

Drexeline Redevelopment

Drexel Hill, PA



EXISTING CONDITIONS



Opportunity	Drexline Shopping Center w/ Proposed Redevelopment
Location	4990-5100 State Road, Drexel Hill, PA 19026
Year Built/Renovated	Original building built in early 1950's, PNC building added in early 2000's.
Size	265,213 SF on +/- 18 acres ("as-is")
Major Tenants	ShopRite, Crozer, PNC Bank, Fisher's Hardware, Anthony's Restaurant

NEIGHBORHOOD DESERVES BETTER...

- 1) Strong, close knit community;**
- 2) Great location deserves a well designed center that better serves the public;**
- 3) Neighborhood possess all of the qualities to support a master planned town center that works cohesively together;**
- 4) Create a Town Center that will bring enhanced economic vitality to Upper Darby.**



CHALLENGES OF PROJECT IN CURRENT CONDITIONS

- 1) Property is four separate pieces – No cohesion between parcels and uses;
- 2) ShopRite facing increased competition – update of store necessary to remain competitive;
- 3) Parking poorly designed – located on the edges of property; needs to be focused in the middle of the property;
- 4) Ingress / egress challenged – No access off of Rt. 1; difficult left turn from uncontrolled ingress / egress onto State Road.
- 5) Circulation – PNC drive-thru difficult and circulation throughout center circuitous; parking area not pedestrian friendly;
- 6) Buildings are poorly planned out, antiquated, need substantial repair, possess little or no visibility from highway or are obsolete;
- 7) Current tenancies are not synergistic with each other.



MASTER PLANNING GOALS



- 1. Create cohesion between various parts so that the components are synergistic so that parcels are not separate and working counter-productively against each other;**
- 2. Make the Center more inviting to shoppers, customers, clients, etc. – take advantage of excellent location and demographics to create a destination as opposed to merely a convenience;**
- 3. Create more usable buildings to improve service to the community;**
- 4. Expand ShopRite while they continue to operate;**
- 5. Opportunity to enhance economic vitality of community.**

MASTER PLANNING GOALS

1. Improve effectiveness of parking to concentrate in the center of the development;
2. Create better access into the Center and improved vehicular/ pedestrian circulation once inside to encourage cross-shopping and/or utilizing more than one use in the center per trip;
3. Make center more environmentally friendly by incorporating walking paths and reducing impervious areas;
4. Improve access to public transportation;



COMPONENTS OF REDEVELOPMENT

Existing:



Proposed:



- 1) Expand ShopRite to update facility and create destination supermarket for area;
- 2) Create more effective and well situated parking;
- 3) Construct a new office building – bring in new business to area;
- 4) Create better visibility and more usable parking;
- 5) Renovate Anthony's and PNC;
- 6) Self-storage;
- 7) Wawa;
- 8) +/- 140 Market Rate Lifestyle Lofts / Flats;
- 9) Improve access to mass transit and make center walkable;
- 10) Make center more environmentally friendly;
- 11) Centralize location of Police Sub-station.

COMPONENTS OF REDEVELOPMENT



COMPONENTS OF REDEVELOPMENT - SHOPRITE



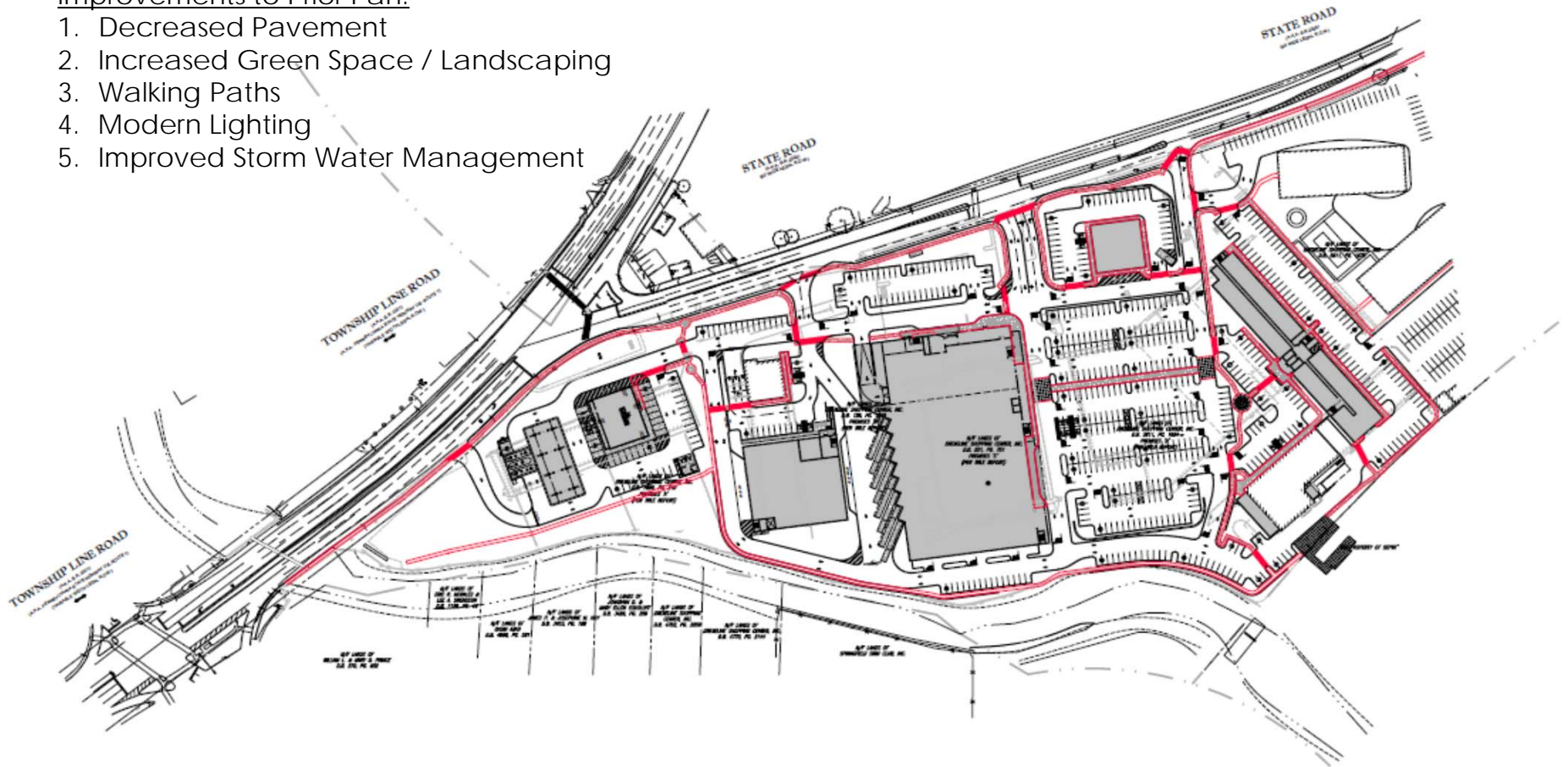
COMPONENTS OF REDEVELOPMENT



SITE PLAN

Improvements to Prior Plan:

1. Decreased Pavement
2. Increased Green Space / Landscaping
3. Walking Paths
4. Modern Lighting
5. Improved Storm Water Management

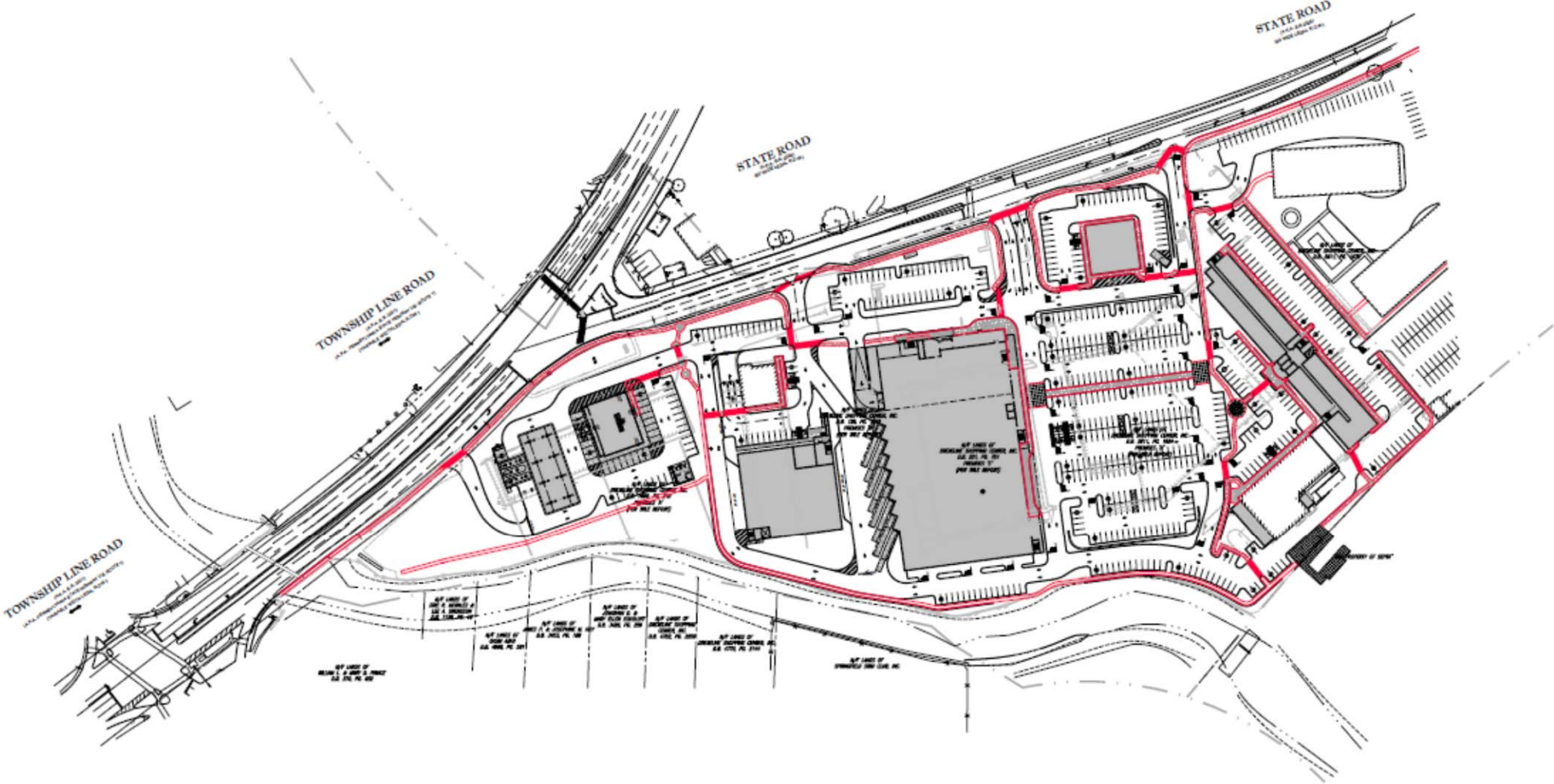


PARKING & CIRCULATION – EXISTING CONDITIONS



- 1) No access from Rt. 1;
- 2) PNC Drive-thru lanes facing State Road create difficulty in traversing into and across the parking lot;
- 3) Only one left turn on State Road to turn into;
- 4) Stacking issues at traffic signal;
- 5) Left out onto State Road near Speedway Service Station creates stacking issues on State Road;
- 6) Only 162 parking spaces in front of the ShopRite – upon expansion to 70k sf, parking will be insufficient;
- 7) Many parking spaces are behind or in between buildings and not effectively placed for business operating in Center
- 8) Parking space locations are not conducive for tenants to be able to share parking – inefficient use of the existing spaces.

SITE PLAN



IMPROVED PARKING & CIRCULATION

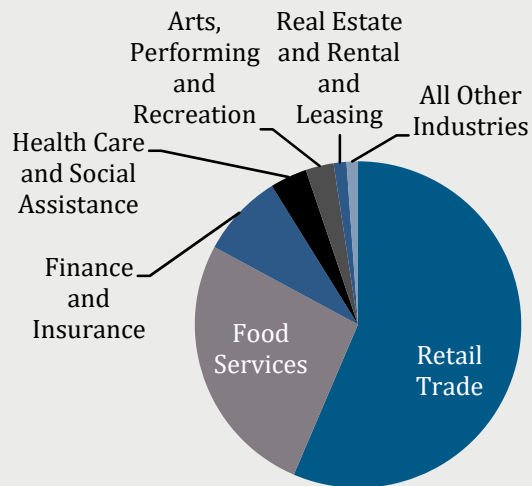


- 1) Route 1 (Township Line Road) Access – required by Wawa;
- 2) Make full action ingress / egress a right in / right out (required to by DOT to get Rt. Access);
- 3) Change direction of PNC drive-thru – assists traffic flow especially when Wawa opens;
- 4) Remove concrete drive islands for PNC drive-thru – creates straight drive aisle to traffic signal – essential for Wawa’s use

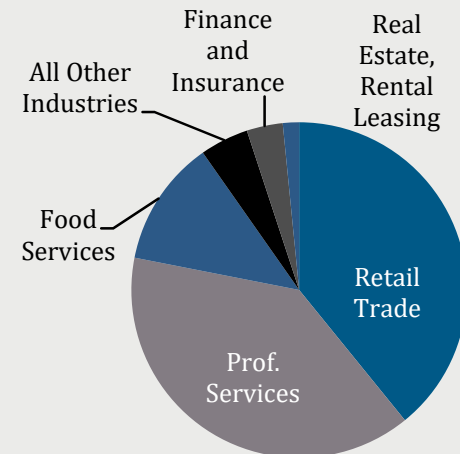
- 5) Utilize substantial grade change to our advantage to install sub-grade parking under ShopRite, new retail building and office building adding 190 spaces.
- 6) Place 281 spaces in central lot for ShopRite, as well as to be shared by other tenants;
- 7) Create 53 spaces for pad site and 75 spaces for retail on State Road;

ECONOMIC IMPACT

- Drexeline Shopping Center currently generates an estimated annual economic impact of \$37 million, supporting approximately 350 direct jobs.
- Once the center is redeveloped and fully operational, the Drexeline Town Center will generate an estimated total economic impact of \$103 million, supporting approximately 600 direct jobs.
- Therefore, the Drexeline Town Center will generate an estimated net increase of \$66 million in economic impact, add 250 direct jobs and support an additional 150 indirect and induced FTE job above the current operations of the Drexeline Shopping Center.
- Construction of the Drexeline Town Center will result in a one-time, estimated economic impact of \$123 million and support 370 total full-time equivalent (FTE) jobs each year during construction.
- The proposed Drexeline Town Center will have a more varied industry distribution. The expanded offices/medical office space will increase health care, social assistance, and professional service jobs, balancing retail with a variety of higher paying jobs.



Difference in the direct jobs mix at the Drexeline Shopping Center (left) and the Drexeline Town Center (right)



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