



GERMANTOWN and WAYNE JUNCTION  
Transit-Oriented Neighborhood Plan

**Advisory Committee Meeting**  
September 15, 2007 at 4:00 pm  
One Parkway – 18<sup>th</sup> Floor

**In attendance**

Stephen Hague, Stenton  
Betty Turner, RMH Neighbors  
LeRoi Simmons, CGC  
Sloane Folks, CGC  
James Iguess, Wister NAC  
David Fogel, SEPTA  
Tawana Hardy, Block Captain  
Tamika Hardy

Elan Gepner, Building Blocks  
Chris Linn, DVRPC  
Richard Redding, PCPC  
Jennifer Barr, PCPC  
Larissa Klevan, PCPC  
Meg Sowell, RES  
Michelle Barbieri, KSK  
John Gibbons, KSK

**Discussion**

A brief summary of the Visioning Workshop was followed by a discussion of the project sub-areas. Five sub-areas were presented to the Advisory Committee in July: *Wayne Junction Station, Wayne Junction Area, Queen Lane Area, Wister Area, and Chelton and Germantown Area*. The sub-areas were reduced down to four and the boundaries refined based on the issues raised by the community. Key sites within each sub-area were presented in the PowerPoint with comments from the community.

Wayne Junction Sub -Area

*Wayne Junction Station*

- Crime is a problem. Are there specific crime stats for the train station and surrounding area?
- Need business at station on platform and/or along Windrim Avenue - coffee shop, drycleaners, etc.
- Investment in the train station will spill over into the neighborhood
- Transfer vs. destination station? Would this impact what amenities are recommended?

*Loudoun Mansion*

- Fire 15 years ago
- Owned by Fairmount Park

- Deaccession of the house's collection
- Families picnics/reunions on the weekends

#### *Happy Hollow*

- The City has acquired 3 vacant lots adjacent to the recreation center to expand playground area amenities
- Would like to see a skate park
- It should be brightly lit at night

#### *Former Wyneva Hotel site*

- 1.2 million overdue in taxes
- Could go up on sheriff sale
- NTI/PHS is doing work to fence and clean-up
- Senior housing is needed but the site may be too isolated from shopping and transit for seniors
- Place a police mini-station at the site
- Need retail, activity

#### *Lower Wayne Avenue*

- Crime is a problem
- Historic buildings should be preserved
- C2 allows for first-floor commercial use – leads to one-story bump-out
- Need design guidelines
- High retail vacancy
- Change zoning from commercial to residential?

#### *Nicetown*

- Proposal for mixed use development on the 4400 block – Beiderman
- Streetscape money awarded for 4300-4400 blocks

#### *Housing vacancy*

- Scattered vacants are a problem for the neighborhood and lower property values
- How to address one-off scattered sites?
- Problem is compounded with sub-prime loans – especially seniors
- Need housing counseling and education

#### *Industrial buildings/ Old Stenton Avenue*

- Factories once employed people in the neighborhood
- Need to create jobs for the community
- What businesses can fill these buildings?
- Need to be flexible to residential because if buildings sit vacant they will deteriorate – need to preserve them
- Business incubators tend to train people and give skills that don't translate into jobs

- Art and design industry works in former industrial buildings – textiles, computer design, and tile work. Work with the design schools in the area
- Keep the buildings/area industrial to attract employers

### Queen Lane Sub-Area

#### *Queen Lane Train Station*

- SEPTA is renovating the station starting Summer 2008 as part of funding for historic train station improvements.
- Can business work in the station? Are there proper utilities available?
- Coffee shop or sandwich shop would do well
- Large employers nearby – may attract lunch crowd
- What are the plans for the large parcels along Wissahickon Avenue?
- Look at Upsal station – Point of Destination café

#### *Queen Lane PHA*

- Demolish it
- How many residences could fit on the site of the tower and playground?
- KSK will come up with potential site plans further along in the plan process
- What is the current occupancy level?

### Wister Sub-Area

#### *Road Access*

- Many of the neighborhood streets do not go through
- Isolated
- Difficult to access if unfamiliar with the streets
- One-way streets often switch direction or dead-end
- The streets should be reconfigured or extended
- Rufe Street should be extended parallel to the R7 tracks

#### *Wister Station*

- Very difficult to access by car
- No parking
- Scary to access by foot especially from Belfield Avenue
- Not many passengers at this station
- Is there a better location (perhaps historical) location for this rain station?
- Train stations cannot be moved to areas where the track is curved (too expensive to make handicapped accessible)

- If a new train station were coupled with a large development project, it would make the move more feasible
- OARC is constructing housing nearby
- LaSalle is expanding to Germantown Hospital
- Will the new developments affect ridership?
- The consultants will look at possible new station locations near through-streets and vacant property

#### *Fishers Station*

- Needs to be cleaned-up and reused
- Demolish structure if not going to be reopened
- It is a source of vandalism now
- Talk to LaSalle again about station

#### Cheltenham and Germantown Sub-Area

##### *Vernon Park*

- Make a community gathering space
- It can be Germantown's Rittenhouse Square
- Improve access from Cheltenham Avenue
- Needs more funding for programming such as jazz concerts

##### *Germantown Station*

- The consultants should create short-term and long-term development strategies for the large amounts of vacant land surrounding the station
- Connect the station to the commercial core of Germantown and Cheltenham Avenues

##### *Town Hall*

- ADA compliance is an issue in rehabbing for public use
- PIDC may be marketing the site for development

##### *Maplewood Mall*

- Artistic
- Perfect for outdoor seating/dining
- The sidewalk needs upgrades and street repaved
- Kiosks are old and unused
- Lacks visibility from Germantown Avenue
- Vehicular access is difficult
- Old streetscape elements (bollards, pavers, lighting) should be removed and replaced with more modern improvements
- Sandwiched between two parking lots – well-used for shopping on Cheltenham Avenue but best use?
- Feels isolated

## Next Steps

- Prior to the next advisory committee meeting the committee will comment on a list of short, mid, and long term projects and priority recommendations. This list will be mailed or emailed to the committee well in advance of the next meeting.
- The next advisory committee meeting will be in January 2008. The meeting will be in Germantown (location not determined yet) and it will be at night to ensure high attendance.
- The next advisory committee meeting is the last meeting before the next public meeting and will help determine the information and set-up of the public meeting.
- The next public meeting will be very hands-on. Like the last meeting, there will be a short explanatory presentation and then break out groups. Participants will look at specific sites and potential recommendations; they will be asked to mark materials up and comment on a series of proposed images. We will pick a venue that allows the public to break out into small groups more quietly.
- The public meeting is scheduled for late February/ early March.