

Welcome and Introduction

Colleen Eckman, Board of Supervisors Chairwoman



- ▶ Welcome Businesses, Property Owners and Developers
- ▶ Thanks to IBEW for providing us their facilities for this presentation and Collegeville Italian Bakery and Café Excellence for the refreshments
- ▶ Our Business Development Team Members include Supervisors Peter MacFarland and myself, Township Manager Don Delamater, Township Staff Bill Roth, Denise Walsh, & Michael Mrozinski and Economic Consultant Carmen Italia
- ▶ We will be providing updates on the Ridge Pike West zoning information and projects planned or underway in the township
- ▶ Supervisors are working with township management to improve Lower Providence for its residents, its tax base, and its attractiveness to new commercial and residential buyers.

Participating Project Representatives and Consultants

Colleen Eckman, Board of Supervisors Chairwoman



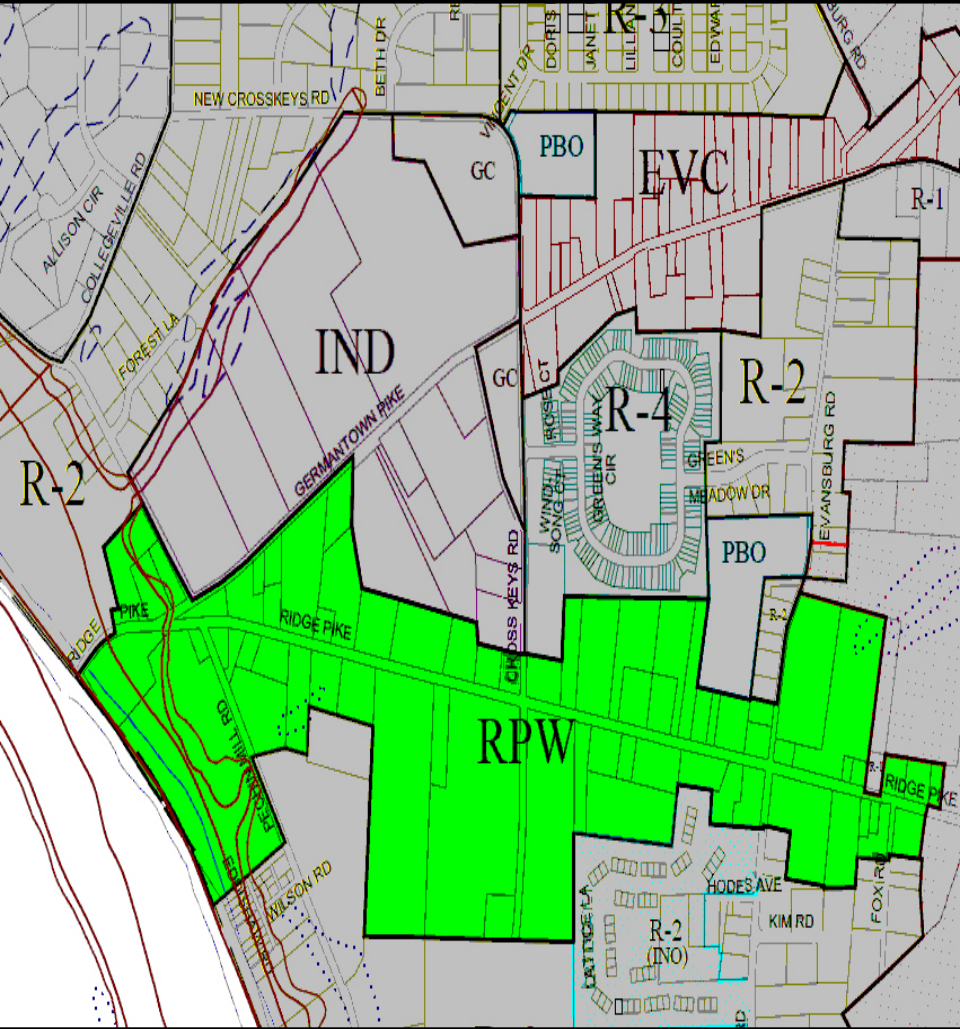
- ▶ WB Homes – Courts at Brynwood
- ▶ Providence Place Senior Living
- ▶ LP Police Department Community Relations Officer
- ▶ McMahon Associates – Transportation Consultant

Ridge Pike West Zoning - Strategy & Goals

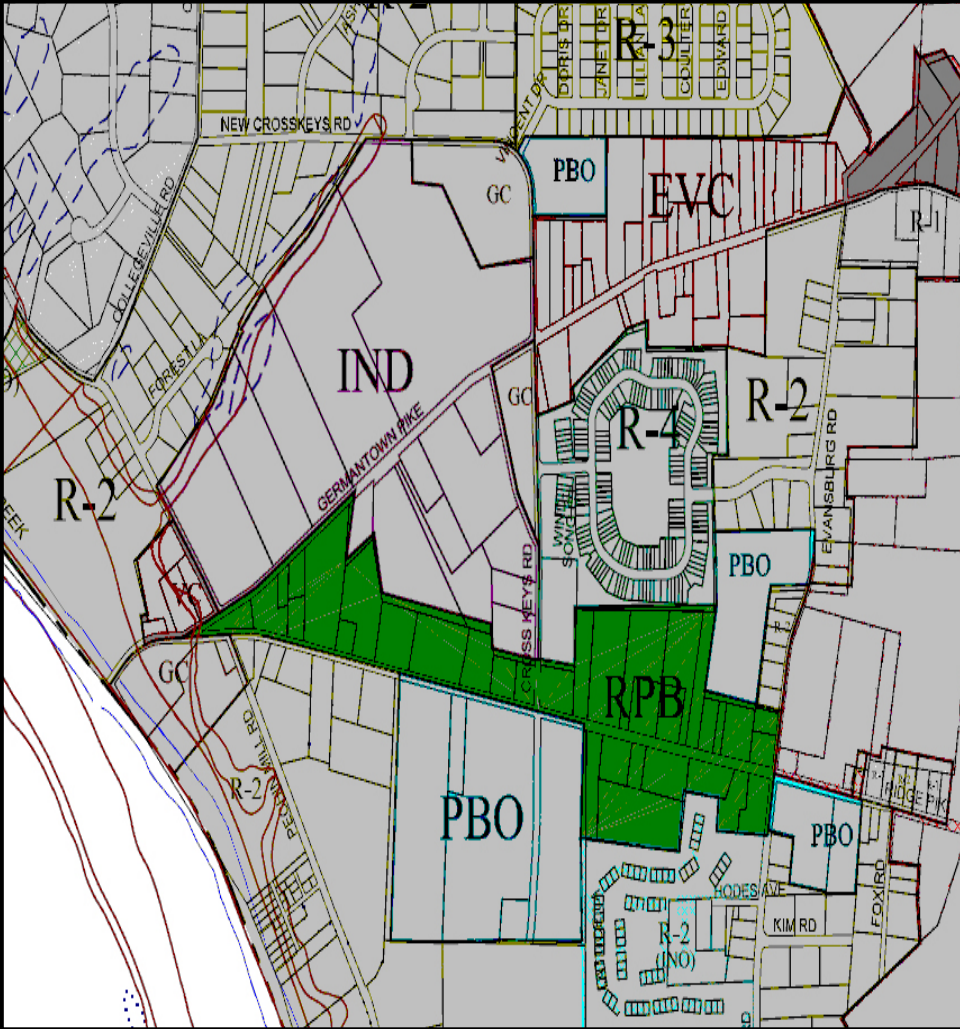
Michael Mrozinski, Community Development Director



New Ridge Pike West Zoning District



Original Ridge Pike Business District



Ridge Pike West Zoning - Strategy & Goals

Michael Mrozinski, Community Development Director



Original Zoning Boundary

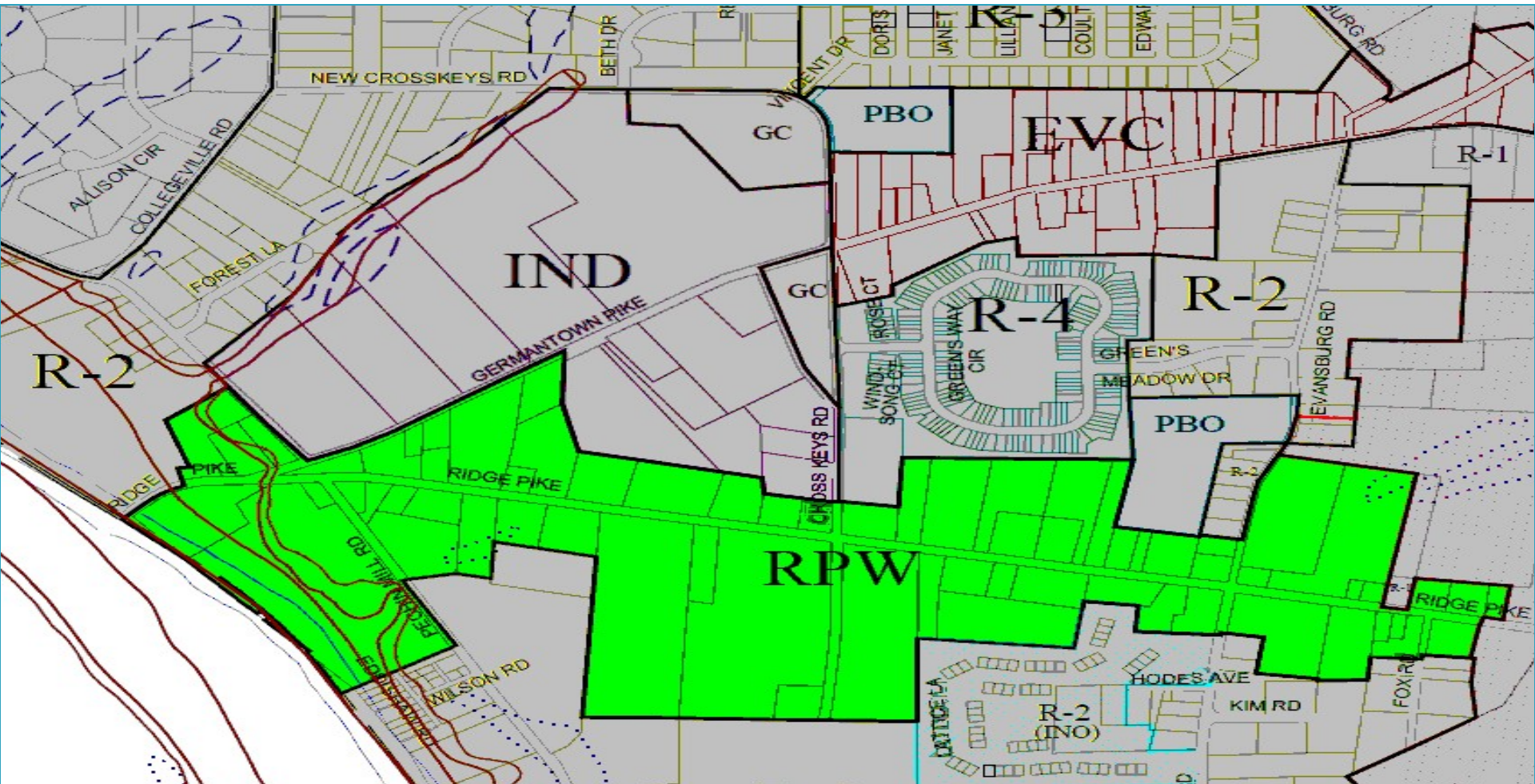


Ridge Pike West Zoning - Strategy & Goals

Michael Mrozinski, Community Development Director



New Ridge Pike West Zoning District



Ridge Pike West Zoning - Strategy & Goals

Michael Mrozinski, Community Development Director



- ▶ Ridge Pike West Zoning Explained
 - From the Collegeville Bridge to Evansburg State Park
 - Combines 7 districts into 1 - simplifies
 - More uses are allowed by right
 - Adds some building and circulation guidelines
 - Does not impact you until you are ready to change

Ridge Pike West Zoning - Strategy & Goals

Colleen Eckman, Chairwoman, Supervisor



Reasons for the Update to the Zoning

- ▶ Public water project in this area prompted the conversation that the zoning should be updated in order to prepare for development that often comes after infrastructure improvements
- ▶ The idea was to reevaluate all of the Ridge Pike zoning with this West section being phase 1
- ▶ 2012 the PC started the zoning analysis and began creating the vision for RPW. Held workshop meeting and invited the public
 - Focused on vehicle and pedestrian circulation, public transportation
 - Evaluated existing and potential new land uses
 - Focused on increasing density to allow for a mixture of uses which would establish a pedestrian friendly environment
 - Took 4 long years and many revisions but finally last year the Planning Commission and the Board was satisfied with the text and it was adopted

► Ridge Pike West Vision

○ Current

- Businesses not affected in any way, grandfathered in; when expansion, or new business is started, then new rules apply.
- Undeveloped land - new rules apply

○ Future

- Limited Ingress/Egress to Ridge
 - Clustered parking, multiple retail access
 - Increased sidewalk coverage in conjunction with new development
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Look at the district as a whole – encourage walkable retail areas

Providence Place Collegeville, PA



Front Perspective

Senior Living Projects

Peter MacFarland, Supervisor



- ▶ Providence Place – Ridge Pike
 - Former site of the Collegeville Inn
 - 160 assisted living and personal care apartments providing a continuum of care, ranging from minor assistance to significant daily aid
 - Existing building will be preserved and a new two-story addition will be built facing Pechins Mill Road
 - The campus will offer passive recreation areas such as gazebos, gardens, outdoor seating areas and pedestrian walkways
 - Plan designates a portion of the site, between the Perkiomen Creek and Pechins Mill Road, as untouched open space
 - Redevelops a long-vacant and challenging property

Senior Living Projects

Peter MacFarland, Supervisor



- ▶ Providence Place – Ridge Pike (Cont'd)
 - Improvements to the property are located away from natural features and sensitive areas and plan must conform to Department of Environmental Protection and Federal Emergency Management Agency standards.
 - Proposed off-site improvements:
 - Widening of Pechins Mill Road and realigning the road to improve the intersection with Ridge Pike
 - Limiting the Ridge Pike access drives to one located at the signalized intersection
 - Addition of sidewalk on Ridge Pike
 - Installation of crosswalks and handicap ramp at Ridge Pike and Germantown Pike intersection
 - ***Status:*** *Initially received conditional use approval from Board of Supervisors. On September 21 received Land Development approval.*

Residential Development Projects

Colleen Eckman, Chairwoman, Supervisor



- ▶ Manors at Brynwood (Salamone)
 - Self-contained cul-de-sac community of 12 single-family homes
 - Germantown Pike and Crosskeys Road
 - Salamone Builders
 - **Status:** Under construction
- ▶ Courts at Brynwood (WB Homes)
 - 139 townhomes situated around three courtyards
 - 2 and 3-story options
 - Germantown Pike and River Road, property formerly owned by Superior Tube Co.
 - Returning a former industrial site to beneficial use. WB Homes has had success developing several similar properties
 - WB Homes is working closely with the Township, the county and PennDOT on traffic concerns coordinating with other development in the area – Providence Place and possible second Collegeville bridge, keeping in mind an overall master traffic plan
 - **Status:** Phase 1 approval granted (80 homes)
Construction will start in 2018

Residential Projects

Colleen Eckman, Chairwoman, Supervisor



- ▶ Landis Mill Estates
 - 8 single-family homes along a new cul-de-sac off Landis Mill Road
 - **Status:** Construction should begin this year
- ▶ 35 Evansburg Road
 - 24 single-family detached village homes
 - Walking trail connection to Ridge Pike
 - Adjacent office and Play and Learn daycare will be preserved
 - **Status:** Board of Supervisors approved plan. Anticipate construction in 2018

Demographics & Data to Support Market Area

Peter MacFarland, Supervisor



Demographic Data available to the public

- ▶ At the Lower Providence Township Library a link to electronic resources can assist businesses trying to connect with customers or identify competition. Reference USA provides access to directories for 12 million businesses and 120 million U.S. households.
 - ▶ Lower Providence Township Library Electronic Resources, <http://lowerprovidencelibrary.org/elibrary/>
 - ▶ Reference USA, <http://www.referenceusa.com/>
- ▶ A Lower Providence Library card is available to residents in Lower Providence or if you pay Property Taxes in Lower Providence. The form can be downloaded prior to visiting the library where they will issue you a library card.
- ▶ Login to Reference USA using your Lower Providence Library card number



Databases Available – to the public from Reference USA

<ul style="list-style-type: none">▶ US Businesses<ul style="list-style-type: none">▶ 49 million businesses▶ 2.6 million closed businesses▶ Canadian Businesses<ul style="list-style-type: none">▶ 1.9 million businesses▶ US New Businesses<ul style="list-style-type: none">▶ 4.1 million new businesses▶ US Standard White Pages<ul style="list-style-type: none">▶ 156 million residents▶ Canadian White Pages<ul style="list-style-type: none">▶ 11 million individuals	<ul style="list-style-type: none">▶ US Historical Businesses<ul style="list-style-type: none">▶ 198 million historical records▶ US Jobs and Internships<ul style="list-style-type: none">▶ 2.5 million job postings▶ US Healthcare<ul style="list-style-type: none">▶ 1.2 million physicians and dentists▶ US Consumers / Lifestyles<ul style="list-style-type: none">▶ 180 million individuals▶ US New Movers / Homeowners<ul style="list-style-type: none">▶ 15 million records
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The data available can be used to identify customers for targeted mailing campaigns or to review competing business locations.

Demographics & Data to Support Market Area

Peter MacFarland, Supervisor



Reference USA Search and Reporting

- Searches can be done by
 - Business Type (SIC or NAICS codes)
 - Business Name, Executive Name
 - City, State or Zip
 - Geographic searches
 - Radius of location
 - Map Based Search
 - County
 - Neighborhood
 - Business Size
 - Ownership
 - Financial Data
- Reports can show selected data in various formats
 - Group and Sort by Household Income, Home Value, Sales Volume, & Employee Size
 - Charts (Pie or Bar Graphs)
 - Detail or Summary Listings
 - Heat Map (selected record density using color coding on map)

Demographics & Data to Support Market Area

Peter MacFarland, Supervisor



- Demographic Data (One Example) - Household Income and Home Values for 1, 3, 5, and 10 mile radius from 3800 block of Ridge Pike.

Estimated Household Income	Radius				Estimated Home Value	Radius			
	10 Mile	5 Mile	3 Mile	1 Mile		10 Mile	5 Mile	3 Mile	1 Mile
	# of Households					# of Homes			
\$100,000 to \$199,999	45,223	13,132	5,943	851	\$200,000 to \$299,999	47,251	13,566	5,072	632
\$200,000 to \$299,999	10,058	3,371	1,608	194	\$300,000 to \$399,999	22,584	6,162	2,482	335
\$300,000 to \$399,999	3,191	780	351	30	\$400,000 to \$499,999	11,113	2,979	1,194	95
\$400,000 to \$499,999	1,112	228	91	6	\$500,000 to \$999,999	8,662	1,538	646	42
\$500,000 Plus	1,094	193	83	3	>= \$1,000,000	586	28	6	1

TCDI Study / New Collegeville Bridge

Don Delamater, Township Manager



- ▶ What is the TCDI Study? Transportation and Community Development Initiative (DVRPC)
- ▶ Why are we doing this?

Economic Impact

Donald Delamater, Township Manager



- ▶ Commercial / Senior Living Developments
 - Total estimate increase in revenue
 - Assessed value ≈ \$15,000,000
 - Net increase in Real Estate Taxes
 - Lower Providence Township ≈ \$26,000
 - Methacton School District ≈ \$450,000
- ▶ Residential Developments
 - Recurring annual revenue
 - Lower Providence Township ≈ \$200,000
 - Methacton School District ≈ \$1,100,000
 - Lower Providence Township one-time revenue
 - Park and Rec Fee ≈ \$350,000
 - Transfer Tax ≈ \$650,000
 - Traffic Impact Fee ≈ \$300,000
 - **Total** ≈ \$1,300,000
 - Other one-time revenue
 - Lower Providence Sewer Authority ≈ \$740,000
 - Lower Perkiomen Valley Regional Sewer Authority ≈ \$850,000

Thank you for attending our Open House

Please feel free to review the
businesses and consultants information
at the display tables.

Lower Providence Township Supervisors