

ARDMORE TRANSIT CENTER ANALYSES AND ONGOING CONSULTING SERVICES

CLIENT

Township of Lower Merion
Building & Planning Department
75 E. Lancaster Ave.
Ardmore, PA 19003



Econsult has been working with Lower Merion Township to revitalize and create a pedestrian friendly transit oriented development in downtown Ardmore. Econsult's work with the Township started in conjunction with a major planning process directed by Hillier Architecture. Econsult Corporation teamed with Hillier in order to provide a financial feasibility assessment of the planned Ardmore Transit Center. Econsult's role in the team was to lead the development strategy, financing & facilitation activities.

The second phase of the Ardmore Transit Center project involved developing specific proposals for each of the sites. Econsult assisted the Township in drafting a Request for Proposals from interested developers and then developed a financial model for each of the project elements and provided economic analysis to support the township in evaluating RFP responses. Econsult helped the township structure relationships to address commuter parking, evaluate options with respect to traffic improvement funding, and address funding options for the train station reconstruction. Econsult helped the township develop mechanisms to ensure the best private sector participation and assess the risks and benefits of alternative private sector proposals.

Subsequent to that proposal process, Econsult has been directly assisting the Township achieve its vision for Ardmore. Econsult is currently advising the Township on a \$160 million public private partnership to implement the first phase of a new transit oriented development that includes a new train station, office and retail space, over 100 new rental residences and structured parking for commuters, residents, and businesses. In support of this effort, Econsult has provided both economic and strategic advice, and has facilitated relationships with other key organizations such as SEPTA, PennDOT, and the DVRPC. Econsult has also assisted the township in assessing parking administrative structure and needs as well as helped implement a TIF to create additional affordable housing in a proposed development.