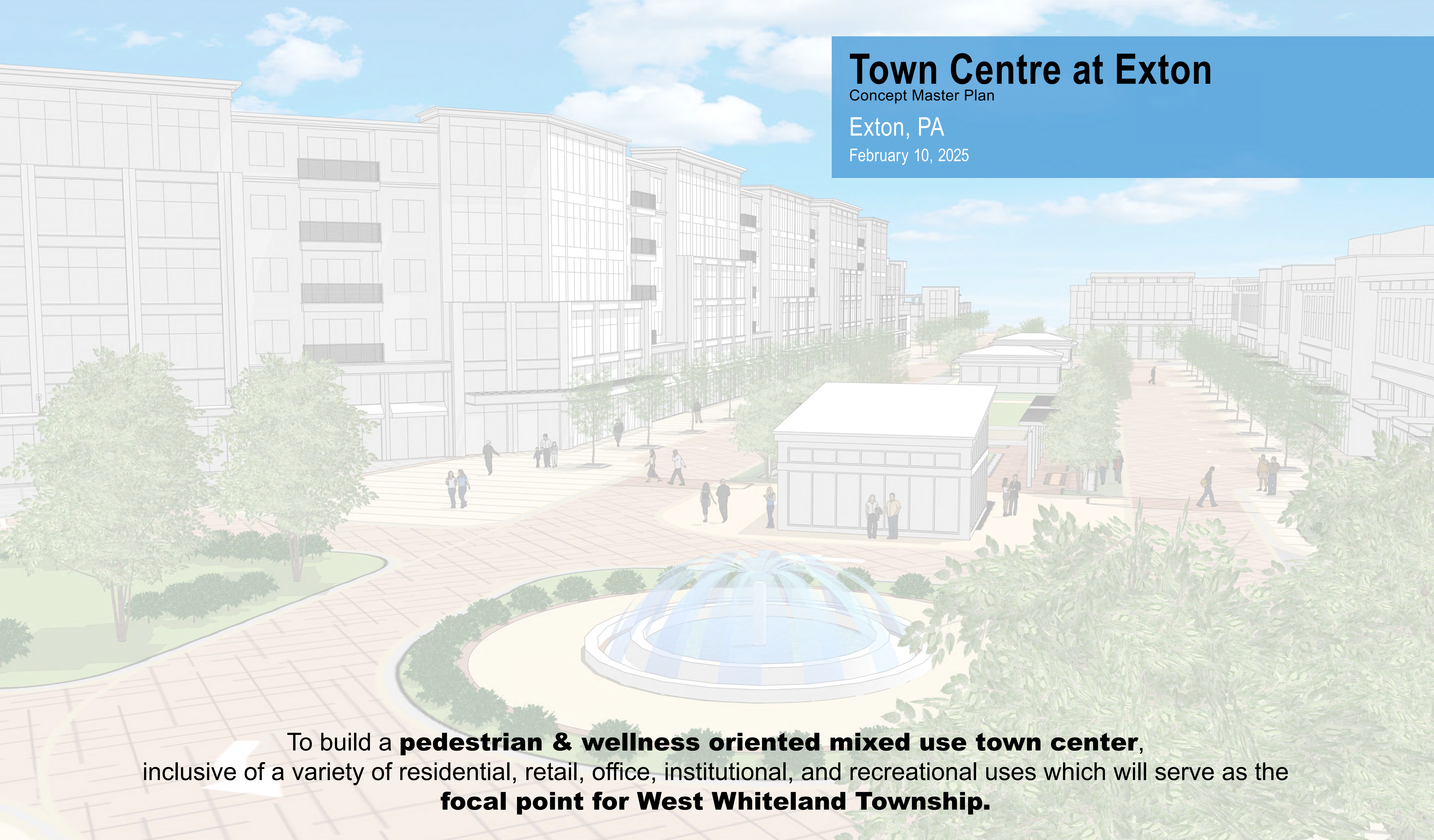


Town Centre at Exton

Concept Master Plan

Exton, PA

February 10, 2025



To build a **pedestrian & wellness oriented mixed use town center**, inclusive of a variety of residential, retail, office, institutional, and recreational uses which will serve as the **focal point for West Whiteland Township.**



PREIT Realty, LLC

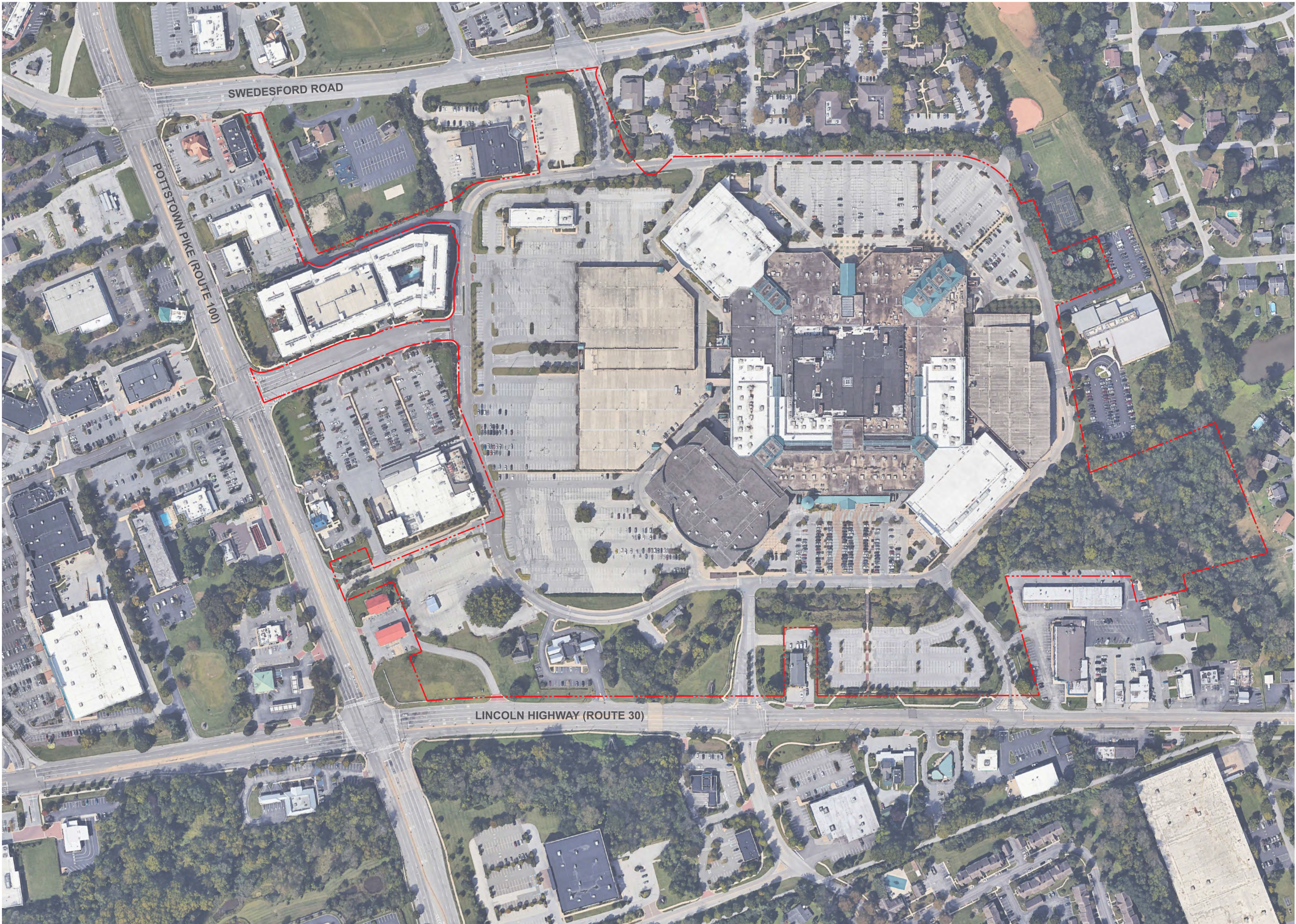
BARTON PARTNERS
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Kaplin|Stewart
Attorneys at Law

HRMM&L





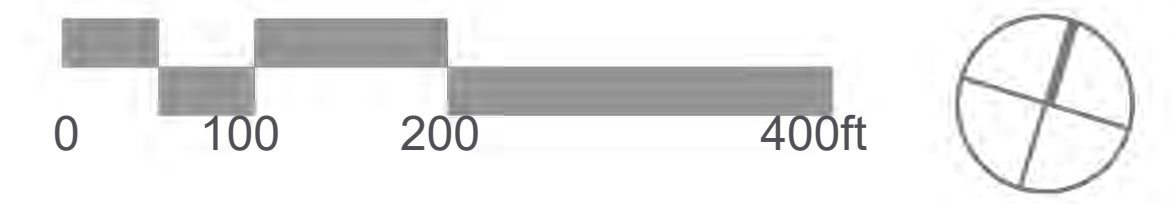
SWEDESFORD ROAD

POTSTOWN PIKE (ROUTE 100)

LINCOLN HIGHWAY (ROUTE 30)

EXISTING AERIAL PHOTOGRAPH

Scale: 1" = 100'-0"

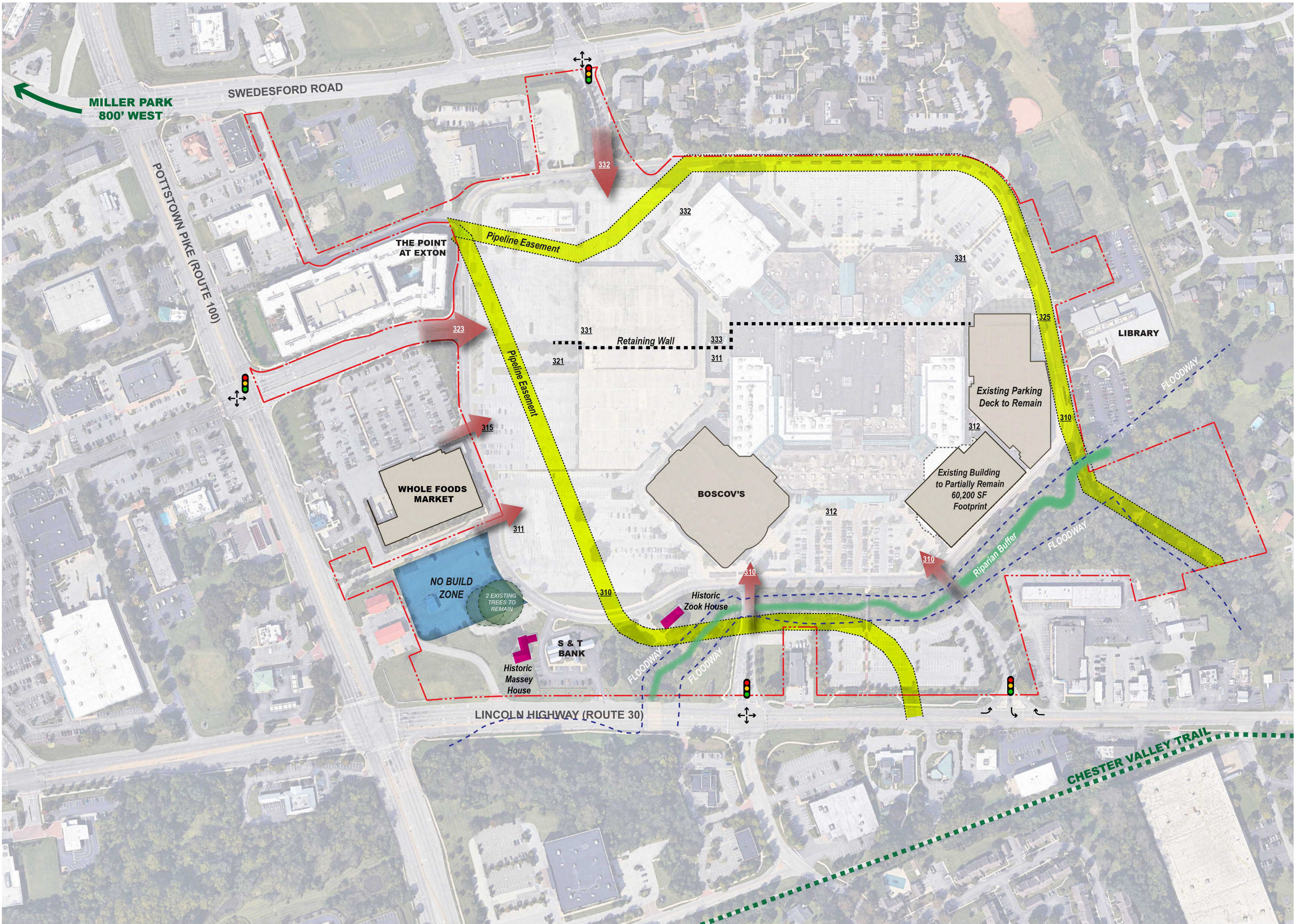


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www.bartonpartners.com | t610.990.2600 | edesign@bartonpartners.com

EXISTING AERIAL PHOTOGRAPH
Scale: 1" = 100'-0"

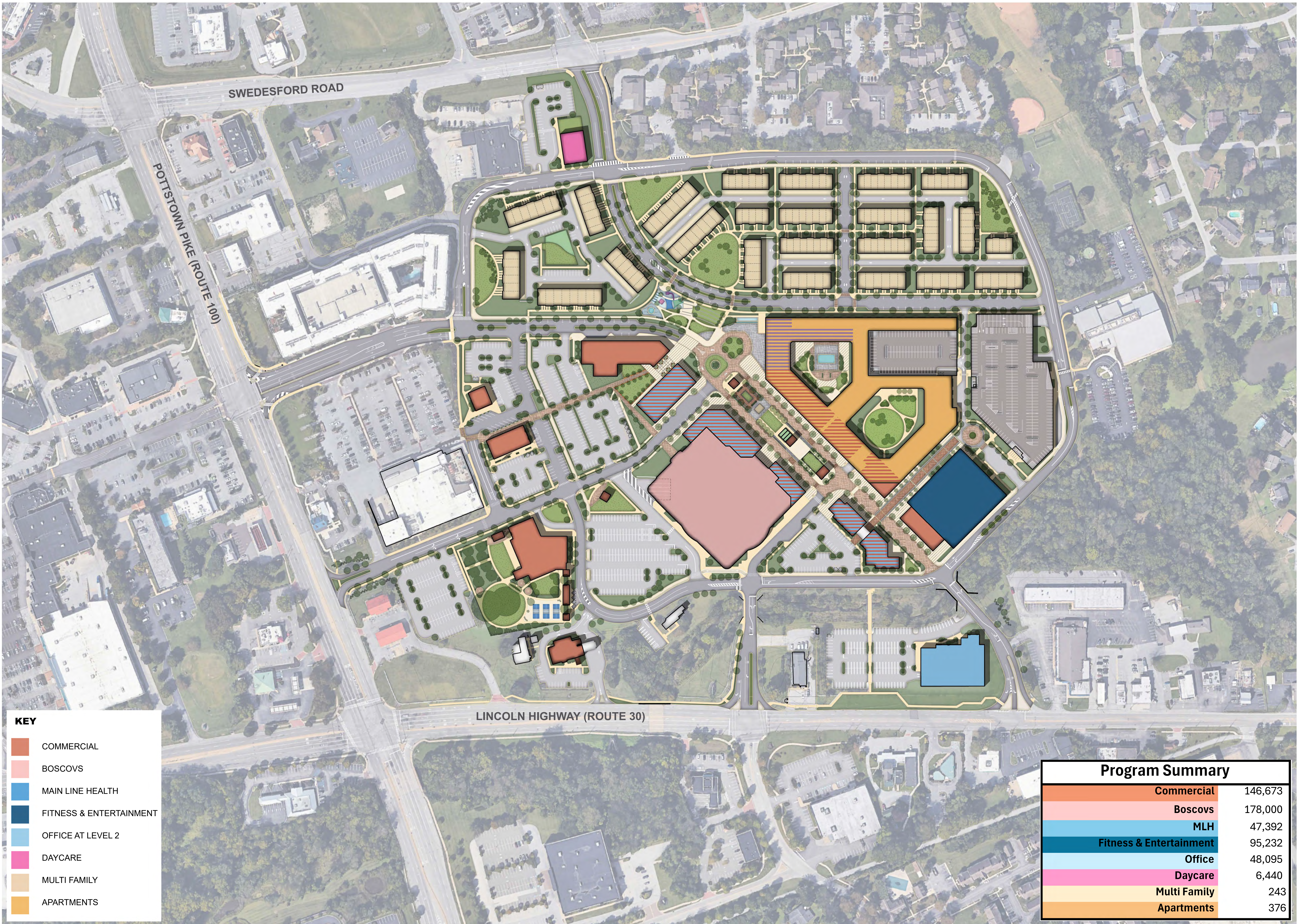


Town Centre at Exton
Exton, PA
Project Number: 2502P
Client: Alabama Realty & Development
Date: 2025.02.10



PHYSICAL SITE ANALYSIS
 Scale: 1" = 100'-0"





KEY

	COMMERCIAL
	BOSCOVS
	MAIN LINE HEALTH
	FITNESS & ENTERTAINMENT
	OFFICE AT LEVEL 2
	DAYCARE
	MULTI FAMILY
	APARTMENTS

Program Summary

	Commercial	146,673
	Boscovs	178,000
	MLH	47,392
	Fitness & Entertainment	95,232
	Office	48,095
	Daycare	6,440
	Multi Family	243
	Apartments	376

LAND / BUILDING USE PLAN
Scale: 1" = 100'-0"

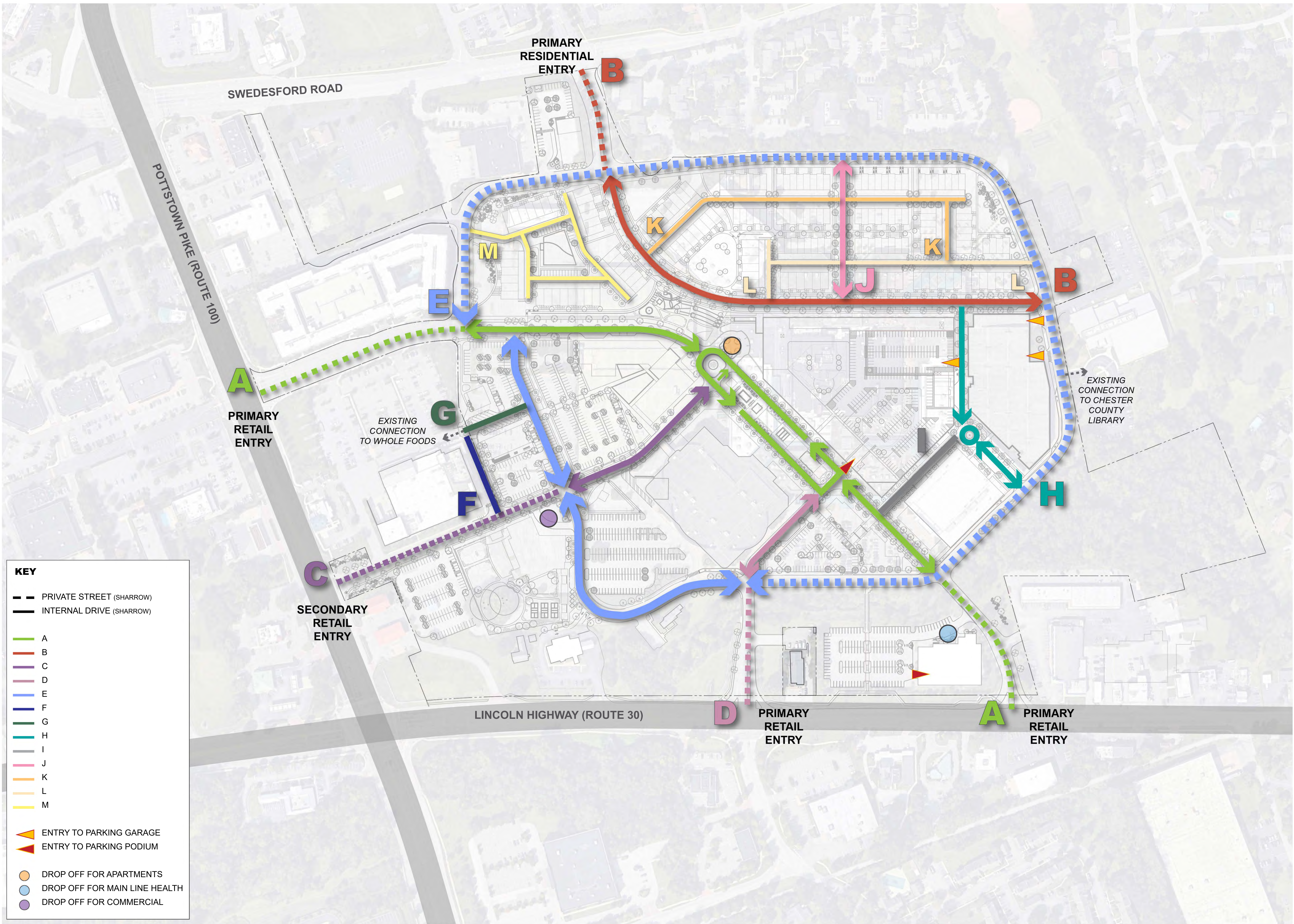


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LAND / BUILDING USE PLAN
Scale: 1" = 100'-0"



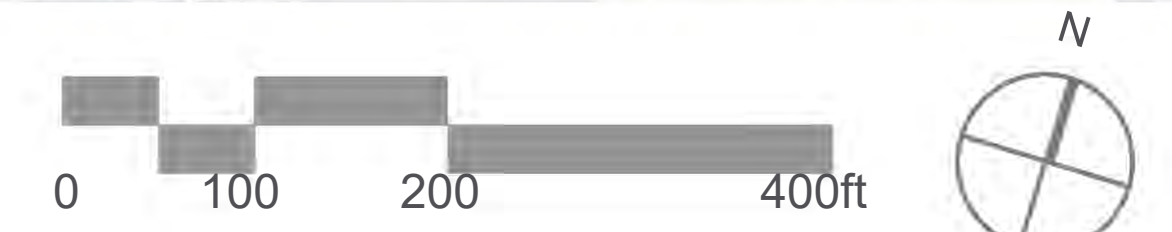
Town Centre at Exton
Exton, PA
Project Number: 25022P
Client: Albama Realty & Development
Date: 2025.02.10

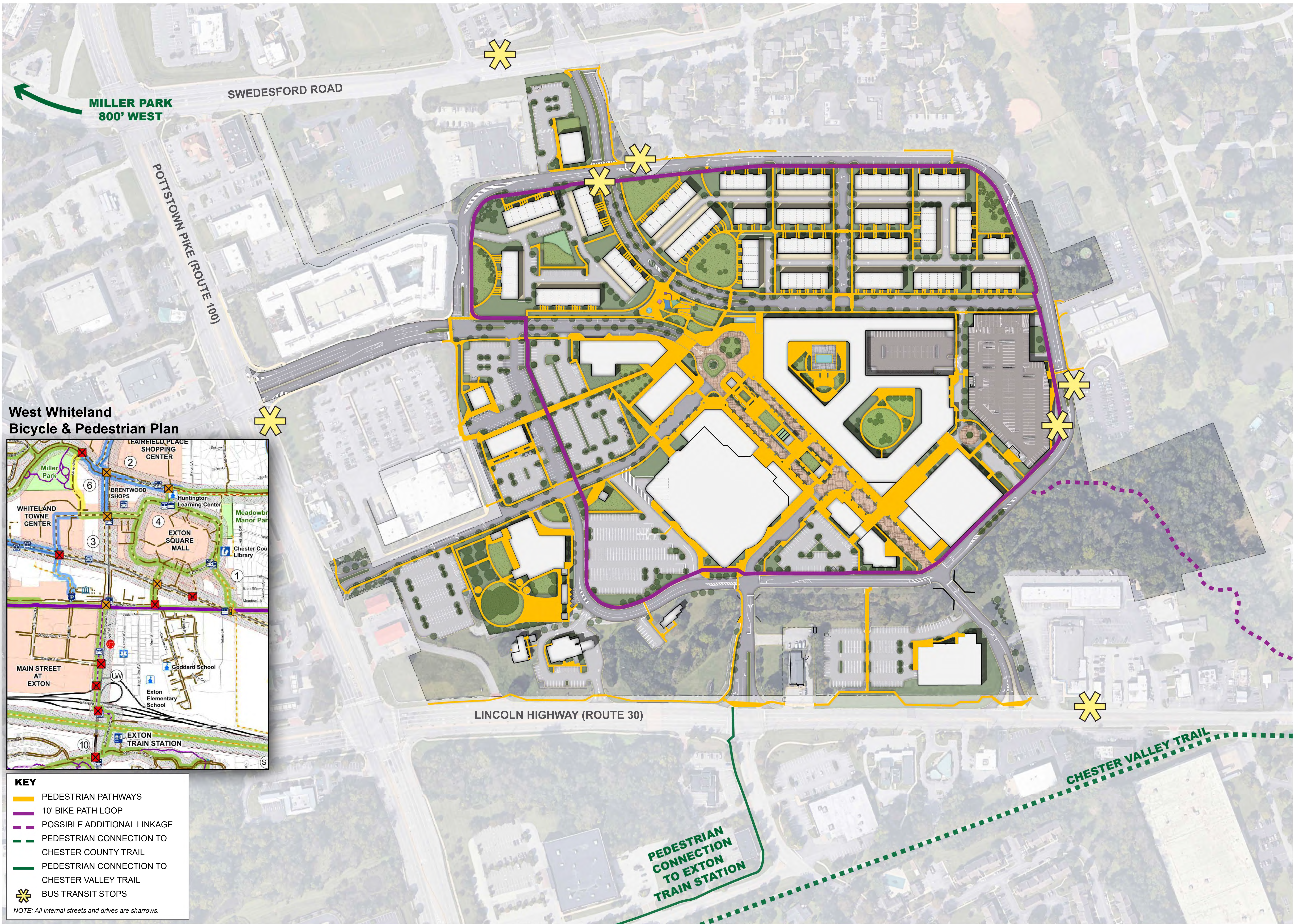


KEY

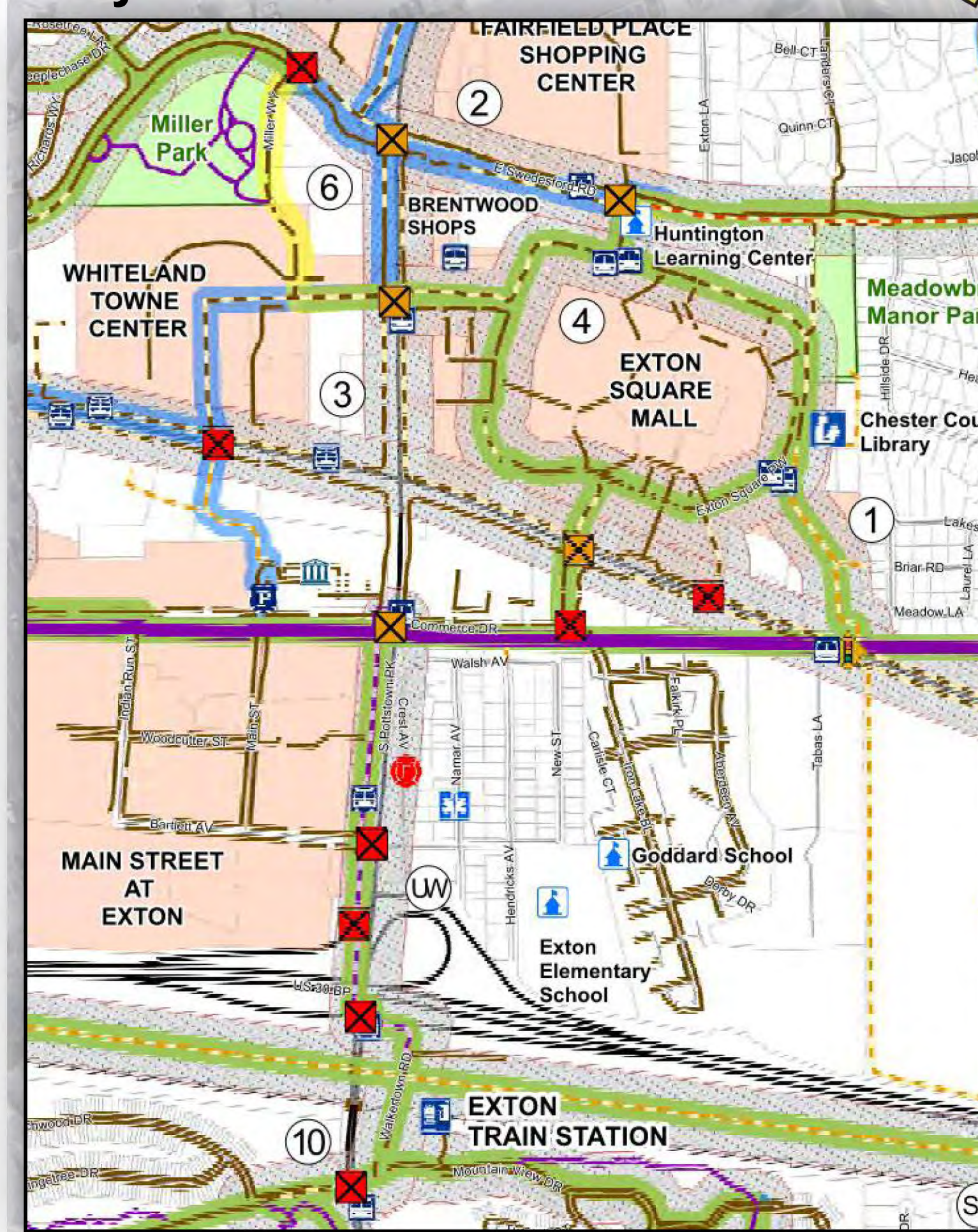
- PRIVATE STREET (SHARROW)
- INTERNAL DRIVE (SHARROW)
- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- ENTRY TO PARKING GARAGE
- ENTRY TO PARKING PODIUM
- DROP OFF FOR APARTMENTS
- DROP OFF FOR MAIN LINE HEALTH
- DROP OFF FOR COMMERCIAL

VEHICULAR CIRCULATION DIAGRAM
Scale: 1" = 100'-0"





**West Whiteland
Bicycle & Pedestrian Plan**



- KEY**
- PEDESTRIAN PATHWAYS
 - 10' BIKE PATH LOOP
 - POSSIBLE ADDITIONAL LINKAGE
 - PEDESTRIAN CONNECTION TO CHESTER COUNTY TRAIL
 - PEDESTRIAN CONNECTION TO CHESTER VALLEY TRAIL
 - ✱ BUS TRANSIT STOPS
- NOTE: All internal streets and drives are sharrows.

PEDESTRIAN / BICYCLE / TRANSIT DIAGRAM
Scale: 1" = 100'-0"

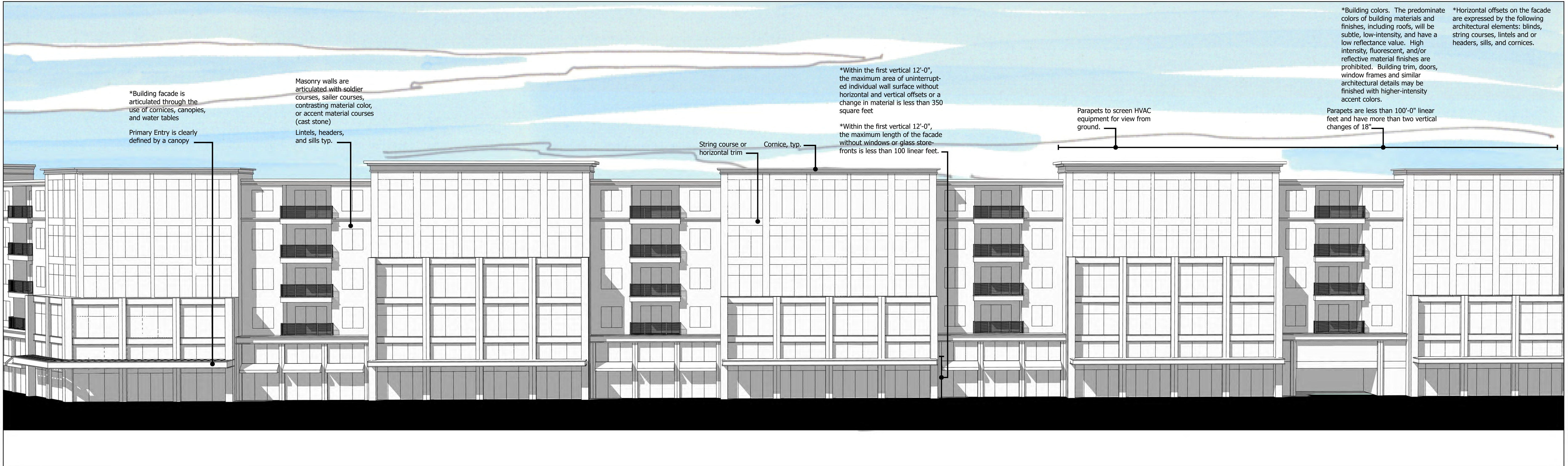


ARCHITECTURE APARTMENT PRECEDENT IMAGERY



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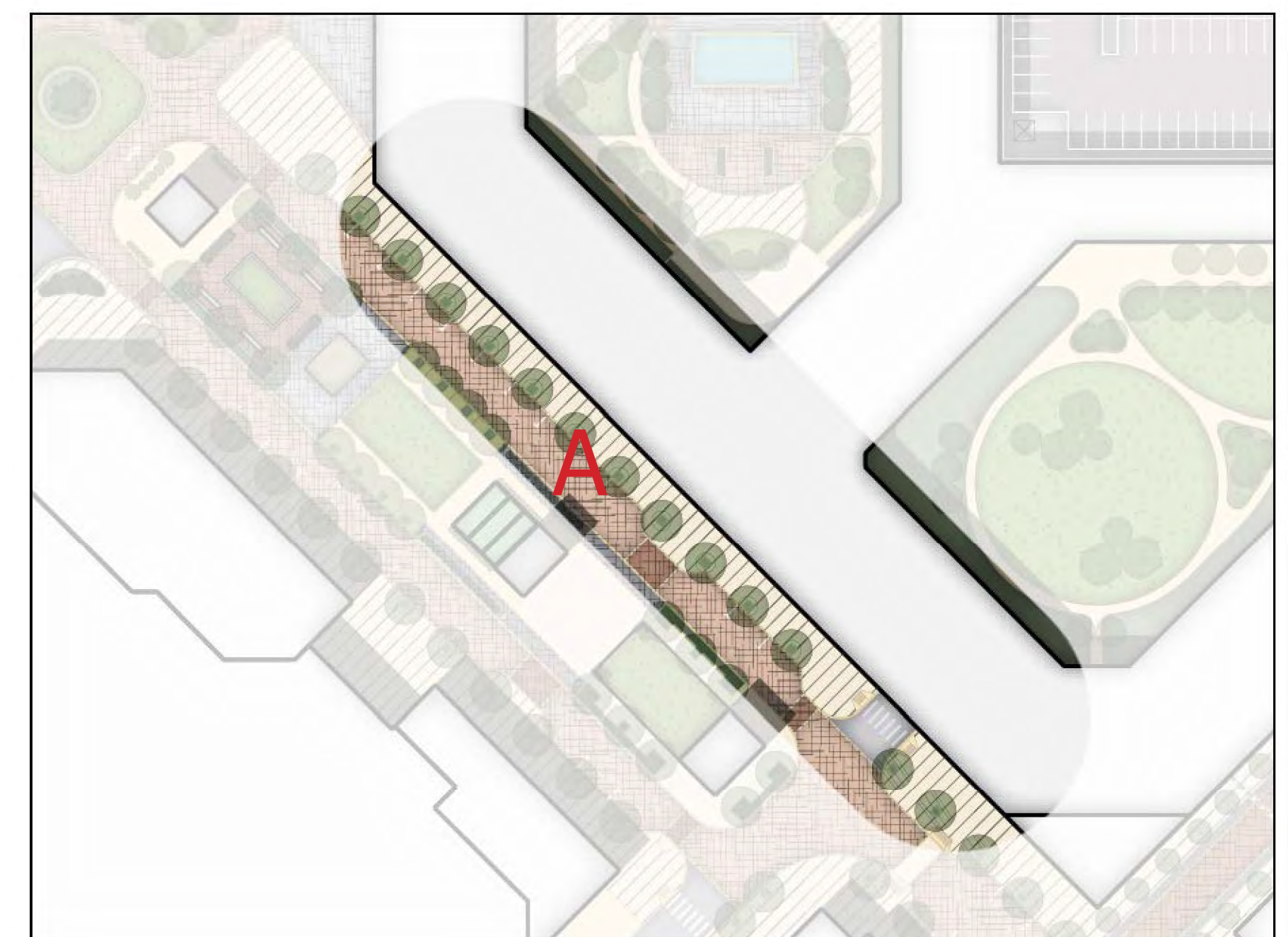
CONCEPTUAL ELEVATION A



STREETSCAPE PRECEDENT IMAGERY



KEY PLAN



ARCHITECTURAL STANDARDS / PRECEDENT

Scale: 1" = 100'-0"

ARCHITECTURAL STANDARDS / PRECEDENT
 Scale: 1" = 100'-0"



Town Centre at Exton
 Exton, PA
 Project Number: 25022P
 Client: Abrams Realty & Development
 Date: 2025.02.10

ARCHITECTURE MULTIFAMILY PRECEDENT IMAGERY

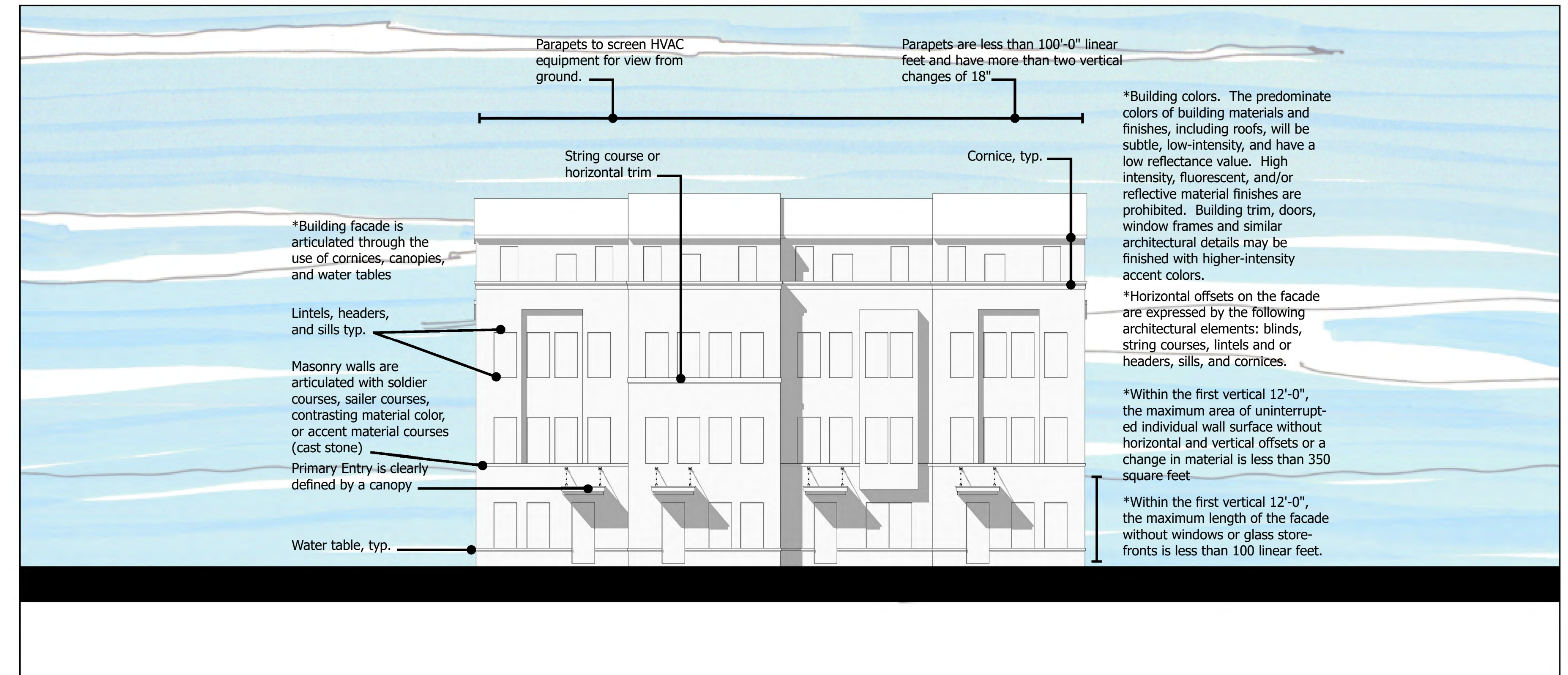


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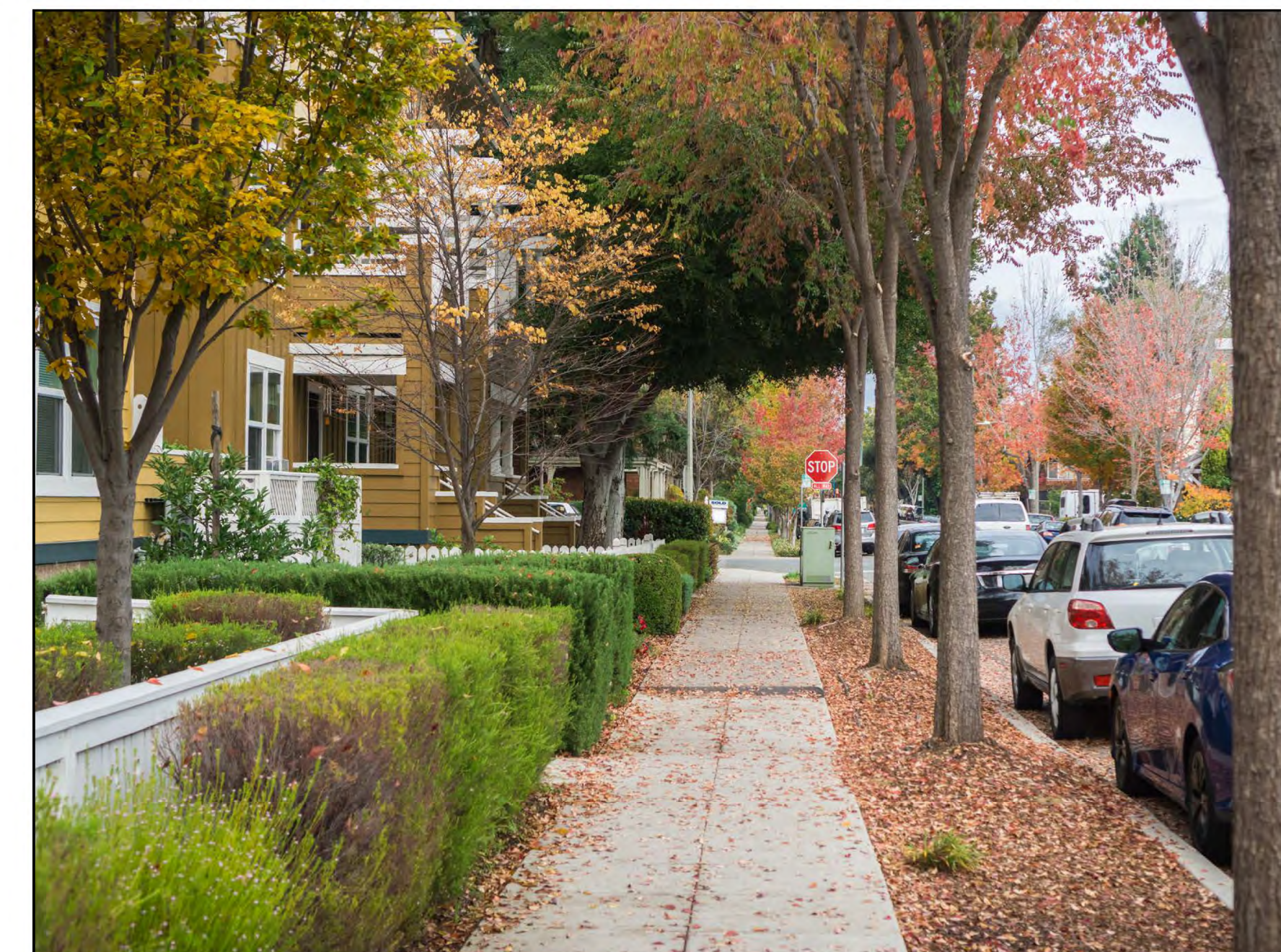
CONCEPTUAL ELEVATION B



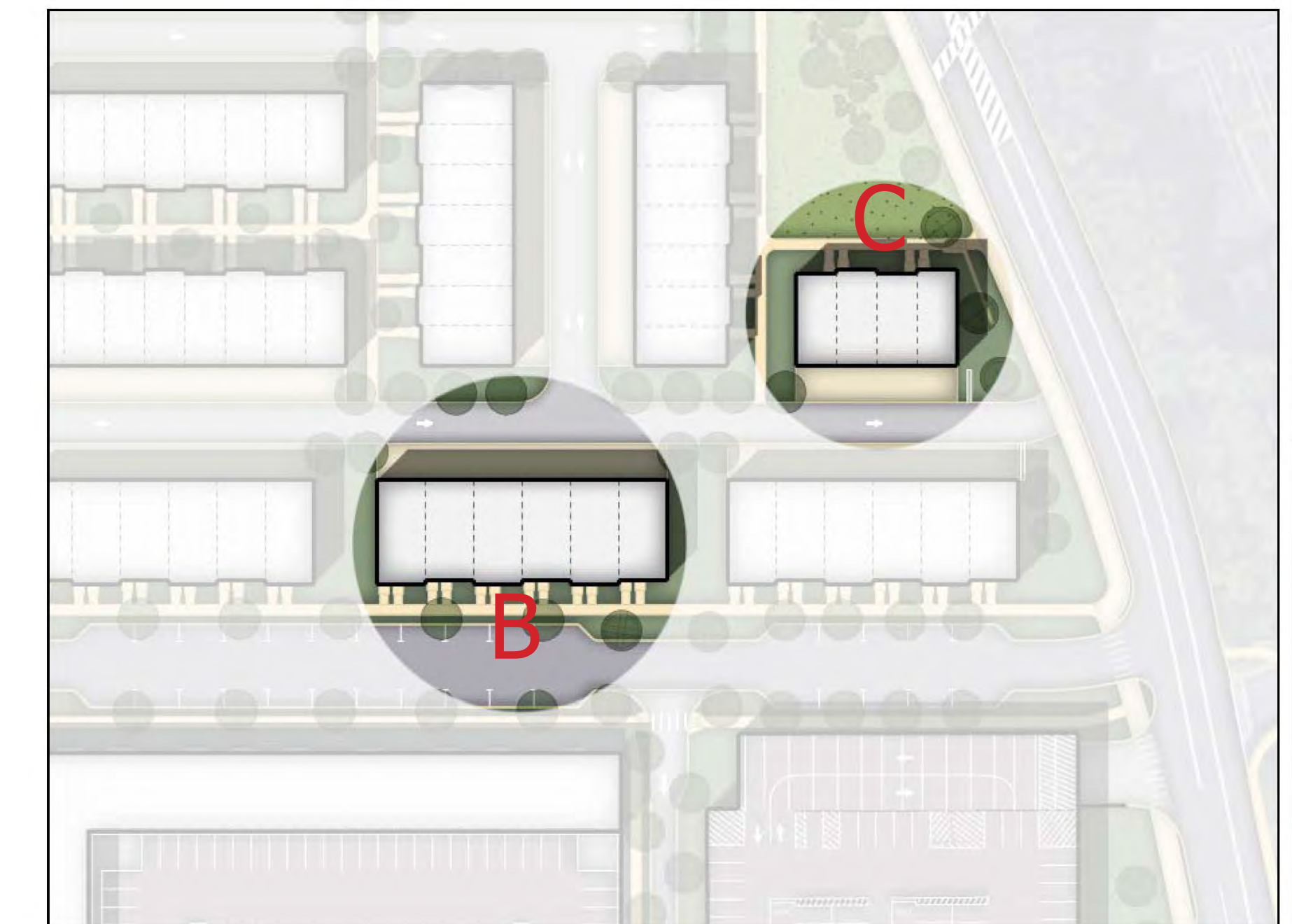
CONCEPTUAL ELEVATION C



STREETSCAPE PRECEDENT IMAGERY



KEY PLAN



ARCHITECTURAL STANDARDS / PRECEDENT

Scale: 1" = 100'-0"

ARCHITECTURAL STANDARDS / PRECEDENT
 Scale: 1" = 100'-0"



Town Centre at Exton
 Exton, PA
 Project Number: 25002P
 Client: Albama Realty & Development
 Date: 2025.02.10

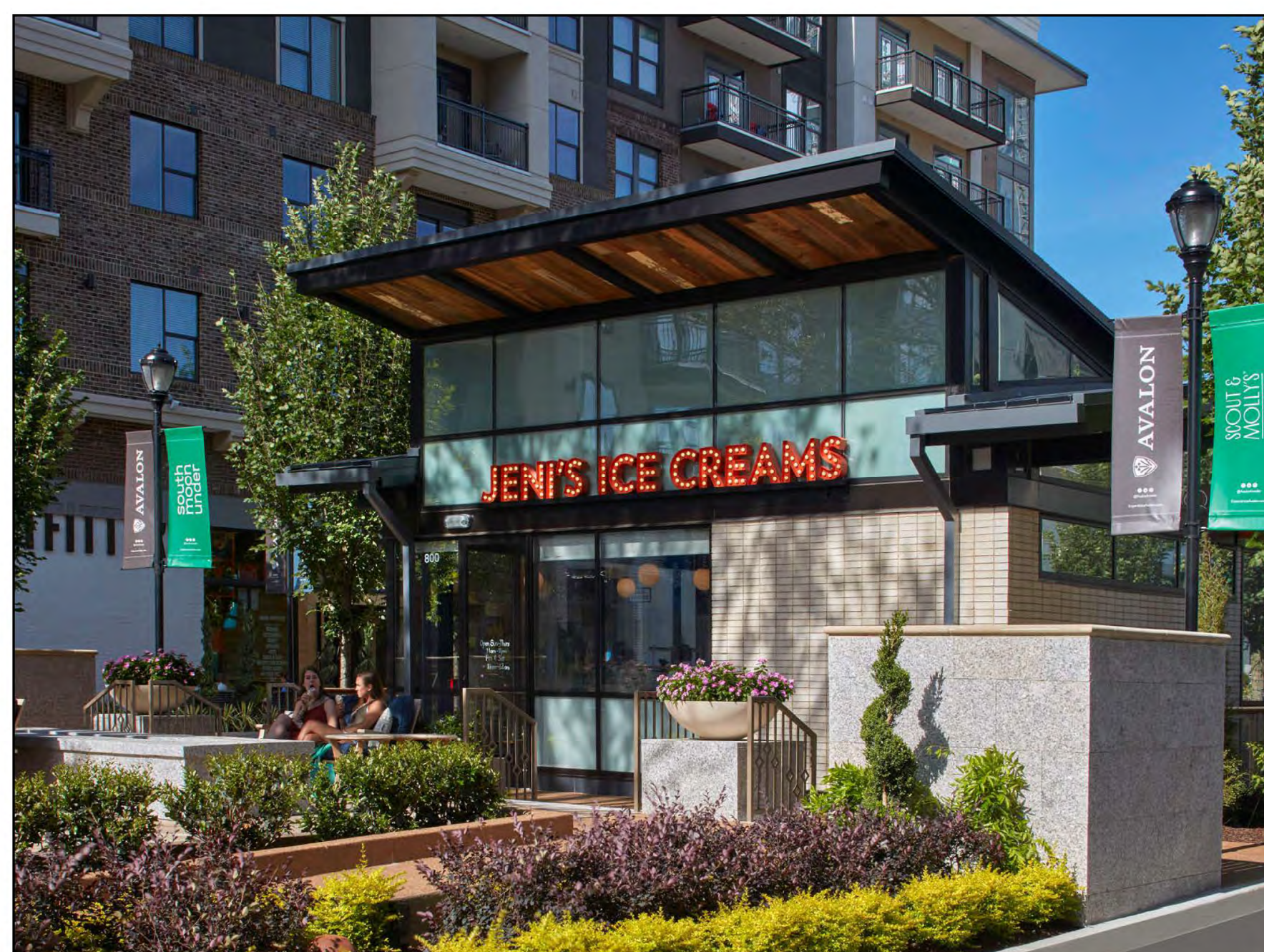
ARCHITECTURE RETAIL & COMMERCIAL PRECEDENT IMAGERY



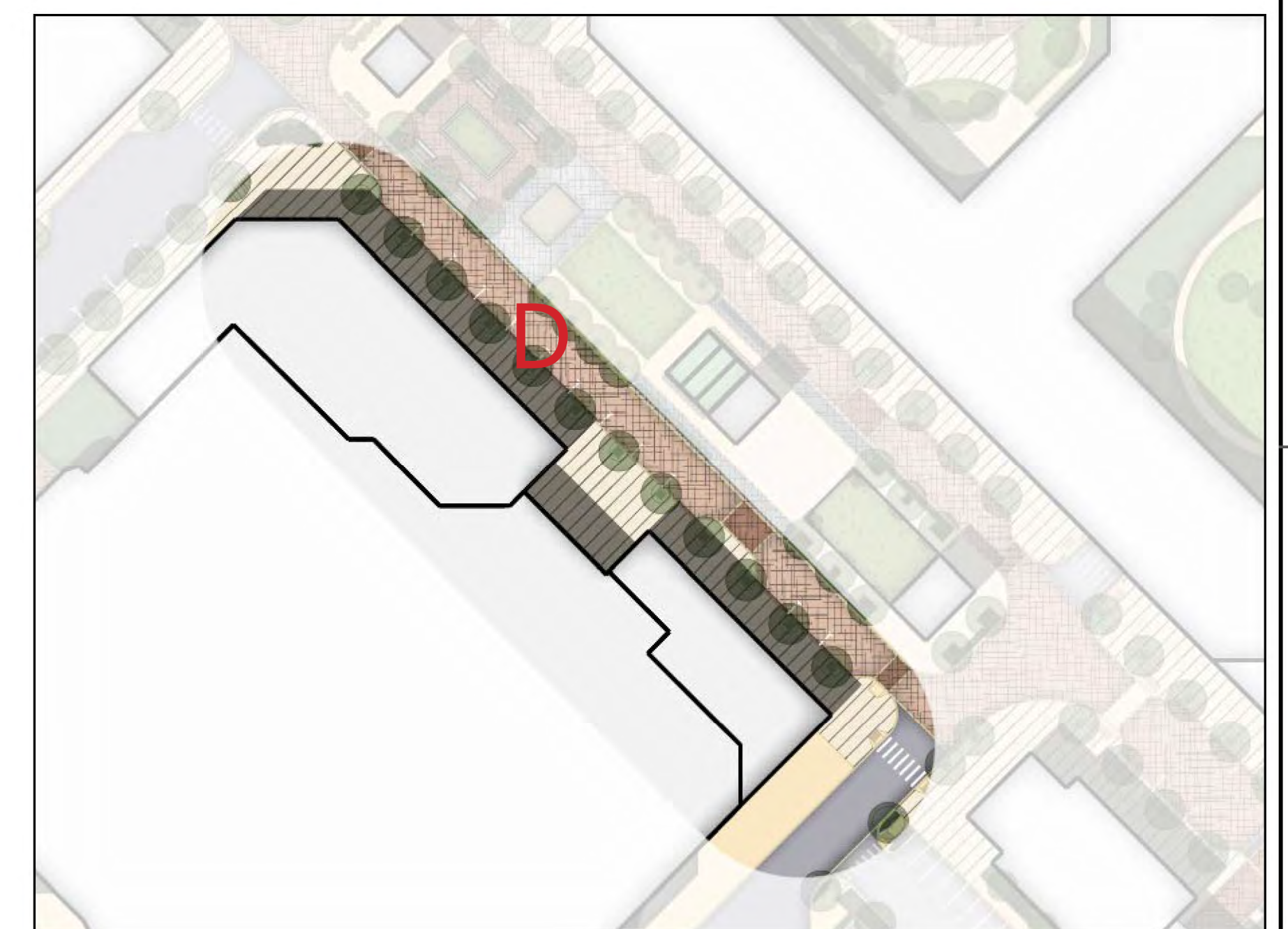
CONCEPTUAL ELEVATION D



STREETSCAPE PRECEDENT IMAGERY



KEY PLAN



ARCHITECTURAL STANDARDS / PRECEDENT

Scale: 1" = 100'-0"





CONCEPTUAL PERSPECTIVE OF STREET A

CONCEPTUAL PERSPECTIVE OF STREET A

