Making TOD Work for Older Neighborhoods

October 6, 2009

Pennsylvania Chapter of the American Planning Association

2009 Annual Conference
Panel

Jennifer Barr, PCPC
  – Community Planner
  – Project Manager

Paula Brumbelow, PCPC
  – Development and Zoning Planner

Laura Seaman, RDA
  – Community Planner
Presentation Contents

• Case Study Overview
• Process
• Implementation
  – Parking
  – Zoning
  – Historic Preservation
  – Redevelopment
• Discussion
TOD in Older Neighborhoods

Too often the case studies we see are built on new transit lines, green fields or large brown fields, but how can older communities capitalize on this trend? TOD for older communities is:

- Green
- Builds upon pre-existing infrastructure
- Brings economic development and revitalization
- Allows for mixed-use and mixed-income development
- Higher Density
SAVE OUR ABANDONED GERMANTOWN COMMUNITY!

ALERT

IMPORTANT COMMUNITY MEETING
THURSDAY, SEPTEMBER 13, 2007

FIRST PRESBYTERIAN CHURCH
35 WEST CHELTEN AVENUE
6:30 P.M.

Germantown and Wayne Junction
Transit-Oriented Neighborhood Plan

INVITED GUESTS
Philadelphia City Planning Commission
The Department of Commerce
Neighborhood Transformation Initiative (NTI)

Now is the time to be heard!
Be a part of the Germantown Planning!

Vital issues to be discussed:

- Germantown Neighborhood Housing
- Commercial Corridors
- SEPTA Transit Stations
  (Wayne Junction, Germantown, Wister, Chelten and Queen Lane)
- Creation of Jobs
- Economic Growth
- Safety

Revitalization and Stabilization of Germantown is in your Hands!!!

WISTER NAC OFFICE
5007 GERMANTOWN AVE • PHILA, PA 19144 • 215-843-6565

SAVE OUR ABANDONED GERMANTOWN COMMUNITY!
Community Engagement

- Advisory Committee
  - Large, grew as project progressed
- Implementers and community at the same table
  - Inclusive as possible
- Germantown’s community organizations are fractured
- Misunderstandings
  - Bid process
- What is a plan?
  - When a plan is finished, it is just the beginning, not the end of a process
Implementation
Parking
Historic Preservation & Zoning
Various Early 19th to Early 20th Century Industrial

Wayne Mills

Wayne Avenue

Max Levy Autograph

Windrim Avenue

The Brown Instrument Company

Rt. 1 Roosevelt Extension
Max Levy's Screens

Still remain the Standard.

Special Screens for Three-Colour Work:
The circular screen fitted in Levy's rotary aluminium holder, guarantees accuracy in duotype, three and four-colour work.

Economic Screens:
Ruled but not etched. Valuable for extra large sizes, special rulings, or for occasional use. Price one-half list on Engraved Screens.

Large Sizes:
A new machine is completed, capable of ruling up to 72×72 inches.

MAX LEVY,
Wayne Avenue and Berkley Street, Wayne Junction, PHILADELPHIA, Pa., U.S.A.

FOREIGN SELLING AGENTS:
GERMANY & AUSTRIA: F. Hamath, Frankfurt a.M.
JAPAN: R. Kurihara, Tokyo.
AUSTRALIA: Milbridge Brothers, Sydney.
SOUTH AMERICA: H. Stein, Buenos Ayres.
Redevelopment Plans & Zoning
Contact Information

Jennifer Barr
City Planner
Community Planning Division
Philadelphia City Planning Commission
215-683-4672
jennifer.barr@phila.gov

http://www.philaplanning.org/cpdiv/
Neighborhood_Plans/germantown.html