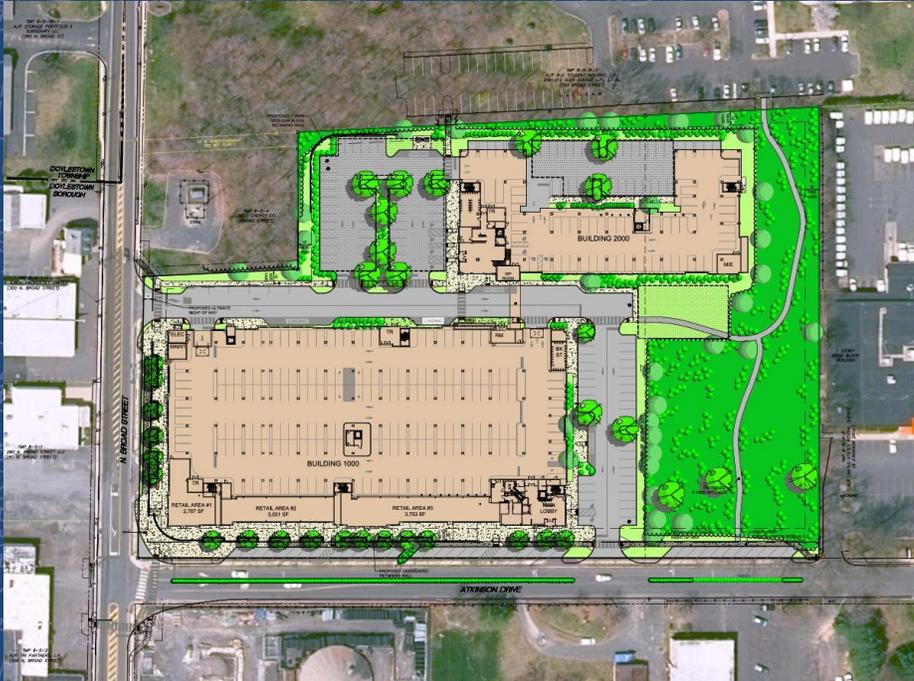


## Cornerstone Tracy

Borough of Doylestown | Bucks County, PA



Van Cleef was contracted to provide site design services to Cornerstone Tracy, a former Daily Intelligencer Newspaper offices and printing facilities. This site is approximately 7 ½ acres in size, and is located at the highly visible intersection of N. Broad Street and Atkinson Drive, in Doylestown Borough. It contemplated the redevelopment of an office/industrial use with a mixed use apartment/retail use that helped reinvigorate one of the gateways to the Borough. It consisted of two buildings, containing a total of 233 apartments and approximately 10,000 sf of retail space that provided a lively street presence.

This site has a mix of surface parking and structured parking which is located under each of the buildings. Additionally, over 1 acre of mature woodlands was preserved to provide for public open space that provide a connection with a public park opposite Atkinson Drive, which was previously one of PennDOT's maintenance yards.

Van Cleef provided survey services, site layout designs, land development plans, landscape architectural and site lighting services, as well as assistance with the creation of a new overlay ordinance in order to permit the proposed land development.

### CLIENT CONTACT

CTK Calkins Owner, LLC  
c/o Cornerstone Tracey  
Villanova, PA

### PROJECT HIGHLIGHTS

- Survey Services
- Site Layout Design
- Land Development Plans
- Landscape Architecture
- Site Lighting Design
- Permitting