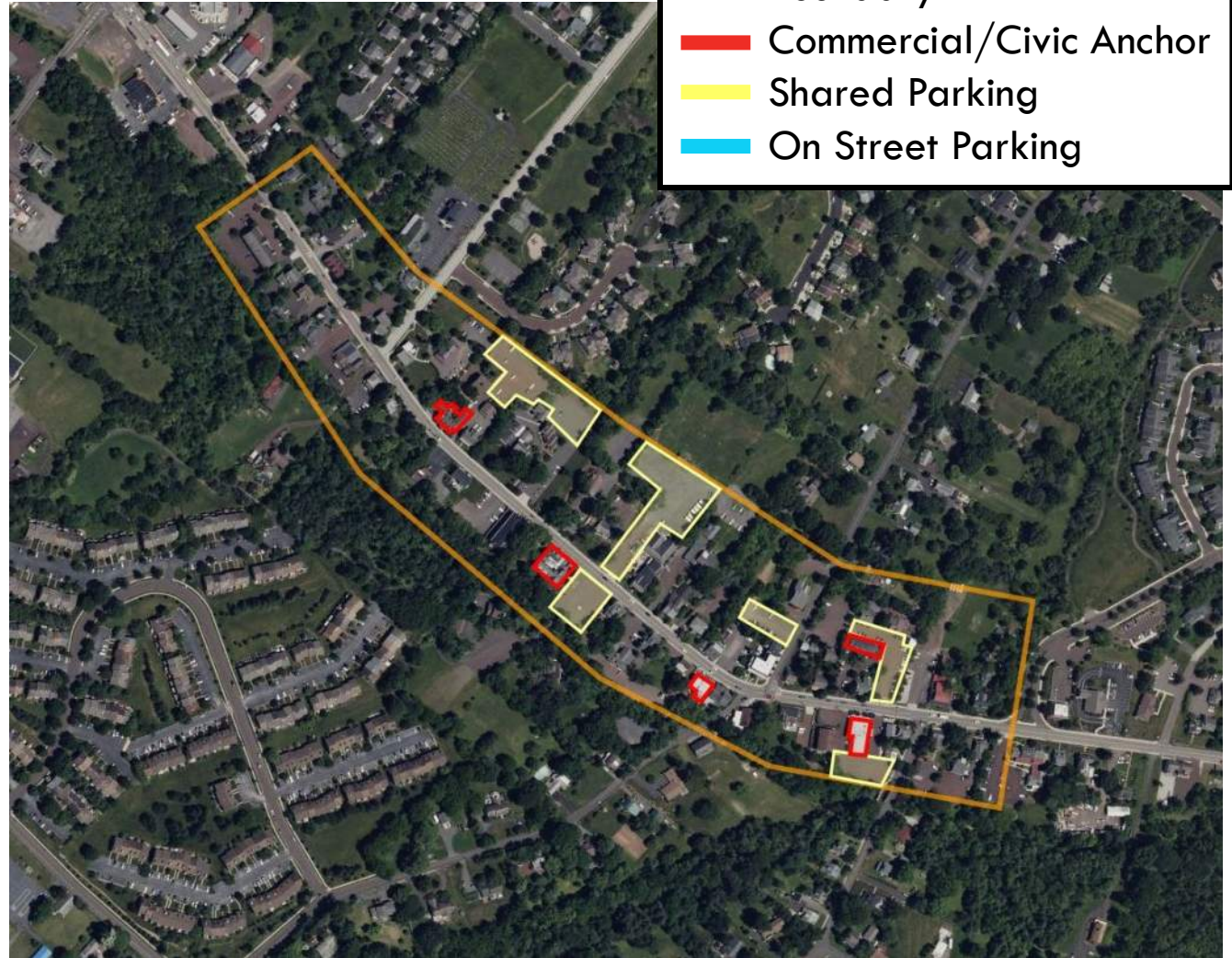


What can Collegeville learn from other similar communities?

Skippack, Newtown, New Hope & Yardley

Precedent Communities – Skippack

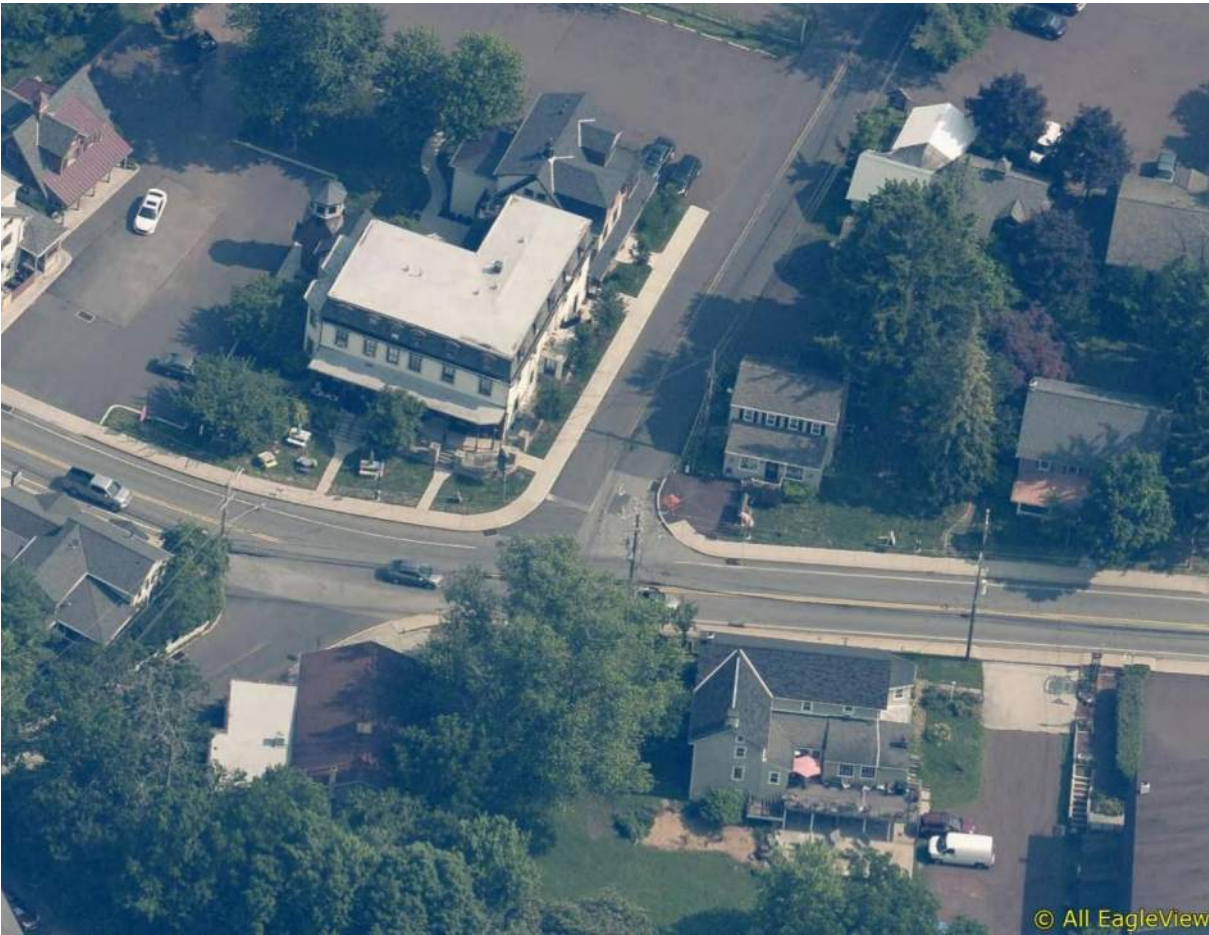
- Key Features:
 - Boutique Stores
 - Mix of Restaurants, Cafes & Specialty Food Businesses
 - Few anchor businesses, but many of the businesses form clusters around home décor, gifts, antiques, jewelry and home & garden
 - Central ownership creates incentives for shared parking, coordinated marketing and promotional events
 - Most buildings were built as residences and few have expanded more than 40% beyond their existing building footprint
- Key Takeaway: Does Collegeville have major property owners willing to invest in the renovation of its buildings & shared parking?



Precedent Communities – Skippack



Precedent Communities – Skippack

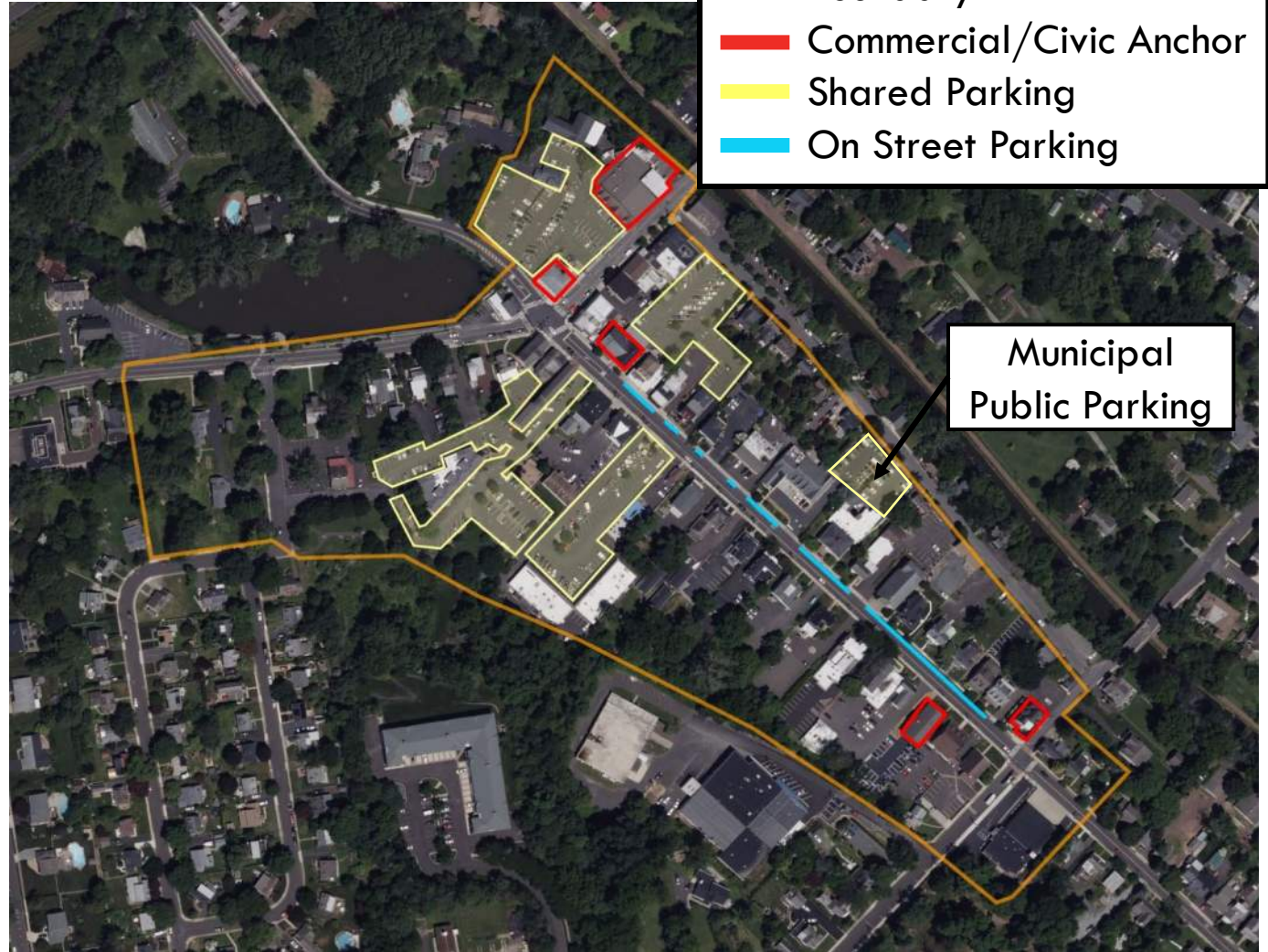


Precedent Communities – Yardley

Key Features:

- Adaptive reuse of banks, residences and civic buildings into restaurants, breweries, professional offices and stores
- Municipal parking is a key resource that has promoted the revitalization of their business district
- Rear lanes connect parking lots and reduce the need for off-street parking and promote the use of on-street parking
- Infill development has featured ground floor storefronts, three story buildings and traditional building forms with pitched roofs

Key Takeaway: Adaptive reuse has been utilized successfully; rear lanes & rear parking are critical; side yards often 5 to 15 feet



Precedent Communities – Yardley

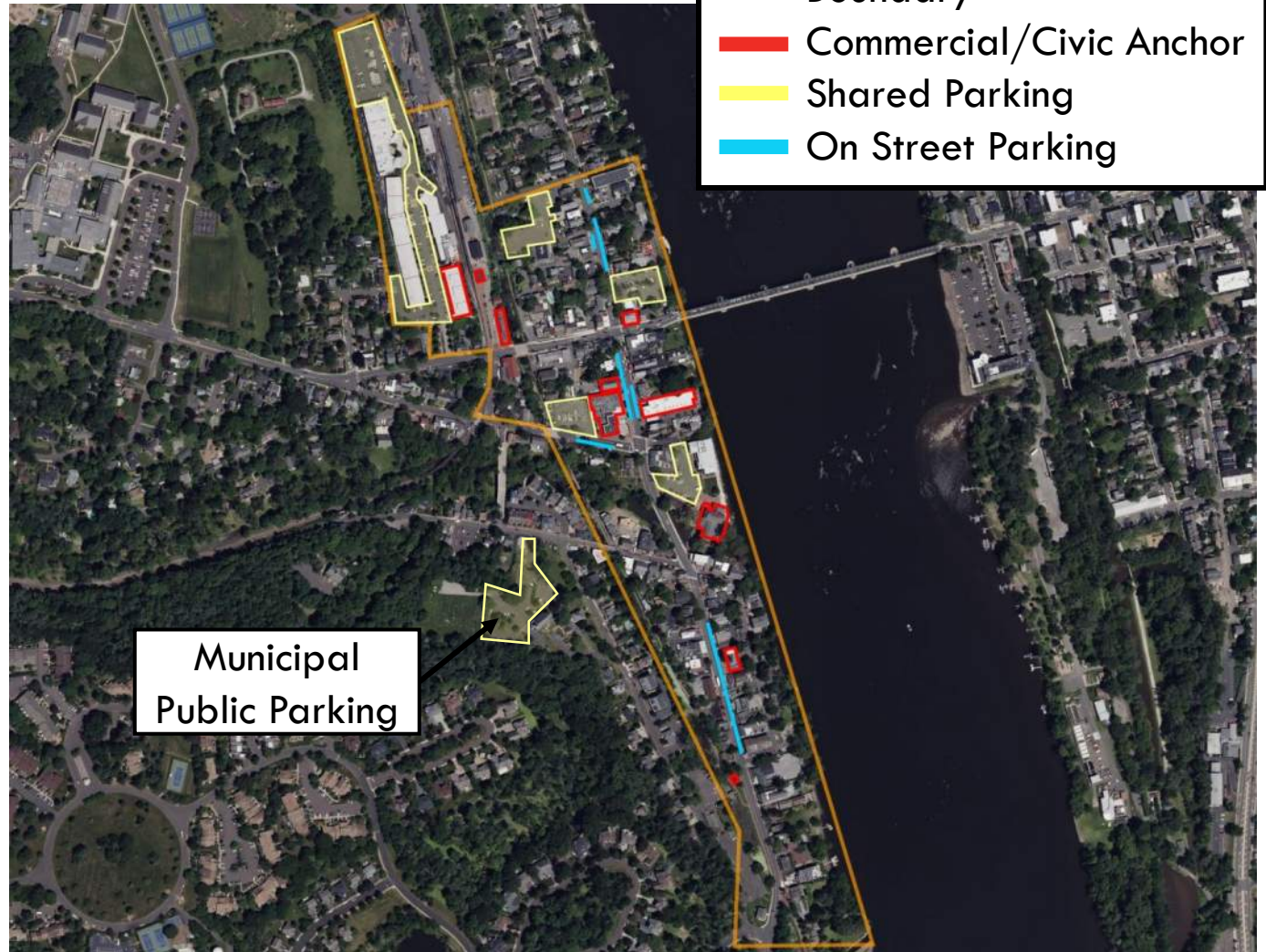


Precedent Communities – Yardley



Precedent Communities – New Hope

- Key Features:
 - Riverfront community with one main commercial street
 - Most historic buildings are conversions of former residences
 - On-street parking is highly utilized
 - Major anchors are:
 - Bucks County Playhouse
 - Union Mills/ Retail/ Restaurants/ Brewery
 - Bridge Street Market – 20 retail stalls indoors with shared dining area
 - Logan Inn & Restaurant
 - Tourist Railroad
 - Remote Municipal Parking
- Key Takeaway: Outdoor dining in front yards, outdoor dining & recreation along the river and canal, promote off-site parking



Precedent Communities – New Hope



Precedent Communities – New Hope

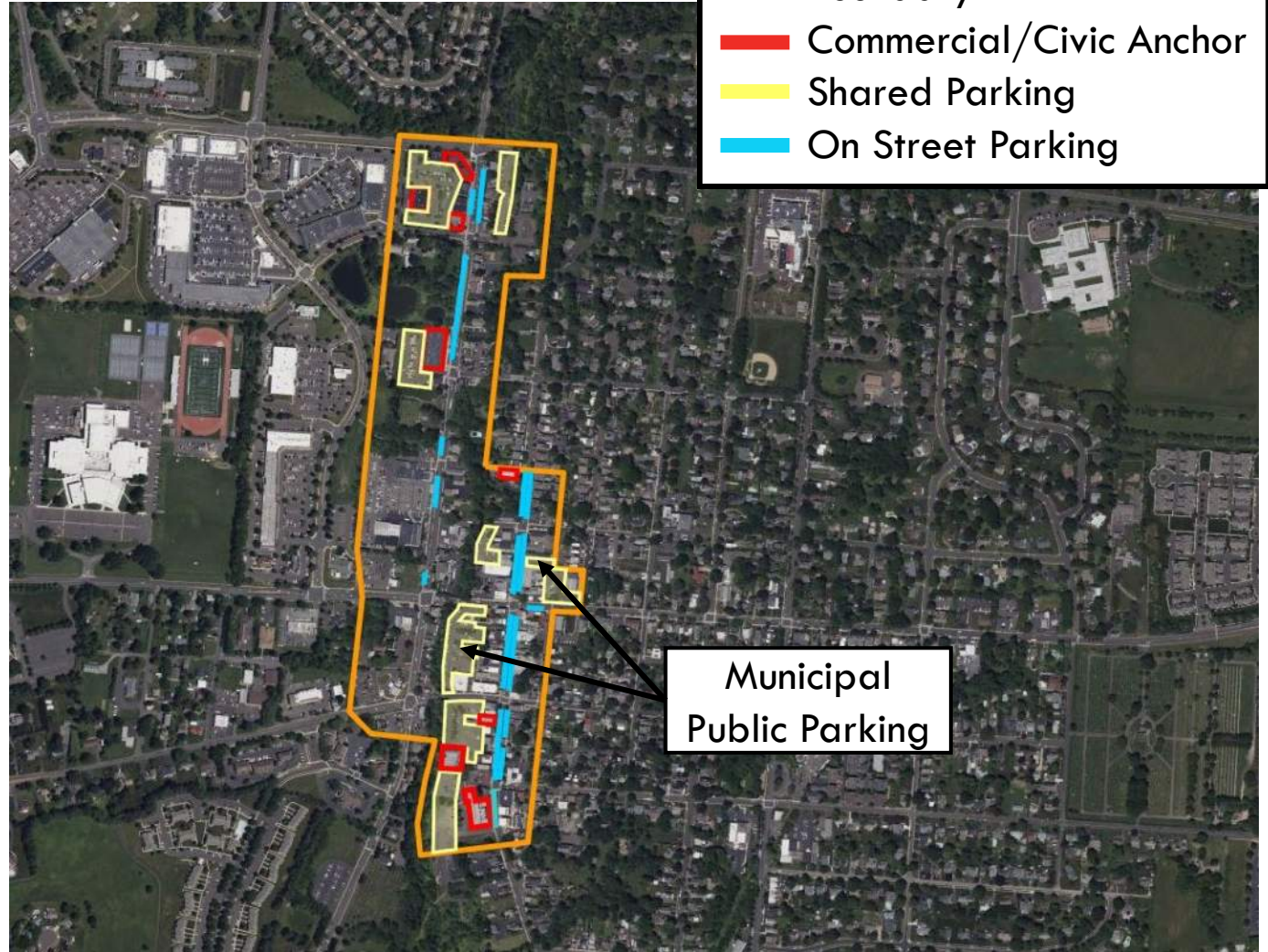


Precedent Communities – Newtown

- Key Features:

- Historic State Street commercial district in the Borough
- Expanded commercial district along Sycamore Street with five blocks of new streetscape improvements
- Four new mixed use developments along Sycamore Street
- New mixed use development and stores along south State Street
- Adaptive reuse of many residential properties

- Key Takeaways: New streetscape infrastructure + mixed use zoning spurred new investment; municipal parking at rear is essential



Precedent Communities – Newtown



Precedent Communities – Newtown

