



LOWER PROVIDENCE TOWNSHIP
RESEARCH DOCUMENT

PREPARED BY LETTER27
DECEMBER 2, 2010

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LOWER PROVIDENCE TOWNSHIP MARKETING GOALS:

- Create consistency
- Become more “recognizable”
- Have a clear message about what makes Lower Providence Township unique
- Have a look that reflects who we are and separates us from our neighbors
- Retain current businesses
- Attract new businesses

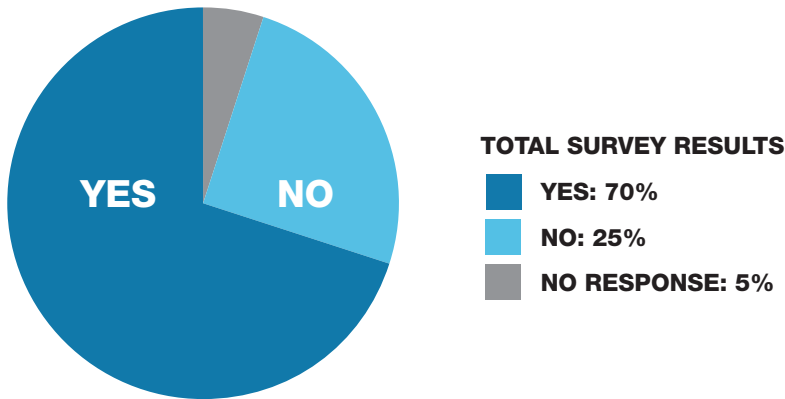
PURPOSE OF TOWNSHIP-WIDE MARKET RESEARCH:

- Help ensure resident approval of both the Lower Providence Township branding and the rebranding of the Valley Forge Corporate Center
- Help ensure that we're representing the Township correctly
- Learn what needs to be done both internally and externally to create the most consistent and effective message possible

TOWNSHIP SURVEY

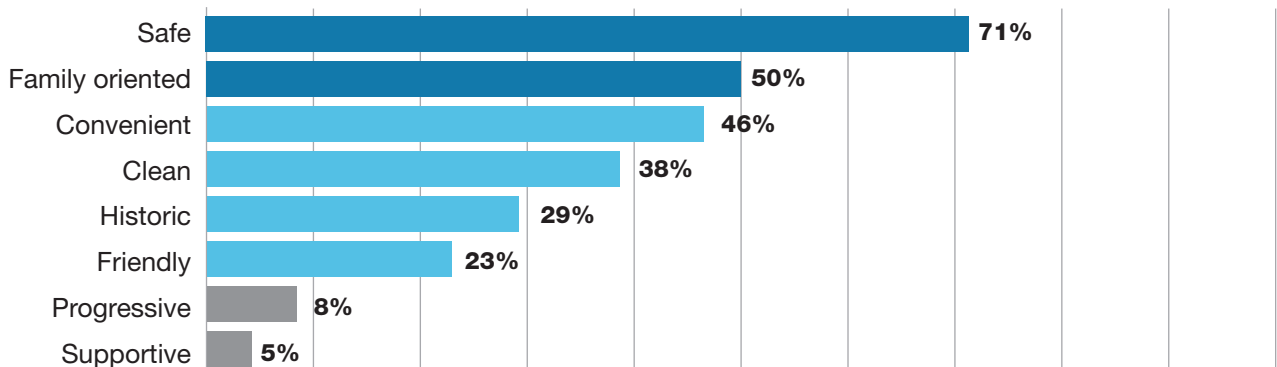
LOWER PROVIDENCE TOWNSHIP IDENTITY

Are you aware of the Lower Providence Township boundaries?



	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	507 71%	140 68%	647 70%
No	188 26%	43 21%	231 25%
No response	21 3%	22 11%	43 5%

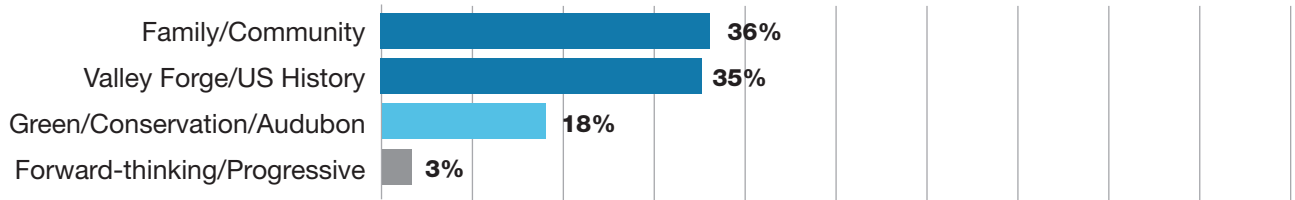
Which 3 of these adjectives do you feel best reflect Lower Providence Township?



	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Safe	508 74%	143 70%	651 71%
Family oriented	354 51%	108 53%	462 50%
Convenient	328 47%	96 47%	424 46%
Clean	270 39%	80 39%	350 38%
Historic	213 31%	53 26%	266 29%
Friendly	181 26%	31 15%	212 23%
Progressive	60 9%	18 9%	78 8%
Supportive	41 6%	8 4%	49 5%
Other	43 6%	0 0%	43 5%

Additional answers are located on Page 33

Which set of terms best describes what makes Lower Providence Township unique?



	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Family/Community	260 36%	76 37%	336 36%
Valley Forge/ US History	252 35%	75 36%	327 35%
Green/Conservation/ Audubon	133 18%	31 15%	164 18%
Forward-thinking/ Progressive	27 4%	4 2%	31 3%
No response	44 6%	19 9%	63 7%

Do you feel that establishing an identity for Lower Providence Township would help to unite the individual areas of the Township? (Trooper, Audubon, Collegetown, Eagleville, Evansburg)?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	469 65%	107 52%	576 63%
No	213 30%	77 37%	290 31%
No response	34 5%	21 10%	55 6%

If Lower Providence Township had a stronger identity and more defined boundaries would you be more likely to associate yourself with the Township (i.e. “I live in Lower Providence” vs. “I live in Eagleville.” OR “My business is in Lower Providence” vs. “My business is in Eagleville.”)?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	372 52%	87 43%	459 50%
No	312 44%	99 48%	411 45%
No response	32 4%	19 9%	51 6%

Do you identify Lower Providence Township with Valley Forge?

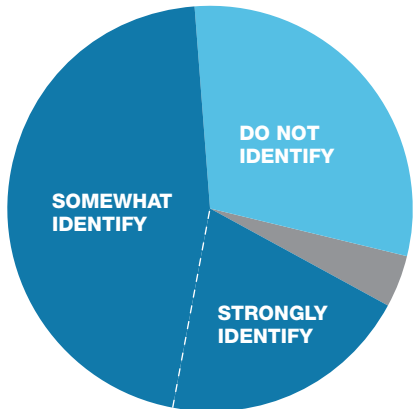


TOTAL SURVEY RESULTS

- STRONGLY/SOMEWHAT IDENTIFY: 60%**
- DO NOT IDENTIFY AT ALL: 36%**
- NO RESPONSE: 4%**

	ONLINE SURVEY		WRITTEN SURVEY		TOTAL	
Do not identify at all	268	39%	64	31%	332	36%
Somewhat identify	356	52%	97	10%	453	49%
Strongly identify	67	10%	33	16%	100	11%
No response	25	3%	11	5%	36	4%

Do you identify Lower Providence Township with John James Audubon?

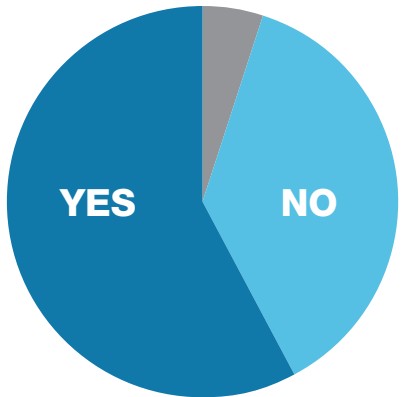


TOTAL SURVEY RESULTS

- STRONGLY/SOMEWHAT IDENTIFY: 76%**
- DO NOT IDENTIFY AT ALL: 20%**
- NO RESPONSE: 4%**

	ONLINE SURVEY		WRITTEN SURVEY		TOTAL	
Do not identify at all	143	20%	38	18%	181	20%
Somewhat identify	334	47%	87	42%	421	46%
Strongly identify	210	29%	68	33%	278	30%
No response	29	4%	12	16%	41	4%

Do you think Lower Providence Township should be more strongly associated with Valley Forge?

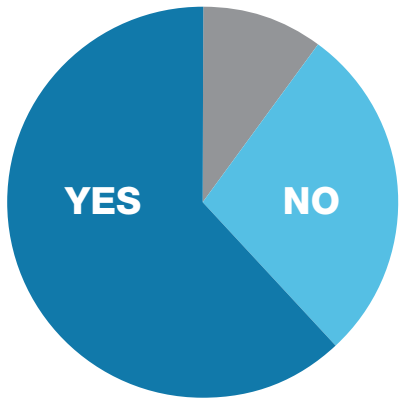


TOTAL SURVEY RESULTS

- **YES: 58%**
- **NO: 37%**
- **NO RESPONSE: 5%**

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	433 60%	100 49%	533 58%
No	253 35%	86 42%	339 37%
No response	30 4%	19 9%	49 5%

Do you think Lower Providence Township should be more strongly associated with Audubon?



TOTAL SURVEY RESULTS

- **YES: 62%**
- **NO: 28%**
- **NO RESPONSE: 10%**

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	475 66%	98 48%	573 62%
No	206 29%	53 26%	259 28%
No response	35 5%	54 26%	89 10%

Which of the following Township features/services are you aware of? How often do you use them? (results represent the combination of the written and online surveys.)

	OFTEN		SOMETIMES		NEVER		NOT AWARE	
Police Dispatch Center staffed 24 hours-a-day, 365 days	20	2%	424	46%	394	42%	21	2%
State Accredited Police Force	15	2%	344	37%	406	44%	79	9%
Volunteer Fire Department	25	3%	219	25%	595	65%	8	0%
Public Library	287	31%	404	44%	170	18%	13	1%
Senior Community Center	5	0%	29	3%	561	61%	253	27%
Community Center Ambulance Squad	17	2%	253	27%	543	59%	56	6%
Public golf course	30	3%	158	17%	526	57%	147	16%
Public swimming pool	16	2%	37	4%	525	57%	285	28%
Tennis courts	24	3%	181	20%	526	57%	128	14%
Basketball courts	12	1%	130	14%	598	65%	122	13%
Baseball/softball fields	63	7%	213	23%	526	57%	60	6%
Football field	14	2%	103	11%	631	69%	99	11%
Soccer fields	44	5%	136	51%	582	63%	98	11%
Park pavilions	51	6%	426	15%	360	39%	49	5%
Amphitheater	17	2%	227	25%	465	50%	152	17%
Bocce courts	5	0%	43	5%	578	63%	232	25%
Handicapped accessible fishing pier	11	2%	53	6%	453	49%	341	34%
Boat launches: Perkiomen & Schuylkill rivers	18	2%	98	11%	531	58%	211	23%
County & Township walking trails	230	25%	408	44%	175	19%	54	6%
John James Audubon Center at Mill Grove	100	11%	517	56%	216	57%	38	4%
Evansburg State Park grounds	88	10%	417	45%	343	24%	21	2%
Valley Forge National Historical Park ground	197	21%	584	63%	84	9%	8	0%
Parks and Recreation Program Offerings	75	8%	463	50%	275	30%	50	5%

Are you aware that the Club at Shannondell is a public facility?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	388 54%	115 56%	576 63%
No	284 40%	65 32%	290 31%
No response	44 6%	25 12%	55 6%

Do you think the Lower Providence Township emergency preparedness system is more advanced than in other townships?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	456 62%	121 59%	577 63%
No	160 22%	35 12%	195 21%
No response	100 16%	49 24%	149 16%

Do you think the Lower Providence Township police/fire departments are more responsive than in other townships?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	444 49%	130 63%	574 62%
No	156 27%	23 11%	179 19%
No response	116 24%	52 25%	168 18%

LETTER27 ANALYSIS:

Our takeaway from the Opportunity Tour and Input Meetings was that Lower Providence Township's main benefit is that it's a great place to raise children. The safety, the school district, the special events, the abundant parks, outdoor activities and the "quiet" of the town led us to this conclusion. The Survey responses adamantly backed up this initial assumption.

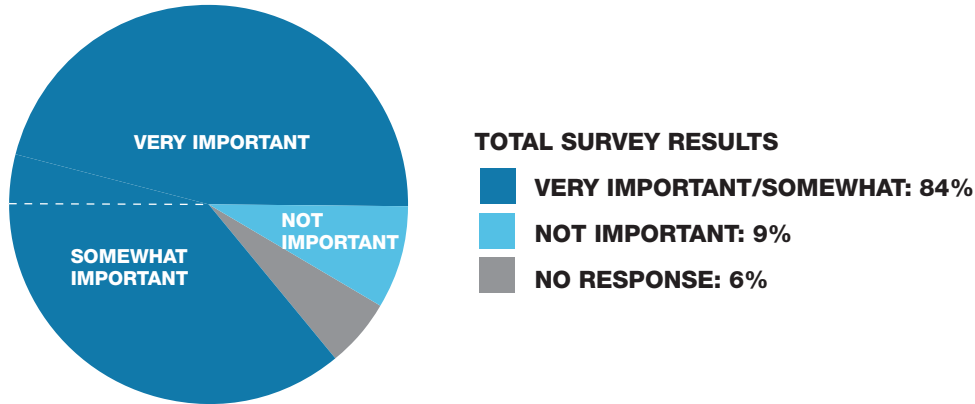
It is also our belief that based on the Township's internal resident response system, emergency response system and its strong connection to John James Audubon, the "creator of the conservation movement" that the Township is incredibly progressive – though not viewed as such by its residents.

Our recommendation moving forward, is that the Lower Providence Township identity reflect the two qualities that make the Township unique: Family Friendly & Progressive.

The residents' lack of awareness regarding the progressive nature of the Township will need to be rectified with educational direct communication and public relations.

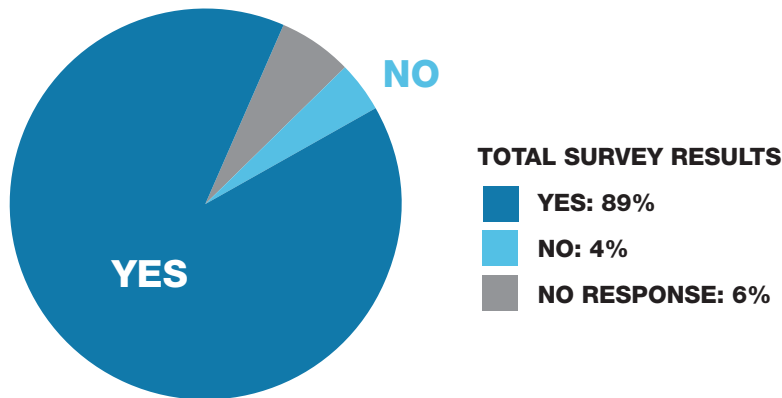
LOWER PROVIDENCE TOWNSHIP IMPROVEMENT

How important do you feel the beautification of Ridge Pike is for the Township?



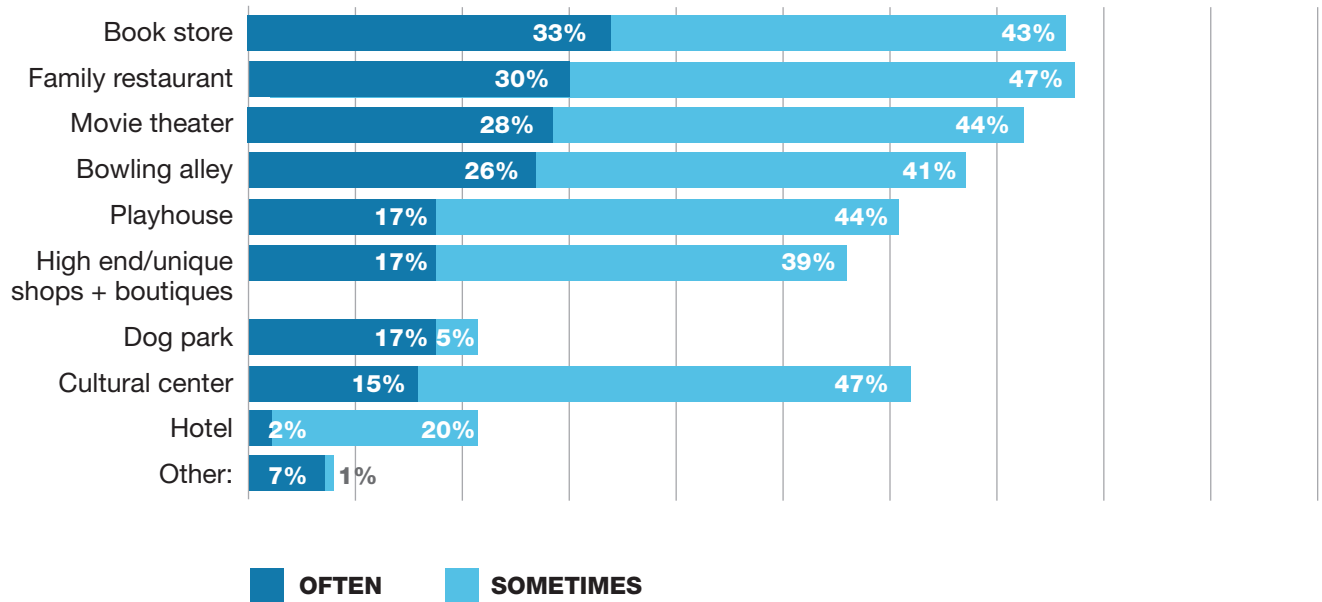
	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Not important	58 8%	28 14%	86 9%
Somewhat important	242 34%	75 37%	317 34%
Very important	370 52%	89 43%	459 50%
No response	46 6%	13 6%	59 6%

Would you support fining absentee business owners who didn't maintain their properties?



	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	638 89%	179 87%	817 89%
No	28 4%	9 4%	37 4%
No response	50 7%	1 0%	51 6%

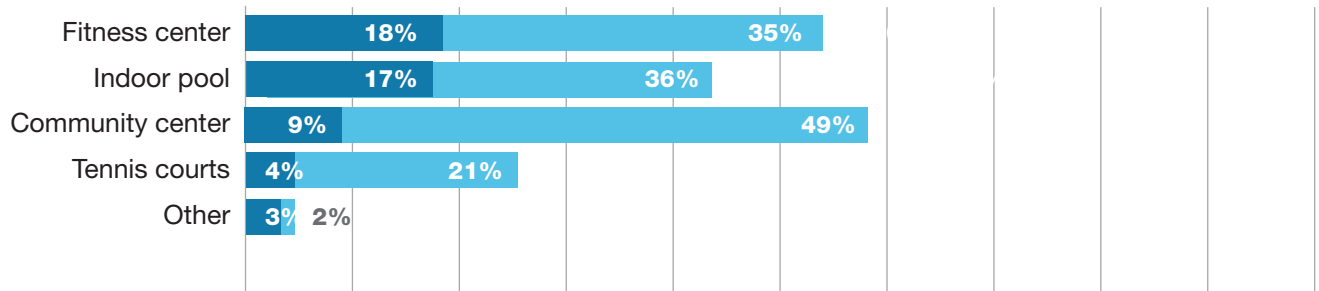
Which of the following amenities would you be most likely to utilize if brought to the Township? (results represent the combination of the written and online surveys.)



	OFTEN	SOMETIMES	NEVER
Book store	301 33%	386 43%	101 11%
Movie theater	254 28%	401 44%	144 16%
Bowling alley	135 26%	377 41%	263 29%
Playhouse	161 17%	401 44%	213 23%
Cultural center	139 15%	432 47%	204 22%
Family restaurant	278 30%	431 47%	79 9%
Hotel	22 2%	181 20%	544 59%
High end/unique shops + boutiques	156 17%	358 39%	260 28%
Dog park	156 17%	47 5%	463 50%
Other	63 7%	10 1%	67 7%

Additional answers are located on Page 40

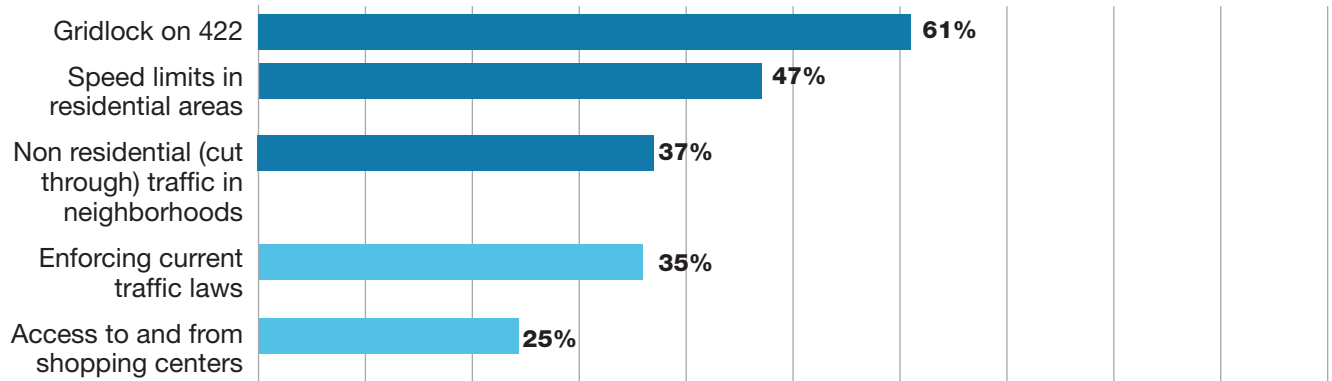
Which of the following amenities would you be most likely to utilize if added to The Club at Shannondell? (results represent the combination of the written and online surveys.)



	OFTEN	SOMETIMES	NEVER
Fitness center	165 18%	322 35%	321 35%
Tennis courts	36 4%	193 21%	545 59%
Community center	83 9%	448 49%	283 31%
Indoor pool	160 17%	332 36%	318 41%
Other	27 3%	14 2%	142 15%

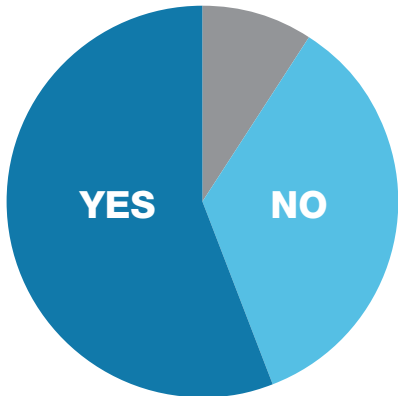
Additional answers are located on Page 34

Which, if any, of the following traffic issues do you think is important to address.



	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Gridlock on 422	546 84%	142 69%	560 61%
Speed limits in residential areas	312 48%	122 60%	434 47%
Non residential (cut through) traffic in neighborhoods	257 34%	80 39%	337 37%
Access to and from shopping centers	182 28%	51 25%	233 25%
Enforcing current traffic laws	227 35%	99 48%	326 35%

Would you use a bike path if it were accessible to your home?



TOTAL SURVEY RESULTS

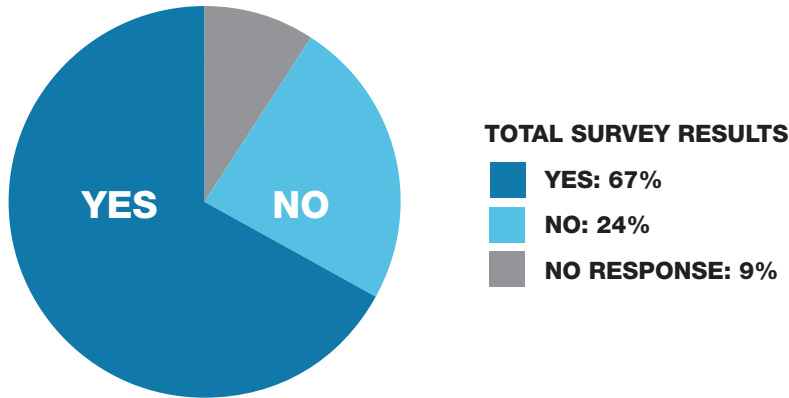
- YES: 56%**
- NO: 35%**
- NO RESPONSE: 9%**

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	452 63%	65 32%	517 56%
No	209 29%	112 54%	321 35%
No response	55 8%	28 14%	83 9%

Would you welcome a bike path near your property?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	450 63%	78 38%	528 57%
No	204 28%	96 47%	300 33%
No response	62 9%	31 15%	93 10%

Would you support sidewalks being put into residential areas?



	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	497 69%	119 58%	616 67%
No	147 21%	77 38%	224 24%
No response	72 10%	9 4%	81 9%

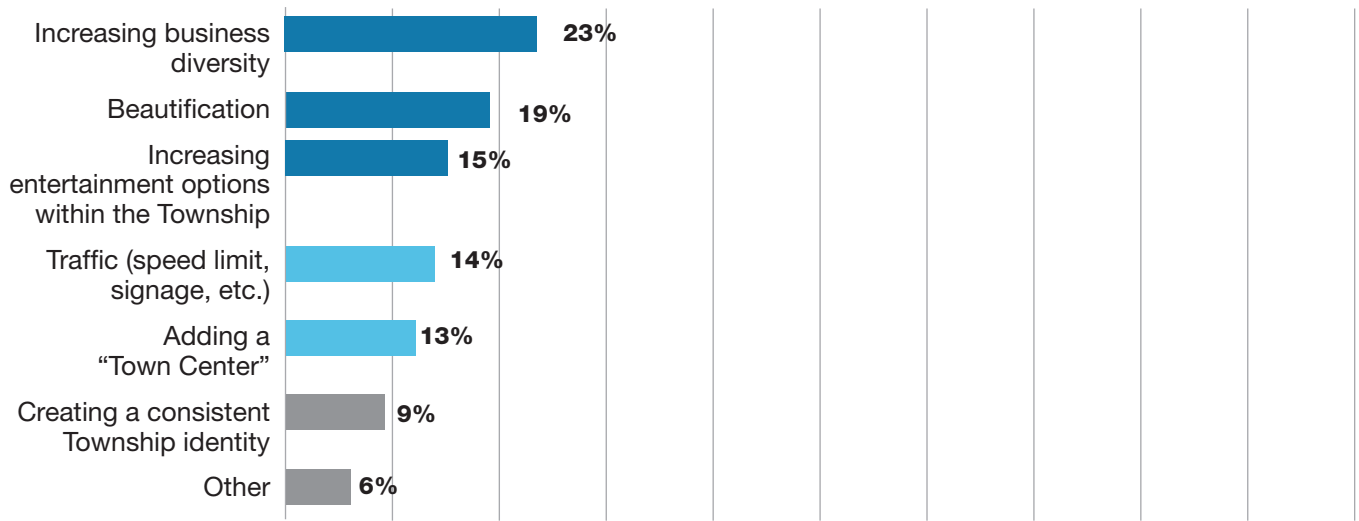
Would you be supportive if they were in front of your home?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	496 69%	110 54%	606 66%
No	149 21%	74 36%	223 24%
No response	71 10%	21 10%	92 10%

Would you support sidewalks being put in to the business districts?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	570 80%	143 71%	713 77%
No	81 11%	46 22%	127 14%
No response	65 9%	16 8%	81 9%

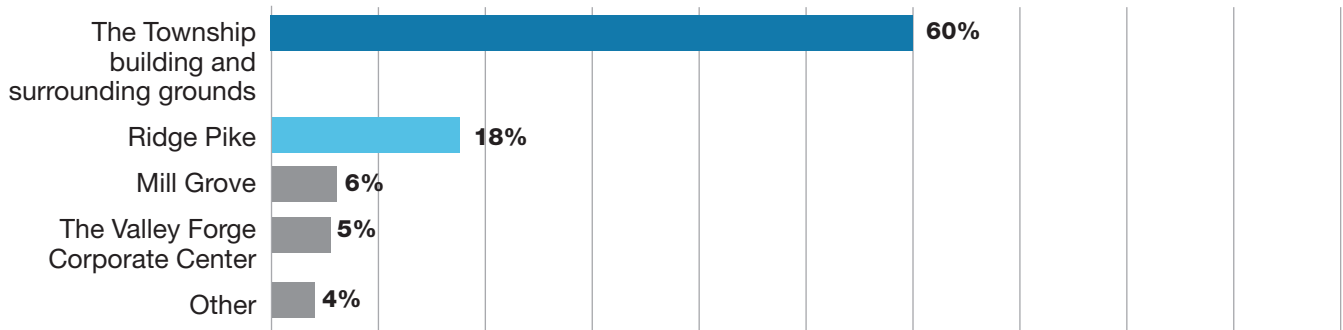
Which of these, if addressed, has the most potential to better Lower Providence Township?



	ONLINE SURVEY		WRITTEN SURVEY		TOTAL	
Creating a consistent Township identity	53	7%	31	15%	84	9%
Adding a "Town Center"	86	12%	34	17%	120	13%
Beautification	134	19%	37	18%	171	19%
Increasing business diversity	142	20%	72	35%	214	23%
Increasing entertainment options within the Township	102	14%	40	20%	142	15%
Traffic (speed limit, signage, etc.)	75	10%	50	24%	125	14%
Other	43	6%	8	4%	51	6%

Additional answers are located on Page 46

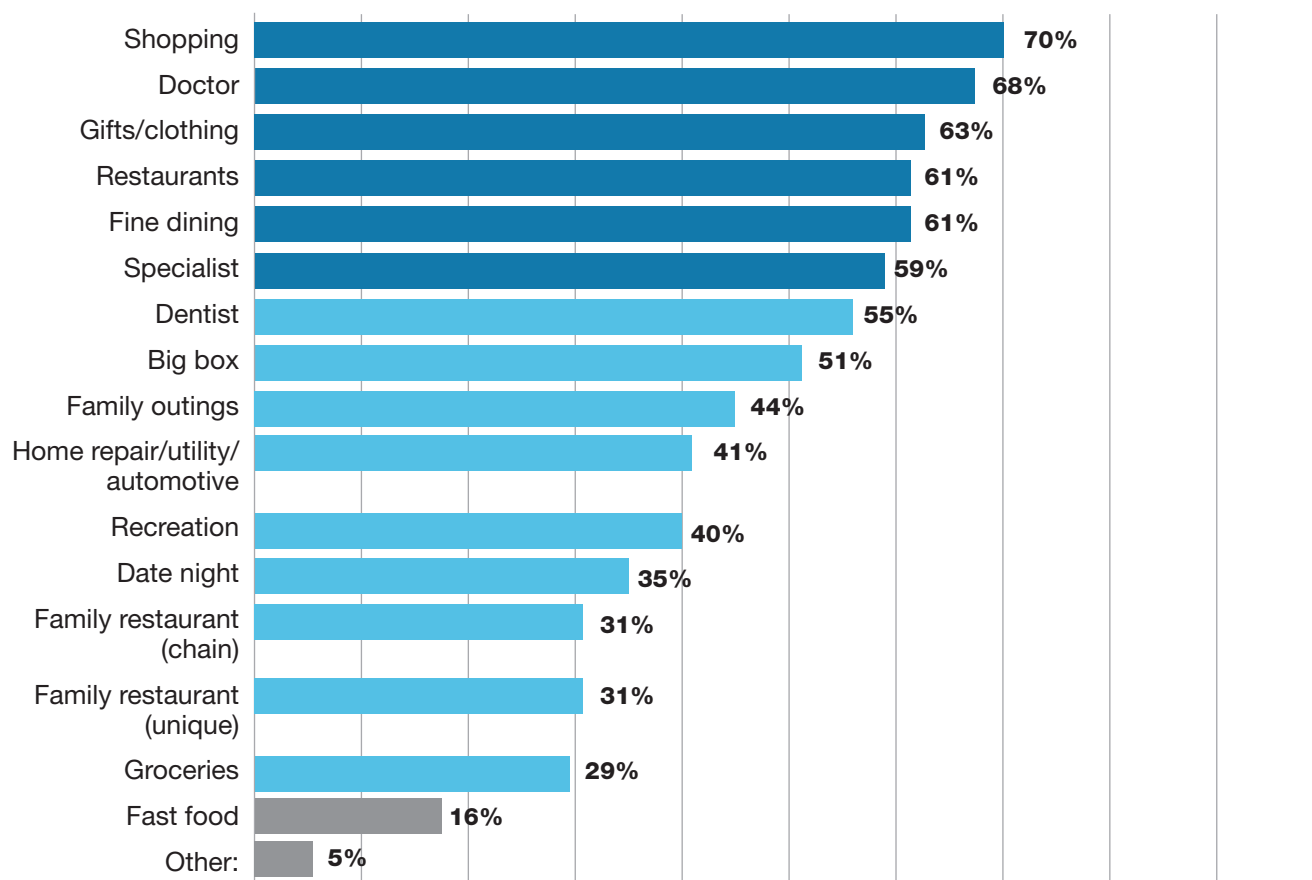
What would you consider to be a viable “Township Center”?



	ONLINE SURVEY		WRITTEN SURVEY		TOTAL	
Mill Grove	47	7%	3	1%	50	5%
Ridge Pike	121	17%	45	22%	166	18%
The Valley Forge Corporate Center	39	6%	12	6%	51	6%
The Township building and surrounding grounds	444	62%	110	54%	554	60%
Other	29	4%	5	2%	34	4%

Additional answers are located on Page 34

What products/services do you leave the Township for?



	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Restaurants	450 68%	114 56%	564 61%
Fine dining	448 68%	117 57%	565 61%
Family restaurant (chain)	223 34%	62 30%	285 31%
Family restaurant (unique)	234 35%	54 26%	288 31%
Fast food	105 16%	41 20%	146 16%
Shopping	505 76%	142 69%	647 70%
Gifts/clothing	441 67%	136 66%	577 63%
Home repair/utility/automotive	284 43%	95 46%	379 41%
Groceries	201 30%	68 33%	269 29%
Big box	365 55%	107 52%	472 51%
Recreation	274 41%	93 45%	367 40%
Doctor	487 74%	136 66%	623 68%
Dentist	403 61%	100 49%	503 55%
Specialist	415 63%	130 63%	545 59%
Family outings	340 51%	68 33%	408 44%
Date night	277 42%	43 21%	320 35%
Other	39 6%	6 3%	45 5%

Additional answers are located on Page 39

Would you utilize a local business directory?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	491 69%	132 64%	623 68%
No	136 19%	42 20%	178 19%
No response	89 12%	31 15%	120 13%

Do you currently patronize local businesses?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	639 89%	182 89%	821 89%
No	17 2%	7 3%	34 4%
No response	60 8%	18 9%	78 8%

If not, check the appropriate reasons:

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Pricing is not comparable to other businesses (outside of the Township)	3 21%	8 17%	11 18%
There are higher quality options elsewhere	7 50%	14 28%	21 34%
It's difficult for me to get to (traffic issues, etc.)	2 14%	4 8%	6 10%
I don't have a good idea of what is available within the Township	3 21%	17 35%	20 32%
I don't know what is considered the Township boundary	0 0%	5 10%	5 13%
Other	4 29%	0 0%	4 6%

Additional answers are located on Page 47

Would you support a tax incentive for new businesses coming into the area?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	486 68%	102 50%	588 64%
No	174 24%	78 38%	252 27%
No response	56 8%	25 12%	81 9%

LETTER27 ANALYSIS:

Based on the survey responses, input meetings and observations, the Lower Providence Township action plan should include improvements that fall into four categories:

(Specifics will be detailed in the accompanying Action Plan)

Beautification

(Ridge Pike, Corporate Park, Absentee Owner Ordinance)

It's hard to be seen as progressive and a smart place to put a business's stake in the ground when there are many business areas that are worn looking and desolate. In an effort to enrich the Township as a whole, attract new businesses and keep current businesses happy, we recommend the implementation of two beautification projects: Ridge Pike and the Corporate Center that can be rolled out over time and may be able to be fully or partially funded through state or private grants. We also recommend instituting a new Absentee Owner Ordinance that will help make property owners responsible for the upkeep and appearance of their properties.

Connection

(Sidewalks, Bike Paths, Business Directory, Township Communication)

One thing that seems to be lacking in Lower Providence is the unification of the Township and its people. In order to rectify this, we suggest adding sidewalks to business districts and residential areas; creating a local business directory and increasing the communication between the Township and its residents.

LETTER27 ANALYSIS (cont'd):

Attracting New Business

(Business Diversity, Fill Holes in Current Landscape)

One of the major marketing goals laid out at the onset of this exploration was to attract new business. What the residents feel is lacking can help guide what businesses are targeted and can also be used to attract them: ie. hearing that 79% of residents would frequent a bookstore could go a long way in enticing that type of establishment to open in the Township.

Creation of a Town Center

(Solidify The Township Building/Grounds as the Center of the Township)

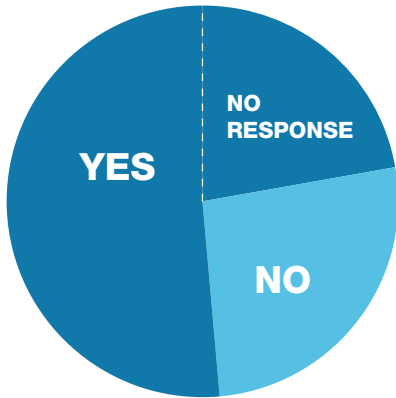
One way to increase a feeling of solidarity among residents is to give them one central place to come together. The Town Center is where residents and non-residents alike would gather for events and even just to shop and socialize. It's where outsiders would think of when then they thought of "Lower Providence". We believe that a revitalized Corporate Center would be an ideal location for a Town Center.

CORPORATE CENTER

Are you aware of the name of the Corporate Center?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	320 45%	129 31%	449 49%
No	317 44%	67 10%	384 42%
No response	79 11%	33 16%	112 12%

Would you support changing the name?

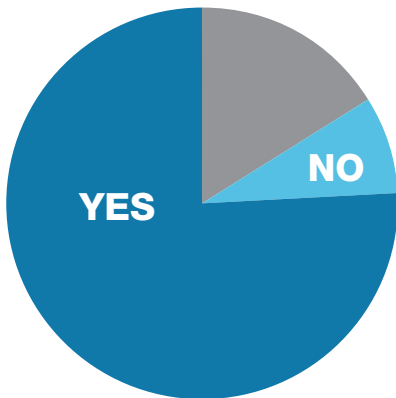


TOTAL SURVEY RESULTS

- YES/NO RESPONSE: 73%
- NO: 26%

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	404 56%	69 34%	473 51%
No	161 22%	80 39%	241 26%
No response	151 21%	56 27%	207 22%

Would you frequent the Corporate Center if retail businesses (restaurants, shops, etc.) were added?



TOTAL SURVEY RESULTS

- YES: 76%
- NO: 8%
- NO RESPONSE: 16%

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	560 78%	141 69%	701 76%
No	55 8%	19 9%	74 8%
No response	101 14%	45 22%	146 16%

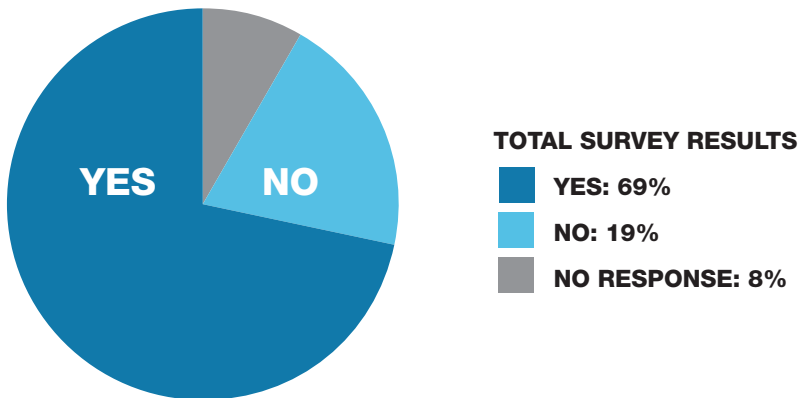
LETTER27 ANALYSIS

One of the things that the Township lacks is a destination shopping center - a reason for non-residents to come to Lower Providence to shop, stick around and spend money. We recommend that the Corporate Center be cultivated for this purpose.

With the lack of resident attachment to the name Valley Forge, the proximity of the Corporate Center to the similarly named Valley Forge Business Park, and no strong desire on the part of residents or business owners to retain the current name, we recommend a renaming of the Corporate Center. The new name will be able to accommodate the possibility of retail in the Center, as well as coordinate with the Township's new branding.

COMMUNICATION

Are you aware of events/happenings/issues that are going on in the Township?



	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	484 68%	149 73%	633 69%
No	170 24%	39 19%	179 19%
No response	62 9%	17 8%	79 8%

How would you like to receive information about what's going on in the Township?

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Newsletter sent to my home	227 34%	175 85%	402 44%
Newsletter sent to me electronically	400 61%	27 13%	427 46%
Updated township website	322 49%	37 18%	359 15%
Monthly email update	349 53%	22 11%	371 40%
I do not wish to receive information	9 1%	2 1%	11 1%

Do you think that Lower Providence Township addresses business issues in a timely manner?

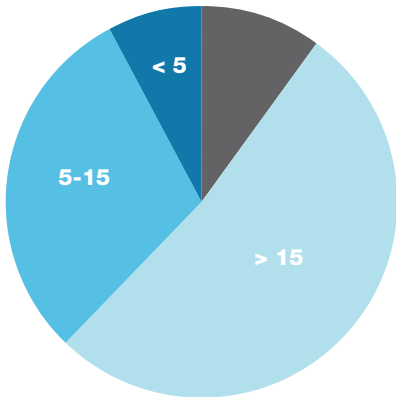
	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	353 49%	83 40%	436 47%
No	193 27%	37 18%	230 25%
No response	170 24%	85 41%	225 24%

Do you think that Lower Providence Township addresses residential issues in a timely manner?

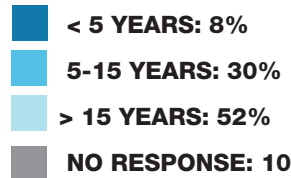
	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Yes	386 54%	95 69%	481 52%
No	194 27%	43 9%	237 26%
No response	136 19%	45 22%	181 20%

DEMOGRAPHICS

How long have you lived in Lower Providence Township?



TOTAL SURVEY RESULTS



	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
< 5 years	65 9%	7 3%	72 8%
5-15 years	245 34%	36 18%	281 30%
> 15 years	328 46%	148 72%	476 52%
No response	78 11%	14 7%	92 10%

Gender

	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Male	306 43%	83 40%	389 42%
Female	334 47%	88 43%	422 46%
No response	76 11%	34 17%	110 12%

Age

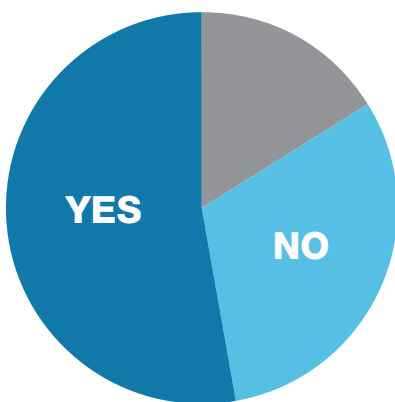
	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
< 35 years	48 7%	2 1%	50 5%
35-55 years	376 53%	50 24%	426 46%
> 55 years	219 31%	139 68%	358 39%
No response	73 10%	14 7%	87 9%

Township Connection

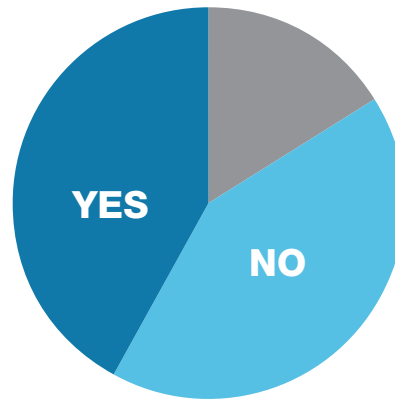
	ONLINE SURVEY	WRITTEN SURVEY	TOTAL
Resident	590 82%	180 88%	770 84%
Business owner	29 4%	0 0%	29 3%
Both	35 5%	10 5%	45 5%
No response	62 9%	5 2%	67 7%

BUSINESS COMMUNITY

Would you be willing to offer a discount to local business owners? To residents?



BUSINESS OWNERS
 YES: 53%
 NO: 31%
 NO RESPONSE: 16%



RESIDENTS
 YES: 42%
 NO: 42%
 NO RESPONSE: 16%

	BUSINESS OWNERS		RESIDENTS	
Yes	34	53%	27	42%
No	20	31%	27	42%
No response	10	16%	10	16%

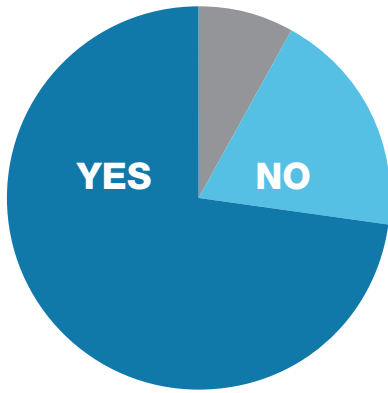
Would you be willing to volunteer your time to mentor new business owners entering into the Township?

	TOTAL	
Yes	13	20%
No	47	73%
No response	4	6%

If so, would you be willing to volunteer:

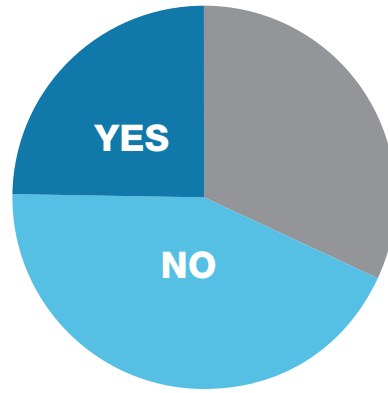
	TOTAL	
5-10 hours	13	20%
10-20 hours	0	0%
20+ hours	0	0%
No response	51	80%

Would you be willing to participate in a local business directory (name, service/ product, location, contact info)? Would you be willing to pay for this service?



PARTICIPATE

- **YES: 73%**
- **NO: 19%**
- **NO RESPONSE: 8%**



PAY FOR

- **YES: 25%**
- **NO: 44%**
- **NO RESPONSE: 32%**

	PARTICIPATE		PAY FOR	
Yes	47	73%	16	25%
No	12	19%	28	44%
No response	5	8%	20	32%

Would you be more likely to invest in your business' appearance if you were recognized by the township for your efforts publicly? (ex. a township grading system)

	TOTAL	
Yes	16	25%
No	37	58%
No response	11	17%

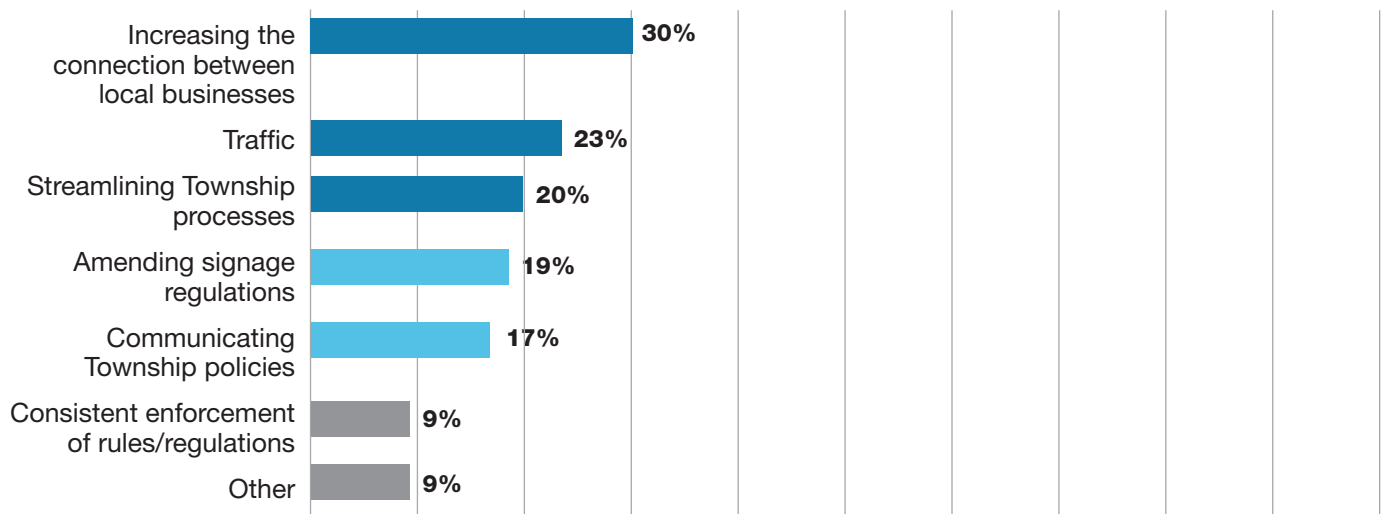
How long has your business been in the Township?

	TOTAL
< 5 years	17 27%
5-15 years	15 23%
> 15 years	24 38%
No response	8 13%

Where would you consider your business to be located?

	TOTAL
Collegeville	9 14%
Eagleville	10 16%
Audubon	21 33%
Evansburg	2 3%
Trooper	7 11%
Lower Providence Township	6 9%
Other	1 2%
No Response	8 13%

Which, if addressed, would make doing business in Lower Providence Township easier?



	TOTAL
Amending signage regulations	12 19%
Communicating Township policies	11 17%
Consistent enforcement of rules/regulations	6 9%
Streamlining Township processes	13 20%
Increasing the connection between local businesses	19 30%
Traffic (speed limit, signage, etc.)	15 23%
Other	6 9%

Additional answers are located on Page 47

LETTER27 ANALYSIS

In addition to attracting new businesses to the Township, it is also vitally important to keep the current businesses that reside in the Township happy. In order to facilitate this, we suggest strengthening the connection among current business owners (as they suggested would be helpful) with an Online Directory, a Lower Providence Business Association (that will also be helpful to new businesses), a new business welcome packet and BtoB discounts. To help draw new businesses, we also suggest implementing a Mentor Program.

Creating a Lower Providence Business Association will also help business owners associate more strongly with the Township, rather than the area within the Township in which they reside. It will be a single point of contact for all business owners – contributing to the business-friendliness of the Township, as well as helping to streamline communications and processes between the Township and the business owners.

APPENDICES

TOWNSHIP SURVEY: OTHER ANSWERS	33
RESIDENT INPUT SESSION ANSWERS	48
BUSINESS OWNER INPUT SESSION ANSWERS	70

* NOTE: responses have been transcribed verbatim from surveys

WHICH 3 OF THESE ADJECTIVES DO YOU FEEL BEST REFLECT LOWER PROVIDENCE TOWNSHIP?

in need of revitalizing	Good Schools
educationally outstanding	greedy
lack of community center	congested
gun shooting at all hours	not progressive, bad shopping, insider
failing	traffic ridden
Disconnected	not up to its potential
Kleptocracy	anti resident/business
eclectic	None of the above
Over developed	I feel that the other adjectives provided
Parks and recreation	do not apply
Finding its way	Poorly zoned
Busy Cut Through Township	BECOMING OVER DEVELOPED
over developed	political nightmare
bucolic	has potential
business friendly	Expensive
Environmentally significant	PUBLIC SAFETY ORIENTED, ALL
busy	SERVICES WORK WELL TOGETHER IN
confounding	EMERGENCIES,FD,EMS,PD
Inconvenient	Congested traffic
None	Careless attitude toward residents.
political	
Great School District	
none of the above	
complacent	
extreme highway traffic congestion	
Residents are supportive; the township	
council leaves much to be desired	

* non-applicable answers in gray

WHAT WOULD YOU CONSIDER TO BE A VIABLE "TOWNSHIP CENTER"?

the gun range

The King of Prussia Mall

All could be viable depending on how it was done

don't understand the question?

None

Lower Providence Community Library

Don't know

Near the Firehouse area

Audubon area

not sure

Sell the golf course!!!

there is none

Audubon Old/Audubon New (Egypt Road x Pawlings Road and Egypt RoadxShannondellBlvd

open up Township grounds to be visible to Ridge Pike creating a "main street"

None not needed

I don't understand the question

Don't know!

none of the above

Park Lane Township Area

Ridge and Park

There really isn't one.

not sure

There is none

Building a new Community Center

ANY SPOT WERE THE TWP CAN OPERATE AN "EOC" IN AN EMERGENCY TO BE A SELF SUFFICIENT

Audubon Square (Shoppes at Shannondell)

Unknown - new to the area

AUDUBON

NOT NEEDED

WHICH OF THE FOLLOWING AMENITIES WOULD YOU BE MOST LIKELY TO UTILIZE IF ADDED TO THE CLUB AT SHANNONDELL?

Hospitalization Special Care Unit

you could put a gun range in there and maybe a trailer park

How about a pool that does close every other day when a child has an "accident" this is very frustrating. The baby pool should be closed off from the remainder of the pool.

Art Center

I often don't think of the Club at Shannondell as a "public pool" since their fees are so high and the pool is so small.

The price for family membership to Shannondell's public outdoor pool too expensive.

The price to join the swimming club is set so high that it turns the LP residents away from using this facility. There is a very strong air that this is only meant for the residents of Shannondell only. You are felt to be an outsider.

It is a CRIME that this facility is run by a corrupt government. It should be returned to private ownership as soon as possible. I will NOT participate in any activity at this insult to liberty so close to Valley Forge.

Golf course Always

kids functions especially in winter

Movie

Why does this township not have a pool/ more tennis courts. Hard to get courts anymore because all of the lessons that are given. also, when the township puts lights on the walking path around the township building, why did they not light the tennis courts...

In-door Volleyball or tennis leagues during

the winter.

Adult softball leagues.

The Theater.

As a long time resident (40 yrs.) of Audubon, and now at Shannondell my answers are somewhat slanted since there are many similar facilities that are available here as a resident.

For 2 years, myself and my neighbors had joined the outdoor pool at Shannondell. However, this year about (about 5 families) decided not to join. We felt the summer membership of the pool is too expensive for a pool that does not offer much.

have heard that children are not welcome at these facilities, for older people only

I miss the ice rink - and the old buildings. They had an appeal that the new buildings don't.

It is too expensive.

Would use if facilities prices fairly priced, adequately maintained, suitably sized. Location would be very convenient.

make it a better golf course and I'd use it more...

I resent that the township is in bed with Shannondell. I think it is a waste of taxpayer dollars and that Shannondell took advantage of the township in order to build that hideous retirement community. Where is the connector road they agreed to open between Egypt Road and Park Avenue?

horseback riding

Soccer Field

cont'd

Par 3 Golf

IT would be nice to have room or hall to rent cheaply for indoor birthday parties and family events.

Public outdoor pool

It a real shame that YMCA did not put a facility in. That would have been a real benefit. A solid fitness center (not just a couple of machines, but a real gym) and indoor pool at Shannondell would be great.

I knew that General Washington was a LP Township facility, but the "Club at Shannondell" concept has been unclear to me as to its relationship to the township.

I would use the pool regularly, if it didn't have chlorine added, as I am allergic to chlorine. I would love it if it used an alternative.

It would be nice to have meeting rooms for community organizations like the Optimist Club, Lion's Club, etc."

Would like to see a pet-friendly outdoor pavilion area to hold dog walks or other responsible dog-owner functions.

I would like to know who makes all the money from the golf course. It seems like Shannondell is in bed with the Township and taking over a lot of the area. The money from the golf course is supposed to go to help pay for things in the township and to help keep our taxes lower. Also, I would like to see that people without kids get some break from school taxes since they are not using that big service.

Audubon is for the BIRDS HA!

I think you need to find a way to improve communication to residents about this facility.

If you add anything, do not charge!

Lowered prices for the residents of the

township - I would often play golf at the "GW" but have never since the course was taken over by Shannondell - Giving a discount to residents would go a long way for the goodwill towards the Shannondell development, which a lot of residents do not like in their "backyards". If a discount is offered, it shouldn't be a token percentage but a real value to residents, that might also be graduated towards the seniors and folks with larger families (kids).

playground

I think we'd be more likely to use any amenities at the Club at Shannondell if the name were changed to something containing Lower Providence. Shannondell is not very welcoming and it suggests that it is privately held.

Lectures or classes

The cost of Shannondell is prohibitive. I had no idea that it was a community pool. If so, why is it so expensive?

Depends on the cost to township residents.

We need a full service community center for the whole township. Similar to a Y program. theatre

We should build something like the Plymouth Recreation Center in Plymouth Meeting which we are members of.....that Community Center is a great place to workout...hold kids birthday parties and special events.....

I would like to see expansion of teen / young adult facilities such as an outdoor floor hockey rink or multi-use outdoor area without compromising the current open space available at The Club at Shannondell - possibly by adding these amenities to the vacant areas adjacent to The Club within the Valley Forge Business Park.

cont'd

Because of the security entrance at Shannondell, it appears off putting to enter unless a resident visitor, or employee. Additional publicity for it being a public facility is needed. Also direction on how to enter.

Performances?

Private event facility

too expensive - would have rather had a YMCA built there

Since when is it PUBLIC??? What is the cost to use the facilities?? Can we go walking there??

Corporate restaurant

Maybe an indoor play room for children of all ages. I have a 2 year old and would love to find a close indoor play area for the cold months.

Sr. Center

HAVE BEEN A PATIENT AT THE MEADOWS REHAB AREA OF SHANNONDELL.

Why did you name it the Club at Shannondell. Makes it sound like it is part of the Shannondell home.

Don't waste money on any of these!

How is it public when it costs so much money?

Other public pools cost a lot less.

restaurant food is not good at all, service is usually not great. Beautiful facility would go there more often if food was good.

Programming for youth at comm ctr would be important as well as classes offered for adults during the day unlike the ones offered only at night"

A roller-skating rink!

We have exposure to all of these amenities with our YMCA membership.

If I had all the money in the world I'd buy the land where the Shoppe's at Audubon are going to go and install a fitness trail and make it part of the Audubon loop. I would use a fitness running trail frequently. What I'm describing is an outdoor trail with fitness stations for pull ups, dips, push-ups etc. LPT has awesome natural resources. I think urban sprawl got out of control for a short while but I think we should focus on valued added development and capitalize on our natural resrcs.

Indoor hot tub attached with the indoor pool and fitness Center, lockers, showers and restroom facilities.

The fitness center would have to be at a great price (Planet Fitness type.)

Recreational center for after school or a place to gather in an informal setting--which offers game room with no video games, but instead hands on games like chess, ping-pong, pick-up basketball, etc. We need a central location that business with services can place their cards or brochures--a larger library bulletin board.

Guest Speakers, Lectures, Instruction, Plays, Music. Fitness Center would depend on cost/cleanliness. What is a community center: sit around and talk?

Since residents paid for the facility but don't get any discounts to use the facility it's not worth going there for anything.

Driving Range

cont'd

IF it were affordable and IF it were kept in good condition I would definitely consider it.

More umbrellas

Need a comprehensive business development plan. Upper Providence's plan is apparent when you cross the perkiomen creek.

Dog access to a swimming pool area

We have enjoyed a few good meals at the restaurant, but I am not aware that there are other "amenities" available there!

I live at Shannondell and have available to us as residents the above amenities.

It would depend on whether or not individual who worked in LP were given equal access to facilities as Township residents.

We are aware (and use) the pool at Shannondell (adjacent to Chadwick's restaurant) in which we pay a membership. We were not aware of indoor pool or any other amenities at Shannondell.

Not if it raises our taxes.

Driving Range

Basketball courts

none

Indoor facility for soccer, field hockey, lacrosse, basketball

Add senior activities

Indoor Tennis courts or badminton courts should be very helpful for use during winters.

Indoor playing fields

shows

Dog Park

More bike paths

Meeting rooms for community groups

If the Club at Shannondell is public why does it have an expensive (not for the average person) dues / membership fee?

You say this is a public facility and yet the fees to belong are ridiculous. I belong to the Phoenixville YMCA instead and drive out of the township to go there because I can use all of the facilities for a better yearly cost. A YMCA to replace Audubon YMCA should have been built for the community, not this pricey outdoor pool.

If offered at a reasonable rate. I think the rates at the golf course are somewhat high.

Restaurant facilities in need of revitalizing

WHAT PRODUCTS/SERVICES DO YOU LEAVE THE TOWNSHIP FOR?

nightlife, theater

i stay in town for gun firing, harley reving and the prison/drug rehab

movies

employment

Home Depot

concerts, theatre, work

gym

dog walks

Costco, BJ's, Sam's Club, Movies

Farmer's Market

summer outdoor pool

Bud's Bar is a disgrace and an eyesore and should be on the list of "fixes"

church, banquet facility, catering

swimming because shandel is so expensive

work

Work

Art Museums Theater Plays

If I leave, it doesn't mean I use all the ones I left blank!

sporting events & entertainment

Entertainment

Worship/Religious Events

theater, museums

schools

What the heck is date night?

Twp Social Scene is non existant

American Revolution Center museum

Bookstore

R6 Train access (Norristown)

Don't bring Big Box here please

Shopping Centers, theaters

all dog-related activities

Live Music Clubs

skateparks

Don't live in the township.

Home improvement

Please no more development though, unless its along Ridge-

outlets; doctors/dentists are closer to our work locations

theater

Work/Office

WHICH OF THE FOLLOWING AMENITIES WOULD YOU BE MOST LIKELY TO UTILIZE IF BROUGHT TO THE TOWNSHIP?

The township NEEDS to connect a lot of the walking/bike trails. There are trails but most people need to drive to them which puts more traffic in the area. No one wants to ride or walk on busy roads. Everyone wants to cut down on traffic.

why not brand this as a little piece of ww in suburban pa? you could open firing ranges, junk yards, prisons, super fund sites and drug rehabs all over town! maybe we could store nuclear waste? didnt you just run a valley forge museum and hotel out of town?

Farmer's Market - often.

Football field with lights for the high school.

The empty businesses on Ridge Pike are an eye sore. Some good restaurants would be a wonderful way to take care of that issue.

The Twpp needs to promote the Valley Forge Corp Center to get high end corporations into the center and to get the old Commodore building torn down and get this site cleaned up. It is an eyesore and we need to have some form of income for the twp to keep our taxes lower. Also Shannondell should not get a School Tax reduction of 500,000. They asked to build this complex and now they do not want to pay. If they get a reduction then all residents of the Twp should be reduced!!!!!!

Reduce the size and scope of government and let me keep my money. Don't pick favourites or give incentives. Cut taxes across the board and reduce regulations. Restore freedom and liberty and people and businesses will thrive.

High end grocery store such as Wholefoods

More open space parks and hiking trails.

Additional hobby stores.

Teen center

Coffee internet cafe that is not Starbuck's.

I like to buy from local business's. Clothing places that sale mid-priced clothing like Old Navy also sporting goods store that caters to fishing, kayaking and such.

The township needs to seriously invest in sports fields and sports training facilities.

Most youth sports have to share school district and township field. None of which are maintained at a level or have the amenities consistent with surrounding communities which by comparison to other states and locals are subpar. In addition to the quality of school districts, prospective residents seek quality sports programs and facilities. More residents translate to a higher tax base.

We should have a community center like Plymouth Meeting has. That place is amazing. Love the indoor pool. A dog park would be great. And,we could really use a book store...how about a farmer's market?

Not sure - don't want the township overcrowded with buildings and services that are already convenient to our location. One thing we could use are decent soccer fields.

BYOB restaurant

kids entertainment center other than Arnolds

YMCA

cont'd

More handicapped outdoors areas - woods walkways paved for chair access, with benches for resting, and additional handicapped access areas along creeks and streams for fishing, with close automobile parking.

A dog-walking park. Perhaps a few of those troublesome drainage basins could be used for this.

A playhouse and cultural center would draw and could be the catalyst for other business

A great many of the items on this list are already in or very near Lower Providence. I see no reason to spend township resources attracting or developing these business ventures.

We need better sit-down restaurants that don't have such long waits.

roller skating rink and youth activity center

The township should consider advertising the family activities they already do host because very few families ever hear about the fall festival, Easter egg hunt, etc put on by the township. When the township went green & stopped distributing the township newsletter by mail, you could go online at the township website & sign up for emails of the newsletters and events from the parks and recreation dept, well 2 years down the road now I have signed up numerous times & haven't received 1 email.

I frequent the dog park in Oaks a lot, and think this would be a nice addition to our township.

YMCA at Shanondell.

We need a good deli and a good bagel shop (Einstein's is too dirty)

Food shopping generally is bad; Wegman's is an improvement.

We need a Whole Foods and / or Trader Joe's
There is way too much retail around. I do not support more.

car shows.

country music bands.

Other events like Phoenixville's "first friday" events would be great, if there was a cohesive business corridor that was walkable and could support it.

For the love of god please get more restaurants in here! Over by liberty throft area. Any type of mall of sorts or more organized shopping centers. More stores near the roads. Better curbs please! MORE SIDEWALKS EVERYWHERE! INCLUDING RIDGE PIKE. POSSIBLE BIKE LANES ON ROADS. Stop builders from throwing up empty shells that look like crap! Nice place during the day. Possibly a big water park of some size for the summer time over by 422 area. More adventure type of offerings. Fishing excursions.

We need a Trader Joe's or some similar health oriented full service supermarket

Bicycling friendly streets and shopping

development of Ridge pike into a town center would be a huge boost. planning, standards and public investment will be needed to make it happen. the mobile home parks west of park ave need to be cleaned up, policed and better regulated. dedicate the streets in those communities so that township inspectors, police & fire officials will be routinely required to monitor and enforce standards that will improve safety and the quality of life for all who live in the community.

outdoor pool

cont'd

recycle center for leaves - just not a dumping spot like we have on Park Avenue - which is really a disgrace and eyesore. We need a facility like Upper Providence has in Oaks - its a 1st class out of the view facility.

We need ""upscaled"" restaurants - not an other fast food chain - offer tax incentives for someone to buy Bud's Bar and create a ""MainLine like attraction""- it could quickly improve Audubon's charm again."

We need walkable sidewalks in our communities. If Lower Providence had sidewalks along all roads, we could capture some of the "small town" feel with the convenience of accessibility for everyone, including those of us who would prefer to walk and get to know our neighbors.

Love the idea of a book store!!!

Activities for families such as a dave n busters town center with shops, cafes, restaurants

Dog Park! Dog Park! Dog Park!!!! Dog parkDog parkDog parkDog parkDog park- Dog parkDog parkDog parkDog parkDog parkDog parkDog parkDog parkDog park- Dog parkDog parkDog parkDog parkDog parkDog parkDog parkDog park

The whole look of the business strip on Ridge Pike is horrible. Over the years there has obviously been no real long term planning and it looks horrible. Rather than beautifying it, plan it. You can put lipstick on a pig but, it is still a pig. Take a large plot of land and put in a multi-use town center with full time residences and commercial properties stacked over each other. A town like Chestnut Hill.

Fine dining restaurants

Whole Foods Market

Trader Joes

Non Chain Restaurants with a healthy menu

Adult only indoor swimming pool..

Daytime classes for cooking,gardening, travel, languages etc

Art Museum

A community recreation center like the Plymouth Rec center with indoor gym & pool facility would be utilized by the township folks if membership is priced correctly.

Restaurant options in township and the surrounding areas are very disappointing. We have an overabundance of chain restaurants and fast food. There are few independent dining establishments other than pizzarias. Chain restaurants are generally lower quality, less healthful, and have boring menus. We need some fine ding options in the township.

New recreational facilities.

Small breakfast restaurants

I feel our seniors and those who expect to live in the Twp. as seniors need more retail and restaurants closer to where they live. Driving may become an issue and it would be comforting to know items needed are close by in the township.

Community Baseball Complex

There is a movie theater in Oaks - NO NEED FOR ONE IN LOWER PROVIDENCE.

sidewalks, nice restaurant, YMCA like spring valley an Phoenixville

Better supermarkets (i.e wegmans)

cont'd

Fitness Center

Mini Golf

The township is crowded enough. Don't put one more thing here until you improve the roads, redlight sequencing - which is horrific by the way. (how much money did you already spend on this - and it did NOTHING TO HELP BY THE WAY. Whoever OK'd the turkey hill by the township building intersection should have their head examined.

We do have most of these items located very close to Lower Providence.

A Banquet hall for residents to rent out at times

Certainly some of these items will only be beneficial if they are 'grouped' together. Oaks theater is so close I couldn't see individuals coming to LP for a movie. Unique but grouped shopping/activities would be great - given people a reason to drive to an area.

The twp had an opportunity to have many of the above mentioned items a few years ago but declined them b/c of fear of "traffic impact" on the area...Great news, those stores went across the street to West Norriton Twp, and we still have the traffic headaches!!!

Anything in place of Bud's Bar. It is a major eye sore on the Audubon intersection that otherwise has been nicely cleaned up. Please allow, no encourage this to be developed into something!

restaurants that are not chains. better shopping, no more nail salons or banks. Need a gas station near oaks garden center but no where else. Too many on Ridge Pike

American Revolution Center museum

Methacton Community Theater has attempted to form a working relationship with Lower Providence many times over the last 15 years or so. I WOULD NOT support a playhouse in which Methacton Community Theater was not directly involved with.

There is no draw. Skippack for instance has center town feel. We go there to walk around, grab dinner, or window shop. There is nowhere this can happen in LP. LP's success depends on a central focused town center. Ridge Pike should be the focus but it must be greened up and slowed down for a town. Sidewalks are a must. Mashpee commons is a Very successful created town center.

Many of those things are close enough already. How about a bridge over the Perkiomen Creek at Yerkes Rd? Widening the green bridge at Level/Arcola Rd. The adult store is an eyesore for such a family oriented community. Beautification of Ridge Pike (seems so industrial). Bike trails and connectors.

Coffee house/bookstore

upscale restaurant

out door and indoor pool

Most of the amenities that I utilize often are close enough so as not to need them in the Township (e.g. BJs, Regal Cinemas at Oaks, and Target). The only amenity that would be nice to have in the Township would be a high-end restaurant so as not to have to drive to King of Prussia or further.

All these things are close by, so I can get to them quickly. I prefer the openness and the green spaces that originally drew me to Audubon over 25 years ago. I'd hate to lose more green space to house any of these places.

cont'd

Ridge Pike is one massive, unsightly strip mall.

I am a dog trainer. Dog parks are potentially dangerous as they are all self policing. A dog park with membership, rules, and limited access would be acceptable.

Any kind of restaurant: fine dining, cafe, taverns, etc would be used by our family. We would also like to see food stores such as Trader Joes and or Whole Foods come into the township. Also, if it were possible, more sidewalks so we can walk to parks (especially along Eagleville Rd). We have to drive to get to any of these places, and would love to be able to have access to walk instead.

Health Center with numerous specialist in one place.

NO Big Boxes, please!

The movie theater in Oaks is very convenient. I don't think we need another movie theater in the area.

Really need to clean up Ridge pike. or create Egypt road into a down town feel... pville, skippack, west chester, etc. somewhere people can meet and walk from place to place. shouldnt have a stip mall feel.

lighted football and baseball field for the high school to play games...both youth and high school."

This township could really use a skatepark!

Reasonably priced community center like where we used to live in plymouth township but priced that a family of 4 can afford to belong to.

Cracker Barrel

I would like to see a TJMaxx at the new Town Center in Collegeville. I would like more restaurants, more cute shops and an avenue (like Phoenixville)

I would really like to see more bicycle/walking paths so I do not have to get in my car to go everywhere. You cannot walk from Arcola to Ridgepike because it is unsafe. I cannot walk down Park Ave to Mill Grove because there is no where safe to walk or ride my bike. My husband works in the office park across by Rittenhouse Rd across from the golf course and he has to drive because there is no where safe to walk or ride a bike.

Sidewalks along Ridge with park benches and a few nice garden type areas for beautification.

We need to attract businesses that can bring in more tax revenue that people will go to in tough times like a dept store such as Kohl's, TJ MAX, food places like taco bell or maybe some type of flea market or consignment shop. Residence in our town support and shop in our bordering neighbors which doesn't help LP at all. Maybe a Five Guys?

Pedestrian accessible and friendly roads (e.g. sidewalks)

Any business use as I attempt to utilize businesses in the Township when possible.

Would love for the township to bring in a farmers market (perhaps on the fairgrounds) Saturdays in the summer.

A large majority of the products/services listed in questions 14 and 18 are within minutes of the township. I'd rather go outside of the township than have more of the same here. It would only serve to create more traffic and congestion.

I would not wanted anything brought to the township that would attract individuals that could create an unsafe environment to the community. I do not want to see Lower Providence to ever end up being like "norristown".

cont'd

I think the beautification of Ridge Pike is totally unnecessary. The stores are what they are and you go there if you need something. Making the road pretty is not going to make people shop. I would be much more interested in improved traffic flow than I would be beautification. I often don't go somewhere due to traffic. If I try and go to Paesano's Pizza at the corner of Egypt Road and 363, it takes about 20 minutes to go 2 miles and back to get a pizza during rush hour. I don't bother anymore.

indoor & outdoor miniature golf course (now that woody's and garden golf are gone.

There are great recent examples of this in coastal towns like Ocean City MD)

entice Kohl's to move into Shops at Shannondell behind Rite Aid (would thrive with existing nearby Shannondell population and lack of higher end dept store)"

boat rides/ water related recreational activities

WHICH OF THESE, IF ADDRESSED, HAS THE MOST POTENTIAL TO BETTER LOWER PROVIDENCE TOWNSHIP?

- recreation center
- indoor shooting only
- combination of several of the above
- less development
- Reduce taxes and regulations.
- reduce traffic congestion
- Parking cars on streets that are slightly wider than a car.
- Identity is not an issue
- family recreation NOT Golf
- sound planning and rigorous zoning & code enforcement
- reducing traffic congestion
- ZIP code just for Audubon
- outdoor pool
- do something about the traffic that is increasing and a nuisance
- Don't let apts to be builded in a NEIGHBORHOOD of single houses
- get the 19403 zip code to say lower providence not norristown
- Closing down Adult World
- Reduce construction
- widen Ridge Pike Jeffersonville to Eagleville
- mandatory attendance for teens re:sex drugs alcohol safe driving & respect
- traffic AND "walkability"
- WALKABILITY - more sidewalks and bike paths for access to town center*s*
- 422 grid lock and exits
- FIX BUD'S BAR.
- congestion
- Clean up Ridge Pk East of Evansburg
- fix the traffic nightmare going to route 422
- keep family oriented/pro small business
- outdoor recreation/parks
- allowing us to use "Lower Providence" on mail address
- all of the above
- Betzwood bridge project
- Keeping taxes in check during these difficult financial times.
- I don't know. Some of these answers need a "Not Sure" response.
- Full day kindergarten
- Less government
- community center
- Keep taxes low on businesses.
- LOWERING RESIDENTIAL PROPERTY TAXES
- Ridge Pike needs charm
- Pedestrian Access (e.g. sidewalks)
- new public officials
- Fix Back up at bridge every day.

IF THE ANSWER TO THE PREVIOUS QUESTION WAS NO, CHECK THE APPROPRIATE REASONS.

the place I want to shop at aren't in LP
There are not businesses that interest me.
I try to go to areas that have everything I need in one area
twp let the expo center go to upper prov, walmart/target go to west norritown..

WHICH, IF ADDRESSED, WOULD MAKE DOING BUSINESS IN LOWER PROVIDENCE TOWNSHIP EASIER?

Relieving business registration fees
need to get more people here. none of above means anything if no one shows up
take a pulse survey of businesses and form a business development group
Less Regulations
congestion
422 Betwood Bridge Project

LOWER PROVIDENCE RESIDENT INPUT SURVEY RESPONSES

Answers from these surveys/input meetings were used to create the Township wide survey

HOW LONG HAVE YOU LIVED IN LOWER PROVIDENCE TOWNSHIP?

- (3)
- (14)
- (31)
- (17&8)
- (17)
- (38)
- (12)
- (26)
- (22)
- (8)
- (38)
- (6)

Subsequent answers organized by years living in Lower Providence Township

WHAT MADE YOU CHOOSE THIS TOWNSHIP?

- (3) Location, home and school district
- (14) Proximity to jobs and highways, as well as the school district
- (31) The type of home (rancher) I needed
- (17&8) Schools - great township programs, facilities, and leadership
- (17) Methacton school district
- (38) The cornfields across the street the house setting
- (12) Schools, proximity to work, Evansburg state park, piece of property
- (26) Location. A residence we could afford.
- (22) Location and school district scores
- (8) 1-Methacton SD
 - 2-Nice home and neighborhood for the money
 - 3-Close to KoP (jobs, amenities) and in-between my parents in Bucks Cty and wife's in Wynnewood/Havertown,
 - 4-reasonable taxes
- (38) Convenience for work, good school district, proximity to shopping , city and rural communities.
- (6) My wife and I are teachers at Methacton High School. She has been teaching there since 1991 and I since 1996. We lived in Jeffersonville and purchased our first home near Reading in 2000. After our child was born in 2004, we decided, due to the need for childcare the the long commute, to relocate to Methacton School District and were fortunate to find the home we currently live in on East Mount Kirk. Besides the obvious benefit of a much shorter commute to work, daycare (fairview Christian Academy), and to Eagleville Elementary (our son has started Kindergarten), we've also enjoyed being part of the community where we see current and former students, co-workers, and friends around the community shopping, at the post office, on the street, at the park, etc. We have also begun attending Fairview Village Church of Nazarene.

DO YOU PLAN TO STAY HERE? WHY? WHY NOT?

- (3) Yes, my children are settled into their schools.
- (14) Yes, see above
- (31) Yes, very convenient because of supermarkets, pharmacies, church
- (17&8) Yes, very comfortable here
- (17) Yes, while my children are in school
- (38) Yes, I have roots/the house is my design/the Audubon story
- (12) Job dependent
- (26) Yes. From August 2008, our empty nest ended when a daughter and grand daughter came to live with us from CA which helped us decide to stay here.
- (22) Yes, raise a family
- (8) Yes, as it is a vibrant, incredibly family-oriented community plus I work in LP. The only reason we would leave would be to live closer to family or a job change.
- (38) Yes. Same reasons for choosing the area to move back to.
- (6) We do plan to stay, at least for the duration of our careers for all of the reasons stated above. We love the suburban location. It is convenient for all of the services we need and enjoy. We love the growing diversity of the people.

WOULD YOU RECOMMEND LPT TO SOMEONE LOOKING TO RELOCATE?

- | | |
|--|-----------------|
| (3) Definitely | (26) Yes |
| (14) Yes see question 2 | (22) Don't know |
| (31) Definitely | (8) I always do |
| (17&8) Absolutely | (38) Yes. |
| (17) Yes | (6) Absolutely |
| (38) Yes | |
| (12) Maybe, but doesn't stand out over other townships | |

IF SO, WHAT WOULD YOU SAY? IF NOT, WHY?

- (3) I would say it is a nice quiet area with many activities for children all year round.
- (14) Location to highways, good school district and many medical professionals are close. Proximity. Decent housing prices.
- (31) As indicated above, conveniences
- (17&8) Great
- (17) They support family events i.e. Fireworks, Fall Fun Day
- (38) Well kept
- (39) Decent school district, but not overwhelming. Access to Perkiomen and Schuylkill Trail system, quiet, good neighborhoods
- (26) Location. LPT offers a range of housing within an excellent school district and with malls and retail stores within a few miles. Secure environment (police, fire, ambulance)
- (22) The town's infrastructure is failing as is the school district
- (8) 1-Methacton SD
2-Nice home and neighborhood for the money
3-Close to KoP (jobs, amenities)
4 -reasonable taxes
5-Quality neighborhoods (highly educated, but down-to-earth)
6-Great highway access to get anywhere fast
- (38) Considering their needs and child status, i would discuss the Methacton School District, the proximity to city (Philadelphia) and rural communities as well as bike-trail access if they are into biking. LPT also has great potential to continue to be rewarding smaller community to live in.
- (6) I recognize that this is a difficult time economically, but this time will pass and LPT will continue to grow and develop economically and, I hope, culturally. I think both of these possibilities can make residence here an opportunity you don't want to pass up. The school district is one of the best in the state, if not the nation. We have students that compete with the best and brightest in the nation. The growing cultural diversity of our township brings an opportunity to grow culturally adding a value to residences here that you may not find in most suburban communities. The township is located conveniently for commuting to many places of employment and has the goods and services that families desire and need. We have the foundation of a great community that shows every evidence of a great future.

WHAT DOES LPT DO BETTER THAN OTHER TOWNSHIPS?

- (3) Don't know about other townships
- (14) Not sure? 4th of July and Telephone alerts
- (31) I have never made comparisons
- (17&8) Great parks and recreation programs - great communications
- (17) Clean up their parks (keep parks nice)
- (38) live painting / ped crossing / the parking / administration
- (12) Not sure about this one
- (26) Limited knowledge of other townships
- (22) it is average in many ways
- (8) Maintain a very family-oriented township, snow removal/mgmt is excellent. Doesn't infringe against homeowner freedom/autonomy (i.e. doesn't impose/enforce strict rules).
- (38) Difficult to describe what is done better than surrounding communities, although the potential for great things from LPT is very high. There is a good support/sponsorship of sports activities (ARA Baseball, etc.) and events at the Twp building (concerts, Summer movies). "New" phone notification system very good.
- (6) I don't have enough experience with other townships to make a critical decision.

WHAT COULD THE TOWNSHIP DO BETTER?

- (3) Add diversity with cultures
- (14) Build the community through annual events like 4th of July. Attract better restaurants. Reduce traffic.
- (31) In winter - trucks remove snow and add sand; However, my driveway and others (on 363) have to remove ice in my driveway and I'm 82 years old.
- (17&8) I can't think of anything
- (38) more access to the river
- (12) Trails, trails, trails. I'd like it if i could safely traverse the township on a series of trails, would focus on making roads exceptionally pedestrian friendly, beautify along Ridge Pike and other major roads. Business district looks unplanned, low rent - look to Skippack for example. Unfortunately, don't think this is about branding. Evansburg Park is the identifiable feature - would build on it. Is there an identifiable commercial center or centers?
- (26) Reduce the regular traffic congestion on Ridge Pike and at the Trooper and Audubon intersection leading to Route 422 at rush hour
- (22) Business and infrastructure environments need to be improved
- (8) Attract real industry beyond stores/restaurants, especially to the VF Corp. Ctr. Whatever barriers/factors are preventing its competitiveness need to be removed. Ridge Pike is ugly. I think the above ground electric distribution is a big factor along with the deteriorating buildings, parking lots. Businesses leave and new ones often do not take their place. New investment is rarely made and when it does it seems like the businesses really struggle. I believe this is all due to the more dilapidated feel this area has. Some of the soccer/ballfields/playgrounds are in just average condition. I have found better amenities in other townships.
- (38) Without knowing details of any plans, attracting businesses to the VFCC would seem ideal. It seems as though Upper Providence may have a favorable tax structure for businesses or other incentives for business development in the continually renewing Industrial Park. Also consider any means to tap into the bike trail for the business district - many people seem to be preferring biking to work, anything that can be done to improve that will be a benefit. Seems like a good plan with the VFCC overall plan, but needs to be moved forward, somehow. Another idea is to get back to a community feel (Memorial Day Parade, "block party" events). Input by business community and residents is positive - should continue. The obvious difficulty is bringing together groups in the apartments, older established residential communities and new communities.

cont'd

- (6) While our township is rich in the goods and services people and conveniently located, i think that the township should continue to develop its arts and entertainment to attract business. Taxes do not need to be the sole source of funding for this. Our heritage is a great foundation for this, but our growing cultural diversity can be tapped to add to this. I think that experience shows us that concentrating various types of cuisine, music, art, and shopping in selected zones works better than having them spread out over great distance. the property that includes the park, library, and the township building is wonderful place, but it is secluded. The township needs to show its face more in the rest of the township and even partner with other townships to highlight its assets and attract consumers.

WHAT TOWNSHIP RESOURCES/SERVICES/AMENITIES DO YOU HAVE EXPERIENCE WITH/USE FREQUENTLY? (SCHOOLS, POLICE DEPT, PARKS AND REC, OPEN SPACE, ETC.)

- (3) Parks and Rec, and schools and discount tickets
- (14) Schools, parks and rec, open space
- (31) I appreciate the shredding truck during this year
- (17&8) Schools, park at township building, library
- (17) Park, library, bus trips, schools
- (38) Open space
- (12) Library, schools, open space (don't use often, but would if i fished or camped)
- (26) Library, Arcole & Methacton schools, community ambulance service, Eagleville Park, Mill Grove, TV channel notice board
- (22) Most
- (8) Parks and Rec, Library, golf course
- (38) Parks & Rec (ARA Baseball, use of baseball fields), Township Building events (concerts, movies, "township days"), schools, library.
- (6) Genuardi's, Dollar Tree, various restaurants, post office, Sunoco on Ridge and East Mount Kirk, township building/police/library/park, Valley Forge Park, Dewane's Garage, the Electrical Works Union building used by MEA for meetings, Liberty stores

HOW WOULD YOU DESCRIBE THOSE RESOURCES/ SERVICES/AMENITIES?

- (3) Very informative, i love the updates with email vs magazines
- (14) Play equipment could be expanded
- (31) I appreciate police department advising us (phone) to avoid a certain area because of traffic.
- (17&8) Great - very blessed to have such wonderful opportunities here
- (17) Good
- (38) Good
- (12) Good
- (26) We have found the services within the township quite adequate and informative
- (22) Schools primarily
- (8) Average to slightly above average for the township demographic
- (38) Parks & Rec - fields well maintained, small improvements seem to be taking place often in varying locations. Twp Bldg events - seem to be well planned and attended. Not sure how many are well publicized, though. Schools - award-winning, big reason to come to LPT. New phone communication system very good/beneficial. Library - good selections for community library, good events for kids
- (6) Scattered pockets throughout the township, provincial outlook among employees, people are welcoming, tend towards informal networks

ARE YOU AWARE THAT THE FOLLOWING AMENITIES/ RESOURCES ARE AVAILABLE IN THE TOWNSHIP?

- (3) Police Dispatch center staffed 24 hours. Public Library. Tennis Courts. Basketball courts. baseball/softball fields. soccer fields. park pavilions.
- (14) Police Dispatch. Volunteer Fire Dept. Public library. Public golf course. Public Swimming pool. Tennis courts. basketball courts. baseball/softball fields. football fields. soccer fields. park pavilions. amphitheater. bocce courts. handicapped accessible fishing pier. county and township walking trails. John James Audubon Center. Evansburg State Park. Valley Forge National Park.
- (31) Police dispatch. state accredited police force. Volunteer Fire Dept. Senior Community Center. Community Center Ambulance Squad. Public Swimming Pool. Tennis Courts. Basketball Courts. Park Pavilions. Boat Launches. John James Audubon Center. Valley Forge.
- (17&8) Police dispatch. Volunteer fire dept. Library. community Center Ambulance squad. tennis courts. basketball courts. baseball/softball fields. park pavilions. walking trails. Audubon center. Evansburg park. Valley Forge park.
- (17) Police (did not know it was 24-hours! Great!). Volunteer Fire Department. Library. Community Center Ambulance Squad. Golf Course. Swimming Pool. Tennis Courts. Basketball Courts. Baseball/softball fields. Football field. Soccer fields. Park pavilions. Amphitheater. Bocce courts. Walking trails. Audubon Center. Evansburg state park. Valley Forge.
- (38) Police dispatch. State accredited police department. Volunteer Fire Department. Public Library. Senior Community Center. Community Center Ambulance Squad. Golf course. Swimming pool. Tennis courts. Basketball courts. Baseball/softball fields. Football fields. Soccer fields. Park pavilions. Amphitheater. Bocce courts. Handicapped accessible fishing pier. Boat launches. Walking trails. Audubon center. Evansburg park. Valley Forge park.
- (26) Police dispatch. State accredited police department. Volunteer Fire Department. Public Library. Senior Community Center. Community Center ambulance Squad. Golf course. Swimming pool. Tennis courts. Basketball courts. Baseball/softball fields. Soccer fields. Park pavilions. Amphitheater. Bocce courts. Boat launches. Walking trails. Audubon center. Evansburg park. Valley Forge park.
- (8) Police dispatch. State accredited police department. Volunteer Fire Department. Public Library. Golf course (are you referring to Shannondell?). Swimming pool (are you referring to Shannondell?). Tennis courts. Basketball courts. Baseball/softball fields. Soccer fields. Park pavilions. Amphitheater. Walking trails. Audubon center. Valley Forge park.
- (38) Police dispatch. State accredited police department. Volunteer Fire Department. Public Library. Golf course. Swimming pool. Tennis courts. Basketball courts. Baseball/softball fields. Soccer fields. Park pavilions. Amphitheater. Bocce courts. Walking trails. Audubon center. Evansburg park. Valley Forge park.
- (6) Police dispatch. State accredited police department. Volunteer Fire Department. Public Library. Golf course. Swimming pool. Tennis courts. Basketball courts. Baseball/softball fields. Football fields. Soccer fields. Park pavilions. Amphitheater. Walking trails. Audubon center. Evansburg park. Valley Forge park.

HOW IS LPT UNIQUE FROM OTHER TOWNSHIPS?

- (3) I don't know much about other townships.
- (14) Surrounded by two large open space parks - VF and Evansburg
- (31) Not sure; However the quarterly brochure is full of many events, up to date and offers programs for all ages.
- (17&8) Great communications - care for residents and it shows!
- (17) Has beautiful walking trails - fireworks
- (38) History
- (12) Not entirely sure, but probably the most unique feature of the township is Evansburg State Park
- (26) More natural beauty. Wide variety of residential housing.
- (22) The number of parks and unique location
- (8) I'm not aware of anything that makes it particularly unique.
- (38) LPT has several different types of areas, established as well as newer residential communities, a history that should be celebrated more (JJ Audubon house), a business district that could be/should be a well-positioned district to attract businesses that have easy access to the 5-county area. LPT may need to set itself apart from surrounding areas further a little more sense of community.
- (6) I don't have enough knowledge of other townships to make a judgement

IF YOU HAD TO CONVINCe SOMEONE TO LIVE IN LPT, WHAT ONE THING WOULD YOU SAY?

- (3) Definitely come for the activities for kids.
- (14) Convenient to everything!! Highways, Malls, etc.
- (31) Very good service re ambulance police departments
- (17&8) Wonderful opportunities/services
- (17) They respond to the residents
- (38) Good administration. Good parks.
- (12) Close to all the schools in the district
- (26) Location with convenience to shopping and services and employment
- (22) We are close to a number of things to make life easier
- (8) Wonderful neighborhoods and homes with great proximity to industry/jobs
- (38) I grew up here, and I came back here - that's not a mistake. While people often want to move on and away, LPT and, specifically, Audubon was (and is) a great place to live, learn and experience.
- (6) It would depend on their need. If they had children, I would tout the school district. It would not be job opportunities. Probably convenience or location.

DESCRIBE YOUR FELLOW RESIDENTS/BUSINESS OWNERS.

- (3) Very polite, welcoming when we first arrived.
- (14) Middle class working families
- (31) Very good, friendly and helpful. Retired and in remodeling homes; Mascaro and Sons (waste and rubble)
- (17&8) Professional/career oriented - moved or live here because of schools
- (38) Friendly
- (12) Good neighbors, small businesses. Conduct most of my shopping outside the township
- (26) Everyone keeps their house and yard in good condition. those we have met are all friendly
- (22) average people, like anywhere else
- (8) Family, church and education are most important.
- (38) Fellow residents: friendly, involved parents, but for those outside of my immediate neighborhood, there is little outside of school that brings us all together. That may be a similar situation in most modern-day communities, but more events where the the entire community can participate and get to know each other would be an improvement. Perhaps a questionnaire as to what events people like to attend or a panel-type session like this one to generate ideas. We often get “stuck” in our immediate neighborhoods. Fireman’s fair was always good, but a little “filled with riffraff” or that was the reputation.
- (6) Provincial, but ethnically diverse. Kind, helpful, but tend towards informal networking to accomplish goals which can make it difficult

DESCRIBE THE PHYSICAL ATTRIBUTES OF LOWER PROVIDENCE TOWNSHIP.

- (3) Beautiful! Tranquil! Neat and clean!
- (14) Open space, parks
- (17&8) Lots of recreational places to visit - township does a great job with maintaining parks
- (17) Nice buildings & parks
- (38) Verroas
- (12) bedroom community, decent green space, access to shopping essentials
- (26) Hills and Dells with the Skippack Creek and the adjoining Perkiomen Creek and Schuylkill River LPT with attractive natural beauty
- (8) Mature neighborhoods, rolling hills, clean skies, suburban amenities
- (38) Established neighborhoods with newer, larger residential homes in certain areas. Business district that is in need of an infusion of new ideas.
- (6) Suburban with open spaces that often seem hidden from major thoroughfares. Many small businesses spread out along the major thoroughfares attached to, but separate from residential areas. Lots of deer and other wildlife that have adapted to the suburban environment.

WHAT ARE SOME OF YOUR FAVORITE PLACES IN LOWER PROVIDENCE TOWNSHIP?

(3) The parks, sporting fields

(14) Parks

(31) Lower Providence Community Center and Ambulance BLDG, Jim's & Ralph's Produce

(17&8) Evansburg Park, schools

(17) LP township park

(38) Schuykill river / perk / audubon / bike path

(12) don't know that i have one in particular

(26) Mill grove, Eagleville Park

(22) parks

(8) My home, Shannondell golf course, church

(38) JJ Audubon house (Mill Grove), ARA Fields, LP Community Library, LP Twp Building events (concerts, movies, fireworks), Chadwick's

(6) Eagleville Park and amphitheater and library, Genuardi's, my home, Valley Forge Park, Liberty stores

WHAT ADJECTIVES WOULD YOU USE TO DESCRIBE LOWER PROVIDENCE TOWNSHIP?

- (3) Peaceful, cooperative, courteous
- (14) convenient, nice neighborhoods, decent home, value for the dollar of homes
- (17&8) Beautiful, comfortable
- (17) Clean, convenient, a lot of shopping choices
- (38) Friendly people
- (12) attractive, quiet, family, safe
- (26) Attractive and affordable. A great place to live. A caring township with excellent services by Township leadership.
- (22) average with a lot of potential
- (8) Safe, vibrant, convenient, neighborly
- (38) missing an identity, community in flux. "Back in the day": quaint, community-oriented, great place to raise a family or, if you are single, great place to be close to the city without the problems of City living.
- (6) beautiful, provincial, suburban, blended, diverse, latent, capable, willing, positive

HOW WOULD YOU PROMOTE THE TOWNSHIP FROM A BRANDING AND MARKETING PERSPECTIVE?

- (3) Forwarding email blasts and facebook
- (14) Open space, proximity to parks, good school district, quiet neighborhoods
- (17&8) 1. convenience - close to Philly/King of Prussia
 - 2. recreation - lots to do here without having to drive far
 - 3. great schools
- (17) Location to KOP and 422. Good school district
- (38) Focal point (theater) zoo - race track
- (12) attractive, quiet, family, friendly, good schools (today), safe - but don't think these are differentiating
- (26) Convenient location. Natural beauty. Shannondell. Eight arch historical bridge on Germantown Pike.
- (22) Change the name to Audubon. Market with Valley Forge as Patriots and Artists as an end location. Promote business with the location and Post Office Name.
- (8) An inner-ring suburb of KoP with excellent highway access in all directions. Enjoy the amenities, but live outside the traffic. A highly educated, yet down-to-earth population built upon a renowned school district that delivers
- (38) Utilize the historical background (JJ Audobon/Mill Grove), school district information along with other benefits (close to trails, well positioned in the general area - Philly, Lancaster, etc.) and then promote PLANS for the future. Does LPT have a vision/mission statement? Do we have a strategic plan? We may, but these are not communicated/marketed. There is some obvious downside for those who may not like some things, but a twp with a plan and good communication is generally beneficial.
- (6) The branding needs to look towards the future and be well grounded in the present. the past can be tapped, but not in a folksy way. "Old Fashioned" or other such terms should be avoided. Terms like "retro" are the new old. The term "revitalization" literally means bringing back to life. I think we need new life period. Some things will have to die, but somethings are treasures that need to be marketed. We need to tap into our diversity and attract those who enjoy diversity. We need total into our changing socio-economics. I think that we have a population that is interested in intellectual pursuits and entertainment. They are working, have children and are extremely busy. Marketing will have to be outside the box and focused on convenience and availability.

WHERE DO YOU SHOP IN THE TOWNSHIP? HOW OFTEN? DO YOU HAVE A FAVORITE RESTAURANT OR STORE?

- (3) At this time we are not financially able to take advantage of the shops
- (14) super markets, fast food, convenience stores, China Wok, Genuardis, Wawa, Designed Treasures, Gary's World of Wellness
- (31) Walgreens, Genuardis, Acme
- (17&8) I tend to go out of township for groceries - Wegmans/Rechters
- (17) I shop at Genuardi's, Applebys, D. Donuts
- (38) Genuardis, Edna's, Bud's bar
- (12) don't frequently shop in the township
- (26) Most of our daily needs come from Genuardis, Restaurants, China Inn, Keystone Grill, Eagleville Diner, Ninety-Nine, Christine's
- (22) We shop all over town, no favorites
- (8) We patronize many of the stores/shops/restaurants surrounding the Egypt Rd./Trooper Rd. intersection to the point where probably (a bit sadly :) do 66% of all our shopping/eating out here. We go elsewhere (KofP, Collegeville town center, Outlet Mall in Sanatoga) for "mall" shopping. We go to KoP or Skippack for nicer restaurants. With this being said, I'm not sure I see an opportunity for LP to expand into that space as its pretty saturated by the aforementioned sites.
- (38) Giant Shopping Center, Genuardi's shopping center - weekly. Enjoy the Ninety-nine restaurant, Zwahlen's, Chadwicks
- (6) Genuardi's at Ridge and East Mt.Kirk at least once a week. Family Bistro for breakfast every Saturday and Brother Paul's.

WHAT TYPE OF AMENITY/STORE WOULD YOU LIKE TO SEE ATTRACTED TO THE TOWNSHIP?

- (14) book store, non-chain
- (31) K-Mart, A women's clothing shop
- (17&8) Department stores (Kohls, Boscov's)
- (17) Target, more eateries, D. Donuts
- (38) Entertainment / roller skating / bowling / museum / zoo
- (12) see skippack, better quality restaurants, better quality business district, activities (festivals, etc.)
- (26) Some like the old K-Mart
- (8) A party store (my wife misses Hullaballo). Kohls. A good diner.
- (38) Trader Joe's - might be good for old Bud's Bar site?
- (6) Kentucky Fried Chicken/Taco Bell, Boscovs/Kohls type store, technology oriented store, U.S. Toy/learning center.

DO YOU VISIT OUR WEBSITE? HOW OFTEN?

- (3) Yes, when i receive your emails
- (14) Yes, 4x's a year
- (31) No. Do not have a computer
- (17&8) Yes - a few times a month
- (17) Yes, 1 / month
- (38) No
- (12) Maybe once a month
- (26) Yes - Probably should use it more
- (22) Yes - when i need something
- (8) Yes, but infrequently. there are times I find the info i need and other times I don't.
- (38) Yes. Probably 4-6 times/year when looking for info on events
- (6) No.

DO YOU UTILIZE NEW COMMUNICATION METHODS LIKE TWITTER OR BLOGS?

(3) No, just Facebook

(14) No

(31) No

(17&8) Yes, Facebook and Twitter

(17) No

(38) No

(12) No

(26) No

(22) Yes, but not proper for a government to do so

(8) No. My wife and I have subscribed to the emergency alert system and appreciate it.

(38) Facebook - yes, Blogs - occasionally.

(6) Facebook, sometimes converse on other peoples blogs, email

WE WELCOME YOUR COMMENTS:

We welcome your comments:

- (14) We enjoy living in the township but do most of our shopping outside of the township. AM commute traffic getting to 422 is bad.
- (31) After I attend the meeting on 9/20/10 I may come up with something
- (17) Can you turn the parks lights on at 5:30am for 30 minutes
- (12) Significant overhaul of Ridge business district, both content and quality is needed. Significant beautification is needed throughout the business district. Trails trails trails and pedestrian and bike friendly everything. Would make it a haven for the active types
- (26) 1. Thank you for the Emergency News service that alerts us to the problems in the Township. The recent closure of Ridge Pike due to the accident and the elderly man who got lost.
2. The old closed Ford dealerships on Ridge Pike as you enter LPT sends a negative message.
3. Ridge Pike from Trooper to Sunnyside needs to be “spruced up”
- (38) I truly enjoyed growing up in LPT and would enjoy seeing it grow and thrive, with a good identity/reputation outside of “good school district” and “close to major highways/facilities”. The VFCC plan seems solid, we just need some movement and communication to the public (inasmuch as that would be a benefit and not cause lawsuits/residential blocking).

LOWER PROVIDENCE BUSINESS INPUT SURVEY RESPONSES

Answers from these surveys/input meetings were used to create the Township wide survey

HOW LONG HAVE YOU OWNED A BUSINESS IN LOWER PROVIDENCE TOWNSHIP?

(14 years)

(1 month)

(N/A)

(1 month)

(40 years)

(3 years)

(40 years)

(18 years)

(36 years)

(12 years)

Subsequent answers organized by years owning a business in Lower Providence Township

WHAT MADE YOU CHOOSE THIS TOWNSHIP?

(14 years) The school district. reputation. center location for business clients.

(1 month) Executive Director is township resident. many of our clients have children in Methacton School District. Affordable rent.

(N/A) N/A

(1 month) We like the location and the building as well as its proximity to transportation and local amenities including shopping and restaurants.

(40 years) Vacant area and anticipated growth

(3 years) I live here.

(40 years) At the time of the site selection, isolation from other commercial buildings, work force proximity

(18 years) location, successful business area, lived here, school district

(36 years) Purchased business, then home in township

(12 years) The ideal space became available for my business. Cross Roads, location.

DO YOU PLAN TO STAY HERE? WHY? WHY NOT?

(14 years) Yes. Children attend & Methacton school district. Clients, friends, and associates here.

(1 Month) Yes. See #2 question.

(N/A) Yes

(1 month) Yes, we plan to stay. This area is great for access to our customers. The leasing rates were competitive.

(40 years) Yes, strategic location

(3 years) I believe there is a potential to grow here.

(40 years) Yes, favorable relationship with township management, township is willing to work along side commercial interests. Most local amenities (restaurants, materials, stores) meet employee requirements. Access to major roadways (422/S. Expressway) a plus

(18 years) Yes, great area for working with clients

(36) Love township, yes, great township

(12 years) Yes

DO YOU ALSO LIVE IN LOWER PROVIDENCE TOWNSHIP?

(14 years) Yes.

(1 month) Yes.

(N/A) Yes

(1 month) Yes, I live in Audubon.

(40 years) No

(3 years) yes.

(40 years) No

(18 years) Yes

(36 years) No, but wish, my home was still in township, I'm just at the township line.

(12 years) No. Live in Limerick.

HOW HAS THE TOWNSHIP HELPED YOU AS A BUSINESS OWNER?

(14 years) No.

(1 month) Not in twp. long enough to answer question

(N/A) Financial support through real estate taxes and advertising

(1 month) The township worked well with the building owner for permits to get our project completed quickly

(3) School district endorses my business.

(40 years) Led research into public funding initiatives for office growth and new process implementations. Law enforcement has supported crisis planning and physical security as a partner with PJM

(36 years) Yes

(12 years) Township is customer friendly. Area maintained. Neat and clean. Roads maintained.

HAS IT EVER BEEN A HINDERANCE? IF SO HOW?

(14 years) No.

(1 month) See question above

(N/A) No

(1 month) No.

(3 years) Signage - too many.

(40 years) No

(18 years) Taxes are high, so my clients buy in other areas that offer a lower tax base. Dealing with townships about abandoned houses is always challenging. Lots that need to be mowed are not done in a timely manner.

(36 years) No

(12 years) Forbids advertising sign

ARE YOU AWARE THE TOWNSHIP OFFERS THE FOLLOWING SERVICES: LIVESCAN EMPLOYEE FINGERPRINTING, BACKGROUND CHECKS, AND REGIONAL COMPUTER FORENSICS LABORATORY?

(14 years) No.

(1 month) I am now.

(N/A) yes

(1 month) No

(40 years) No

(3 years) Not specifically for my business

(40 years) Some

(18 years) No

(36 years) No - great for these businesses that have a need for these services

(12 years) No

WHAT OTHER AMENITIES/SERVICES DO OUR EMPLOYEES NEED/DESIRE TO HAVE IN THE TOWNSHIP?

(1 month) Too early in the township for us to make a determination.

(1 month) I think a business directory would be helpful as well as business events that would put businesses together so that we could do more business together locally. This would help all of us.

(40 years) Unknown

(3 years) More exposure for business. What is available? Is there any FREE advertising available? Websites? A business directory!

(40 years) Hotel accommodations, fitness center

(18 years) Programs for kids - sports, etc.

WOULD YOU RECOMMEND LOWER PROVIDENCE TOWNSHIP TO SOMEONE LOOKING TO RELOCATE?

(14 years) No.

(1 month) Yes

(N/A) Yes

(1 month) Yes.

(40 years) Yes.

(3 years) Yes

(40 years) Yes

(18 years) Yes, all the time.

(36 years) Yes

(12 years) Yes

IF SO, WHAT WOULD YOU SAY? IF NOT, WHY?

(14 years) Not much to offer in locations. traffic pattern especially around 363 (Trooper) area. 422 entrances or going west from 363.

(1 month) Clean, nice, parks, accessible municipal staff, good library, police availability.

(N/A) Excellent location, schools, library, parks, township activities, retirement center and historically significant areas

(1 month) It is a great place to live and work. It is close to major traffic arteries and a centralized part of the state. It is also a beautiful part of the country and it would be easy to attract employees

(40 years) Great availability of amenities in the area

(3 years) Good school district.

(40 years) Clean township, favorable, aggressive township management

(18 years) I tell them about the fabulous location and its proximity to major routes and the city. school district.

(36 years) Great township to have a business; township officials and laws business friendly

(12 years) I would say, the location is excellent with cross roads giving access to customers commuting to and from different local towns

HOW IS LOWER PROVIDENCE TOWNSHIP UNIQUE FROM OTHER TOWNSHIPS?

- (14 years) Empty business locations Ridge & 363 (Ford) entering from Collegeville along Ridge Pike not pleasing to the eye.
- (1 month) Still assessing this
- (1 month) Close to everything. Beautiful architecture and countryside. reasonable costs.
- (3 years) There is a “mix” of arts, businesses, sports, etc. Very eclectic. Historical sites.
- (40 years) Tries to manage commercial/residential interests openly. Township staff always available, willing to listen and support
- (36 years) Very supportive

IF YOU HAD TO CONVINCe SOMEONE TO OPEN THEIR BUSINESS IN LOWER PROVIDENCE TOWNSHIP, WHAT ONE THING WOULD YOU SAY?

- (14 years) Average salary of potential customers are higher.
- (N/A) Good Chamber of Commerce to network with other chambers
- (1 month) This is an upscale area with reasonable costs.
- (40 years) Strength of the general area
- (3 years) It is primarily an upscale residential area.
- (40 years) Very good township management with understanding of commercial interests.
- (36 years) Township officials want to help with any issue your business could experience
- (12 years) Location, location, location. Easy access 422 corridor.

DESCRIBE YOUR FELLOW BUSINESS OWNERS.

(14) Hardworking, dedicated, marking an honest living

(1 month) Only know Joe Vargo and Anthonice Medicine who are in my land lord and additional tenant.

(3) I am a sole proprietor, in a residential

(40 years) Most properties are tenant occupied, so "ownership" of site is sometimes related to remote management.

(18) All local people - most live and work in the area. Professional.

(36) Know many owner of business, diners, gas stations, pool services, barbers, agway, all express satisfaction with township

(12) Experience with business and stores in my strip mall (Audubon Village) has been very favorable to me. Friendly and professional.

DESCRIBE THE VARIETY OF BUSINESSES IN LOWER PROVIDENCE TOWNSHIP.

(1 month) restaurants, printing, Favck shops, child care centers are mostly the businesses we'll associate with. banks and supermarkets as well.

(N/A) Manufacturing, trades, service, restaurants, hospitals, etc.

(1 month) Everything from quaint local business to major drug manufacturers and everything in between

(3 years) Eating establishments, banks, drugstores, schools

(40 years) I would say more service centric as compared to manufacturing for processing

(18 years) Stores, restaurants, real estate

(36 years) Diner, cleaners, saler ski, sunoco', barbers, pool services, restaurants

(12 years) Super markets, eye doctors, subway, religious shop, wawa, banks, etc.

DO YOU FEEL CONNECTED TO OTHER BUSINESSES IN THE COMMUNITY? IF SO, HOW? IF NOT, WOULD YOU LIKE TO BE?

(14 years) I do not feel connected yet. Have joined the Chamber of Commerce.

(1 month) Too early for us to tell. Would very much like to be connected to other businesses.

(N/A) YES. Many local businesses are very supportive of our library. We try to utilize township businesses when we can. We are also a member of the local Chamber of Commerce.

(1 month) Not yet. I would like to get to know them and see how we could all help each other.

(40 years) We do business with many of them

(3 years) No! Absolutely, yes!

(40 years) No little connection. Yes, although difficult to gain "Esprit DeCorps" given individual business concerns and property ownership diversity

(18 years) Yes, I shop here, I go the the restaurants here.

(36 years) Yes, we share many of the same concerns. taxes, variety of business, need a business organization for one township

(12 years) Yes, we share customers and clients

DO YOU UTILIZE THE SERVICES OF OTHER BUSINESSES IN THE TOWNSHIP?

(14 years) Yes, vehicle repair shops, printers, plumbers, electricians

(1 month) Not yet

(N/A) Yes

(1 month) When we can.

(40 years) Yes

(3 years) Yes!

(40 years) Yes

(18 years) Yes

(36 years) Yes

(12 years) Yes

WHAT OTHER BUSINESSES WOULD YOU LIKE TO SEE ATTRACTED TO THE TOWNSHIP?

(14 years) More office oriented businesses.

(1 month) Recreational types

(N/A) large corporations that would provided more jobs. More restaurants.

(1 month) Major chain restaurants. High tech manufacturers, call centers. A gas station close to 422. Traffic improvements.

(40 years) Ones that will use our services

(3 years) Nicer restaurants

(40 years) Hoteling accommodations

(18 years) More higher end businesses to attract more diverse consumers.

(36 years) Walmart, Staples, Sams

(12 years) I'd love to have a diner nearby

WHAT ADJECTIVES WOULD YOU USE TO DESCRIBE LOWER PROVIDENCE TOWNSHIP?

(14 years) Old, empty buildings, dingy, our boarders have thriving businesses

(1 month) Friendly, open

(N/A) Cultural diversity, community oriented, welcoming

(1 month) Quaint, historical, beautiful, charming, convenient, unique, interesting, dynamic

(3 years) Verdant, safe, supportive - family oriented. Generous giving.

(40 years) Clean and friendly

(36 years) Great! Cooperative! Listens! Understanding! Supportive!

(12 years) Safe, clean, friendly, strict, helpful

DO YOU SPEND TIME AFTER WORK IN THE TOWNSHIP?

(14 years) Yes

(1 month) Yes

(N/A) Yes

(1 month) Yes

(40 years) No

(3 years) Shopping

(40 years) Yes

(18 years) Yes

(36 years) Yes

(12 years) Yes, Lower Providence Rod and Gun

HOW WOULD YOU DESCRIBE THE LOCAL CONSUMER (IF APPLICABLE TO YOUR BUSINESS)?

(1 month) N/A

(N/A) Our local consumer represents all portions of the populations - young, old, high income, low income, large business owners, small business owners, etc.

(1 month) Upscale, discerning, concerned, well educated

(40 years) N/A (B2B)

(3 years) Upper middle class

(18 years) Working class

(36 years) Very faithful, honest, straight forward

(12 years) Most are professionals and intellectual in my case, many children

DO YOU UTILIZE NEW COMMUNICATION METHODS LIKE TWITTER OR BLOGS?

(1 month) Not those but we will soon have a Facebook page

(N/A) Yes

(1 month) Not yet

(40 years) Yes.

(3 years) I will if they become available to me!

(40 years) Blogs

(18 years) No

(36 years) Not as of this point

(12 years) No

IF YOUR BUSINESS IS LOCATED IN THE VALLEY FORGE CORPORATE CENTER, ON A SCALE FROM 1-10 (10 BEING THE MOST OPEN), HOW OPEN ARE YOU TO CHANGING THE NAME OF THE CORPORATE CENTER?

(1 month) We are just moving in and we really like the name as it is. I'm not against changing it but it is very good as it is. It just needs a better positive marketing effort.

(40 years) N/A

(3) Lower Providence - "Gateway to the Future"

(40 years) 10

(36 years) Very open, center not located in Valley Forge. Sort of makes sense to keep name similar to our township.

HOW DO YOU MARKET YOUR BUSINESS? WHAT TOOLS/METHODS DO YOU UTILIZE? HOW CAN THE TOWNSHIP ASSIST YOU?

(14 years) Websites, Facebook

(1 month) Letters and brochures are sent out. Brochures are put in public areas such as the library.

(N/A) Library website, library newsletter, fundraisers, flyers to the township for new residents, township website, township newsletter, and advertisement of programs.

(1 month) We have a sales force of 12 people who see our customers regularly. We use TV, radio, fax and email marketing and direct mail. The township can help by helping the businesses get to know each other and promoting a buy local campaign

(40 years) Electronic communications, direct mailers, advanced website utilization, promotional materials, promotional products, social media integration, signage

(3 years) Website, word of mouth. have done newspapers.

(40 years) None required

(18 years) mailing, signs, offering more business visibility. Do we have a township pool?

(36 years) Ad mailers, word of mouth, phone book, online, ad on township newsletter, website.

(12 years) Mostly in-house - word of mouth & recommendations - newspaper, flyers, and sign

WE WELCOME YOUR COMMENTS:

- (1 month) As a resident of the township for thirty years I am looking forward to see what the business end will be like and what type of associations we can make with other businesses.
- (N/A) We would like to have a direction of all township business and what services they offer so we can continue to support our fellow business owners. We should have ONE name - Lower Providence = Collegeville, Eagleville, Audubon, Trooper,...
- (1 month) I think LPT should build on its connection to Valley Forge. Valley Forge is already famous and has a positive image. LPT should have a slogan and logo to use in its marketing. The current slogan, "Bridge to the Future" doesn't mean much to most people. The welcome signs to LPT are excellent and we should all be promoting our area. We should also promote our natural and recreational areas which are wonderful and underutilized. This is a big draw for people. Let current business owners and operators help persuade potential new businesses in the process of deciding to locate here. We should immediately get together and buy Bud's Bar and either refurbish it or tear it down. This could be a tremendous effort by our citizens to come together with one positive purpose. This could be a blueprint for how to solve other issues in the community.
- (40 years) Bernie and Kevin Homer sit on boards for their townships in the area. We are big believers in promoting the strength of the area and not just the individual townships. Linked together in this area is in a strategic location and has a lot to offer. It's the strength of the area that can bring strength to each township.
- (3 years) Business fairs in LPT - various genres: arts, sports, electronic, real estate, etc. etc. (All - inclosure of all tech businesses in Lower Providence) Some provisions for small business owners trying to get started. Mine happens to be residential and I would like some guidelines on what I can do in the community to advertise my business. Also, check out "locally yours" publication it's great!!
- (40 years) This is another example of the township's forward thinking in obtaining opinions, inputs of others to improve the township. I live in a different township and have commercial operations in two different local townships, neither of which invests the energy in their occupants like L.P.
- (36 years) Would like to have a group formed to deal with any of our business concerns of our township for business owners.