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# Audubon Elementary School

# Vision for the Property

## Open Space and Public Use

- A building of historic importance in the township, one of very few remaining
- Significant emotional value to many residents, some attended classes there as long as 40-50 years ago
- Location, size and structure offer an ideal property for a community center, serving residents from the entire Methacton school district
- Open land can be excellent, and central - recreational and park space.



# Vision for Property

## THE LAND

**The total land area is about 14 acres.**

**The building and parking occupy about 2 acres.**

**Storm water runoff and Mine Run creek eliminate 2 to 3 acres.**

**9 or 10 acres would be available for recreational use.**

- **Practice fields for the school district.**
- **Practice and game fields for the local soccer, lacrosse, and field hockey teams.**
- **Playground and general recreational use.**

# Audubon School – Future Vision



# A Rebuilt and Repurposed Campus

- **Grounds** (9-10 acres)
  - **Practice fields** – school, clubs for baseball softball, soccer
  - **Summer camp use** – Perkiomy Camp, additional 100 children; current camps sell out in 2 or 3 days.
  - **Walking path** – adults and seniors would have an accessible and easy path
  - **Playground** – additional use for kids on a daily basis, walking accessibility for many Audubon residents
  - **Parks & Recreation** – Additional space for events and activities

# A Rebuilt and Repurposed Campus

- **Building** – Original Space and large room (Gym, Cafeteria)
  - **Senior Center** - daily activities, speakers, classes, workshops, etc.
  - **Indoor Camp** – Camp Perkiomy inclement weather option
  - **Parks & Recreation** – Equipment storage and general use.
  - **Art League** – classes, display area
  - **Lower Providence Historical Society** – Catalog of important documents pictures, artifacts
  - **Day Care Facility** – *Lower Providence is one of several towns with ability to operate a daycare center*

# Methacton School District

## Asset Value

- R2 zoning, can only be used as school, municipal, or housing development (25,000 ft<sup>2</sup> minimum lot size)
- Value is owned by residents of Lower Providence and Worcester

## Maintenance Costs

- Heating, interior maintenance,
- Insurance
- Exterior maintenance (mowing, repairs, etc.)



# School District Options

## Sell for Development

- If sold to a developer, property must be developed as residential in compliance with R-2 Zoning District (25,000 sq. ft. lots)
- **Site Restrictions/Site Improvements**
  - \* Stream Crossing
  - \* Significant Storm Water Management Requirements
  - \* Probably will require access to Crawford Road (bridge construction).
  - \* Possible traffic signal improvements.
  - \* Value reduced by demolition/remediation costs.



# Lower Providence Township Challenges

## Building Renovation

- Significant cost to renovate the building
  - Electrical, possible mold, possible asbestos (1928)

## Land Improvements

- Storm water management
- Driveways and Parking
- Playground, walking path, recreational fields



# Vision for Property

## THE BUILDING

Township looking into a public/private partnership and donations, to restore the original section and the gym/cafeteria areas.

- Pre – inspection estimates are very rough.
  - Demolition of the newer classroom additions
  - Remediating any mold and/or asbestos  
(assumption based on 1928 construction)
  - Providing handicapped access for all exterior doors
  - Rewiring the building
  - Replacing the heating system
  - Replacing the roof





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## Path Forward

1. Agree that public use of the land is the optimal future concept.
2. Form sub committees to allow the township and the school district to discuss financial models that would work for both parties.
3. Complete the initial discussions in 60-90 days.



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**Let's work together to find a way forward**

**Let's repurpose this property for the benefit of everyone.**

**Let's save the Audubon School to serve future generations as it  
has for the past 90+ years.**

**Thank You**