

The Need to Plan:

Situated on the SEPTA R2 rail line, the Borough of Marcus Hook is easily accessible to Philadelphia and Wilmington by transit. Even before the Transit Revitalization Investment District (TRID) legislation existed, the Borough had begun examining the potential of its train station and nearby land as a development opportunity. Its 2002 Comprehensive Plan recommended that the Borough build economic growth by improving connections to encourage pedestrian mobility, access to recreation, and job opportunities. The plan identified Borough owned property that was underutilized and adjacent to the rail line and near the Central Business District as a key parcel for a Transit Oriented Development (TOD).

The Funding:

Successful completion and implementation was realized because of the funding received from PA DCED's Land Use Planning and Technical Assistance Program (LUPTAP) and other funding sources:

- Community Development Block Grant Funds for the Comprehensive Plan and Zoning Ordinance Update
- \$68,000 *Transportation and Community Development Initiative (TCDI)* grant for the TOD Plan
- \$60,000 LUPTAP funds for the TRID Financing Plan
- \$25,000 local share match for the TRID Financing Plan

The Plans

An extensive amount of advance planning was required to set the stage for success — these included: The Marcus Hook Comprehensive Plan (2002), the Renaissance Program Area 1 Action Plan (2003), the Marcus Hook Transit Oriented development Plan (2005), the Marcus Hook Zoning Ordinance (2005), and the TRID Financing Plan.

The TOD and TRID studies provide site specific details and the zoning ordinance allows for the development as a permitted use.

The Bottom Line:

Planning has led to tangible opportunities for Marcus Hook Borough.

- SEPTA recognized the need to upgrade the train station, which will attract new ridership
- \$14 million PennDOT project to reconstruct the Market Street Bridge will improve the “gateway” to the Borough and improve accessibility to the train station and TOD site
- \$1.5 million transportation enhancement project for the Route 13 streetscape will begin in 2011 and rejuvenate the central business district and adjacent neighborhoods
- Development of the TOD site will attract a critical mass of new and existing residents to support economic redevelopment of the Route 13/CBD commercial corridor

The Investment:

New mixed-use residential and commercial projects will provide new anchor businesses to support growth in the Borough. A new Transit Oriented Development will capitalize on the access to transit and leverage private investment by developers, business owners, and new home owners.



Adoption of the Marcus Hook Borough Comprehensive Plan

2003

Enactment of the Marcus Hook Borough Zoning Ordinance Update

2005

Formal Endorsement of the TRID Financing Plan

2002

Completion of the Action Program for Renaissance Planning Area 1

2005

Completion of the Transit Oriented Development (TOD) Plan

2009

Key Milestones in the Marcus Hook Borough Planning Projects