



PPA
Pennsylvania Planning Association

Case Study: Lafayette Street Transportation Improvements



Borough of Norristown

Plymouth Township

Montgomery County, PA



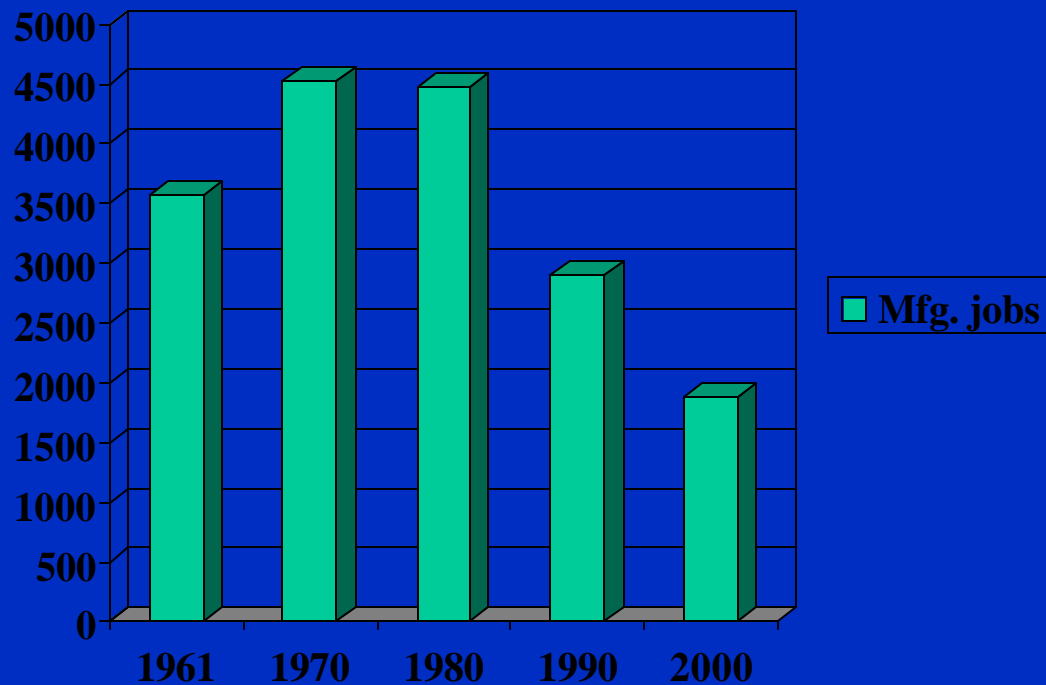
Case Study: Lafayette Street Transportation Improvements



- Context for Revitalization
- History and Trends (Urban History 101)
- Factors for Revitalization
- Lafayette St. Project
- Lesson Learned (revitalization and project)

HISTORY & TRENDS

- Industrial Decline / Change



HISTORY & TRENDS

- Suburban Mobility / Growth
- Regional Expressway Expansion



HISTORY & TRENDS



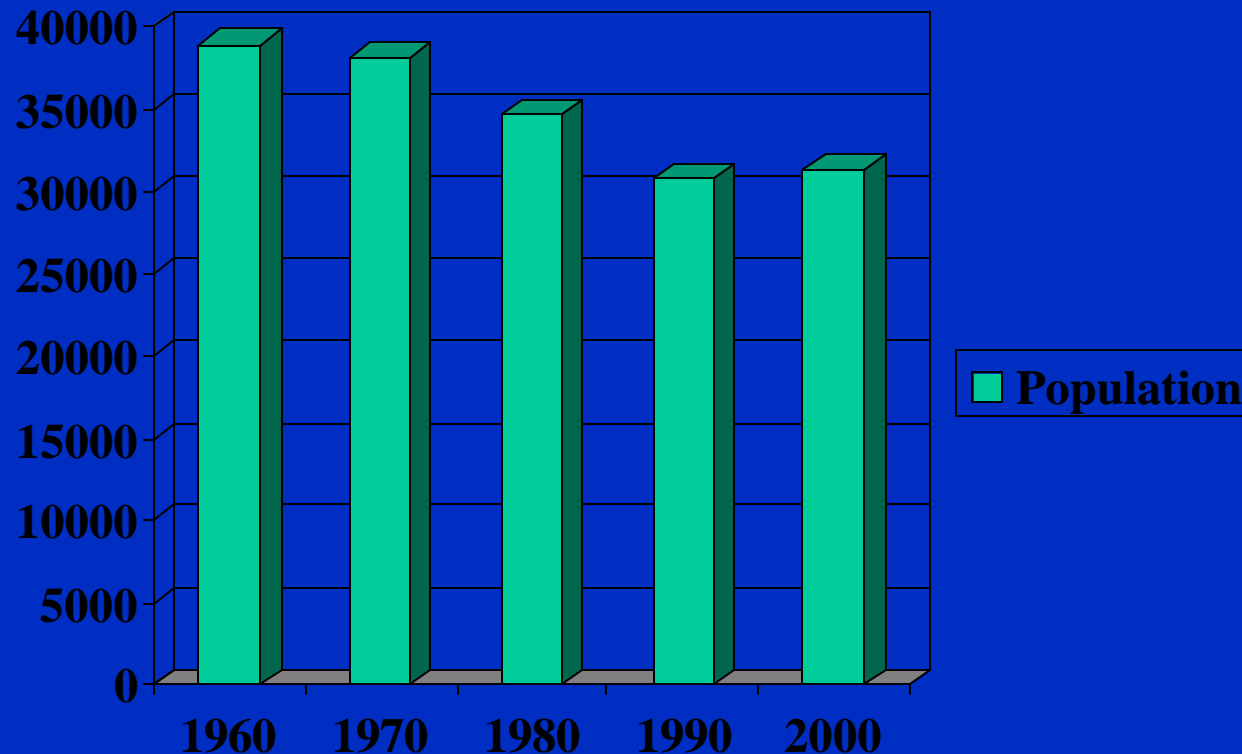
- Regional Centers at Interchanges
- Disinvestment / Socioeconomic Decline
- Loss of Tax Base



HISTORY & TRENDS



- Out-migration of Population



FACTORS and FORCES for REVITALIZATION



- Leadership / Commitment / Vision / Communication
- Strategic Planning / Funding
 - Local plan
 - County programs
- Identify and Build on Assets
 - County Seat
 - Riverfront / Trail
 - Transportation Center
 - Historic Buildings / District



FACTORS and FORCES for REVITALIZATION (continued)



- Public Investment
 - Infrastructure
 - Public safety
 - Redevelopment planning
 - Office bldg. subsidy
 - Staff
 - Advocacy
- Private Investment
 - Office construction
- State Policy



PA DEP Southeast Regional Office

LAFAYETTE STREET



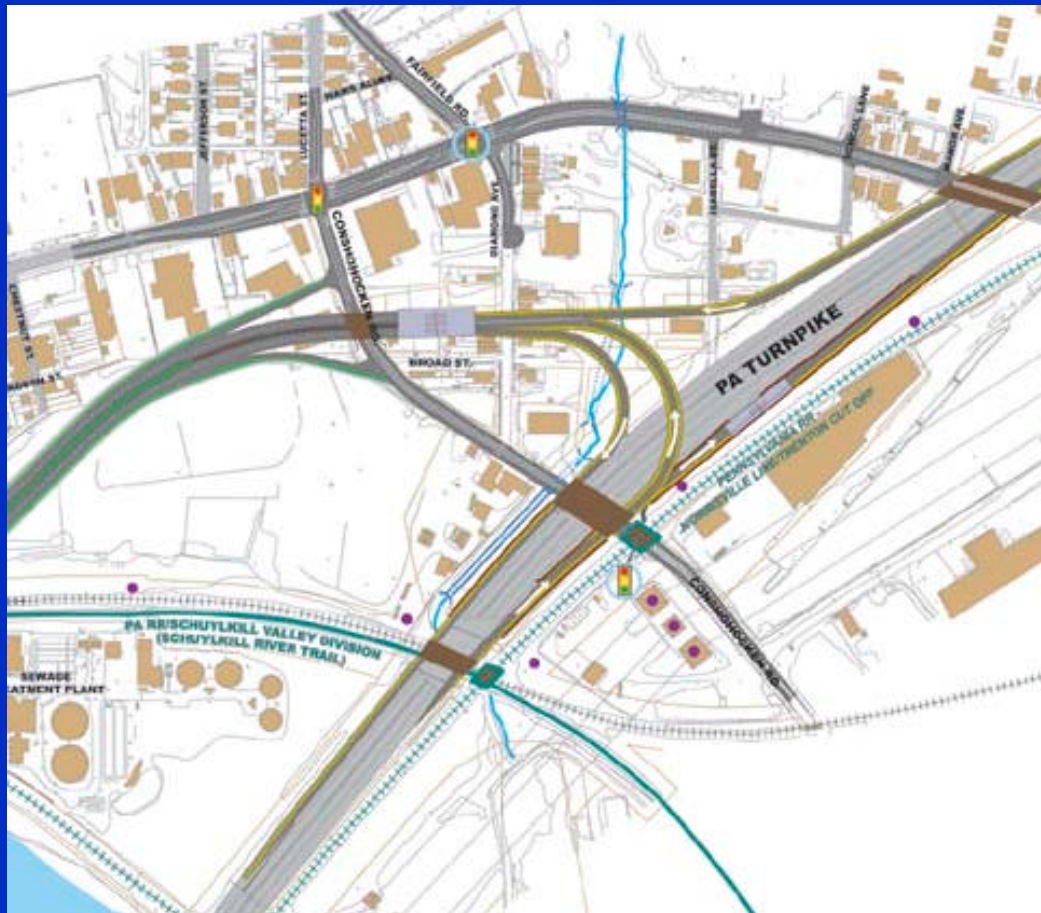
- Federal / State / Local Partnership
- Agency Outreach / Support
- Local Support / Cooperation
- Urban Connections / Enhancements
- Streamlining Opportunities





PROJECT ELEMENTS

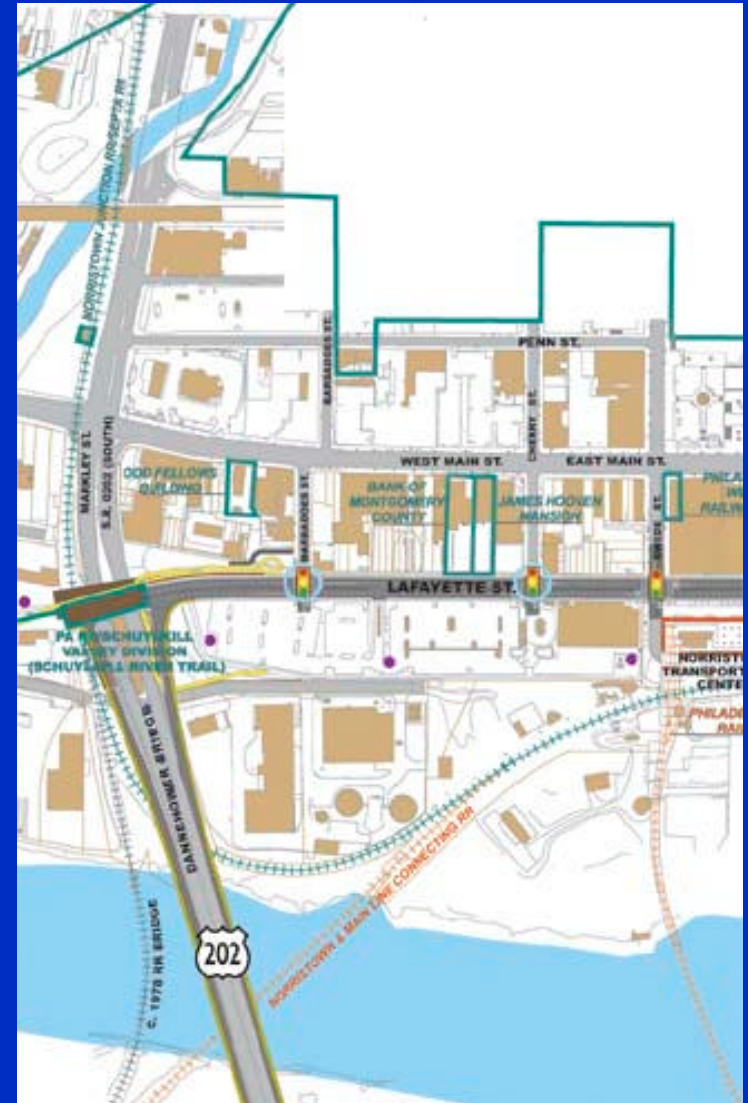
- New PA Turnpike Interchange



PROJECT ELEMENTS



- U.S. 202 / Dannehower Bridge Interchange



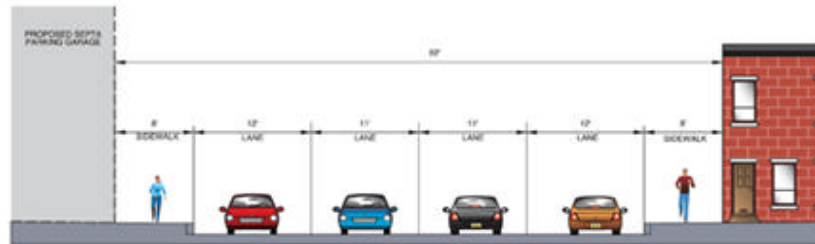
PROJECT ELEMENTS

- Roadway Extension / Widening

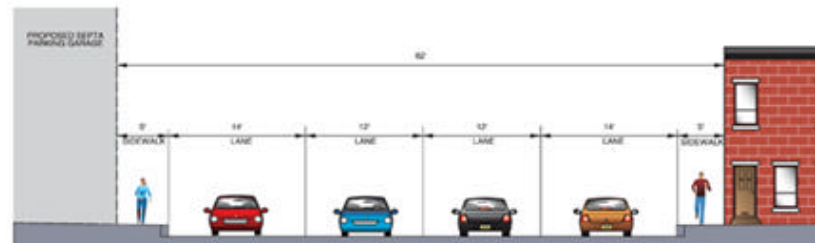
Dekalb Street at SEPTA Garage



Existing Conditions



Proposed Condition A



Proposed Condition B

PROJECT ELEMENTS



- Street Level Improvements



PROJECT ELEMENTS



- Parking / Traffic / Access Management



PROJECT ELEMENTS



- Intersection Capacity / Design



PROJECT ELEMENTS



- Bike / Ped Connections



PROJECT ISSUES



Engineering / Design

- Design Criteria (Design Speed, etc.)
- Project Limits / Logical Termini
- Utilities / Railroads / Construction Costs
- “Right-sizing” / Scale
- Tolls / Toll Revenues
- Access / Access Management
- Level of Detail

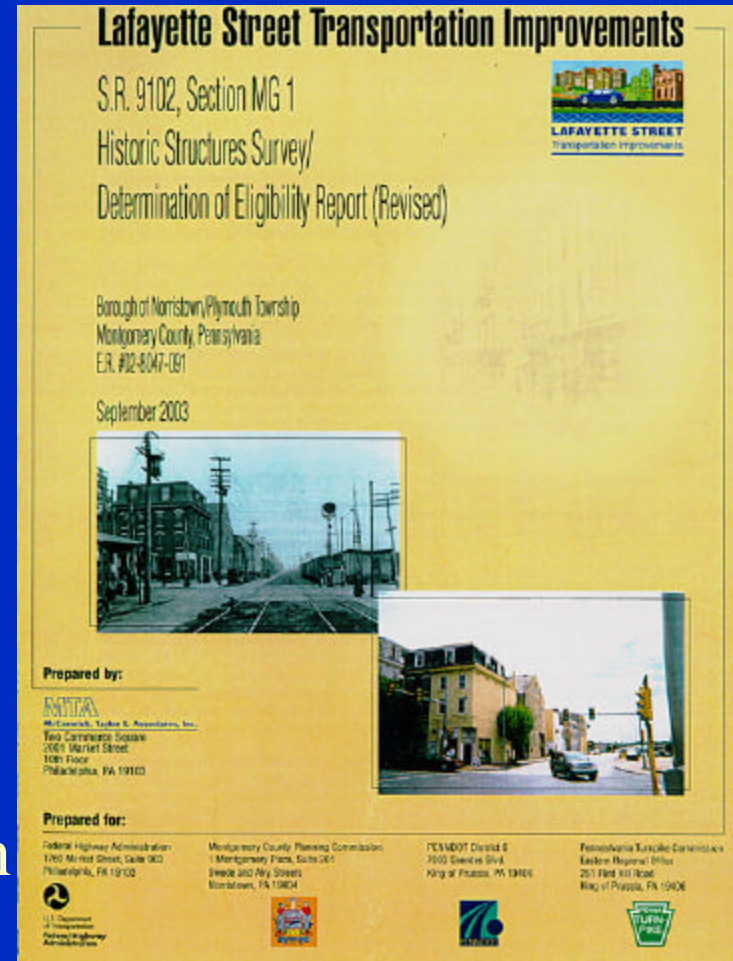


PROJECT ISSUES



Environmental

- Scoping NEPA Level of Action
- Displacement / Concerns
- Section 106 Requirements
 - Historic Eligibility
 - Historic Boundaries
 - Levels of Effect
 - Mitigation
- Streamlining / Agency Coordination
- Section 4(f)
- Environmental Justice



PROJECT ISSUES



Public Involvement

- Meet for Purpose
- Timing of Newsletter
- Bilingual Communication
- Access to Meeting
- Website Updates
- Visualization / Simulation Tools



LAFAYETTE STREET
Transportation Improvements

CALLE LAFAYETTE
Mejoramiento del Tráfico

**Lafayette Street Transportation Improvements
Project News**

**Mejoras de Tráfico en la Calle Lafayette
Noticias sobre el Proyecto**

Spring 2004 • Primavera 2004

**Area Residents, Local Officials
Updated on Project Plans**

Updated plans to improve the roadway connection between U.S. Route 202 and the Pennsylvania Turnpike were shown at several recent public meetings. The Lafayette Street Transportation Improvements Project has evaluated several different options to improve regional access to Norristown Borough and Plymouth Township.

Neighbors of the turnpike interchange location in Plymouth Township were invited to a meeting held at the Plymouth Township Middle School on November 19, 2003 to see how the new Lafayette Street connection would fit into their community. They were shown the latest plans and asked for their input and comments. Over 30 neighbors attended.

The project's second public meeting was held at the Montgomery County Human Services Building on December 10, 2003. Local residents were shown the latest plans for a new roadway, learned about the project's expected benefits and impacts, and asked questions to members of the project team. Over 50 residents attended the meeting. The Montgomery County Planning Commission, PENNDOT and the Pennsylvania Turnpike sponsored both meetings.

**Residentes del Área y Oficiales
Locales Actualizados con los
Planos del Proyecto**

Los planos actualizados para la mejora de la conexión entre la Ruta 202 y el Tumpike de Pennsylvania fueron demostrados en varias reuniones públicas recientemente. El proyecto de mejoramiento de transporte de la Calle Lafayette ha evaluado varias opciones diferentes para mejorar el acceso regional a la ciudad de Norristown y al Municipio de Plymouth.

Los residentes que viven cerca la localización del intercambio del Tumpike de Pennsylvania fueron invitados a la primera reunión pública sujeta en la Escuela de Intermedio del Municipio de Plymouth el 19 de Noviembre, 2003. En esta reunión, los residentes de esta comunidad pudieron ver los planos actualizados para la nueva conexión de la Calle Lafayette. Allí, los residentes se informaron de como esta nueva conexión afectaría su comunidad. Al mismo tiempo, se les dio la oportunidad de dar sus opiniones y comentarios acerca del proyecto. Más de 30 residentes del área asistieron a esta reunión.

LESSONS LEARNED

(revitalization)



- Political Leadership
- Communicate, Communicate, Communicate
- Link with Other Places, Programs and Politics

LESSONS LEARNED

(revitalization continued)



- Committed Developer(s)
- Partnerships
- Local Hero
- Persevere

LESSONS LEARNED



- Listen to Opponents
- Be Willing to Change / Compromise
- Look for Time Savings / Reductions
- Start Section 106 (Historic) Early
- Sell the Benefits / Advocate
- Meet Regularly / Identify Steps
- Find Connections to Other Initiatives
- Look for Allies

Case Study: Chester City Access Improvements



City of Chester
Delaware County



HISTORY / TRENDS / INFLUENCES



- Industrial Decline
- Loss of Community Cohesion – I-95 cuts through city
- Poor Access / Isolation
- Out-migration of People / Businesses



HISTORY / TRENDS / INFLUENCES (continued)



- Suburban Sprawl –
Loss of Downtown
Business
- Disproportionate
LULU
- Social Problems
- Blight



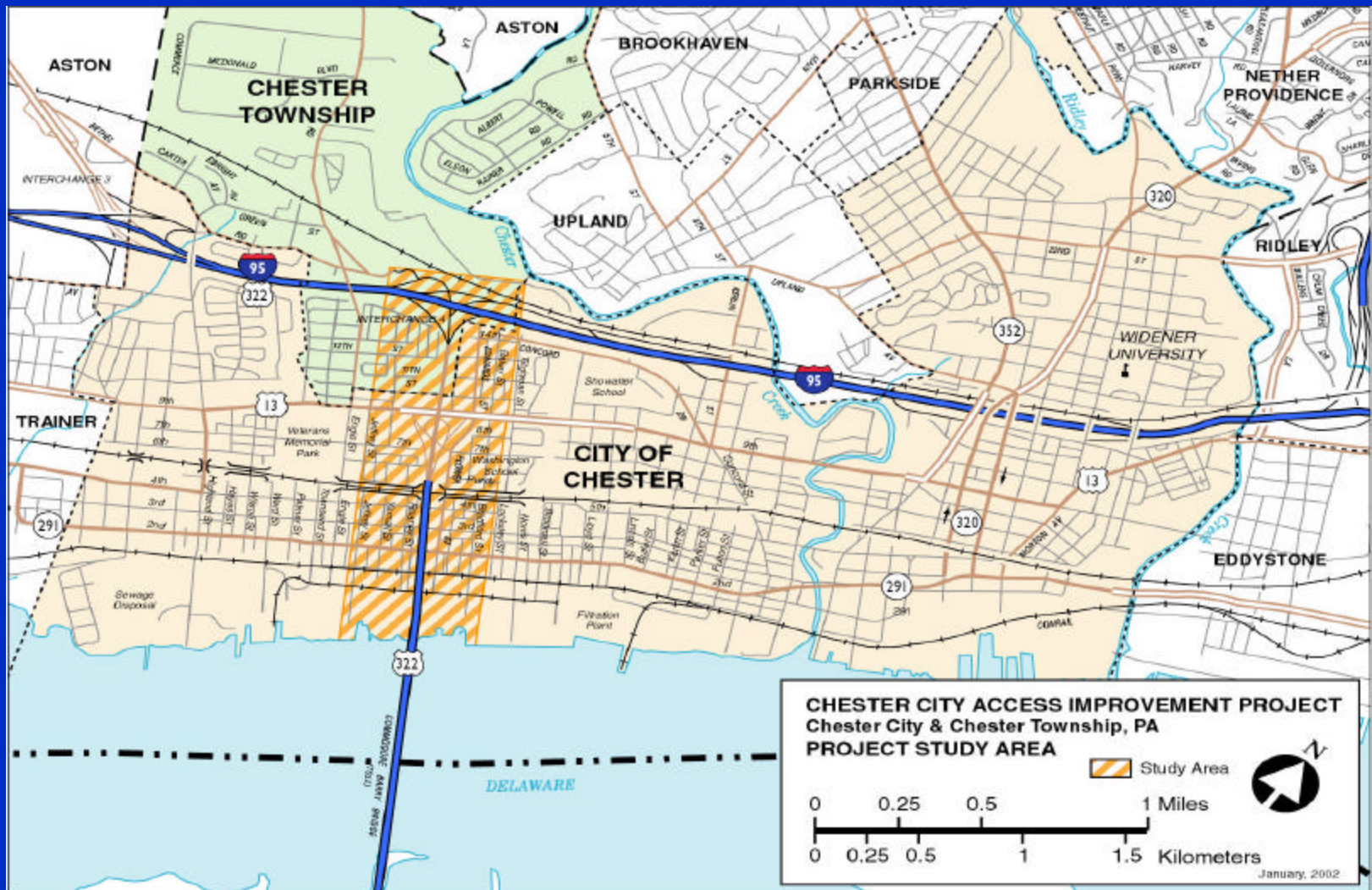
EXISTING ASSETS



- Delaware River Waterfront
- Philadelphia International Airport
- Close Proximity to I-95, I-476 and U.S. 322
- Transit Lines
- Good Rail / Freight Access



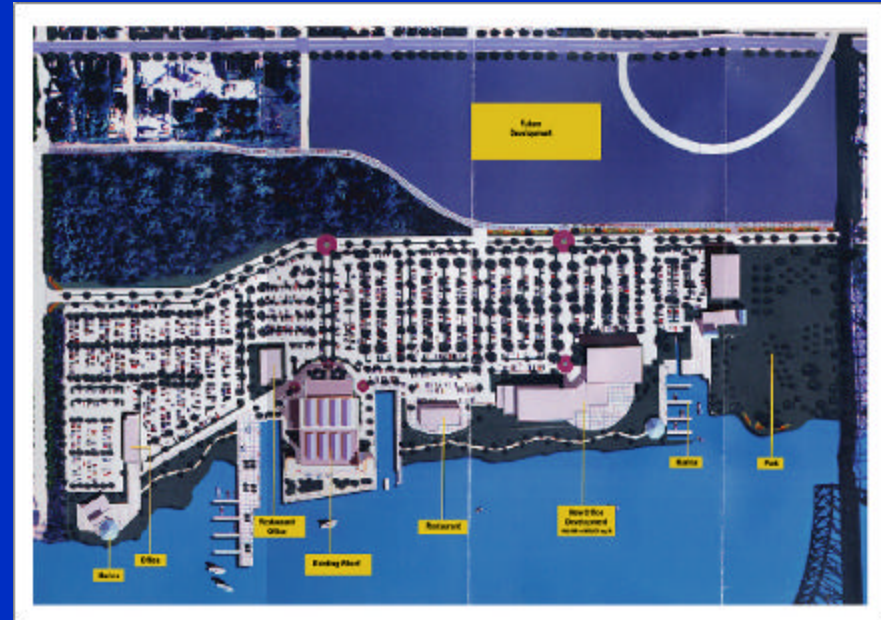
REGIONAL LOCATION



OTHER PUBLIC / PRIVATE INVESTMENT PROJECTS



- Wharf at Riverton
- Chester Housing Authority
- Boat Ramp / Waterfront Park
- PA 291 Improvements
- Racetrack Potential



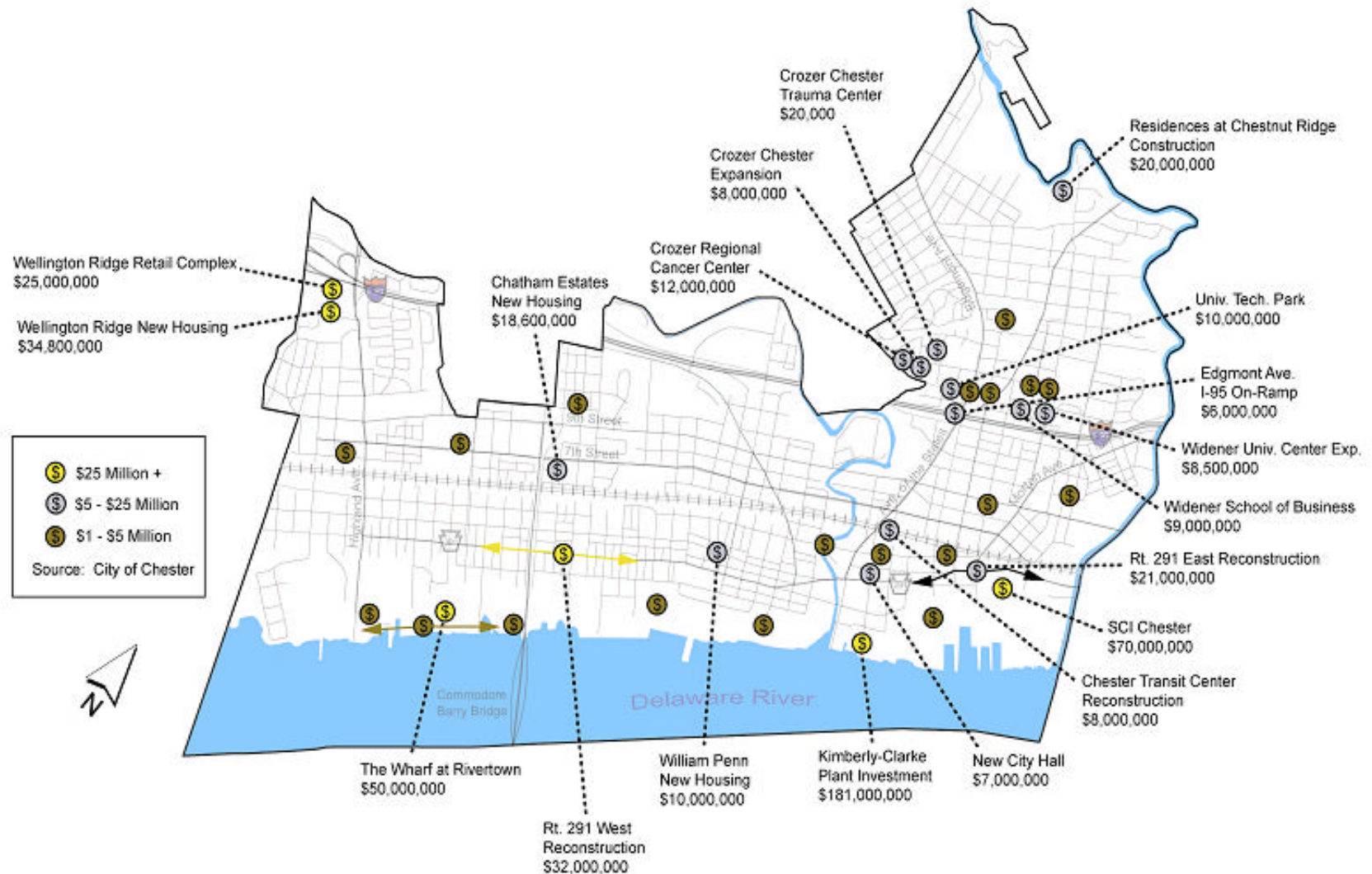
OTHER PUBLIC / PRIVATE INVESTMENT PROJECTS (continued)



- Home Buying Programs
- Planned Communities –
Buckman Village,
Chestnut Village
- Small Business Loan
Program
- Economic Incentives –
Enterprise Zones,
LERTA, Microenterprise
Partnership



OPPORTUNITIES FOR REDEVELOPMENT



PROJECT BACKGROUND



- Private Investment Conditional on Access
- State / Regional Commitment to Develop Access
- DRPA Funded Initial Planning (Economic Development Grant)
- PennDOT Design
- \$40 Million Construction Cost
- 2008 Projected Completion

PROJECT DEVELOPMENT ISSUES



- Civil Rights / Title VI / Environmental Justice
- Property / Housing Ownership
- Churches / Community Centers
- Historic Structures / Impacts
- Contaminated Land



PROJECT DEVELOPMENT ISSUES (continued)



- Existing and New Sources of Noise
- Traffic Changes / Circulation Impacts
- Negative Public Perception



LESSONS LEARNED



- Manage Public Perception
- Guarantee Two-way Communication
- Identify Community Leaders
- Coordinate with Church Leadership
- Recognize Community Characteristics
- Stress Mitigation Efforts

COMMUNITY BENEFITS



- New Business Enterprises
- Increase in Employment Opportunities
- Increase in Property Values
- Possibilities for Re-use of Waterfront
- Improve Waterfront Access





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