

# Welcome and Introduction

*Colleen Eckman, Board of Supervisors Chairwoman*



- ▶ Welcome Residents, Businesses, Property Owners and Commercial Real Estate Brokers
- ▶ Updates on exciting new 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

- ▶ WB Homes – Courts at Brynwood
- ▶ Providence Place Senior Living
- ▶ Audubon Square V
- ▶ Westover Companies - Audubon Village Shopping
- ▶ LP Police Department Community Relations Officer
- ▶ John James Audubon Center at Mill Grove
- ▶ Greater Valley Forge Transportation Management Assoc.
- ▶ McMahon Associates – Transportation Consultant

# Residential Projects & Senior Living Projects

*Patrick Duffy, 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

# Residential Projects & Senior Living Projects

*Patrick Duffy, Supervisor*



- ▶ Shannondell Buildings 10 & 11
  - Residential Building 10 – Completed
  - Residential Building 11 – Under construction
- ▶ Meadows at Shannondell / Shannondell at Valley Forge
  - New skilled nursing facility located within the gated Shannondell community
  - Offers patients recovering from surgery, temporary illness or a medical condition physical, occupational and speech therapy services as well as cardiac rehab
  - Together with The Meadows, an existing personal care building on the campus, employs over 325 full-time positions
  - Open to the public
  - **Status:** Completed
- ▶ 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:** Conditional Use application under review by Board of Supervisors

# Residential Projects & Senior Living Projects

*Patrick Duffy, Supervisor*



## ▶ 2711 Woodland Avenue

- Proposal for 9 single-family homes a new cul-de-sac off Woodland Avenue between Tomstock Road and Clearfield Avenue

## ▶ 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

# Residential Projects & Senior Living Projects

*Patrick Duffy, 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:** Received conditional use approval from Board of Supervisors. The land development plans will be presented to the Township Planning Commission soon.

# Commercial Projects

*Peter MacFarland, Supervisor*



- ▶ Taco Bell, 1165 S. Trooper Road
  - Corner of S. Trooper Road and Audubon Road
  - Returned vacant property to a viable use at one of the “gateways” to the Township
  - 20 employees
- ▶ 2621 Van Buren Avenue – Elm Street Properties
  - New owner invested in improvements
    - New roof and façade
    - Interior renovations
    - Parking lot and landscaping improvements
  - 254,500 SF on 15.0 acres
  - 43,908 SF Contiguous Office Space
  - 144,052 SF currently leased
  - Actively marketing the office space

# Commercial Projects (Cont'd)

*Peter MacFarland, Supervisor*



- ▶ The Learning Experience – 901 S. Trooper Road
  - Renovated existing building
  - Offers infant care, early education, preschool
  - Convenient to business park
  - **Status:** All Township approvals have been received. Close to opening
- ▶ Sharp Culligan Water – 915 Madison Avenue
  - Formerly located on Ridge Pike – property purchased by Salters Fireplace Patio and Grill for its operations center
  - Both are long-time Township businesses
  - Township’s Business Development team worked with owners to have both remain in the Township
- ▶ Salters Fireplace Patio Grill – Ridge Pike
  - Expanded operations center for vehicles, technicians and warehousing. Future plans for a two-story center; showroom remains at original location
  - Former location of Culligan Water Company
  - Both are long-time Township businesses
  - Township’s Business Development team worked with owners to have both remain in the Township



# Commercial Projects (Cont'd)

*Peter MacFarland, Supervisor*



## ▶ Audubon Square V

- S. Trooper Road and Forge Avenue (adjacent to Bertucci's)
- Drive-thru Starbucks and Firehouse Subs
- Hotel
- Connection to business park and existing shopping center
- **Status:** Under construction

## ▶ Audubon Village Shopping Center - Westover Companies

- Egypt and Pawlings Road
- Anchored by Genuardi's for many years
- Acquired by Westover Companies, family-owned company based in King of Prussia
- New owner plans to invest in the center immediately
  - Building façade renovations
  - Landscaping enhancements
  - Updates to Audubon Ale House façade

# Commercial Projects (Cont'd)

*Peter MacFarland, Supervisor*



- ▶ Audubon Village Shopping Center (Cont'd)
  - Access and visibility improvements planned for the future
  - Company has successfully re-energized six other area retail centers
  - Local ownership means the center will get the attention it needs, not left in third-party hands
  - Center is almost full - has strong local retail shops
  - Working on filling the large space
- ▶ Nook and Kranny Kafe 2 – 3140 Ridge Pike
  - Colonial Shopping Center
  - Second location for popular café
  - **Status:** Anticipated Opening end of May
- ▶ Classic Coachworks – 3949 Ridge Pike
  - Proposed expansion of existing business with a 6,560 sq. ft. addition.
  - **Status:** Received final land development approval

# Commercial Projects (Cont'd)

*Peter MacFarland, Supervisor*



- ▶ Eagleville Hospital - 30 Eagleville Road
  - Plans to re-orient the entrance to the campus in an effort to improve security and reduce the multiple entrances off Eagleville Road
  - First of a future phased expansion
  - **Status:** Received approval for entrance redesign project.
- ▶ Streamlight Expansion - 30 Eagleville Road
  - 72,000 sq. ft. building addition
  - Reconfiguration of the parking lot
  - Streamlight has 305 employees
  - Headquartered in Lower Providence Township and founded in 1973
  - **Status:** Land Development approval is under consideration by Board
- ▶ Dunkin Donuts – Ridge Pike and Trooper Road
  - Restaurant with drive-through
  - Returning an abandoned gas station to a viable use at one of the “gateways” to the Township
  - **Status:** Approved plan

# Road Improvement Projects / Transportation Planning Initiatives



*Jason Sorgini, Board of Supervisors Vice Chairman*

- ▶ 2017 Lower Providence Road Paving project
  - Arcola Road (Level Road to Hoy Circle)
  - Blue Tell Circle (Eagleville Road to cul-de-sac)
  - Chieftan Circle (cul-de-sac to Lenape Drive)
  - East Mount Kirk Avenue (Ridge Pike to Township limit)
  - Indian Woods Lane (Level Road to dead end)
  - Lenape Drive (Level Road to Indian Woods Lane)
  - Raynham Road (Barrington Road to cul-de-sac)
  - Sixth Street (dead end to Hillside Avenue)
  - Washington Blvd (dead end to Theresa Street)
  - Worthington Road (Winthrop Road to Barrington Road)

# Road Improvement Projects / Transportation Planning Initiatives (Cont'd)

*Jason Sorgini, Board of Supervisors Vice Chairman*



## ▶ Schuylkill River Crossing

- Each day 83,000 vehicles travel on US 422's 4-lane structure
- New bridge will go from 72 feet wide to 146 feet (wide enough for 8 lanes)
- Initial opening will have 6 travel lanes
  - 2 eastbound and 2 westbound thru lanes
  - 1 auxiliary lane in each direction for travel between Rt 23 and Rt 422 interchanges
  - Third thru lane in each direction will be available for future use
- Scheduled to be completed in 2020
- **Status:** New bridge span under construction. The entrance to 422 westbound off Trooper Road is completed

# Road Improvement Projects / Transportation Planning Initiatives (Cont'd)



*Jason Sorgini, Board of Supervisors Vice Chairman*

- ▶ Park Avenue-Eagleville Road-Crawford Road Improvement Project
  - The goal of the project is to improve the safety of the Park Avenue-Eagleville Road-Crawford Road intersection
  - The Township secured a \$1 million grant from PennDOT to perform the preliminary engineering and final design
  - Audubon Land Development has committed \$2.3 million to the project
  - Township has submitted a grant application for an additional \$2 million
  - Great example of an intergovernmental/ private partnership that works to benefit the community
  - The Township appointed McMahon Associates to perform the preliminary engineering and final design phases. Two viable conceptual intersection alternatives have been developed –a complete realigned intersection and a roundabout. These two alternatives will be analyzed in order to best evaluate potential levels of improvements and determine which alternative to pursue.
  - **Status:** As a general timeline for this project, the Preliminary Engineering Phase should be completed by September 2018 and then the Final Design Phase could be completed by March 2020.

# Road Improvement Projects / Transportation Planning Initiatives (Cont'd)



*Jason Sorgini, Board of Supervisors Vice Chairman*

- ▶ Ridge Pike West Mobility Study - Transportation and Community Development Initiative (TCDI) Grant (Delaware Valley Regional Planning Commission)
  - Study area includes Ridge Pike from the Perkiomen Creek to Evansburg State Park and along Germantown Pike, from Ridge Pike to west of Old Crosskeys Road.
  - Area was recently rezoned to foster the redevelopment and renewal, permitting a greater mix of uses. The intent of the rezoning was to improve the overall safety and appearance of the area while providing opportunities for development with a focus on mixing commercial/retail and residential uses and pedestrian-friendly design.
  - Study will provide recommendations to improve the transportation system to accommodate the additional development anticipated with the rezoning of the corridor – Courtyards at Brynwood, Providence Place.
  - Focus on multi-modal transportation improvements, including vehicular, bicycle, pedestrian, and transit-bus services along the corridor.
  - Evaluate the need for a second crossing of the Perkiomen Creek in the vicinity of Ridge Pike to efficiently accommodate the present and future demand. If warranted, provide preliminary recommendations for the location and configuration of the crossing.



# Road Improvement Projects / Transportation Planning Initiatives (Cont'd)



*Jason Sorgini, Board of Supervisors Vice Chairman*

## ▶ Pawlings Road and Station Avenue

- Pawlings Road is a PennDOT road and Station Avenue is a private road owned by Audubon Land Development.
- Due to many accidents and near misses at this intersection over the past several years, the traffic engineer for Audubon Land Development has performed a study and data review and is working with PennDOT on how to improve the safety of this intersection which may include the installation of a traffic signal. The Township will continue to monitor and provide input during this process.



# Recreation and Cultural Projects

*Patrick Duffy, Supervisor*



## ▶ Mascaro little league ball fields

- Township executed an agreement with Methacton Baseball Association (MBA) for use of the 3 fields and facilities. MBA will also be responsible for the maintenance of the fields and facilities.
- 10 acre park
- \$2 Million construction cost
- Three baseball fields
- Walking trail
- Playground

## ▶ John James Audubon Center at Mill Grove

- \$12 million project
- Construction of a new approximately 22,000 SF museum and education center
- Enhancements to existing facilities

# Priority Properties

*Colleen Eckman, Board of Supervisors Chairwoman*



- ▶ 2797 Egypt Road - Former Bud's Bar
  - 6,600 sq. ft. on 3 floors
  - High visibility corner of Egypt Road, Park Avenue and Pawlings Road
  - **Status:** Business Development Committee has reached out to owner and broker to encourage submission of ideas for use of property
- ▶ 950 Rittenhouse Road - Former Commodore Computer
  - Currently being remediated by ERM under EPA and DEP supervision
  - Up to 145,000 sq. ft. of office space or 70,000 sq. ft. flex space, and 50,000 sq. ft. office space
- ▶ 3200 Ridge Pike - Former Eagleville Genuardi's
  - KIMCO property
  - **Status:** Business Development Committee is working with property owner to foster ideas and identify future businesses for the shopping center
- ▶ 2619 Ridge Pike – Former Norristown Ford
  - Located at “gateway” to Township
  - Long-vacant property
  - **Status:** Business Development Committee is working with prospective buyer. Possible information of new use will be available later in 2017 once a submission is made to the Township

# Economic Impact

*Donald Delamater, Township Manager*

- ▶ Commercial / Senior Living Developments
  - Total estimate increase in revenue
    - Assessed value ≈ \$25,000,000
  - Net increase in Real Estate Taxes
    - Lower Providence Township ≈ \$44,000
    - Methacton School District ≈ \$700,000
- ▶ Residential Developments
  - Recurring annual revenue
    - Lower Providence Township ≈ \$200,000
    - Methacton School District ≈ \$1,300,000
  - Lower Providence Township one-time revenue
    - Park and Rec Fee ≈ \$240,000
    - Transfer Tax ≈ \$775,000
    - Traffic Impact Fee ≈ \$300,000
    - **Total** **≈ \$1,300,000**
  - Other one-time revenue
    - Lower Providence Sewer Authority ≈ \$875,000
    - Lower Perkiomen Valley Regional Sewer Authority ≈ \$1,000,000

# **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***