



# GERMANTOWN and WAYNE JUNCTION Transit-Oriented Neighborhood Plan

## **Advisory Committee Meeting**

January 22, 2008 at 6:30 pm  
Germantown Historical Society

### **In attendance**

Stephen Hague, Historic Germantown Preserved  
Betty Turner, RMH Neighbors  
Saadiq Jabbar, Germantown Masjid  
Tawana McCain-Hardy, Block Captian  
Tamika Hardy, Old Stenton Avenue Neighborhood Committee  
Majeedah Rashid, Nicetown CDC  
Nettie Boykin  
Pamela Bracy  
Ed Thompson  
Rev. Ricci Hausley  
Michael Dawkins, SEPTA  
Alex Flemming, SEPTA  
Daril Jones, SEPTA  
Rojer Kern, Commerce  
Jennifer Barr, PCPC  
Meg Sowell, RES  
Michelle Barbieri, KSK  
John Gibbons, KSK  
Shawn Rairigh, KSK

### **Discussion**

The meeting began with a brief summary of the community survey results. The results will be presented at the next public meeting. The preliminary site plans were introduced with an overview of the priority project selection process. Not everyone in the Advisory Committee voted. The four site plans were discussed at length. The following is an outline of what was discussed:

#### Wayne Junction Station Area

- Parking around the train station is a major issue.
  - Residential permit parking on 4400 Block of Greene Street.
  - Angled parking along Windrim Avenue will provide more on-street parking for commuters.
  - Potential park and ride lot locations were discussed.

- The junkyard site is a close, large site with excellent access to the train station and the Roosevelt Extension. High potential for future redevelopment as park and ride facility.
  - The Wayne maintenance yards, owned by SEPTA off of Germantown Avenue) was discussed as a parking resource. SEPTA is hesitant to place public parking there due to the odd shape of the parcel, it limited access to the
- The area along the track and Windrim Avenue is dirty, overgrown, and a place for short dumping.
  - This area is owned by CSX and they do not maintain it.
  - Community clean-up perhaps with Pennsylvania Horticultural Society help/on-going maintenance?
  - Consider fencing to deter dumping on Windrim Ave in addition to lighting.
  - Is the space large enough along the freight rail tracks to create a recreational trail?
  - Dumping is a major issue.
  - Where are the repercussions? What is L & I doing?
- Add welcome signs on train trestles at Wayne Avenue and Germantown Avenue. One side can read "Welcome to Germantown" and the other side of the trestle "Welcome to Nicetown".
- Rehabilitation of Wayne Mills concept was well received.
- 4400 block of Germantown is city-owned – needs a public process to choose a developer.
- Would like to see a parking garage with a skywalk pedestrian connection to the train station.
- The train station will be made handicapped accessible with ramps to two elevators from Windrim Avenue.
- TRID financing – dedicate tax increment financing to transit and pedestrian improvements will be pursued by the City.
- SEPTA is perusing residential permit parking on Greene Street – direction of street to be changed to accommodate #75 trolley bus (with wires) in the other direction.

#### Vernon Park

- Contact Sue Finch at Friends of Vernon Park to discuss what trees should be removed.
- Need more lighting for evening events.
- Vernon house is being repaired – windows and brick re-pointing. Vernon House is occupied by the Central Germantown Council and a tenant on the 2<sup>nd</sup> floor.

### Maplewood Mall

- Façade improvements are needed.
- Any streetscape renovations should be more context sensitive and reflect the existing architectural character of the buildings.
- It was more restful as a pedestrian mall.
- Parking near Germantown owned by Interfaith House.
- PPA lots could be converted to pay lots to generate revenue to pay for improvements.
- Committee would like to see a map showing more context and a larger scope.
  - Show more ideas for the Germantown and Cheltenham hub.
  - Show historic sites.
  - Identify soft sites or development opportunities on the map.
  - Use the plans for the EI stations as a model.

### Wister Station Area

- OARC has funding for housing plans around the train station. Tyrone Holland is the contact.
  - The plans need to be coordinated.
- Access is the major issue for this area. Rubicam and Rufe Streets need to be extended.
- Need to get in touch with LaSalle again to discuss Wister Station opportunities.

### Queen Lane Apartments Redevelopment

- Address bar on the corner near the Enon Senior House.
- Must address culture of drugs.
- Work with PHA to funding for rehabilitation of tower and vacant homes and lots in the area.
- Speculators moving and renovating houses in the area for both rental and sale. Pushing up from the Queen Lane Station Area/East Falls.

### Comprehensive Planning

- This plan should function as a comprehensive plan. What is the purpose of the plan? This needs to be explained upfront at the next community meeting.
  - Guide Development
  - Coordinate Efforts
  - Put organization into place
  - Attract Funding
  - Take a Comprehensive Look at the Community
  - Produce Momentum for Action
  - Revitalization
  - Investigate Best Practices Mechanisms
  - Educate the Neighborhood and Investors
  - Address Quality of Life Issues
  - Provide Connections and Unity within the Community

### Community Organization

- Community needs to buy into the plan.
- Germantown has common issues and would benefit from working together to address them.
- What are other common issues? Commonalities? Group homes, crime, etc.

### **Next Steps**

- The committee picked two meeting dates in March for the final public meeting. The committee also selected GFS as the preferred meeting location.