

SUBAREA PRIORITY PROJECTS

WAYNE JUNCTION SUBAREA

<i>Project</i>	<i>Opportunities</i>	<i>Timeline</i>	<i>Constraints</i>	<i>Action Steps</i>	<i>Priority</i>
Wayne Junction Station Area					
Station improvements	SEPTA project underway	1-2	Increased use of the station will require improvements around the station – parking, security, etc.	Coordinate with SEPTA project	
Reuse station building for commercial use	Capitalize off SEPTA improvements at the station	3	Not deemed viable by SEPTA for commercial leasing because of its location above street level and the level of pedestrian volumes	Utility connections should be made as access and ridership are expected to improve	
Create new commercial space along Windrim Avenue	Capitalize off SEPTA improvements at the station	3	CSX owns some of the land. The SEPTA owned property is not being considered as part of the station improvements.	Determine market viability for commercial uses at the train station	
Circulation, parking, streetscape improvements around the station	Capitalize off SEPTA improvements at the station	2	--	Further investigate area and create a site plan for the area	

- 1** Early wins 0-2 years
- 2** Mid-term 3-5 years
- 3** Long-term 5+ years

TOD development near the station through the City's redevelopment process	Capitalize off SEPTA improvements and the streetscape/development projects along Germantown Avenue in Nicetown	3	This project may require City acquisition of private property, industrial business relocation, and large amounts of capital funds	Evaluate property ownership and market feasibility in the station area. Create a site plan.	
Industrial buildings near station and Stenton Avenue					
Evaluate area for industrial land use viability	Are industrial uses appropriate or change to mixed uses (residential and commercial)?	1	--	Use City policy paper as guide for evaluation and market feasibility	
Historic district designated for industrial buildings	Preserve buildings	1	--	Survey buildings and historic potential	
Rehab underutilized industrial buildings	Possible reuse as artisan, crafts, textile studios, and live-work opportunities or rehab for industrial	3	Buildings are privately-owned	Investigate ownership and funding sources	
Wayne Avenue					
Zoning changes	Commercial corridor is not thriving. Commercial uses are better fit for Cheltenham Avenue	1	Community supports the idea of a commercial corridor	Investigate what properties should stay commercial and others become residential	

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Vacant lot stabilization of former Wyneva Hotel site	Philadelphia Horticultural Society (PHS) has project underway	1	--	Coordinate with PHS	
Redevelopment of former Wyneva Hotel site	Taxes owned could put property on Sheriff's sale	3	Site is isolated and requires corridor improvements	Create a site plan with corridor improvements	
Happy Hollow Recreation Center					
Facility, programming and site improvements	Center does independent fundraising in order to provide more resources and has acquired land through the NTI process.	2	--	Coordinate with Recreation Department	

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QUEEN LANE SUBAREA					
<i>Project</i>	<i>Opportunities</i>	<i>Timeline</i>	<i>Constraints</i>	<i>Action Steps</i>	<i>Priority</i>
Queen Lane Station					
Improve platform canopies, stairways, overpasses, lighting and signage	SEPTA has secured funding	1	--	Coordinate with SEPTA project	
Reuse station building for commercial use	First and second floors of the station building can be leased with 2-3 parking spaces.	2	SEPTA has not set a leasing rate. Rehab requires new windows, waiting room, sun porch and bathroom on first floor; separate metered utilities and HVAC.	Coordinate with SEPTA and engineers working on station improvements. Identify entrepreneur.	
Queen Lane Apartments					
Redevelop site for neighborhood scale housing	Philadelphia Housing Authority (PHA) willing to move forward	2	Funding will require coordination with City Council and PHA, and most likely federal and state sources	Create a site plan for area improvements	
Vacant land and buildings surrounding site	Rehab improvements, side-yard acquisition and infill. Use existing City redevelopment process.	2	Acquisition of private properties	Create a site plan for area improvements	

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WISTER SUBAREA					
<i>Project</i>	<i>Opportunities</i>	<i>Timeline</i>	<i>Constraints</i>	<i>Action Steps</i>	<i>Priority</i>
Wister Station					
Relocate station to more accessible and visible site	Penn and Wister Streets have better access and more visibility	3	The R7 tracks in Wister Woods are curved and there are viable businesses on Belfield Avenue	Investigate opportunities and constraints further	
Redevelop the vacant land near the R7 tracks for residential	Combined with major development, SEPTA might relocate the station with better access and visibility	2	This project may require City acquisition of private property, industrial business relocation, and large amounts of capital funds	Evaluate property ownership, identify a developer or non-profit. Create a site plan.	
Street circulation					
Improve street circulation and connect Rufe Street	Vacant land or public right-of-ways could be an opportunity for new connections. Change existing street directions.	1	Acquisition of privately-owned properties. Securing City funding.	Improve one-way street circulation and investigate creating new connections on vacant land	
Wister Playground					
Facilities, programming and site improvements	--	2	--	Coordinate with Recreation Department	

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Acquire adjacent vacant lots for expansion	Vacant land next to the playground	2	Acquisition of privately-owned properties	Coordinate with Redevelopment Authority (RDA)	
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CHELTEN AND GERMANTOWN SUBAREA

<i>Project</i>	<i>Opportunities</i>	<i>Timeline</i>	<i>Constraints</i>	<i>Action Steps</i>	<i>Priority</i>
Chelten Station					
Improvements to station	Handicap access and cosmetic improvements – color, artwork, lighting	2	--	Coordinate with SEPTA	
Improve bus connections	Improve layover, lane markings, circulation	1	--	Coordinate with SEPTA and Streets Dept	
Chelten Avenue					
Parking and streetscape improvements	Improve the thriving shopping center of community	2	Balance parking demand with a pedestrian friendly environment	Investigate area and create a site plan	
Redevelopment of underutilized properties	Create higher density, transit-oriented development	3	Balancing high density with parking resources	Investigate area and create a site plan	

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Germantown Station					
Station improvements	Station was recently painted	2	Area is dark and feels unsafe	Coordinate with SEPTA	
Improve bus connections	Improve lane markings and connection to nearby routes	1	--	Coordinate with SEPTA and Streets Dept	
Interim use of vacant parcels	Farmer's market or events on vacant land. Use SEPTA land for improved and expanded park and ride lot.	1	East Cheltenham is somewhat isolated. Build off retail activity from the west end of Cheltenham Avenue.	Inquire owners about leasing the land making site improvements	
Development of vacant parcels	High density mixed use development/Transit-Oriented Development (TOD)	3	Major improvements to the station (ticket office and elevator) will need to be made for this to be a successful TOD development.	Conduct market study and create a site plan. Acquire privately-owned properties, secure funds, identify developer, etc.	
Germantown Avenue					
Upgrade Route 23 bus	Electric bus/light rail/trolley – less noise and less pollution	3	Not in the capitol program budget 2008-2015 cycle	Investigate SEPTA's plans and feasibility for electric buses	
Parking and streetscape improvements	Improve the shopping center of community	2	Balance parking demand with a pedestrian friendly environment	Investigate area and create a site plan	

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Vernon Park					
Funding for cultural events	Revive this central community space	1	--	Seek funding	
Park improvements	Maximize the park's potential	2	--	Create a site plan for park improvements	
Rehabilitate Vernon House	Preserve the historic Wister Mansion	2	--	Create a reuse plan and market study.	
Maplewood Mall					
Streetscape improvements	Upgrade the outdated streetscape	2	Examine overall circulation and lack of visibility	Create a site plan for area improvements	
Marketing and tenant selection	Arts enrichment: music lessons, arts supplies, galleries	2	--	Contact owner/manager and seek funding	
Town Hall					
Reuse of building	Preserve the deteriorating landmark	3	Making the building ADA compliant for public use is close to impossible	Conduct an architectural feasibility study and market analysis	
Market Square					
Restore use as a marketplace	Bring activity (farmers market and fairs) to Germantown Avenue.	1	Finding a sponsoring community group	Contact the Food Trust and local artist and cultural groups	

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