

Collegetown Main Street Revitalization Plan Survey

Q14: Why did you choose these options?

Answered - 167

Skipped - 47

Responses

Downtown main street needs to attract the masses not just UC students and still keep its quaint charm. It needs to be a place where everyone can connect and enjoy the indoors and outdoors alongside our students.

At this point I really don't go to Main St. I believe allowing more businesses with diverse foods (shopping plus eateries) will bring more traffic. I love the concept of staying as local as possible for needed or desired items or activities. Also, I have teens and I love the idea of them being able to do all or ride their bikes to grab lunch or dinner with friends or do an activity locally.

That said, if there is no plan for expanded parking then do not do it. Plus adding bike rail parking would be great.

Main st. is nice but you need places to stop and just relax. Look at Phoenixville and Pottstown is revitalizing as well

Growing up in Collegetown (80's-90's) and attending Ursinus College (class of 2000), I always thought that Main St could be so much more. Aside from occasionally walking to the Wawa, I rarely ventured down Main St past Marzellas. I believe that building up Main St and giving Ursinus students more of a reason to venture into town would have a positive impact on making the students feel more of a part of the community.

To make it viable for owners to expand and keep the roadways looking peaceful and pleasant. Plus to be inviting and easily accessible and plenty of parking

Looks nice

traffic and parking are already awful along main street. this entire project will only make it worse.

Main street is already limited in space, adding large structures would make main street claustrophobic and lose the "small town" feel. Emphasis should be on making and enhancing existing structure as to not drastically change the footprint and make it more welcoming with exterior upgrades, such as open outside communal spaces, seating and lighting

There needs to be more welcoming areas to sit while also feeling separated from the street

I think we could do with some additional buildings/extensions to encourage more businesses, but not too many that all green space is lost and it feels really tight.

It seems the most beneficial to the area and the best way to maximize space.

It matters less to me how the buildings are structured as it does just getting some decent shopping and restaurants in place. I support cohesive planning but at the end of the day I more support any means necessary to make it a place I want to visit.

Building additions will make projects more economically viable and maintain the character of Main St. Adding new buildings could also help bring in new and necessary businesses that can't work with an existing structure

I love Skippack and would like to see the same "town vibe" in Collegetown

Option 4 maximizes potential for new commercial options for eating and socializing on Collegetown. DONT FORGET PARKING OPTIONS, however.

Better ambience

Collegeville needs a vital business area that will encourage shopping or patronage. Need an area that draws people to it and has easy access (eg, easy parking). Look at Skippack or Phoenixville and other towns on the East Coast for successful examples. We should be focused on drawing new dynamic businesses that will improve the economy and quality of life. My primary visits to Collegeville today are the post office, or driving through Ursinus to drive West. I rarely go downtown Collegeville because there's nothing there that's interesting. No night life or "day life." I drive to Skippack or Phoenixville for dining. I'd prefer to support Collegeville but there's not much around. I want unique or interesting businesses, shops or restaurants. I wish you all success in the efforts your team is making! The town needs to also support local business - why isn't KMR Research Studio doing this survey for example? Best of luck!
it provides greater opportunity for growth and community involvement for new businesses.

I like the charm of main street. I would like to expand it without "building it up." I don't want excessive people/traffic.

Today, main street is boring. It does not attract businesses, shoppers or foot traffic. Changes are needed to make the area more inviting.

I like the way it aesthetically looks.

Need more and better space to attract different businesses

I like the idea of front seating, lots of walking spaces, and fresh new buildings.

Improve street scape

I would like to see a more cohesive look in keeping with some of the more attractive buildings

I live 2 minutes from Main Street but never visit any business bc lack of easy parking. It seems like the only available options are parallel parking which I'm not comfortable doing. So adding more buildings would not help the parking situation. Also most buildings on Main street are housing for the college students at Ursinus. So I don't see a point in adding more buildings when they may just be converted to more student housing in the future. I would love for Collegeville to have a local bakery/cafe since that is something we lack (besides Graces cafe but that is more of a restaurant and not a bakery).

Outdoor space provides better community as people can interact more freely; however, new and expanded buildings are necessary to bring in business

Main Street needs to be revitalized in order to attract residents, visitors, and college students in wanting to spend time in Collegeville. Similar to Phoenixville's addition of restaurants and shops!

Taste

Q

We need to see Collegeville expand and thrive like neighboring Phoenixville. Encourage the right kind of aesthetically pleasing growth.

Enhance the area and modernize

If you're going to encourage investment and new work, you need to provide options for these properties.

I loved there when the diner moved in and the drama and divide it caused. Keeping the main street with the same overall look and feel but allowing for progress is important!

We need more places with outdoor seating in the area

Main Street needs to be updated with appropriate business to attract consumers to the town. I think we can work with the buildings we have and do not need to build additional.

You don't want to completely take away the coziness of the district but some updating of existing buildings and some additions of shops/restaurants would definitely help.

I think adding attractive and useful additions, landscaping, etc. would make Main Street, Collegeville is a great idea.

More options will always be better

I like the landscaping and seating availability

There is a lack of continuity along Main Street...parking lots, gas station, first floor offices, and residences make it a less than desirable walk. Bump outs. Pedestrian cross walks, AND easy access to parking (not fronting Main) would all be very desirable time.

To maximize the attractiveness of Collegeville for a variety of retail, restaurant, and rental apartment use and redevelopment

Collegeville needs a real "main street" and Ursinus College needs a real "college town."

Keep Main St similar

Growth needed.

I think having more places for students and families to eat, shop, and visit would make collegeville and Ursinus more attractive. Having an art studio, a yoga studio, more variety in restaurants, and a bar within walking distance to minimize students driving to the Trappe bar and drinking would be very beneficial.

Na

Plazas and trees are great additions. We need controlled growth that is pleasing to the eye. aesthetic keeping with the area.

Keep the feel of main street but enable business leaders to enhance its appearance and economic viability.

Need to improve main street options, can't do so without building additions and renovations.

We need as many new businesses as we can get. However, I am concerned about parking.

Collegeville needs revitalizing.

It maintains the look and seems cohesive but balances the need for expansion

Denser communities are better communities!

I believe these changes are necessary for the revitalization of Main Street and to transform it into a vibrant area.

New editions will be necessary to give consistency between residential and commercial properties

There should be more restaurants and outdoor seating.

Your questions are overwhelming and too detailed

I support 3 and 4 as long as there are additional parking options

Collegeville has a lot of potential but the reality is it doesn't bring people in with the current businesses and lack of family restaurants. Adding those would be beneficial to the both the surrounding communities of people and Collegeville borough.

Versatility for businesses and customers

New buildings concern me that there will not be enough parking in shown lot proposals to actually locate cars for visitors/shoppers and those living here.

To promote growth and make Main Street attractive for outsiders to bring in revenue for businesses

Revitalize collegeville.

Need to build to expand

I want this area to thrive and that requires it achieve a critical mass which it now lacks!

I am an Ursinus alumni and one thing I always wish we had more of was the quintessential college town. Collegeville needs more restaurants and shops. It will increase Collegeville property values, draw more people to the school and make Collegeville a truly desirable location to work, live, play and grow a family.

Minimal upgrades but still upgrade

Revitalizes and builds without being too crowded looking

Main street needs more business. It could be a great place for students and families to walk around but currently no one does because everything is too spread out. Everyone drives into Phoenixville instead.

upgrade without detracting student experience or community experience, dont want to see any 'functionality' or things people are used to taken away for new things but the seating outside is awesome and is A1 while new additions that dont get in the way are A2

In order for the plan to have success. All upgrade and expansion options need to be available.

If adding new buildings will provide greater income for the business it should be allowed

Need to take advantage of the available space

I think Collegeville should have more eateries and coffee shops

I think it would be helpful to provide revitalized landscape to the area and renovations that make the space more usable, such as outdoor seating and plazas. But this needs to keep the character of Main Street

Mixed use property is the best. Shops, restaurants, etc.

Creating options that grows Main Street, allows flexibility for owners, and creates a look and feel that we would like to see in our community.

Not enough current options or reason to hang out for long periods of time in its current state

I personally like the look and feel of main street however, I think adding additional seating and buildings will help improve the liveliness of this area of Collegeville.

Collegeville needs an update for sure. It's tired. It would be nice to center around Ursinus.

Students could also use more dining options.

See no reason why can't renovate existing buildings. My father graduated Ursinus in 1950.

Like that some buildings keep the charm & character of the town.

I like Main Street. I am all for renovating as long as property owners along Main Street are ok with it as well

Want our Main to have restaurants and some small shops.

Make Main Street worth walking. You need to allow owners to run with their own needs, but with modest/minor guidelines.

Let businesses be free and less hindered by nonsense rules.

I feel like these ideas will allow for more businesses and residences. Boosting the Main Street area would give students the opportunity to seek employment and activities in the area.

I believe increasing aesthetic features as well as new real estate for businesses will create a better downtown feel.

Will allow for a more vibrant area

More opportunities for new businesses and create a walkable, downtown community.

With the college in town and the amount of traffic flow, I think the addition of new buildings(may they be stores/restaurants) would really revitalize Main Street

With the number of university students and neighborhood homes, a walking shopping/eating/community Main Street is desirable. Parking should be available for those that can't walk to Main St but would like the opportunity to walk along and enjoy.

You don't want too many buildings being empty

Innovation is creation and it is important to show Collegeville can change with the times while still holding its character.

I would love to see our downtown area come to life. My son will be attending Ursinus in the fall and it would be cool if there were more places to hang out. I think more local kids would go to Ursinus then.

Expansion is important for revitalization

Main street is probably the most boring central college rd in America. It needs an entirely new facelift. It should have nice fraternity and sorority houses, businesses, restaurants, convenience stores and more.

I believe it's important to develop Main Street into more of a draw for visitors/commerce than overdeveloping residential space.

I opted for the middle of the road option. The last option seems like it could lead to overcrowding, potentially.

to add more to Main Street.

Depending on the business, the type of building modifications needed would not be a one size fits all. So, all options should be on the table.

Have a more dense and walkable downtown would be a huge factor in my decision about where I'd like to live. Right now, it seems like there's very little to the downtown of Collegeville. I'd love to live in a place that has a range of businesses on Main Street that I could walk to.

Because Collegeville has no sense of place. The downtown is a ghost town with no reasons to spend time in. Because walkable, mixed-use development is the most economically productive, safe, and sustainable model of development. Because antiquated zoning, parking, and permitting laws have prevented the town from adapting into a place where people can afford to live and enjoy spending time in.

POTENTIAL EVENT SPACES TO USE FOR COLLEGE STAFF. ALSO, WOULD BE NICE FOR MORE FOOD OPTIONS.

No. 1 is not an option. Collegeville has so much going for it — especially with Ursinus College in the mix— but the “downtown” does not living in Collegeville enticing, especially for younger people whole like being able to walk to shops, restaurants, bars, and other retail establishments. I think we need to be careful about retaining the charm of what we know to be Collegeville

I think it would be nice to have a more aesthetically pleasing main street which could help create a greater sense of community.

It will be better for the borough and for the College to have a more robust and lively Main Street.

Keeping the small town look

More development the better

Opportunity for growth

Additional space would allow greater opportunities for businesses to open in town

As a former student and employee of Ursinus, and now 10 year resident of Collegeville, I would love to see main street with more "to do" and create a destination for business, and leisure. Main street has great potential and I would love to see red-tape lifted to allow the development of this area.

Liked best

I want the most opportunity for business/housing growth and aesthetic appeal to attract more pedestrian traffic and the overall appeal of our town.

I think a major revitalization will attract more residents to Collegeville and more students to Ursinus which will boost the economy.

THE VIABILITY OF THE TOWN AND THE COLLEGE.

It gives the most options

We have a student at Ursinus. An attractive and vibrant Main Street would be beneficial for students and the College

As an Ursinus alumna & longtime resident of Perkiomen Township-I would love Main St to become a vibrant college town vibe

Upgrade the space around the college. Provide more options for the college students and community

I'd love to see more businesses and restaurants for both students and staff to be able to walk to for lunch or social events, instead of having to go all the way to Phoenixville or something.

It offers the most flexibility

Some higher density should be fine, but putting too many new buildings into the streetscape might become cramped, and the new buildings could end up overwhelming the existing ones?

Because I'm a property owner and want to increase the value of my property

I believe Main Street would need to change to be a successful business district.

To provide flexibility to provide construction that will suit the needs of the community while also being attractive for developers.

I like the look of a higher-density downtown. I like options, I like a lively place. I think Collegeville should build places for interesting people to do interesting things.

Frankly, I don't know what would look the best. And I find it confusing that you show buildings in the second option in white, almost as though they are existing then you show the same buildings in the third option in blue as though it is proposed. You can ignore my selection in this part because I'm confused.

It will retain the small town character

I would have to see a 3D model, or at least a detailed computerized program of each stage of development. What about groundwater runoff?

Aesthetics, useability, cost

I like the esthetics of the proposal, however, I personally feel that I would no longer drive in that area. The street is too narrow and I have experienced in Phoenixville the manner in which people pull out of parking spaces without looking. I was hoping that a revitalization would provide dining options, a Trader Joes etc with ample parking in the back of the business. I rarely utilize the businesses because frankly, there is no draw for me presently. My husband is always at Adam's record store but unfortunately that is all.

No need to get too crazy with additions if not needed. There needs to be ways for all the new traffic to navigate the town. Main Street traffic is already a mess.

Currently as is Main Street is has no appeal.

More space, and more flexibility with regards to where that space is added, will allow existing property owners to maximize the value from their investments.

More space = more people (residential rental units). More people means more pedestrians walking and shopping on Main Street, which would increase the likelihood of a new business surviving.

I think concerns over traffic and parking are overblown - I am in Collegeville often and there is rarely traffic and always available parking (on W. 4th ave. for example)

To really make it a vibrant downtown that is different from how it currently is, a significant amount of building will have to be done.

I think any additions should be very carefully thought out. Better to start with smaller upgrades first.

I encourage more businesses to come to Main Street

I wouldn't want it to feel too crowded

Its more desirable and a big difference will attract the desired attention as opposed to a small change

Allows for change while preserving the nature of the town

In order to thrive, Collegeville must become a desirable location for retail and residential opportunities. To remain the same or not allow for changes to existing buildings is not honoring all that this town can become.

They represent the phases of what we need to do to make the business district viable. All phases are needed for the future

I am all for encouraging more businesses and capitalizing on the quaint beauty of the downtown. Filling out the space gives it a denser and "town" feel. It also allows for more commercial space.

I think it will be important to encourage additions depending on what will best fit the buildings' use

Would like flexibility in the project. Let it organically grow evolve without too many borough restrictions.

More options for businesses to come to Main Street.

As someone who works at Ursinus, I know how important the economic growth of the 400 block is to future enrollment. Our students don't want to have to drive to Phoenixville for entertainment and food. I support appropriate development that also maintains the history and culture of the town.

It's way too hard to build things generally. The economic benefits from making building easier - and most importantly increasing density - are pretty massive.

Concern about option 4 taking up too much more space and still have open space, green space, and parking

I think that the more flexible the options the easier the transition could be.

Creates aesthetic infill

College kids need more options and working opportunities for students

Both add to encourage people to live and work in the Borough. Street scape improvements make it attractive, safe and highly desirable real estate.

More vibrant collegeville leads to more vibrant Ursinus College which also leads to greater economic impact as well as well-educated alumni who will stay in the area upon graduation

I want Collegeville to be like Phoenixville!

Aiming to bring business to the area

To allow for as many possibilities as necessary.

I think these choices would make main street a more attractive place for people to visit and live

Option 4 gives the most opportunity for mixed use and a successful revitalization.

It will give more areas to be used for the revitalization

I believe that landscaping and leaving green spaces are an important part of a downtown revitalization--- not just buildings, but spaces where people can walk around and hang out.

n.a

Main Street has so much potential to be far more desirable community to live and work in--the greatest level of structural improvements will drive up home property values. It is long overdue!

Blank lined area for additional input.

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