

# A Special Invitation to Campbelltown Residents and Businesses

Campbelltown is rich with an established history that dates back over 200 years. Thanks to a passionate community with a stronger population than ever, a revitalization has begun to reclaim Campbelltown's identity. What better way to secure Campbelltown's place in history than with a Village Square? This idea has been a vision by many residents of Campbelltown over the years. The former Alger Farm at old Main St/Horseshoe Pike & Lawn Road has all the elements to become a one-of-a-kind Village Square that highlights the community's agricultural roots.

Imagine a centrally located Village Square anchored by two buildings over 200 years old. Imagine a restored arched roof dairy barn in the backdrop of an outdoor farmer's market. Imagine a Village Square adjacent to Campbelltown's new community park with trails connecting all of Campbelltown as a walkable community. Imagine new businesses in rustic agricultural buildings along Campbelltown's recently revitalized commercial corridor formerly Old Main St, now the Horseshoe Pike. Imagine over four acres of new public park space.

It takes a village, please come out on **October 25 for a one-hour session at either 5pm, 6pm, or 7pm to learn more and help plan Campbelltown's future.** There are lots of options that need the community's help to refine before a plan is finalized for South Londonderry Township's approval. Unlike most real estate development projects this will be a community development with a common goal to benefit the Campbelltown community.

**Space is limited, RSVPs are a MUST! The event will be filmed for anyone not in attendance and shared on our website at [www.campbelltownvillagesquare.com](http://www.campbelltownvillagesquare.com).**






# You are Invited to a Down on the Farm Planning Party Exclusively for the Campbelltown Community

Location: 2771 Horseshoe Pike, Campbelltown, PA

Date: Wednesday, October 25, 2023


Three Sessions: 5-6pm, 6-7pm, or 7-8pm

## Family fun:


-  Costume contest for kids
-  Barnyard animals
-  Don Rhoads Jr. will sign 100 free copies of his book

*"Campbelltown Pennsylvania A Historical Review in Words and Photographs"*

## Breakout Sessions:

-  Master planner, civil engineer, attorney, traffic consultant, and property owner

## Brainstorming:

-  A large area will be dedicated to getting ideas and feedback from attendees

Please RSVP by emailing [ethosresidential@gmail.com](mailto:ethosresidential@gmail.com) with your desired time slot.

CAMPBELLTOWN  
VILLAGE  
SQUARE

2771 Horseshoe Pike  
Palmyra PA 17078



# NEIGHBORHOOD CHARACTER

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CONNECTED | AUTHENTIC | COMMUNITY



# NEIGHBORHOOD CHARACTER

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## CONNECTED

- Aim to enhance “sense of place” and community identity.
- Connecting with the advantages of open space environments.
- Connecting the community with great food, services and shopping.
- Connecting Families, Friends and opportunities



# NEIGHBORHOOD CHARACTER

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## AUTHENTIC

- An architecture that feels right at home and imbues a nostalgic familiarity.
- Combining the old and the new with a strong connection to agrarian heritage.
- Authentic materiality and charm that is on trend with a wholesome township appeal.



# NEIGHBORHOOD CHARACTER

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## COMMUNITY

- Providing spaces to support community memory-making,
- Space for community arts and cultural events, strengthening tourism and community engagement.
- Supporting a sustainable economy. Premium space for locally grown businesses, while forward-looking for its continued expansion.

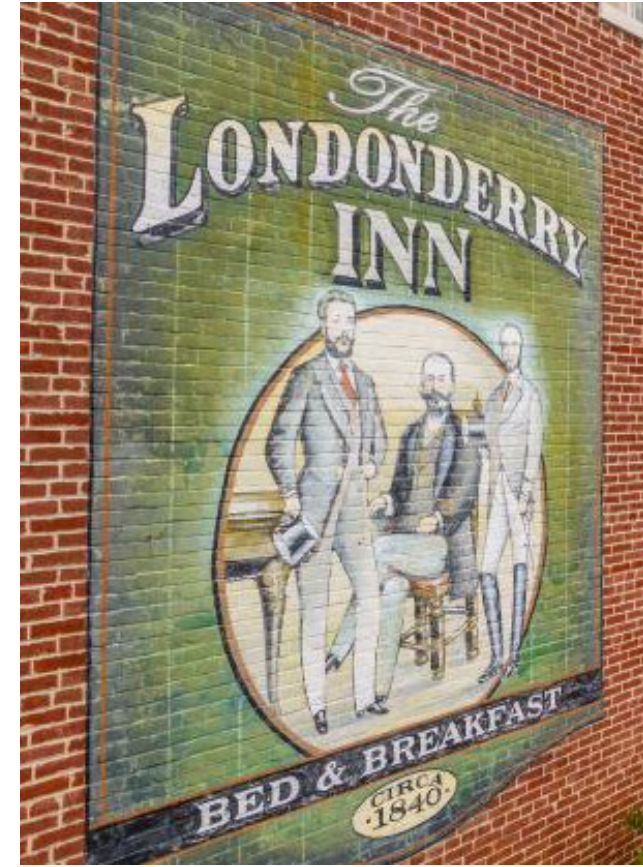
















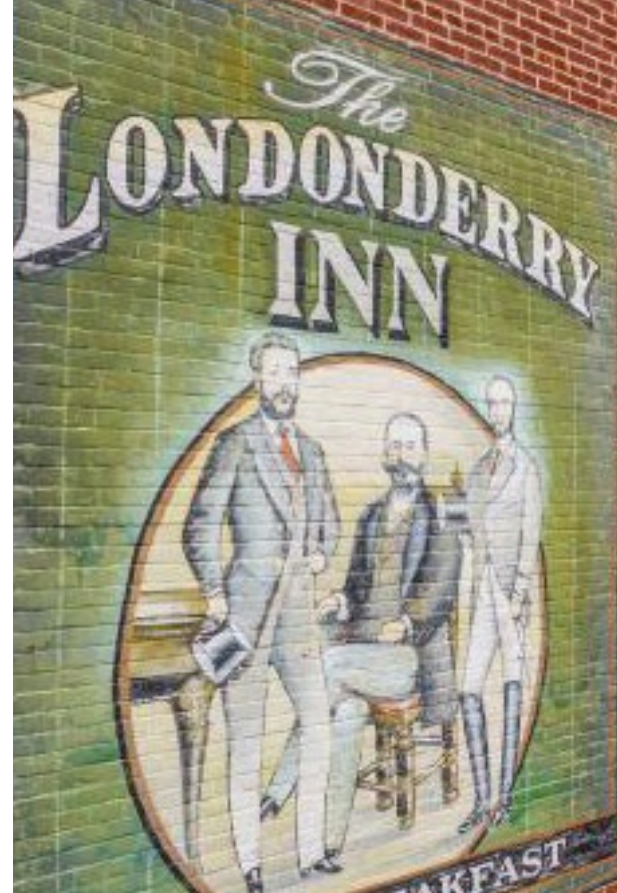
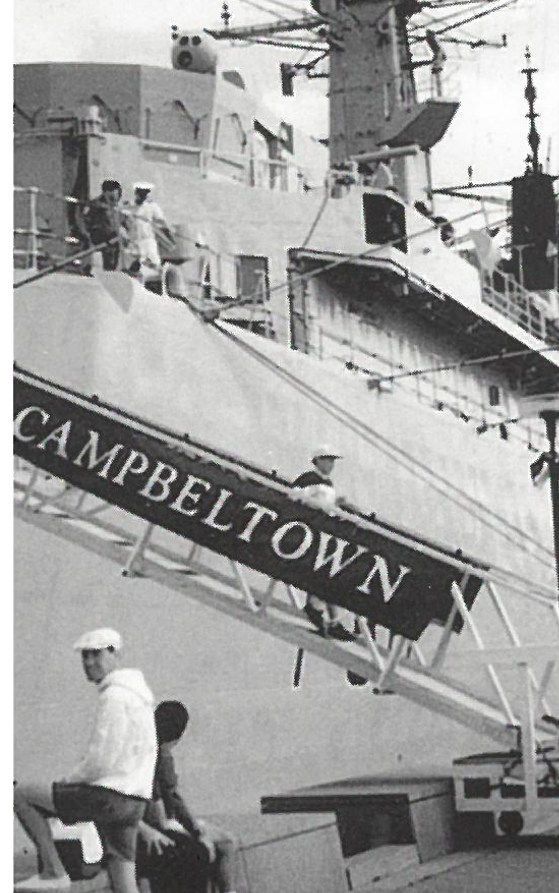
















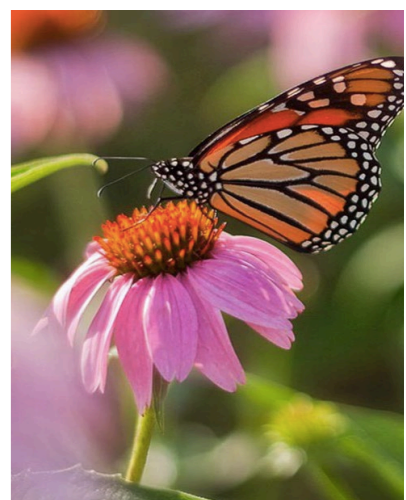
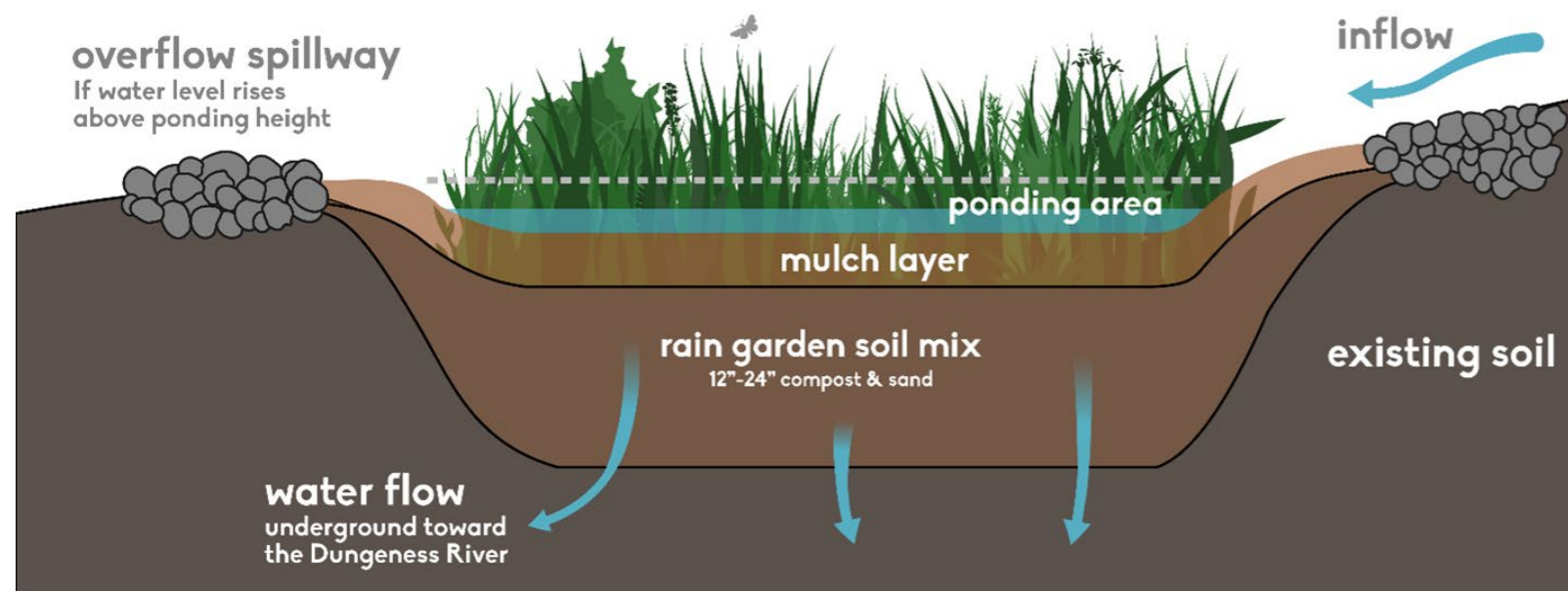


# RAIN GARDENS

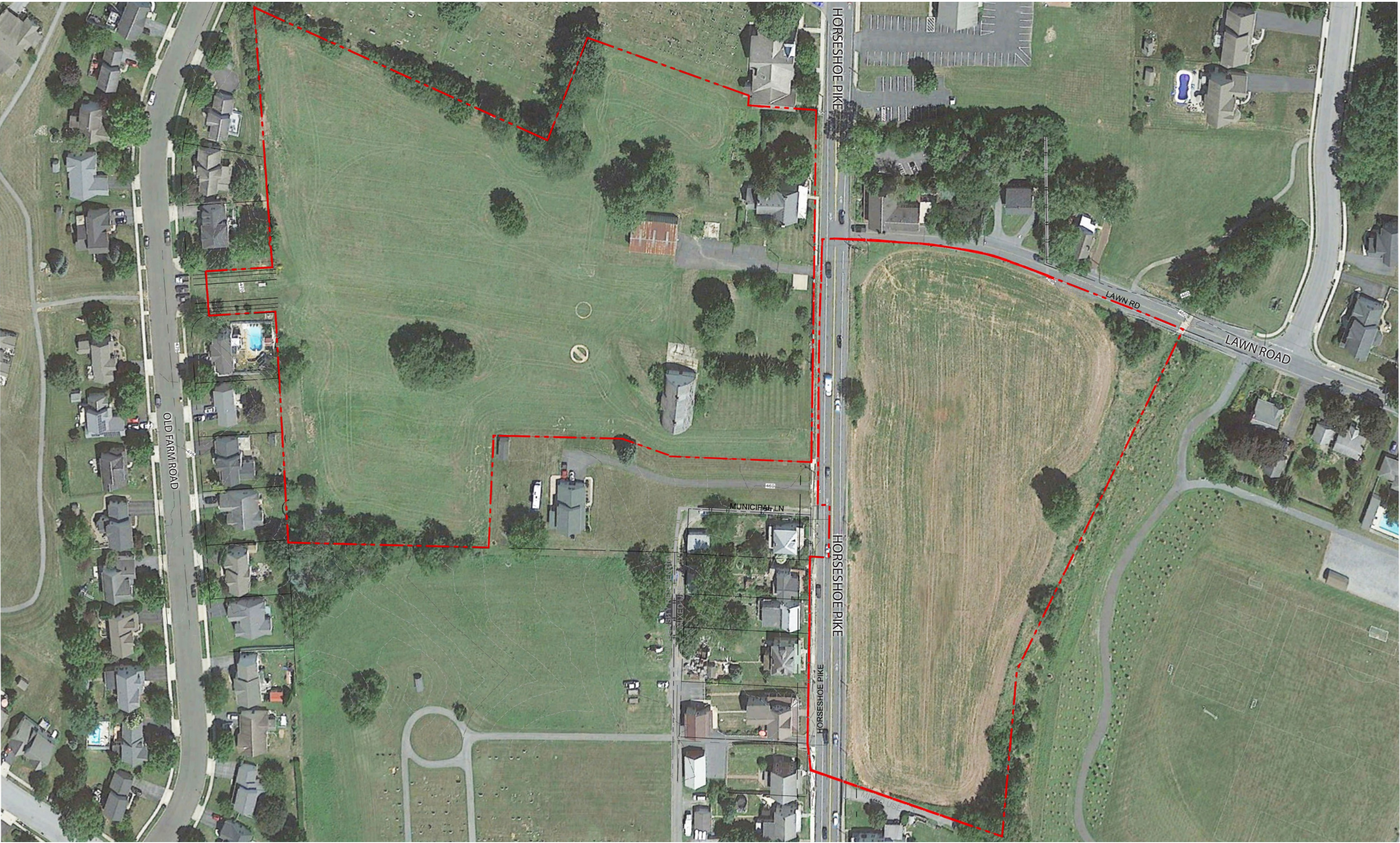
Rain Gardens & Bioswales are channels designed to concentrate and convey stormwater runoff while removing debris & pollution.

Bioswales minimize overflow, while improving the quality of surface water and helping to recharge aquifers.

Integrating a diverse planting scheme and water together also improve the air quality in an area, while increasing the biodiversity, environmental aesthetics and recreational value.







HORSESHOE PIKE

HORSESHOE PIKE

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OLD FARM ROAD

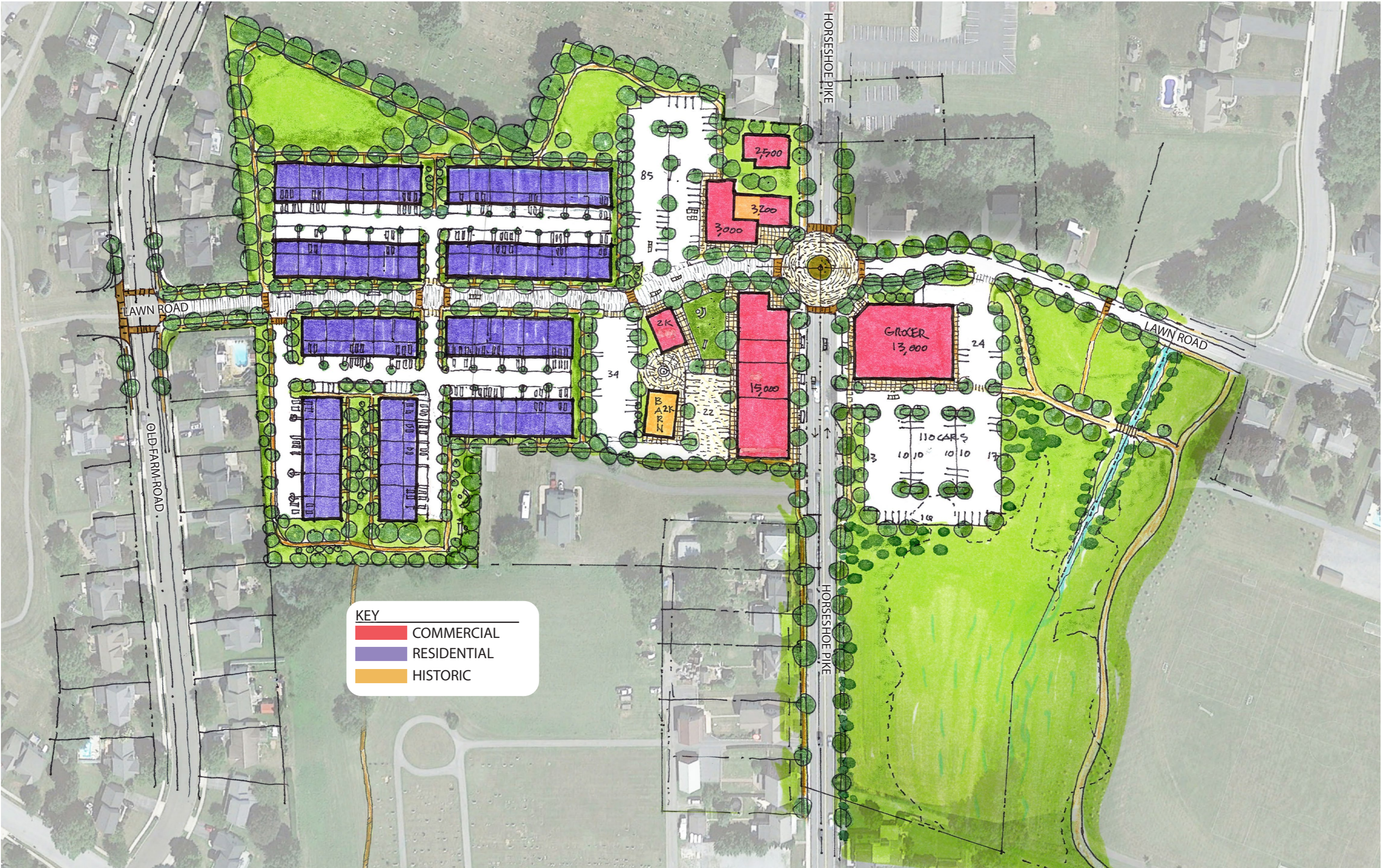
LAWN RD

LAWN ROAD

MUNICIPAL LN

CITY RESIDENTIAL MIXED USE





**KEY**

- COMMERCIAL
- RESIDENTIAL
- HISTORIC









KEY	
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<span style="display: inline-block; width: 20px; height: 10px; background-color: purple; margin-right: 5px;"></span>	RESIDENTIAL
<span style="display: inline-block; width: 20px; height: 10px; background-color: orange; margin-right: 5px;"></span>	HISTORIC









**KEY**

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<span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span>	HISTORIC

LAWN ROAD

OLD FARM ROAD

HORSESHOE PIKE

HORSESHOE PIKE

LAWN ROAD

140

98 CARS

2.5

3.2K

2K

115

BARN

15K

7K

5K

EXIST. TREE

141 CARS

34

26

70

82

15



