

# Cardinal Crossing Towne Centre



**GOODMAN**  
**PROPERTIES**



# Cardinal Crossing Towne Centre





# Cardinal Crossing: Residential Sample Townhomes (28')





# Cardinal Crossing: Residential Sample Townhomes (28')





# Cardinal Crossing: Residential Sample Carriage Homes (32')



The elevations depicted in this artistic rendering are approximate only and subject to further revision and refinement by the licensed architect, however, any such revisions shall remain consistent with the architectural vocabulary depicted on this plan. The site grading and landscaping is for artistic reference only and subject to further revision per the Final Site Plan and Subdivision Plans prepared by the licensed professional engineer.



# Density Comparison

	<b>Municipality</b>	<b>Acreage</b>	<b>Uses</b>	<b>GSF</b>	<b>Square Feet/Density Per Acre</b>
<b>B-1 Zoning District</b>	Marple		Retail, offices , restaurants, cinemas, etc.	NA	NA
<b>Ellis preserve-Phase 1A</b>	Ellis Preserve - Newtown (Delco)	13.22	Retail, Hotel, restaurant	214,153	16,199
<b>Providence Town Center</b>	Upper Providence (Montco)	73.577	Retail, restaurants	743,665	10,107
<b>Concordville Town Center</b>	Concord	74.8	retail, restaurants	538,947	7,205
<b>Lawrence Park &amp; Home Depot</b>	Marple	39.331	retail, restaurants and offices	530,700	13,493
<b>King of Prussia Town Center</b>	Upper Merion	19.71	retail, restaurant, fitness	245,985	12,480
<b>Metroplex</b>	Plymouth	102.84	retail, entertainment, office, hotel	1,293,120	12,574
<b>Cardinal Crossing</b>	Marple	149.939	retail, restaurants, office, cinema	995,000	6,636



# Job Creation

<b>Total Short Term Jobs</b>	<b>2,528</b>
• Onsite Construction	903
• Offsite Construction	135
• Manufacturing	774
• Trade, Transportation, Services	509
• Miscellaneous	209
<b>Short Term Wage Creation</b>	<b>\$89 Million</b>
<b>Disposable Income</b>	<b>\$78 Million</b>

<b>Total Full Time Jobs</b>	<b>2,287</b>
• Retail	1,825
• Office	360
• Miscellaneous	46
<b>Annual Wages</b>	<b>\$50 Million</b>



# Fiscal Impact Study

Number of units (residential)	318
Non-Residential Square footage	995,000
Residential Market Value	\$162,220,000
Residential Assessed Value (approx. 68.03% of mkt.)	\$110,353,741
Non-Residential Market Value (excludes YMCA)	\$124,300,000
Non-Residential Assessed Value (excludes YMCA)	\$84,557,823
Total Market Value	\$286,520,000
Total Assessed Value	\$194,911,565
New Residential Population	706
New School-Aged Children	67
Marple Township	
Real Estate Tax Revenue (4.41 mills)	\$859,560
Local Services Tax (\$52 per employee)	\$118,898
Mercantile Tax (1.5 mills on gross receipts)	\$525,000
Business Privilege Tax (1.5 mills on gross receipts)	\$33,627
Real Estate Transfer Tax (0.5%)	\$60,021
Non-Property Tax Revenue	\$101,494
Intergovernmental Revenue	\$0
Total Township Revenues	\$1,698,600
Total Township Expenditures	(\$722,910)
Net Township Fiscal Impact	\$975,690
Marple Newtown School District	
Real Estate Tax Revenue (17.6839 mills)	\$3,446,797
Real Estate Transfer Tax (0.5%)	\$60,021
Non-Property Tax Revenue	\$84,611
Intergovernmental Revenue	\$245,988
Total School District Revenues	\$3,837,416
Total School District Expenditures	(\$1,373,276)
Net School District Fiscal Impact	\$2,464,141
Total Development-Generated Revenues	\$5,536,017
Total Development-Generated Expenditures	(\$2,096,186)
<b>Net Fiscal Impact</b>	<b>\$3,439,831</b>



# Cardinal Crossing: Proposed Signage Southbound – Sproul Road





# Cardinal Crossing: Renderings Retail Buildings





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# Cardinal Crossing: Renderings “Main Street”





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