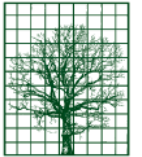


LUDGATE ENGINEERING



2017 was a good year for public sector projects by Ludgate Engineering. Berks IDA secured development of the fourth million square building at its I-78 Park and landed funding for its 60-acre industrial park at Reading Airport.

Still it was most exciting to learn that ten years of diligent effort has rewarded Sinking Spring by PennDOT listing in the State-wide T.I.P. (Transportation Improvement Plan) the design and eventual construction of a new Route 724 – Route 422 intersection.

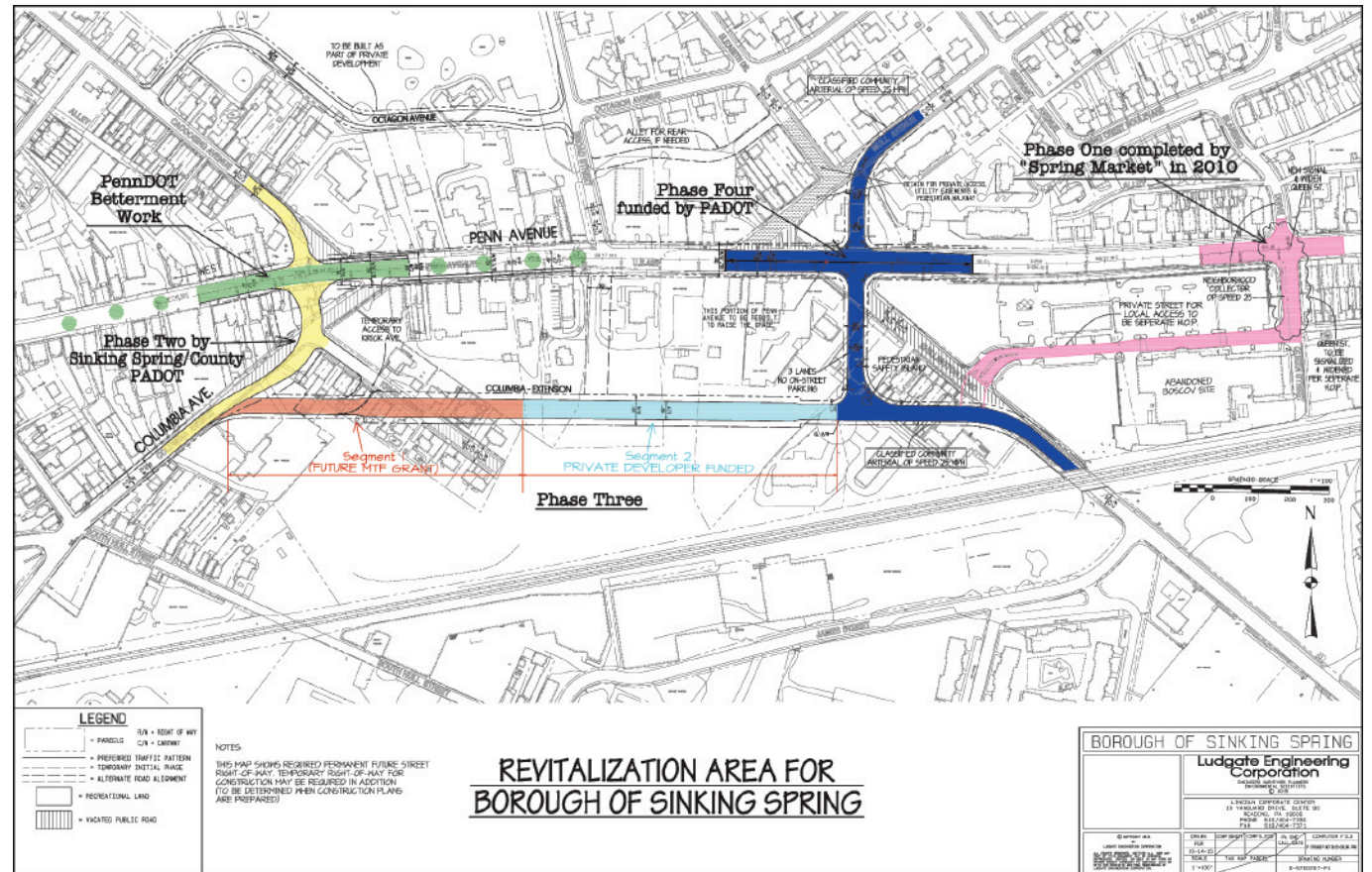
In 2007 Bob Ludgate was asked by Borough Council to determine why businesses failed along 422 (Penn Avenue) in Sinking Spring and how to rectify the problem. Symbolic of the malaise was the abandoned, shuttered former Boscov's West. Other stores failed too, including the only bank, a fast food restaurant, and a bally-hooded dealership for exotic used cars.

Ludgate Engineering and the ad hoc group that became BOSS 2020 were convinced traffic congestion at 724/422 was the root cause. It was imperative to have a viable plan to solve that problem and spur economic development. An audacious "Official Map" was adopted. There are at least two major obstacles to implementing the "Map", including the estimated \$20,000,000 cost and acquiring as many as 30 affected private properties.

Continuous diligent effort since 2007 included adopting the "Official Map", hiring a traffic engineer who proved the congestion relief plan will work, conducting a planning analysis showing economic development potential, and last, convincing JDH Partners to invest \$12,000,000 for property acquisition and site improvements for "Spring Market".

Spring Market was built in 2010. In 2011 we began a partnership with PennDOT aimed at implementing Phase 2, to straighten the most westerly of two mis-aligned downtown intersections. Acquisition of the first properties began in 2014; demolition began in 2016. The Borough expects to contract \$1,400,000 to build Phase 2 this year. Separately CFA awarded \$1,400,000 for construction of Phase 3.

The most exciting news of 2017 came after Thanksgiving when we learned PennDOT's state-wide T.I.P. includes full funding for engineering and construction of Phase 4 thus completing implementation of our "Official Map" and securing our downtown revitalization. The Sinking Spring Borough Council must be congratulated for the vision and perseverance they have shown to see this complex project reach this important milestone.



For additional information about Ludgate Engineering, please call 888.646.6161 and visit www.ludgate-eng.com.