



Township Overview

Lower Providence Township

100 PARKLANE DRIVE • EAGLEVILLE, PA 19403

610 • 539 • 8020

www.lowerprovidence.org

CONTENTS

CONTENTS	2
TOWNSHIP OVERVIEW.....	3
AMENITIES.....	4
POLICE.....	5
EMERGENCY MANAGEMENT	6
RIDGE PIKE BUSINESS DISTRICT.....	7
PARK POINTE AT LOWER PROVIDENCE	8
PARK POINTE AT LOWER PROVIDENCE AERIAL MAPS	9
RIVER CROSSING COMPLEX PROJECT IMPROVEMENTS.....	12

Lower Providence Township

100 PARKLANE DRIVE • EAGLEVILLE, PA 19403

610 • 539 • 8020

www.lowerprovidence.org

TOWNSHIP OVERVIEW

Location: South central Montgomery County

- Minutes from PA Turnpike, Routes 202, 363, 422 and I-76
- Easy access to Philadelphia
- Centrally located between New York City and Washington, D.C.
- Philadelphia and Lehigh Valley International Airports easily accessible

Size: 14.77 square miles

Population: 25,436 (2010 Census)

Schools: Methacton School District

Recreation: Numerous opportunities for both active and passive recreation

- Expansive county trail system including Schuylkill Trail, Perkiomen Trail, and Audubon Loop Trail
- Club at Shannondell – Public 18-hole golf course, swim club, restaurant and banquet/meeting facilities
- Evansburg State Park and Valley Forge National Historical Park
- Township parks / recreational facilities

Points of Interest: John James Audubon Center at Mill Grove, Valley Forge Convention Center, Greater Philadelphia Expo Center

Lower Providence Township

100 PARKLANE DRIVE • EAGLEVILLE, PA 19403

610 • 539 • 8020

www.lowerprovidence.org

AMENITIES

Montgomery County's largest concentration of first-class hotels just minutes away, restaurants, recreational venues and retail amenities all located within the Township.

- ❑ More than 2,500 hotel rooms and a thriving tourist industry serve immediate area
- ❑ Philadelphia's cultural centers, historic sites, and diverse attractions are easily accessible
- ❑ Outstanding educational opportunities provided by highly-regarded Methacton School District
- ❑ Excellent new and existing housing stock
- ❑ Miles of scenic biking/hiking trails
- ❑ Township-owned golf course, the Club at Shannondell

Lower Providence Township

100 PARKLANE DRIVE • EAGLEVILLE, PA 19403

610 • 539 • 8020

www.lowerprovidence.org

POLICE

The Lower Providence Police Department is accredited by the Pennsylvania Law Enforcement Accreditation Commission.

- ❑ Dispatch Center staffed 24-hours daily, 7 days a week
- ❑ Command Staff includes two graduates of the prestigious Federal Bureau of Investigation National Academy in Quantico, VA
- ❑ Police canine units certified in explosive detection and narcotics detection
- ❑ *Livescan* fingerprinting facility available to corporate community for employee screening and security checks
- ❑ Department of Homeland Security Critical Infrastructure participants through the Buffer Zone Protection Plan – Business Park
- ❑ Partner in the Montgomery County Drug Task Force
- ❑ Partner in the Central Montgomery County Special Weapons and Tactics team

Regional Computer Forensics Laboratory

Lower Providence Township is a partner in the Philadelphia Regional Computer Forensics Laboratory (RCFL), an affiliation of the FBI and state and local law enforcement agencies. The state-of-the-art laboratory is devoted to the examination of digital evidence in support of criminal investigations.

- ❑ With one detective assigned on a full-time basis to the laboratory, the Township receives priority treatment of computer forensic cases and exposure to cutting edge training
- ❑ Ability to track and trace cyber-criminals who illegally penetrate businesses, steal trade secrets and intellectual property, and attack critical infrastructure

Lower Providence Township

100 PARKLANE DRIVE • EAGLEVILLE, PA 19403

610 • 539 • 8020

www.lowerprovidence.org

EMERGENCY MANAGEMENT

The Township places a high priority on emergency preparedness and its Emergency Management Department stands as a leader in the region.

- ❑ On-site Emergency Operations Center and Mobile Command Unit
- ❑ Three trailers stocked with emergency response equipment and sheltering supplies
- ❑ Township-wide automated Emergency Notification System for resident, business, and employee alerts
- ❑ Continuity of Government Plan
- ❑ Emergency Operations Plan and Pandemic Plan
- ❑ Staff trained and certified in conformance with federal National Incident Management System standards

Video project initiated along Ridge Pike for traffic accident response - banks and businesses will have the capability to tie into the system as needed during incidents; future plans call for the inclusion of the Trooper Road and Egypt Road corridor

Lower Providence Township

100 PARKLANE DRIVE • EAGLEVILLE, PA 19403

610 • 539 • 8020

www.lowerprovidence.org

RIDGE PIKE BUSINESS DISTRICT

Recognizing that the Ridge Pike corridor represents a gateway to the Township and aware of the potential for redevelopment and growth within the corridor, the Township created the Ridge Pike Business District.

Benefits of the RPBD include:

- ❑ Provides for commercial redevelopment along Ridge Pike
- ❑ Opportunity for various development bonuses
- ❑ Reduction of curb cuts for safe vehicular travel
- ❑ Interconnection of properties with internal driveways
- ❑ Improved pedestrian safety with sidewalks required along the corridor
- ❑ Traffic calming with parking lot design standards
- ❑ Crosswalks and internal sidewalks to commercial establishments
- ❑ Design standards for architectural styles, lighting, and signage to create a visual connectivity for the corridor

Lower Providence Township

100 PARKLANE DRIVE • EAGLEVILLE, PA 19403

610 • 539 • 8020

www.lowerprovidence.org

PARK POINTE AT LOWER PROVIDENCE

Lower Providence Township's certified planning and zoning professionals recognize the business community's sense of urgency and the dollar value of time. Their charter is to streamline and expedite the process, not to impede it.

Benefits of the Township's business park:

- ❑ No mercantile, gross receipts or business privilege taxes
- ❑ Redundant power – 2 PECO substations
- ❑ Abundant public water and sewer capacity
- ❑ By-right 90 foot building height
- ❑ Superior roadway access - Township owned & maintained
- ❑ Fiber optic cable throughout
- ❑ Mixed use zoning options
- ❑ Township offers *Livescan* fingerprinting to corporate partners for employee screening and security checks
- ❑ Township-wide automated Emergency Notification System for resident, business, and employee alerts
- ❑ SEPTA bus service - Routes 99, 131



Corporate Neighbors

- ❑ DBSi – Continuity planning and disaster recovery leader
- ❑ PJM Interconnect
- ❑ PA Attorney General's Office
- ❑ Quest Diagnostics
- ❑ Gannett Fleming
- ❑ Verizon
- ❑ Valley Forge Children's Academy daycare facility
- ❑ Paychex
- ❑ Inteprod
- ❑ Quest Diagnostics
- ❑ Clinical Financial Services

PARK POINTE AT LOWER PROVIDENCE BUSINESS ASSOCIATION

The Association helps the Township effectively address concerns of the business community and offers support, information and assistance to new and existing businesses.

Lower Providence Township

100 PARKLANE DRIVE • EAGLEVILLE, PA 19403

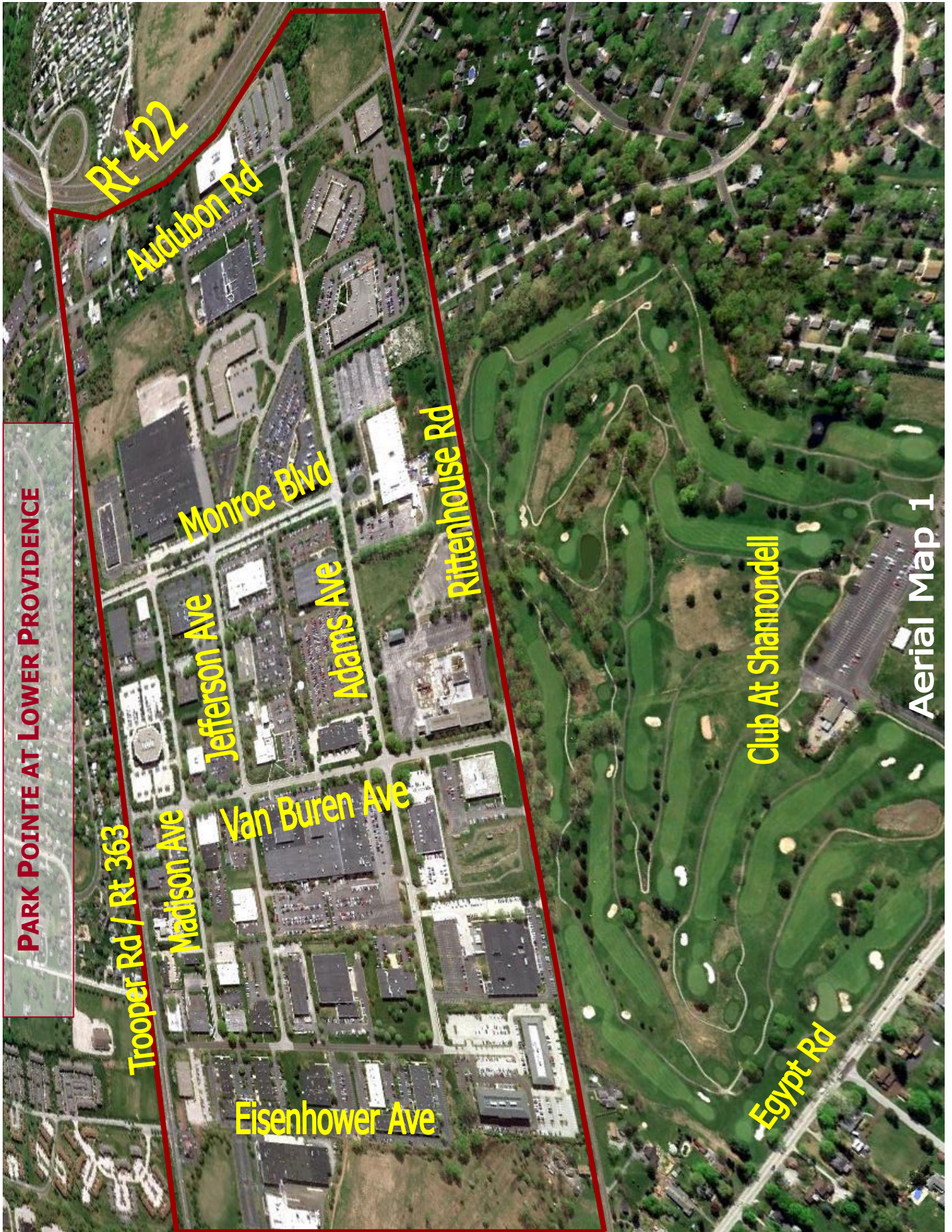
610 • 539 • 8020

www.lowerprovidence.org

PARK POINTE AT LOWER PROVIDENCE AERIAL MAPS

Aerial Map 1 – Aerial view of the business park.

Aerial Map 2 – Aerial view of business park with existing structures and properties numbered for identification and listed by street address.



PARK POINTE AT LOWER PROVIDENCE

Rt 422

Audubon Rd

Monroe Blvd

Jefferson Ave

Adams Ave

Rittenhouse Rd

Trooper Rd / Rt 363

Madison Ave

Van Buren Ave

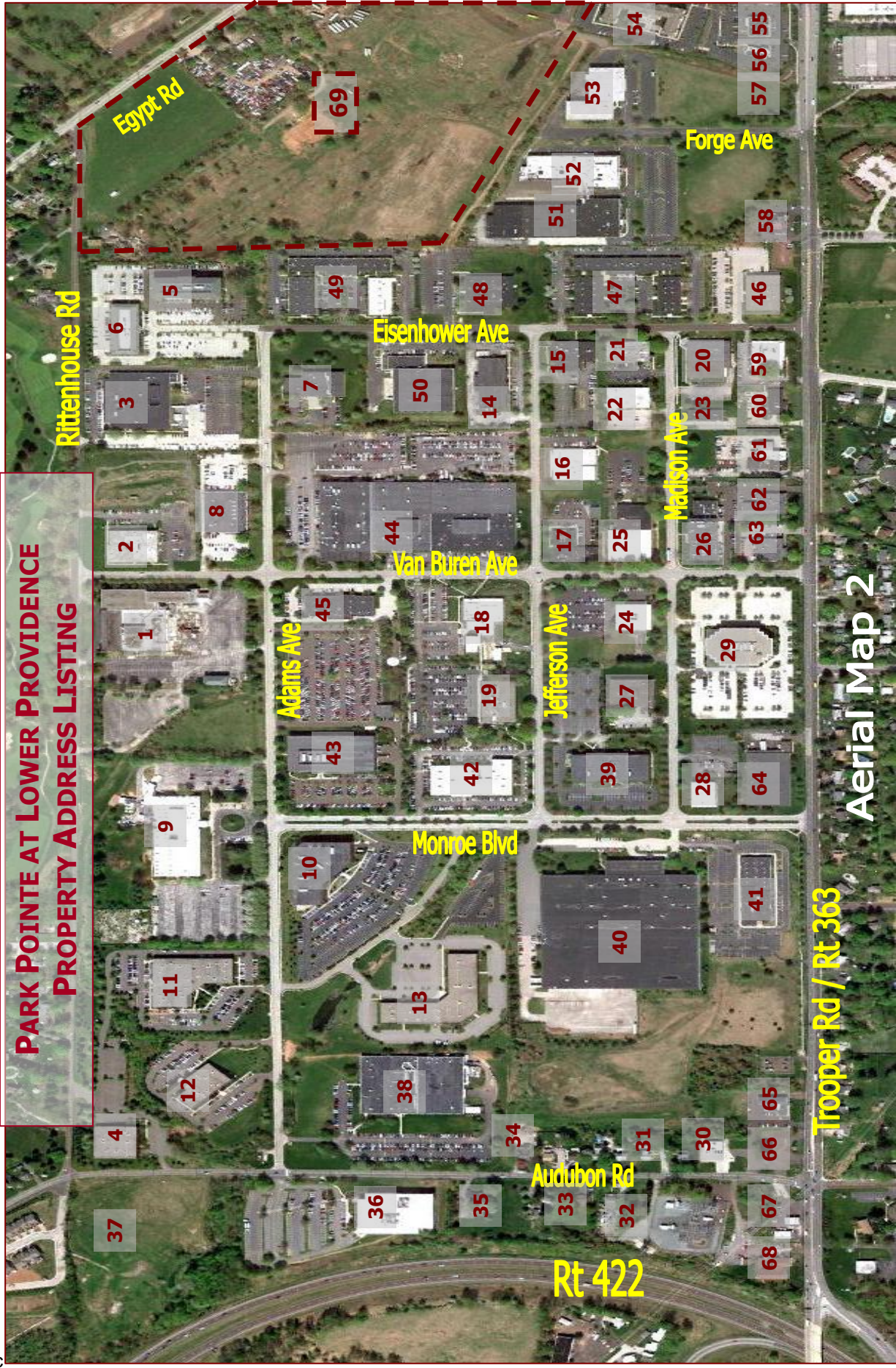
Eisenhower Ave

Club At Shannondell

Egypt Rd

Aerial Map 1

**PARK POINTE AT LOWER PROVIDENCE
PROPERTY ADDRESS LISTING**



Aerial Map 2

1. 950 Rittenhouse Rd	22. 915 Madison Ave	36. 2650 Audubon Rd	50. 2675 Eisenhower Ave	64. 1045 S. Trooper Rd
2. 960 Rittenhouse Rd	23. 920 Madison Ave	37. 2660 Audubon Rd	51. 900 Forge Ave	65. 1151 S. Trooper Rd
3. 970 Rittenhouse Rd	24. 945 Madison Ave	38. 2661 Audubon Rd	52. 950 Forge Ave	66. 1165 S. Trooper Rd
4. 1170 Rittenhouse Rd	25. 950 Madison Ave	39. 2500 Monroe Blvd	53. 1000 Forge Ave	67. 1215 S. Trooper Rd
5. 800 Adams Ave	26. 950 Madison Ave	40. 2501 Monroe Blvd	54. 681 Shannondell Blvd	68. 1217 S. Trooper Rd
6. 820 Adams Ave	27. 975 Madison Ave	41. 1001 S Trooper Rd	55. 705 S. Trooper Rd	69. Egypt Rd (Greenfield)
7. 900 Adams Ave	28. 980 Madison Ave	42. 2600 Monroe Blvd	56. 711 S. Trooper Rd	70.
8. 940 Adams Ave	15. 904 Jefferson Ave	16. 930 Jefferson Ave	17. 939 Jefferson Ave	18. 955 Jefferson Ave
9. 1000 Adams Ave	19. 975 Jefferson Ave	20. 900 Madison Ave	21. 905 Madison Ave	22. 915 Madison Ave
10. 1001 Adams Ave	23. 920 Madison Ave	24. 945 Madison Ave	25. 950 Madison Ave	26. 950 Madison Ave
11. 1010 Adams Ave	27. 975 Madison Ave	28. 980 Madison Ave	29. 1000 Madison Ave	30. 2605 Audubon Rd
12. 1100 Adams Ave	31. 2615 Audubon Rd	32. 2622 Audubon Rd	33. 2626 Audubon Rd	34. 2639 Audubon Rd
13. 1111 Adams Ave	35. 2642 Audubon Rd	36. 2650 Audubon Rd	37. 2660 Audubon Rd	38. 2661 Audubon Rd
14. 901 Jefferson Ave	15. 904 Jefferson Ave	16. 930 Jefferson Ave	17. 939 Jefferson Ave	18. 955 Jefferson Ave
15. 904 Jefferson Ave	19. 975 Jefferson Ave	20. 900 Madison Ave	21. 905 Madison Ave	22. 915 Madison Ave
16. 930 Jefferson Ave	23. 920 Madison Ave	24. 945 Madison Ave	25. 950 Madison Ave	26. 950 Madison Ave
17. 939 Jefferson Ave	27. 975 Madison Ave	28. 980 Madison Ave	29. 1000 Madison Ave	30. 2605 Audubon Rd
18. 955 Jefferson Ave	31. 2615 Audubon Rd	32. 2622 Audubon Rd	33. 2626 Audubon Rd	34. 2639 Audubon Rd
19. 975 Jefferson Ave	35. 2642 Audubon Rd	36. 2650 Audubon Rd	37. 2660 Audubon Rd	38. 2661 Audubon Rd
20. 900 Madison Ave	39. 2500 Monroe Blvd	40. 2501 Monroe Blvd	41. 1001 S Trooper Rd	42. 2600 Monroe Blvd
21. 905 Madison Ave	43. 2750 Monroe Blvd	44. 2621 Van Buren Ave	45. 2626 Van Buren Ave	46. 2500 Eisenhower Ave
22. 915 Madison Ave	44. 2621 Van Buren Ave	45. 2626 Van Buren Ave	46. 2500 Eisenhower Ave	47. 2550 Eisenhower Ave
23. 920 Madison Ave	45. 2626 Van Buren Ave	46. 2500 Eisenhower Ave	47. 2550 Eisenhower Ave	48. 2600 Eisenhower Ave
24. 945 Madison Ave	46. 2500 Eisenhower Ave	47. 2550 Eisenhower Ave	48. 2600 Eisenhower Ave	49. 2650 Eisenhower Ave
25. 950 Madison Ave	47. 2550 Eisenhower Ave	48. 2600 Eisenhower Ave	49. 2650 Eisenhower Ave	50. 2675 Eisenhower Ave
26. 950 Madison Ave	48. 2600 Eisenhower Ave	49. 2650 Eisenhower Ave	51. 900 Forge Ave	52. 950 Forge Ave
27. 975 Madison Ave	49. 2650 Eisenhower Ave	50. 2675 Eisenhower Ave	53. 1000 Forge Ave	54. 681 Shannondell Blvd
28. 980 Madison Ave	51. 900 Forge Ave	52. 950 Forge Ave	53. 1000 Forge Ave	54. 681 Shannondell Blvd
29. 1000 Madison Ave	52. 950 Forge Ave	53. 1000 Forge Ave	54. 681 Shannondell Blvd	55. 705 S. Trooper Rd
30. 2605 Audubon Rd	53. 1000 Forge Ave	54. 681 Shannondell Blvd	55. 705 S. Trooper Rd	56. 711 S. Trooper Rd
31. 2615 Audubon Rd	54. 681 Shannondell Blvd	55. 705 S. Trooper Rd	56. 711 S. Trooper Rd	57. 717 S. Trooper Rd
32. 2622 Audubon Rd	55. 705 S. Trooper Rd	56. 711 S. Trooper Rd	57. 717 S. Trooper Rd	58. 827 S. Trooper Rd
33. 2626 Audubon Rd	56. 711 S. Trooper Rd	57. 717 S. Trooper Rd	58. 827 S. Trooper Rd	59. 901 S. Trooper Rd
34. 2639 Audubon Rd	57. 717 S. Trooper Rd	58. 827 S. Trooper Rd	59. 901 S. Trooper Rd	60. 915 S. Trooper Rd
35. 2642 Audubon Rd	58. 827 S. Trooper Rd	59. 901 S. Trooper Rd	60. 915 S. Trooper Rd	61. 925 S. Trooper Rd
36. 2650 Audubon Rd	59. 901 S. Trooper Rd	60. 915 S. Trooper Rd	61. 925 S. Trooper Rd	62. 935 S. Trooper Rd
37. 2660 Audubon Rd	60. 915 S. Trooper Rd	61. 925 S. Trooper Rd	62. 935 S. Trooper Rd	63. 945 S. Trooper Rd
38. 2661 Audubon Rd	61. 925 S. Trooper Rd	62. 935 S. Trooper Rd	63. 945 S. Trooper Rd	64. 1045 S. Trooper Rd
39. 2500 Monroe Blvd	62. 935 S. Trooper Rd	63. 945 S. Trooper Rd	64. 1045 S. Trooper Rd	65. 1151 S. Trooper Rd
40. 2501 Monroe Blvd	63. 945 S. Trooper Rd	64. 1045 S. Trooper Rd	65. 1151 S. Trooper Rd	66. 1165 S. Trooper Rd
41. 1001 S Trooper Rd	64. 1045 S. Trooper Rd	65. 1151 S. Trooper Rd	66. 1165 S. Trooper Rd	67. 1215 S. Trooper Rd
42. 2600 Monroe Blvd	65. 1151 S. Trooper Rd	66. 1165 S. Trooper Rd	67. 1215 S. Trooper Rd	68. 1217 S. Trooper Rd
43. 2750 Monroe Blvd	66. 1165 S. Trooper Rd	67. 1215 S. Trooper Rd	68. 1217 S. Trooper Rd	69. Egypt Rd (Greenfield)
44. 2621 Van Buren Ave	67. 1215 S. Trooper Rd	68. 1217 S. Trooper Rd	69. Egypt Rd (Greenfield)	70.
45. 2626 Van Buren Ave	68. 1217 S. Trooper Rd	69. Egypt Rd (Greenfield)	70.	
46. 2500 Eisenhower Ave	69. Egypt Rd (Greenfield)	70.		
47. 2550 Eisenhower Ave	70.			
48. 2600 Eisenhower Ave				
49. 2650 Eisenhower Ave				
50. 2675 Eisenhower Ave				
51. 900 Forge Ave				
52. 950 Forge Ave				
53. 1000 Forge Ave				
54. 681 Shannondell Blvd				
55. 705 S. Trooper Rd				
56. 711 S. Trooper Rd				
57. 717 S. Trooper Rd				
58. 827 S. Trooper Rd				
59. 901 S. Trooper Rd				
60. 915 S. Trooper Rd				
61. 925 S. Trooper Rd				
62. 935 S. Trooper Rd				
63. 945 S. Trooper Rd				
64. 1045 S. Trooper Rd				
65. 1151 S. Trooper Rd				
66. 1165 S. Trooper Rd				
67. 1215 S. Trooper Rd				
68. 1217 S. Trooper Rd				
69. Egypt Rd (Greenfield)				
70.				

Lower Providence Township

100 PARKLANE DRIVE • EAGLEVILLE, PA 19403

610 • 539 • 8020

www.lowerprovidence.org

RIVER CROSSING COMPLEX PROJECT IMPROVEMENTS

Lower Providence has partnered with neighboring municipalities to secure funding for critical infrastructure improvements for the Route 422 corridor as part of the River Crossing Complex projects.

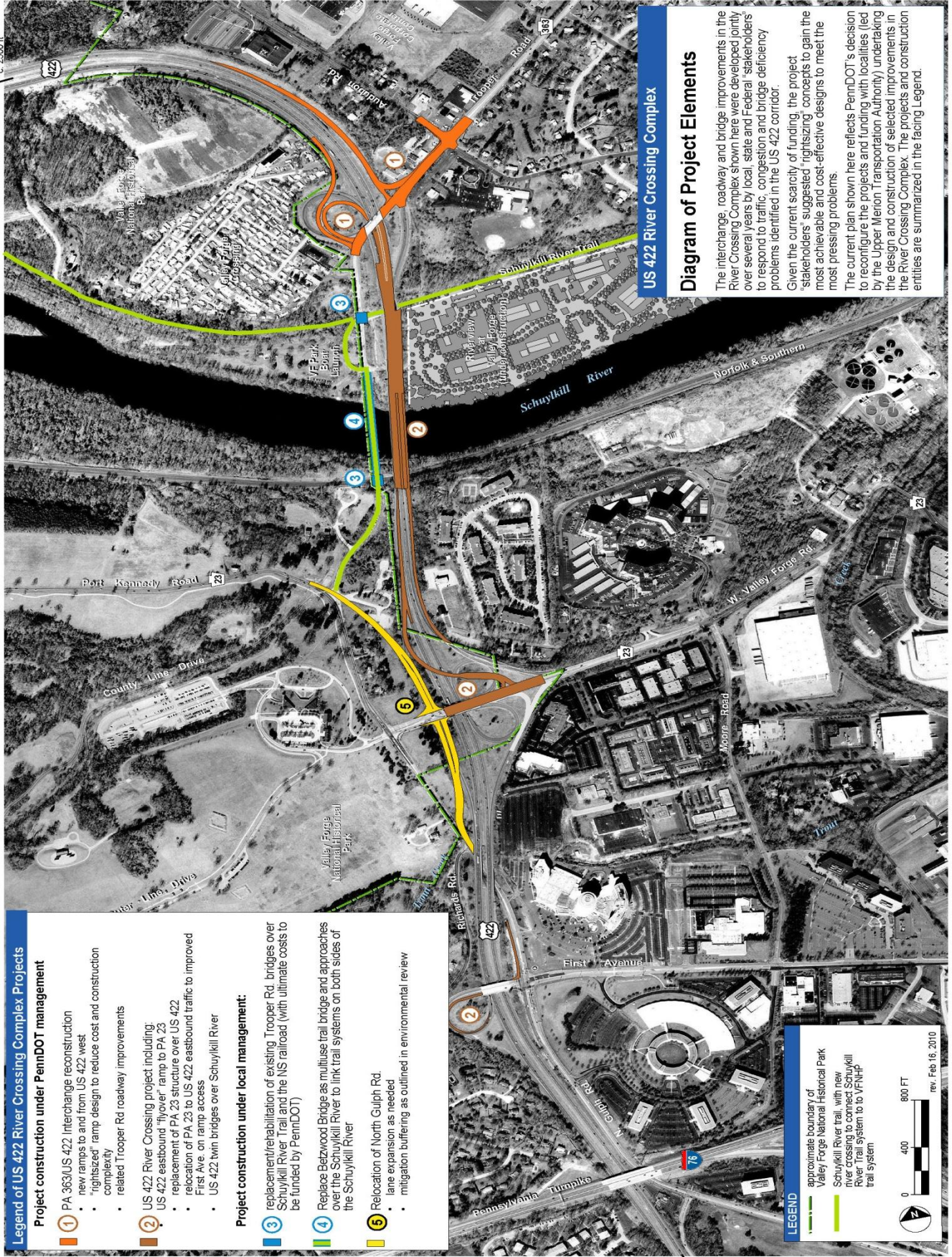
Significant improvements include:

- ❑ Full interchange from US 422 at Route 363 – Completion 2012
- ❑ Pedestrian bridge access to Valley Forge Park and trail network
- ❑ Widening of US 422

KEY MEMBERSHIPS

- ❑ Greater Valley Forge Transportation Management Association
- ❑ US Route 422 Corridor Coalition
- ❑ US Route 422 River Crossing Complex Steering Committee

Full interchange from US 422 at Route 363 – Construction 2012



Legend of US 422 River Crossing Complex Projects

Project construction under PennDOT management

- ① PA 363/US 422 Interchange reconstruction
 - new ramps to and from US 422 west
 - "rightsized" ramp design to reduce cost and construction complexity
 - related Trooper Rd roadway improvements
- ② US 422 River Crossing project including:
 - US 422 eastbound "flyover" ramp to PA 23
 - replacement of PA 23 structure over US 422
 - relocation of PA 23 to US 422 eastbound traffic to improved First Ave. on ramp access
 - US 422 twin bridges over Schuylkill River

Project construction under local management:

- ③ replacement/rehabilitation of existing Trooper Rd. bridges over Schuylkill River Trail and the NS railroad (with ultimate costs to be funded by PennDOT)
- ④ Replace Betzwood Bridge as multiseal trail bridge and approaches over the Schuylkill River to link trail systems on both sides of the Schuylkill River
- ⑤ Relocation of North Gulph Rd.
 - lane expansion as needed
 - mitigation buffering as outlined in environmental review

US 422 River Crossing Complex

Diagram of Project Elements

The interchange, roadway and bridge improvements in the River Crossing Complex shown here were developed jointly over several years by local, state and Federal "stakeholders" to respond to traffic, congestion and bridge deficiency problems identified in the US 422 corridor.

Given the current scarcity of funding, the project "stakeholders" suggested "rightsizing" concepts to gain the most achievable and cost-effective designs to meet the most pressing problems.

The current plan shown here reflects PennDOT's decision to reconfigure the projects and funding with localities (led by the Upper Merion Transportation Authority) undertaking the design and construction of selected improvements in the River Crossing Complex. The projects and construction entities are summarized in the facing Legend.

LEGEND

- approximate boundary of Valley Forge National Historical Park
- Schuylkill River trail, with new river crossing to connect Schuylkill River Trail system to VFNHP trail system



rev. Feb 16, 2010

