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## MEETING NOTES

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Project: **Aston Township Vision Plan** Project No.: **13091.10**

Location: **Aston Municipal Building** Meeting Date/Time: **June 17, 2014 7:00**

Topic: **Public Meeting #2** Issue Date: **7/23/2014**

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### IN ATTENDANCE:

Justin Keller, Simone Collins, Inc. (SC)  
Chris Lankenau, Urban Partners, Inc.  
Pete Simone, SC  
John Granger, Township Manager  
(See sign-in sheet attached)

### NOTES:

1. The consultants distributed a list of draft Vision Plan recommendations developed to date before presenting a summary of the major recommendations and findings of the market analysis. The meeting was subsequently opened for questions and comments.
2. It was noted that Aston could benefit from spin-off development associated with an indoor soccer complex and inn proposed in Chichester.
3. An attendee proposed the idea of a drive-in theater to attract cinema and car buffs.
4. It was mentioned that high end restaurants may be able to attract visitors attending shows at the Sun Center. A hotel is currently proposed in their next expansion phase.
5. The consultants were directed to contact Lisa at Ice Works to determine where they currently direct visitors seeking overnight accommodations.
6. A hotel in Aston could compete with the one eventually build at the Sun Center by offering more affordable rates.
7. An attendee asked if a traffic circle would deter large trucks. Pete S. stated that the proposed traffic circle would have to be built to accommodate trucks. He added that truck traffic will likely be reduced once the Route 322/95 Bridgewater Road bi-pass is built.
8. An attendee stated that adaptive re-use ideas for the St. James Episcopal Church could be a restaurant or bed and breakfast.
9. An attendee inquired about the rental rates for second floor apartments in mixed use buildings. Pete S. responded that these apartments are usually mid-priced as compared to the overall market. They can often be ideal for student housing. Aston could seek a

partnership with Newmann to build these uses as was done in New Jersey with Glassboro and Rowan University.

10. An attendee stated they had mixed feelings about student housing above first floor retail stores.
11. An attendee asked that the consultants look for PennDOT data to better understand the traffic level of service and percent of truck traffic at the five points intersection.
12. John G. stated that the Bridgewater Road Road project is in the first four years of planning and schematic design and that final engineering and construction will not happen for a number of years.
- 13. An attendee suggested that the consultants set up an informational booth at Community Day (October 4<sup>th</sup>) to present the vision plan ideas. SC and Township to discuss.**
14. An attendee stated that a partnership should be sought to promote aging in place with a partnership between a senior housing communities that could provide a facility staffed by Newmann's nursing program.

This report represents the Professional's summation of the proceedings and is not a transcript. Unless written notice of any correction or clarification is received by the Professional within ten days of issue, the report shall be considered factually correct and shall become part of the official project record.

Sincerely,  
SIMONE COLLINS - LANDSCAPE ARCHITECTURE, INC.