

Friends of Lower Providence

P.O. Box 26637

Collegeville, PA 19426-0637

www.FriendsofLowerProvidence.org

Email: info@FriendsofLowerProvidence.org

Supporting the villages of Audubon, Eagleville, Evansburg, Providence Square & Trooper, Pennsylvania

Lower Providence Township, a destination, not a pass through...

- Mill Grove, natural wildlife sanctuary and historical home of James Audubon
- Valley Forge National Historic Park
- Evansburg National Historic District
- The Villages of Audubon, Evansburg, & Eagleville
- Evansburg State Park
- General Washington Golf Club and Recreation Facility
 - Lower Providence has unique historic and natural character that should be developed and promoted. The Villages are the backbone of that character and their integrity should be preserved and ***improved*** to make the township a destination and model for other communities.
 - Promoting a solid sustainable community (for business & residents) will discourage transient businesses and individuals.
 - Capitalize on area resources in relation to LPT, utilize them as a resource to the township. e.g. – Valley Forge Park

Economics of FLP Suggested Village Commercial Zoning

- FLP suggested VC zoning generates more jobs and higher wage jobs than the minimum wage jobs created by “big box” retailers. This would generate more Earned Income Tax revenue for the township.
- FLP suggested VC zoning encourages small businesses and entrepreneurs to locate their business in the township. This would generate corporate state tax revenue and local businesses invested in the community it operates in.
- FLP suggested VC zoning would permit more small businesses to operate in the area in multiple buildings. This would potentially generate greater Real Estate Taxes for the school district and township
- FLP suggested VC zoning creates ***more*** usable square footage of space for business, than alternatives, while simultaneously limiting the intensity of usage and traffic impact.
- FLP suggested VC zoning minimizes economic risk to the township’s economic base. This is achieved by encouraging several businesses to operate in the villages in various sectors instead concentrating on one or a few select business sectors.
- FLP suggested VC zoning is designed to support already existing businesses in the township by promoting complimentary additions to the business community. Specialty shops, restaurant/cafes, and small offices will help support the township as a destination complimenting the area destinations such as Mill Grove & Valley Forge and new hotel.

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Traffic Issues

- ***“If you build it, they will come...”***
 - road widening only induces higher volumes of traffic until the roadway reaches capacity **again**. Alternate routes decrease traffic volumes.
 - Shannondell Blvd. will alleviate many of the traffic issues at the intersection of Egypt & Park Ave.
 - US 422 – Betzwood interchange.... The reconstruction of the Betzwood bridge (scheduled 2006) and the redesign and widening of 422 Trooper interchange (scheduled 2007) will also address many of traffic issues at the intersection of Egypt & Park Ave.
 - Traffic should be encouraged to travel on arterial roadways.
 - β Discourage transient, pass through traffic from residential or village areas.
 - β Provide alternate routes to encourage transient traffic on to appropriate roadways.

Unique Identity & Character

- Keep Audubon; Audubon and Keep Evansburg; Evansburg....etc.
- We are fortunate to have three villages in the township, each with its own unique history and character, we should look to maintain and build on that foundation
 - Develop and nurture plans that strengthen historic and natural character of villages
 - Develop and promote businesses willing to locate and operate in the villages
 - Discourage the “homogenization” of the Villages. Do not allow their character to be stripped away and replaced with generic structures that look and feel like they could be anywhere in the country.
- Its easy to become “ANYWHERE” USA; do want to live in an area that could just as easily be in Ohio or Alabama?

È *Concept Drawing of Audubon Village, an example of what could be created in all of the villages.*

Example of Potential Businesses

- Accountant
- Doctor/Dentist
- Real Estate office
- Antique Shop
- Art Gallery
- Golf Shop
- Bridal Salon
- Jewelry Store
- Spa
- Restaurant / Cafe
- Gift Shop

Example of Publicly Traded Specialty Retailers

- The Gap
- Borders Books
- The Limited
- CompUSA
- Williams Sonoma
- Lens Crafters
- Talbots
- American Eagle Outfitters
- Joseph A. Banks
- Ethan Allen
- Polo