from Dustin Drive, details of which shall be determined during the land development process.
- iii. Pavers cross walks, 3 sides of PA Ave. and Green St. intersection at grade to improve safety for both vehicular and pedestrian traffic movements.
- iv. Parking along the Green Street from Pennsylvania Avenue, the details of which to be worked out during land development.
- v. Traffic light at 4 way intersection at Green Street and Jefferson Avenue, subject to approval by PA DOT in time to be incorporated into the engineered land development plans.

b. Intersection of Wallace and Pennsylvania Avenue.

- i. Developer to provide design engineering, permitting, restriping, and additional magnetic detectors where needed to the Wallace/PA Avenue intersection in order to provide separate left and right turn lanes heading westbound and to align opposing lanes, provided PADOT approves 10' wide lanes, and further provided Borough removes designated parking spaces on south side of PA Avenue west of the intersection. Developer will complete intersection provided Borough has confirmed that above-referenced parking spaces will be removed one year prior to an agreed deadline.

- c. See Paragraph 3.b. and 5.a and 5.b regarding raceway, river water, storm water and pond improvements.

d Sidewalks.

- ii. Replace Sidewalk from western property boundary to eastern property boundary (end of Lake) on property side, 6' wide..
- iii. Visco Lights from western boundary to across from Dustin drive along north side of Pennsylvania Avenue.
- iv. Trails – see paragraph 3.d. and 3.e.

e Traffic Signal Optimization on Surrounding Intersections – subject to approval by PA DOT.

- v. Manor and PA Avenue: Developer to provide design engineering, permitting and construction of new signal head on Manor incorporating a left turn arrow for southbound Manor Ave traffic installed, including any necessary restriping.
- vi. Uwchlan and PA Avenue: Developer to provide design engineering, permitting and construction to add a left turn arrow and optimize signal timing and cycle length.
- vii. Restudy signal timing from Manor to Uwchlan on PA Avenue and adjust signal timing.

Attachments:

Development Concept Plan
Architectural Rendering of Building Façade



PROGRESSIVE HOUSING VENTURES, LLC

*S*OUTHDOWN HOMES

KARDON PARK
Downingtown, PA



JLM Design Group
Plymouth Meeting, PA
215.032.6800 151.032.6088
office@jlmgroup.com website.com

DATE	2.4.09
SCALE	1"=100'

A-46
2-4-09
Rex

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BUILDING #1 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

- (A) 30 FT WIDE STACKED FLAT UNIT
- (A) 24 FT WIDE BACK TO BACK TOWN HOME



PROGRESSIVE HOUSING VENTURES, LLC
SOUTHDOWN HOMES, LP

KARDON PARK
DOWNINGTOWN, PA

BARTON PARTNERS
 ARCHITECTS PLANNERS

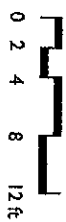
200 E. Main Street, 3rd Floor
 Kutztown, PA 19541-4122
 p 610.930.2300 f 610.930.2308
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Project Number:
18.0717
 Date:
03.25.08



BUILDING #2 - FRONT ELEVATION

- SCALE: 1/4" = 1'-0"
- (2) 36 FT WIDE STACKED FLAT UNIT
 - (4) 18 FT WIDE THRU TOWN HOME
 - (4) 24 FT WIDE BACK TO BACK TOWN HOME



PROGRESSIVE HOUSING VENTURES, LLC
SOUTHDOWN HOMES, LP

KARDON PARK
DOWNINGTOWN, PA

BARTON PARTNERS
 ARCHITECTS & PLANNERS

300 E. Main Street, 4th Floor
 Norristown, PA 19381-4132
 P 610.202.3500 F 610.202.3805
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PROGRESSIVE HOUSING VENTURES
18.07117
 DATE
03.25.08



BUILDING #2A - FRONT ELEVATION

- SCALE: 1/4" = 1'-0"
- (2) 36 FT WIDE STACKED FLAT UNIT
 - (4) 18 FT WIDE THRU TOWNHOME
 - (2) 24 FT WIDE BACK TO BACK TOWNHOME



PROGRESSIVE HOUSING VENTURES, LLC
SOUTHDOWN HOMES, LP

KARDON PARK
DOWNINGTOWN, PA

BAYTON PARKINERS
 ARCHITECTS & PLANNERS

700 E. Main Street, 3rd Floor
 Downingtown, PA 19340
 P 610.392.2300 F 610.392.2888
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PROJECT NUMBER:
18-07117
 DATE:
03.25.08



BUILDING #3 - FRONT ELEVATION

SCALE: 1/4" = 1'-0"

(S) 16 FT WIDE THRU TOWN HOME



PROGRESSIVE HOUSING VENTURES, LLC
SOUTHDOWN HOMES, LP

KARDON PARK
DOWNINGTOWN, PA

BARKON PARKINERS
 ARCHITECTS

300 E. MAIN STREET, SUITE 1100
 WASHINGTON, PA 15301-4122
 P: 412.329.3200 F: 412.329.3208
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PROJECT NUMBER
1B-07117
 DATE
03.25.08