



IMMEDIATE RELEASE

Assisted Living Facility Granted Conditional Use Approval

LOWER PROVIDENCE TOWNSHIP (*February 21, 2017*) – The Lower Providence Township Board of Supervisors has granted conditional use approval for an assisted living facility at the former Collegeville Inn site on Ridge Pike. The project, by Providence Place of Collegeville Associates, calls for the preservation of the existing building and construction of a new addition facing Pechins Mill Road.

The Board is excited about the redevelopment of the long-vacant and challenging property. Located at 3974, 3976 and 4000 Ridge Pike, the site lies within the Ridge Pike West Zoning District which permits a life-care facility by conditional use. A public hearing on the conditional use held on January 19.

The plan calls for assisted living and personal care apartments to house a maximum of 172 residents. Seniors would receive a continuum of care, ranging from minor assistance to significant daily aid, with a separate memory support component.

The facility would be part of the Leader family of senior care companies that owns numerous campuses in the state. Former PA Gov. George M. Leader and his family founded Providence Place in 1998.

Traffic circulation and construction within a floodplain were concerns raised during the conditional use hearing. While specific solutions will be part of the land development process, conceptual traffic remedies are being developed with PennDOT and the plan's engineering addresses the floodplain challenges which must meet approval from the Department of Environmental Protection (DEP) and the Federal Emergency Management Agency (FEMA). Both concerns will continue to be a priority as the project moves forward.

The conditional use approval marks just the first of several regulatory steps for the project. On February 22, the Township Planning Commission is scheduled to consider the land development proposal. The Planning Commission is an advisory board that makes recommendations to the Board of Supervisors. On February 23, the Township Zoning Hearing Board will consider a variance to allow construction of a retaining wall in a steep slope area on the site.

If the required approvals and recommendations are received, the project's preliminary and final plans would ultimately go back to the Board of Supervisors. If approved, plans would be recorded with the County Recorder of Deeds and agreements for public improvements executed. Providence Place would then apply for building and construction permits.

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