



GERMANTOWN and WAYNE JUNCTION

Transit-Oriented Neighborhood Plan

Community Visioning Workshop
September 13, 2007 at 6:30 pm
First Presbyterian Church

Introduction

The first of two public meetings was held to introduce the planning process to the Germantown community and to gather input on community needs, issues and vision for the future. The meeting was well-attended with 133 people signed in.

The meeting began with a brief introduction by Gary Jastrzab from the Philadelphia City Planning Commission and Reverend Nancy E. Muth from the First Presbyterian Church, followed by an address from Betty Turner:

Good evening, everyone. My name is Betty Turner. Most of you know me. I have been around and involved for a long time. I am the President of Central Germantown Council, a committeeperson in the 59th Ward and President of the Rittenhouse, McCallum Neighbors, and a retired educator.

I am really delighted to see so many folks out for this Community Visioning Workshop. I understand there are many ways to invite community participation such as focus groups, surveys, interviews, printed and online materials. The City Planning Commission has generated lots of information as a result. Tonight's meeting – a Community Visioning Workshop – is part of the planning process for the Germantown and Wayne Junction Transit-oriented Neighborhood Plan.

I believe this is a good thing because through visioning, goals are developed for the future that can be consensus-based and offer opportunity for community input about things as that area important to us. Policy choices and decisions can be guided by our input. We have an opportunity to present what we like and what we dislike – to hopefully share our ideas about our preferred scenario, our future, and what we think the future should be. The City Planning Commission is asking for our opinions, perceptions and concerted involvement by holding this Community Visioning Workshop. I hope tonight we can actively and cordially participate to bring sustainable benefits to our community – in

transportation, environment, social equity and the economy of our community.

So again, I am delighted that we are here, let's be open the process and willing to share ideas. We can really help shape the planning a process through our active participation in every area that effects and affects our community.

I also want to take opportunity to thank Jennifer Barr for her work to assure true community involvement. I have been to several meetings and can attest to increased and improved outreach initiatives and community inclusiveness. Communications and responsiveness has increasingly improved. Thanks, Jennifer.

So, we now have an opportunity to be part of something positive that is larger than any one of use. Let's do it like only Germantown can. Finally, thanks for coming out.

Presentation

Planning consultant, Michelle Barbieri-Rivera, from Kise Straw & Kolodner gave a Power Point presentation of the project background, planning process and information the project team had gathered so far.

Discussion Groups

Following the presentation, participants were asked to join one of five discussion groups. The notes generated from these groups include:

1. Germantown and Cheltenham Area

Germantown Station

- Safety is an issue
- Car burglaries
- Drugs on Germantown
- Need development around the station
- Better lighting
- Better signage
- Parking needed with preferably with an attendant
- Car washing operation – under the bridge by beer distributor; don't just kids – homeless men

Cheltenham and Baynton

- Lot for sale
- In Germantown, no place to park
- Need some activities to draw people to station
- Coffee shops
- Physical maintenance at station

- Commercial development at station

Crime and unemployment

- [Where are] viable jobs for people in this area? Not now. Should not have occurred so rapidly
- Have to include the youth. Must be organized
- Will hear same thing in every group (active business owner) – people standing around. Need to train them. Otherwise, still standing around
- Need training programs
- [Planning Corner] – Crime is No. 1 problem; no one knows how to address it; eyes and ears; want boundaries to come
- [Michael Roepel = PC] PC – businesses won't open if robbed every day
- Police are not doing their job in the community
- A lot of guys have nothing to do. Need to have them in high school. Need vo tech
- PC – Captain of 19th District said in West Philadelphia “You have to make us do our job”
- Betty – In Germantown, clergy supervising; have Police Advisory Board; We can do training and education. Where is the money
- Jobs are here. Have jobs – Comcast, PGW, PECO. Contractors are coming from Ohio. People in neighborhood don't get the jobs. Money leaves – doesn't get spent in the neighborhood
- Jobs for youth – where is that money? Schools – 25% of money supposed to go to residents; not happening
- Child care director. Interviews: “You should see applications – missing letters, vowels”
- PC – talking [music?], politics, etc. Where is the starting point? “What was trying to get you to say....” Have a huge problem to address but can start at train station and then move to street
- Kids coming out of public school can't get jobs because can't pass the test
- But plenty of black contractors and they don't get the jobs
- “It's the mentality” Happens in my neighborhood
- How are people in neighborhood contributing to the problem? People have to live somewhere. Been in house 20(?) years. People “on both sides of me” trying to run me out of the neighborhood
- PC: Problem with school district. Problem with Police Department. But people must take control of their neighborhood
- Went to Town Watch meeting. Fourteenth District said, “We know who's doing the crime.” Put pictures in the paper. Let me know who they are. I can call police when I see them on the street
- Were police involved?
- PC – Neighborhood organizations, politicians, need to put pressure on them to do their job
- Here I am, Block Representative. I ask for help. Take off from work. Can't get help. Officer John. No help. Been calling. No help. Makes no

sense. Want to Donna Reed Miller's office. She asked, "What do you want me to do?"

- Betty – Takes all of our energy with institutions. Must work together. Have to understand – make call; prioritize based on what you say. Need to identify decision makers. Come together and insist that they come to our table.
- PC – Want decision? Do it by numbers.
- Problem with community organizations – way too many. Mount Airy has how many? Too much; splintered.
- PC – We know the main issue.
- Betty – Need better communication. Crime is down.
- But is perception of crime?!
- Betty – What made it come down?

Cheltenham Avenue

- Cheltenham – What type of retail? Major retailers: Sears, Pennys, bookstore, café, boutiques, special district, farmers' market, [??]
- No parking
- No sneaker stores, liquor stores, or Stop n Gos
- Cheltenham Avenue – make people who own stores be responsible for what they do
- Parking is needed

Maplewood Mall

- Maplewood Mall – what improvements? Need major makeover
- Betty – Get information out there. Work is being done on Maplewood. New [XX] bus center; has been working with CGC. Plan to bring people in
- Other PC – Preliminary study. David Wells. Maybe [XXX]. Need marketing. Get site control. Who owns those properties? Sitting on them. Need to get into hands of people who will do things.

Community organization

- [Closing discussion] Mr. Igees – speak up and speak out; form a committee
- Easier for someone not part of the group to pull things together
- Too many committees. Disempowering ourselves. Nobody knows what anyone else is doing. [Divisive?] community. Need Leadership Council
- Networking process. Need to be "committed to" next step to change Germantown for the better. Create a network. Put network together.

2. Wister and east of Germantown Avenue

Germantown Avenue

- Can we encourage entrepreneurship on Germantown Avenue?
- We need retail and jobs
- No big boxes or strip malls
- Major retailers are needed. We only have Rite Aid.

- We need a better mix of stores. Too many hair stores and In & Out stores are a problem
- Need – bakery, sit-down restaurants, food stores
- What about antique store niche? What about a vendor outlet to reduce overhead – like Reading Terminal
- Attract Weaver’s Way – food coop – they are looking to expand
- Business opportunities need to focus on existing Wister residents. We need incentives and programs

Vacancy

- How can we take advantage of side yard program with RDA – these programs need to be promoted in general public
- Replace vacant factories with housing. Stenton Avenue factories need redevelopment. Affordable, market rate (200k range) and housing for seniors. 5900 block of Stenton Avenue used as moderate income housing.

Wister Playground and Wister Woods

- Education and programs for youth. There needs to be an actual playground and organized programs at Wister Playground. Kids have no place to play.
- Wister Woods is overgrown and a dump site for tires – needs cleaning. Is there a Friend of Wister Woods organization? Students use some parts of park for picnics and jogging. Can La Salle adopt the park? Partner with community?
- There is community concern that La Salle took over Belfield Avenue. No trust.

Wister Station and Fisher Station

- Housing development needed at Collom and Rufe. Community believes owner won’t deliver. Vacancy records in this area not accurate.
- Wister Station should move to Penn and Belfied. Current station is on a dead end and is more of a stop than a station. There is an empty field that could be used for parking.
- Fisher station is a dump site. This would be a good station for La Salle. Why is it closed? Reopen it with stores.

3. Queen Lane and west of Germantown Avenue

Queen Lane Apartments

- Renovate public housing/senior center (housing example in South Philadelphia). Infill development (singles, twins)
- Pulaski Civic Association wants Queens Lane Apartments to come down. Property stretches back to Hansberry Street. Buy houses out. Move people out floor by floor.

- There is a PHA plan in place to do mixed use development. Approach must take entire area into account
- Problems with upkeep/maintenance of public housing buildings. Hathaway House is same building but has more luxury apartments
- Neighbors should be involved/employed in rehab process
- What goes in place of buildings that are coming down? Gardens are nice but new housing needed
- Rehabbing public housing is a priority
- People's perception of housing is worse than the actual housing – safety issue
- Queen Lane is not maintained

Revitalization

- Need for small business, retail, affordable housing
- People are neighborhood's most valuable asset
- Need to empower people in the community. Speak to people in the community to find out what they want
- Problem with people holding onto homes when they do not live in the neighborhood. Can find out who owns property on BRT website
- Should be easy for property owners to purchase adjacent lots
- Need to find out how to take advantage of side yard program with RDA – programs should be better promoted to general public
- Revitalization has been going on for at least five years (Hansberry/Manheim)
- Hansberry and Knox are problem streets
- Desire for mixed income housing. Push to attract young professionals, diverse homeowners
- Germantown is inclusive, not exclusive neighborhood
- Lack of people on porches, open windows, eyes on the street to deter small crimes. Doors are locked and there are security systems
- Housing development alone creates gentrification emphasis should be on jobs
- 4 large developments on edge of study area. Future uses of these sites should be developed as job centers
- Some houses are on cusp. Need some improvements. Need low interest loans, etc.
- Neighbors don't maintain houses. Historic building no getting rehab it needs. New development should be attracting attention, but it is not.
- Drexel University – students buying up housing in neighborhood

Business and job growth

- What businesses are viable in neighborhood?
- Mixed use good
- Lack of opportunity – lack of jobs, employment
- When unemployment is down then crime is down
- Need jobs

Neighborhood Amenities

- Neighborhood schools are no quality schools, but parents would like to send kids to neighborhood schools
- Halfway houses – can be good neighbors. Bust some are not well run. How do we find where they area? Neighborhood is against new facilities
- Old Wissahickon Boys and Girls Club building should be renovated
- Public bus and rail transportation – more frequent service, better lighting and later service. Preserve architectural quality of train stations.
- Broad and Erie – buses that serve Germantown start there but it is an unsafe, dirty place.
- Police are not responsive
- Need for political support of new vision

4. Southwest Germantown

Happy Hollow

- Expanded facilities
- Activities for kids
- Return of youth programs and athletics
- Unused land
- Lack of proper lighting
- Maintenance
- Lack of security/safety
- No organized presence
- Happy Hollow is oldest center in the city

Kay Park and Fernhill Park

- Lack of lighting
- Lack of amenities (e.g. benches)
- No sense that city cares
- Overpass and general access foreboding. North-South connection needs improvement

Wayne Avenue

- Unemployed workforce waiting to be tapped
- Expand Special Services District beyond Chelton to clean-up neighborhood
- Unfortunate timing of workshop coinciding with Jewish holiday. Some shopkeepers unable to attend
- Create feeling of safety to encourage activity
- Too much loitering
- Need for mini-police station

- Too much crime in neighborhood discourages reuse (e.g. lack of safety at Wayne Junction)
- Desire for more institutions like the Aces Museum in the neighborhood
- Former Wyneva site – owners unsure what to do with land
- Kane and Brown's is a mainstay
- More "quality" stores needed. National chains such as Applebee's
- Nuisance bar at Wayne and Logan
- Would like offices, perhaps a large law firm
- Lots of parks and recreation
- Need to allow for artists, chains, and basically any new uses apart from low-income housing.

Fitler School

- Improvements were poorly done and windows don't open
- Possible fire hazard

Queen Lane Apartments

- Community would like to see it demolished. PHA lacks funds to improve sites

Wayne Junction Station

- Adaptive reuse of factories with large floor plans. Possible arts communities
- Concentrate development at Wayne Junction Station in short-term and then direct growth up Wayne Avenue
- Potential to rejuvenate Germantown Avenue
- Need for better coordination of SEPTA bus/rail services
- Long waits for SEPTA elevator/escalator repair
- SEPTA needs to better maintain stations
- Route 23 trolley should be restored

Social Services

- PCPS has already stated that Southwest Germantown is saturated with drug/alcohol rehab programs already – residents don't want any more
- Concern about rising tax rates as neighborhood changes
- Tax abatement should be available to long-time homeowners, not just condos
- Connections between youth development and long-term neighborhood success.
- Nuisance laws need to be enforced

5. Wayne Junction Area

Station improvements

- Wayne Junction is unique transportation mecca

- Signage – NYC route sign you can get to Trenton and New York
- Safety lighting, patrols, clean up, curved mirrors
- Toilets spot pot
- Vending machine in ticket office
- Signage for R2, R7, R5, R1, R3; electronic kiosk
- Handicap access from street
- Funding for long-term maintenance
- Needs beauty, cleanliness; signage; prime real estate sites
- Solar power potential
- Gateway to northwest Philadelphia and to Center City
- Maintenance yards – SEPTA should clean and landscape yards

Station vicinity

- Office space near station
- Map not accurate; some vacant buildings are occupied
- Too few Wayne Junction neighbors
- Poor visibility from Windrim
- Large public art visible from street
- Sign indicating “historic” Germantown
- Safety on Windrim side on lower track
- More parking – bike and car secure
- Add landscape beautification
- Locate dentist, doctor, lawyers
- 131 Berkeley is visible from Route 1
- Upgrade Comcast corner
- Develop large tracts gateway sites
- Stenton Avenue development incubate businesses
- Stenton has commercial potential
- Are key properties used well; auto repair doesn’t need prime real estate
- Loudoun Mansion is asset—green, landscaped
- Neighborhood diversity is great asset
- We need more current residents as homeowners

Concluding Comments

The discussion groups ended with a summary of each groups’ findings and a presentation of the next steps. The meeting concluded with an open comment period. The comments included:

- Germantown is a diverse, yet splintered community. There should be a list of community stakeholders to show support for the process and so the community will know who to talk to.
- Need separate community meetings
- Jennifer Barr is willing to come and speak to community groups separately

- What is the timeline of the process? We don't want to wait until Spring to see what came out of the meeting. Should form a committee from participants tonight.
- Should have committees of people to inform this process.
- No, problem is there are too many committees. We need to coalesce into one committee to gain power. Create a leadership committee.

Question Boards

Participants were asked to respond to five questions. Four of these were multiple-choice questions and participants indicated their answer by placing a colored sticker on the answer of their choice. The tally of stickers is listed below.

How can transit use be improved in the community?

- 8** Better connections
- 11** More frequent service
- 21** Safety improvements
- 10** More parking at stations
- 11** Signage and access improvements
- 10** Advertising to promote transit use

Notes:

- Trash removal and maintenance service.
- Fare lowered.
- Cover from rain and state-of-the-art trash cans.
- Clean the stations.
- Trolley rides on Sunday and holidays on Route 23.
- Trash removal.
- Discount coupons for first [sic] to lure new riders. Give away at real estate settlements.

What amenities do you want to see in Germantown?

- 19** Parks and playgrounds
- 18** More diverse retail options
- 7** More housing options
- 5** Senior housing
- 8** Market-rate housing
- 5** Affordable housing
- 7** Better transit options
- 4** More social services
- 18** Gathering places and cultural events

Notes:

- Leadership
- Pet store
- Fewer [social service] institutions

- Social places for families (theaters, bowling, skating rinks, etc.)
- More trash cans on neighborhood streets as well.
- Put public trash cans on corners
- Better city services to maintain quality of life.

What is the most important issue facing Germantown today?

- 26** Crime and safety
- 18** Vacant lots and buildings
- 12** Economic development and business growth
- 8** Parks and recreation
- 14** Schools and youth activities
- 5** Transportation

Notes:

- Lack of constructive programs for youth
- Jobs
- More bicycle and foot patrols by police
- Enforce clean-up laws for property owners
- Enforce curfew laws
- Leadership
- Our city council lacks vision and is a hack. Germantown has much potential.
- Homeownership preservation
- Wister Woods along Logan near Fisher Station has been trashed. La Salle should take care of their grounds along Ogontz.
- Don't subdivide large lots
- Trash on streets, beer cans, newspaper, plastic bags. Clean-up behind dogs.
- Need for recycling containers
- Blight: city and developer-owned properties
- Preserve historic character
- Poor political representation

What is needed to address crime in the community?

- 18** More youth programs
- 17** Community surveillance (Town watch)
- 4** More public housing options
- 16** Brighter street lighting
- 21** Rehab vacant houses
- 10** More activity in public spaces
- 5** Other

Notes:

- Leadership
- More youth facilities

- Engage youth in redesigning and rebuilding our neighborhood – part of job training
- Jobs
- Make it easier to acquire vacant houses for rehab. Prevent slumlords and speculators from getting them.
- More police follow-ups to show successful prosecution of crime problems
- More and better police response
- More active participation by current residents
- Resources for Germantown High School
- Joint programs for GFS and Germantown High
- Post-high school educational, employment and training opportunities
- School budgets should be spent on programs (libraries, gym and appropriate social activities). Youth need community-based theaters and social activities.
- New sidewalks

What is your vision for Germantown?

- New sidewalks everywhere
- Functional rail system
- Maintain the old trees
- Plant new trees where possible
- Foot police in the neighborhoods, building relationships with the residents and discouraging bad elements
- Schools refurbished
- Preservation of housing
- Unified community groups/stakeholders
- Need a solid, targeted community plan that is “diverse”
- A vibrant community that is a destination for many
- A friendly safe place to live, work, travel, play
- A friendly, safe, culturally diverse place to raise a family, live, work, and play
- Germantown’s powerful history and beauty in the lead role
- A better support system for those who need help (crime and annoyances)
- Baby-business building – connection to Wharton
- Connect youth in planning and implementing; creating a positive force for their own neighborhood
- Take advantage of green initiative from the state to do something different/intriguing
- Clean, well-kept, diverse, beautiful, and safe neighborhood
- We need a comprehensive plan that takes into account existing stakeholders along with newly needed issues. Need to have a better selection of stores. Need a “fiscal” shot in the arm to pull the area together. [sic] has been done in Manayunk/Main Street area. Parking is very critical.

Photo Boards

Participants were asked to respond to write their thoughts and ideas next to photos of landmarks and key opportunity sites in the community.

Vernon Park

- Can be made to be more family friendly with playgrounds and sports fields
- Get rid of the Stop n Go
- Clean it up and keep it that way (beautiful park)
- Clean it up and maintain it—no vagrants
- Access from Cheltenham?
- Use as space for on-going events; include in plan for business on same block
- Eliminate parking lot by the Vernon House
- Wayne Avenue and Berkley: Stop n Go has to go

Wister Playground

- Total makeover/youth center/near field for sports
- Update facilities
- Building needs replaced
- Updating or removal

Happy Hollow Recreation Center

- Summer months: lights should stay on all night
- Spectator Seating
- Olympic swimming pool
- Tennis courts
- Improve landscape in and around area
- Make over basketball courts and expand inside space
- Youth center
- Improve streetscape
- Need more programming and staff; better outreach to community
- Make over maybe enlarged surrounding area; clean up
- Better utilize upper play area
- More kid/young adult programs
- Ditto all above

Queen Lane Station

- Great!
- Could use an overhaul; surrounding area needs improvement
- Clean up trash
- Very beautiful station; it kills me to see it deteriorate. Amen.
- Make maintenance workers actually clean up trash, mow lawn, and keep kids out
- Use first floor space as gathering spot—snacks, coffee, etc.
- Rent upstairs?
- Design competition for new overpass bridge

- Create a space for the community either as a community center or a place of business
- Use some of the new SEPTA funding to make my station look inviting/safe/clean

Wayne Junction Station

- Great!
- Secure parking – locked with attendant
- Multi-purpose meeting room, restaurant, youth center
- Mini coffee shop on the passenger waiting area; safety – more lighting; police presence; curved mirrors around corners
- Increase commercial/pedestrian activity on Windrim at entry point
- More lighting, capital improvements needed so more safe and user friendly
- Public art
- Frequent police patrol after 7pm and before 7am
- Bike rack
- Police patrol regularly (like every 30 minutes)
- Take advantage and develop natural “gateway” character at Wayne and Germantown Avenues
- More security for senior citizens and everyone
- Incorporate in plan to excite Wayne Junction area. It smells. Is ugly yet is a major transportation hub for trains. We’re missing a great opportunity.
- Coffee Station and water
- Better steps, escalator
- Choose shop and coffee
- [note on board, “Photos of Wayne Junction Area” – This intersection needs an art project to pull it together; lots of space around it empty lots]

Fisher Station (closed)

- Need to reopen
- LaSalle University participation and support
- Have sports teams discount tickets for games—on certain evening trains—groups would help security at stations at off hours
- [off subject: Wister – Move to intersection of Belfield and Penn Street]

Queen Lane Apartments

- Tear it down and build small, low-cost homes
- New sidewalks everywhere
- Tear it down or convert to senior housing
- Convert to senior housing, use playground to have two story mixed use
- More contact with the community
- Eliminate negative residents
- Bizarrely out of scale for neighborhood. Convert to seniors or demo
- Get the drugs out of the building
- Meet with the residents

- Built on a potter's field

Route 23 Bus

- Electric bus
- Current schedule is random
- I'd love to see the trolley return
- Bread boxes. Often too big and long to turn off narrow streets
- Way too noisy—announcements are too loud; buses too big

Town Hall

- Museum-art studio
- Could have been developed years ago but is unavailable for developers; this building is controlled by Donna Miller
- Municipal service building for community – pay bills, taxes, etc
- Sell it to a developer or restore it
- Stress historical significance...Tours....Get GPTMC involved. Should be on par with Liberty Bell and other historic sites
- Parking big problem
- All of Germantown sites should be promoted; George Washington really did sleep here. (Germantown White House to escape yellow fever)

View from Wayne Junction Station

- Beautify the surroundings
- Improve streetscape with landscaping, buy and develop vacant properties
- Café or coffee shop – restore to the original historic site
- Opportunity to beautify more green
- Close the nuisance Stop n Go
- Identify/unify the Wayne Junction District; use space for multiple purposes—outlet stores? Family restaurants? Entertainment, art display/sales

Loudoun Mansion

- Great!
- Put a business in there; some life
- Needs landscaping
- Needs to be rented out for weddings and graduations
- This looks great. I would like to see similar fencing around Wyck House. The gardens are maintained by a full-time gardener. They are beautiful but for whom?
- Could be made into a museum/place to host special events

Wayne Avenue

- New sidewalks
- Make commercial businesses more responsible for upkeep; design standards; loitering and litter
- Also absentee landlords like Germantown and Queen Lane

- Depressing and hopeless
- Excellent opportunity to [] small business development with a diverse mix of retail
- More lighting
- Establish and promote homeownership with grants

Market Square

- On my last walk through the park, I was very favorably impressed
- War memorial – this sculpture needs to be lit. It's a good way to acknowledge our soldiers today
- Need to market the history of the area
- Use the space (farmers' market?)
- Please restore [or sell] Town Hall at Germantown and Haines and the YWCA – both historical beauties

Former Wyneva Hotel Site

- We want town hall here for seniors, multi-purpose center
- Happy Hollow East / Park
- The old Wyneva Hotel could be affordable townhouses
- Market-rate housing or commercial-, pedestrian-oriented
- This could be a great public space/center for [] with Happy Hollow across the street. Must be maintained.

Stenton Avenue

- Reuse warehouses for housing [Great idea!]
- A great place for artist housing/cultural community
- Loft apartments...Bring in artists....Business will follow. See Northern Liberties and Old City [Ditto, ditto, ditto!]

Cheltenham Avenue Station

- Tile and paint; bright lights; and clean
- Elevators
- New sidewalks everywhere
- Waiting area open through evening rush
- Security
- Lighting
- Artwork

Germantown Station

- Clean it up
- Elevators
- Bright lights
- Landscaping
- Ticket windows open
- Build some sort of waiting room
- Security

- Boy, it's an ugly, yet conveniently located station. It looks like a ruin from Mad Max
- Capture corner lot, develop retail/train station
- Security

Wister Station

- [one said "ditto" regarding comments at Germantown Station]
- Security
- Build some housing
- SEPTA should clean it up and keep secure

Germantown Avenue (photo: residential)

- Preserve the houses
- Need a historical Main Street approach
- Assist seniors and disabled people to maintain their homes
- A Comprehensive Plan

Cheltenham Avenue

- To have some upscale retail stores; limit cash stores and sneaker stores
- We need more trash receptacles all over Germantown. Some people need to be educated about keeping the community clean. But I find most people try to be responsible; cans overflow; parking; uniform signage; better stores
- Stop the Stop n Go stores for beer, cigars, and cigarettes
- More diverse retail/more sneaker stores
- Include more diverse shopping including Maplewood Mall and Vernon Park
- Improve public space as welcoming, not threatening

Germantown Avenue (photo: business)

- Fewer "low income" retail – check cashing, pawn shops etc
- Uniform signage, better stores
- Diversity
- Better signs for appearance. There are too many signs. Less signage, more trash receptacles; business groups with interest in neighborhood not making money
- Higher quality anchor stores