



Parking lot at Baederwood Shopping Center, near Whole Foods Market

On Wednesday, April 23, 2008, Brandolini Companies presented a sketch plan for redevelopment of the Baederwood Shopping Center (BSC) at a meeting of the Abington Township Planning Commission (PC). The presentation lasted about 90 minutes. The room was packed with interested residents and stakeholders. Though a sketch plan review is considered to be informal, this was still an important milestone. After hearing the feedback provided by the PC and those in the audience, **Brandolini Companies indicated that they are prepared to begin the formal approval process for redevelopment of the BSC.** Please note that the plan presented included only redevelopment of the BSC. I informed you previously that Brandolini was close to purchasing the adjacent Rydal Waters property. Brandolini indicated that they have withdrawn their offer and are no longer interested in the property.

The presentation began with a review of the plan that Brandolini presented at a town meeting on July 31, 2007. This plan included 266 residential units, 135,000 sq. ft. of retail and 33,000 sq. ft. of office space. The review of this plan was presented as context for the presentation of a revised plan that includes 180 residential units, 116,000 sq. ft. of retail and 14,000 sq. ft. of office space. As contrast, the site currently has no residential units, 93,000 sq. ft. of retail and 13,000 sq. ft. of office space. Click on the link to view the [complete slide presentation](#) that Brandolini presented on April 23, 2008. This version

contains much of the same material presented on July 31, 2007 as well as a slide describing the revised plan. Click on the link to view an [edited version](#) of the slide presentation that contains only the slides depicting the sketch plan and the revised plan.

The revised plan has the same layout as the July 31, 2007 plan, but with the lower density of residential, retail and office space. The residential units will be age-restricted (55 and up). The decision to lease the units as apartments or sell them as condos will be market-driven. The retail is projected as a mix of neighborhood, regional and national stores, but, again, these decisions will be market-driven. Whole Foods will remain as the anchor store in its current size. The retail units will be a mix of new construction and renovation of existing structures. There will not be a movie theater under any circumstances. This is Brandolini's decision, based on their assessment that they can derive more profitable uses from the square footage that a theater would consume.

As you may recall, the community gave the July 31, 2007 plan a rather chilly response. Brandolini chose not to pursue that plan, and discontinued the active pursuit of any redevelopment of the BSC until after the elections in November 2007. At that time I was elected Commissioner of Ward 7 and Steven Kline was elected Commissioner of Ward 1 (which is directly adjacent to the BSC). Commissioner Kline and I created a process beginning in January 2008 by which we directly solicited ideas for and feedback about the BSC plan from you, the residents of our Wards. We met twice with Brandolini and presented them with your concerns and ours. Township staff and State Representative Josh Shapiro were part of these discussions.

In their presentation on April 23, 2008 Brandolini stated that they were impressed by the feedback they received in our two meetings. They listened. And they acknowledged that their revised plan was crafted in response to the feedback from this community. I am encouraged by Brandolini's response, however there are still many particulars that must be addressed (the density of the residential units, the intensity of the retail mix, fiscal impacts, traffic, infrastructure improvements, etc.). Though the process from now, through review, approval and completion of a project may take three to four years, we have taken a very important step in that process.

**IF YOU WERE UNABLE TO ATTEND THE MEETING ON APRIL 23, I  
ARRANGED FOR THE PROCEEDINGS TO BE BROADCAST ON CH. 43 AS  
FOLLOWS:**

Friday, April 25	9:00 pm
Saturday, April 26	9:00 am, 3:00 pm, 9:00 pm
Sunday, April 27	9:00 am, 3:00 pm, 9:00 pm
Monday, April 28	9:00 am, 3:00 pm, 9:00 pm

I will keep you informed as developments warrant it. In the meantime, feel free to contact me if you have comments and/or questions.