



Audubon Elementary School

Restored and repurposed as a

Community Center

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 50-60 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.
 - **Other**
 - Additional summer camp location at Audubon, and also possibly Worcester.
 - Library extension
 - **Art League** – classes, display area
 - **Lower Providence Historical Society** – Catalog of important documents pictures, artifacts
 - **Possible After School Facility** – *Lower Providence is one of several towns with ability to operate a daycare center*



A Brief Chronology



- June 2018 – a presentation by Lower Providence to Methacton School Board
- July 2018 - A discussion between sub committees from Lower Providence and Methacton School District began
- October 2019 -A preliminary agreement between the sub committees was reached
- Pandemic
- March 2021 – discussions resume, agreement points reviewed, modifications made.
- August 2021 – presentations made to both boards for review and consideration

Methacton School District

Asset Value

- R2 zoning with an overlay, can only be used as school, municipal; or, housing development (25,000 ft² minimum lot size)
- Value is owned by residents of Lower Providence and Worcester

Maintenance Costs

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



Development Value limited by storm water, infrastructure, and access challenges

Lower Providence Township Challenges

Building Renovation

- Significant cost to renovate the building
 - Electrical, possible mold, floors, walls, etc.

Land Improvements

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



Vision for Property

THE BUILDING

Architectural engineers (Lower Providence residents) have done a preliminary assessment of repair/rebuild components and costs.

- Original Building, and large utility rooms only; not the classroom wings
- Cost Estimate in the \$500-600,000 range
- Minimum 6 months to complete the work





Preliminary Agreement Components

- **MSD will lease the property to LPT for \$1.00/yr in a 25 year term.**
 - **Termination and extension options**
 - **MSD to build a school (some investment return in 1st 10 years)**
 - **LPT ceases operations, reverts to MSD**
- **MSD is landlord, responsible for insurance, infrastructure (roof, HVAC, structural)**



Lower Providence Township will:

- Renovate the building and grounds as necessary for public use
- Assume all operating costs after renovations are complete
- Manage the building and grounds, operate as a community center
- Include Worcester residents as eligible community center program participants; plan for an additional summer camp program at Audubon, and perhaps at Worcester elementary as well.

Lower Providence Township will:

- Establish a municipal authority/trust fund dedicated to Audubon Community Center.
- Seek donations and funding for renovation (\$600,000), to be completed within 6 months of a formal agreement.



Path Forward

1. Agree that public use of the land is the optimal future concept, while Methacton retains the asset and the option for future use.
2. Have LPT and MSD attorneys draft an agreement for review and eventual approval by both boards based on the general concept described
3. Establish a time period for LPT to raise sufficient funds to renovate, after which the agreement expires (6-9 months)



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

