

BRYN MAWR BUSINESS IMPROVEMENT DISTRICT PLAN

Overview

Few community development tasks are more important, or more challenging, than that of central business district revitalization. Communities of all sizes are realizing that a strong, vibrant, well-managed downtown is a critical element of a comprehensive economic development effort. In times of significant economic distress, the sustainability of such revitalization efforts based solely on governmental and charitable contributions is often called into question. Increasingly, communities around the country are seeking a tool for the business district that will sustain the downtown effort without the worry of shifting governmental priorities, corporate contributions or over-worked charitable foundation coffers. A business improvement district, or BID, is a resource development tool that allows property owners the opportunity to take the business district revitalization effort into their own hands and ensure its ongoing support. By establishing an improvement district, property owners decide to pay an annual, legally binding fee, or assessment, to be used within the defined geographic area where they are located and only for activities that their representatives decide upon. With the same general legal standing as a water or sewage bill, the BID assessment is a value-added payment for downtown services. Unlike other voluntary programs, where many benefit from the contributions of a few, inside the BID, everyone who benefits pays their fair share of the common costs.

It is anticipated that the Bryn Mawr Master Plan, which is currently being implemented by the Township of Lower Merion will include particular studies and potential outcomes that are consistent with and made a part of the Bryn Mawr Business Improvement District Plan. The Bryn Mawr Master Plan suggested that a BID be created. The Bryn Mawr BID Plan is also consistent with the Urban Land Institute report on Bryn Mawr which also suggested that a Business Improvement District be created. Commercial Properties and Businesses located in Radnor Township and Haverford Township within the Village of Bryn Mawr may participate in the BID.

Over the next several months, the stakeholders of downtown Bryn Mawr will have the opportunity to review a proposal that could establish a business improvement district within the central business district. Pennsylvania state law (Act 130 of 2000) dictates a process that must be followed in establishing a BID. In compliance with that law, the following preliminary plan is being provided to you for your review. Various public meetings and public hearings will be held, where you will have an opportunity to have your say about this proposed plan. We hope you will take the opportunity to learn more about, and participate in, this process in a meaningful and constructive way.