

Cheltenham Township Community Revitalization Plan Update 2009:

DRAFT

: November 2009

For the Census Tracts:

Lynnewood Gardens(2024.01)
LaMott.....(2024.02) Block Group 6
Glenside



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Community Revitalization Plan Update

INTRODUCTION:

Cheltenham Township is situated on the northern border of Philadelphia. It is also bordered by Jenkintown Borough, Abington and Springfield Townships in Montgomery County. In the 2000 census the township population was 36,875 people. The area of Cheltenham Township is approximately nine square miles. The areas of Cheltenham Township that are eligible under the Montgomery County Revitalization program are the communities of Lynnewood Gardens and part of the community of LaMott block group 6.



In 2002, Cheltenham Township completed a community revitalization plan. The 2002 report included 4 census tracts, Glenside (2026.03), Lynnewood Gardens (2024.01), LaMott block group 6 (2024.02) and Melrose Park (2024.02).

Seven years later at the time of this report update, only 1 area meets the eligibility requirements of the Montgomery County Revitalization Program. The census tract that meets the Montgomery County Revitalization Program requirements is Lynnewood Gardens (2024.01).

In 2007 Cheltenham Township, with assistance from Montgomery County, did get LaMott block group 6 (2024.02 Block Group 6) in through the Opt-in criteria in the Montgomery County Revitalization Program Manual Appendix D. In addition to the required income criteria the additional criteria that this part of LaMott block group 6 met was the number of children under 5 in poverty, the percentage of female-headed households, the percentage of population change between 1990 and 2000 and the percentage of employment change between 1990 and 2000.

In 2002, 2024.02 Block Group 5 was eligible but at the time of this update it no longer meets the eligibility criteria nor the opt-in criteria.

For this update there was an income eligibility survey performed for a portion of the Glenside census tract 2026.03 in order to determine a portion of the census tract for program participation under the opt-in criteria.

This study did include an effort to determine the eligibility of opt-in status to the Montgomery County Community Revitalization Program for a two block radius surrounding the commercial district of Glenside in Census Tract 2026.03. There were two major mailings to the residents. The response rate to the mailings was low in both of the mailings. At the end of a 6 month long process it was determined take the survey process to the next step at this time. Cheltenham Township will work with the Montgomery County Planning Commission staff next year to determine whether a segment of Census Group 2026.03 will be eligible through the opt-in criteria.

RESULTS OF THE 2002 REVITALIZATION PLAN IN LYNNEWOOD GARDENS AND LAMOTT BLOCK GROUP 6:

The 2002 Community Revitalization Plan has provided some concrete projects in both Lynnewood Gardens and LaMott block group 6. In LaMott block group 6 the Community Center improvements have been completed. Additionally street trees along Beech Avenue and Sycamore Avenue have been installed. There is currently planning work being completed to implement a pedestrian scaled ornamental streetlight plan.

In Lynnewood Gardens there have been pedestrian scaled ornamental streetlights and tree plantings projects completed. These projects show the dedication of Cheltenham Township and Montgomery County to the revitalization of LaMott block group 6 and Lynnewood Gardens. The findings and goals of the 2002 report were the starting point for this update. At a public meeting held in June 2009 the community was engaged in the planning process and was asked to validate and reassess the goals and priorities for community revitalization. The result is that the findings of the 2002 report are still valid and there are some additional priorities determined by the community.

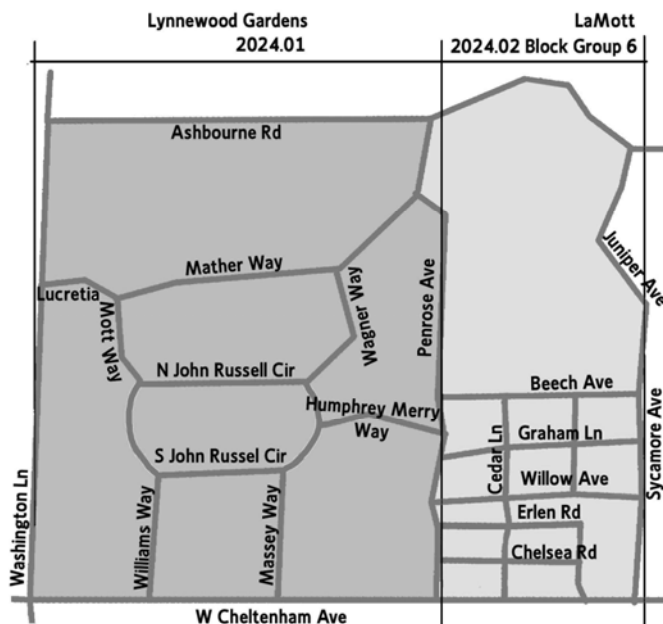


Image 1: Location Map

The 2002 Revitalization Plan was the roadmap to significant changes in the Glenside Commercial District. There was significant roadway and streetscape reconstruction completed over the past seven years.

The following revitalization plan identifies community needs, community goals and sets high, medium and low-priority five-year funding and action timeline. The primary goal of this document is to provide an update to a plan that strengthens the residential quality of life and safety of the Lynnewood Gardens and LaMott block group 6 neighborhoods of Cheltenham Township. The report structures the approach for Cheltenham Township to move forward with an action plan over the next five years including yearly writing of grant applications to numerous public entities.

This plan has been developed through active public participation, guidance from Township staff, the Economic Development Task Force, the expert advice of professional planners and with full cooperation throughout the municipality. The public initiatives identified within this plan will help to leverage private investment, Township appropriations, county grants, state grants, PennDOT investment, and federal grants to achieve powerful and dramatic improvement for these neighborhoods.

Cheltenham Township does realize that in LaMott block group 6 the census block groups separate the community of LaMott block group 6 into two census blocks. Census Tract 2024.02, Block Group 5 is not in the Revitalization Plan update because it no longer meets the eligibility criteria nor the opt-in criteria as defined in the Montgomery County Economic Development Program July 2009 program manual. While this Revitalization Plan Update does not include Census Tract 2024.02, Block Group 5, Cheltenham Township does understand that the historic district of LaMott block group 6 is a single neighborhood that incorporates both Census Tract 2402.02 Block Group 5 and 6. While this report studies Block Group 6 the Township does realize that many of the issues found in this plan are also found in Block Group 5. Cheltenham Township understands that the historic district needs to be unified with historically appropriate improvements and will seek other funding opportunities for this effort in Block Group 5. While this report is specific to the block group 6 in LaMott, it is the Township's goal to further plan and implement improvements in the entirety of LaMott. The Township will make the effort separate from this Revitalization Plan Update to facilitate improvements in Census Tract 2024.02, Block Group 5. Future planning efforts can include both block group 6 and block group 5.

BACKGROUND

Lynnewood Gardens

Located within census tract 2024.01, the majority of this census tract is occupied by the 119-acre, 1798-unit Lynnewood Gardens Apartment complex, as well as a post office, the school district administration building, a 74 unit assisted living facility, an undeveloped, approximately 10 acre parcel and the former Lynnewood Shopping Center, now the KoBaWoo Shopping Center. Lynnewood Gardens Apartments are 1950's-era, brick, garden-style apartments. They are privately owned and managed. The Cheltenham Square Mall is directly to the west, residential neighborhoods are to the north, LaMott block group 6 is to the east and the City of Philadelphia is to the south. The community of Lynnewood Gardens has 3,472 residents. Cheltenham Avenue, Washington Lane, Ashbourne Road and Penrose Avenue are the primary roads accessing the community.

LaMott block group 6

LaMott block group 6 is a community proud of its history and African-American heritage. LaMott block group 6 was founded in 1681. It is one of the oldest communities in America. It was the first federal training sites for black soldiers in Pennsylvania. While there are no structures dating to that time it is an area rich in history. LaMott block group 6 is on the National Register of Historic Places. During the Civil War it was the site of Camp William Penn, Pennsylvania's only, and the nation's largest, training camp for African American soldiers. A section of LaMott block group 6 is designated a Commonwealth of Pennsylvania Historic District and recognized on the National Register of Historic Places. This Historic District is recognized by Cheltenham Township and a Historic Architectural Review Board has been

created to conserve the integrity of the district. The Citizens for the Restoration of Historical LaMott block group 6 are attempting to have LaMott block group 6 recognized as a National Historic Landmark.

The community of LaMott block group 6 is located within census tract 2024.02 and consists of two Block Groups, 5 & 6. Only Block Group 6 qualifies for matching revitalization grant funds under the Montgomery County Revitalization Program guidelines but the plan adds projects that cross over the boundary line of the block group. This community has a population of 826 residents according to the 2000 US census. Primary roads accessing LaMott block group 6 are Willow Avenue, Cheltenham Avenue, Sycamore Avenue, Penrose Avenue and Old York Road.

Land Uses

The land uses in these two communities is predominantly residential. In addition to the residential area there is the KoBaWoo Shopping Center, a few houses converted to office spaces, two car repair businesses and the former Temple Tyler School of Art. Currently there is a zoning application pending for approval to develop a age restricted community on (+-)10 acres that could be subdivided off the Elkins estate located in LaMott block group 6. This opportunity is in keeping with the goals of the community from the public visioning meeting.

This plan addresses this residential community with its declining infrastructure, pedestrian safety issues, safety concerns, open space goals and looks at opportunities for infill development in under/unutilized properties. These communities are aging and in particular LaMott block group 6 has tired public and private infrastructure. The goal is to make the two communities more livable, more stable and more desirable for the residents.

Recent Revitalization Trends

Cheltenham Township in cooperation with Montgomery County has been completing many rehabilitation projects in these communities. These projects include the following:

LaMott block group 6:

Redevelopment of the LaMott block group 6 Community Center and the LaMott block group 6 Free Library, both located at 7402 Sycamore Avenue:

The community center serves the neighborhood with indoor and outdoor recreational and educational programs, a playground and the LaMott block group 6 Free Library.

Ornamental Pedestrian Scale Lighting:

The Township is in the engineering phase of a pedestrian scaled street lighting project. The target date for completion is 2010.

Individual houses have seen recent improvements in LaMott block group 6 with assistance in funding the Township coordinated to assist low income property owners. The funding came was in the form of grants from the Montgomery County Affordable Housing Trust Fund.

Lynnewood Gardens:

There has been a street tree and pedestrian scaled ornamental lighting program completed over the last five years.

Street tree and community right-of-way re-greening has occurred at gateway entrances near the corner of Washington Avenue and Cheltenham Lane, Lucretia Mott Way and Washington Lane, Mather Way and Penrose Avenue.

Again, numerous goals identified in the 2002 revitalization plan have been accomplished. The agencies that have primarily assisted in funding these results include the Montgomery County Revitalization Program and the Montgomery County Affordable Housing Trust Fund. These important partners have provided funding for direct revitalization projects and they have also helped to leverage moneys from the

Pennsylvania Department of Transportation, Pennsylvania Department of Conservation and Natural Resources, the Pennsylvania Historical and Museum Commission, Delaware Valley Regional Planning Commission, Pennsylvania Department of Community and Economic Development, the Pennsylvania Horticultural Society, the Pennsylvania Humanities Council and the 5-County Arts fund. The implementation of a large scale street tree and lighting project was completed in Lynnewood Gardens. In LaMott block group 6 the Community Center, the playground upgrade and tree plantings have been completed.

THE PLANNING PROCESS

The Update to the Community Revitalization Plan combines community-based planning with the professional expertise of the consultant team.

Montgomery County Revitalization Program

This Revitalization Plan Update was funded in part by the Montgomery County through the Montgomery County Community Revitalization Program. The guidelines of this program require:

- Background summary addressing economic development, housing, infrastructure and public safety;
- A statement of goals and visions; and
- An action plan with precise lists of goals and actions, priorities, costs, responsibilities and funding sources.

BACKGROUND SUMMARY/ASSESSMENT:

The Assessment Phase included a Community Revitalization community visioning meeting that was held in June of 2009. The purpose of this meeting was to listen to community ideas and concerns for each of the study areas. In addition to this meeting the consultant team has completed an assessment of the communities. The consultant team examined issues of economic development, housing, infrastructure, public safety, community places, housing, traffic calming, public way improvements including sidewalks, and street trees.

Community Input

The Cheltenham Township Economic Development Task Force and representatives of the communities of LaMott block group 6 and Lynnewood Gardens guided the direction of this plan. Along with the original Revitalization Plan from 2002 the process for this update has included 5 EDTF meetings and one public community meeting. The EDTF meetings were held on 2/11/2009, 3/11/09, 4/14/09, 6/9/09, 7/8/09, 9/15/09 and 10/20/09. The public community visioning meeting was held at the LaMott block group 6 Community Center on 6/29/09.

This update to the 2002 Revitalization Plan does consider and incorporate the original Community Revitalization Plan. In that plan the goals that were discovered through the public process were:

Lynnewood Gardens

Pedestrian Crosswalks

Pedestrian-scaled Ornamental Lights

Tree Maintenance / Removal / Replacement

Gateway and District Signage

Traffic Calming on overly wide Residential Streets

Reduction of Crime
Targeted Evening Hours Policing
Reduction of the Number of Vehicle Accidents
Other Community or Public Improvements

LaMott block group 6

Tree Replacement and Maintenance Program
Pedestrian Oriented Streetlights
Sidewalk and Crosswalk Improvements
Historic and Gateway Signage
Investment in Historic Places, Sites and Objects

On June 29th, 2009 there was a public meeting held at the LaMott block group 6 Community Center. The meeting was held to receive public input for what concerns the community had most and what they would like to see change. At the meeting the discussion from the community included:

1) Community Goals & Places:

- The community garden is approximately a one acre parcel located on Graham Lane is owned by Temple University. Is there a way that this land can become public land? Can there be water brought to this garden? New fencing is also sought.
- Creation of a walking tour with historic sculptures depicting people involved in history in the neighborhood.
- Bringing back historic gardens.
- Historic and welcoming signage should be placed at the intersections of Cheltenham and Penrose and Cheltenham and Sycamore.
- The community needs jobs.
- The community tradesmen should assist other members of the community, particularly the elder population to keep up their houses.
- Could another school or institution locate at the Tyler School of Art property?
- Senior or age-restricted housing would be a good addition to the community.
- The historic firehouse, outside of the eligible census tract 2024.02, block group 6 just received a grant for architecture and engineering. Future grants will be needed to implement restoration.
- How people maintain their property affects surrounding properties. There are issues with trash and general upkeep and decay. Where the Township can cite violations it would be good for the community.
- Have the shopping center at Penrose and Cheltenham become more inviting. Signs in English would be positive to the community.

2) Community Zoning Issues:

- Parking lot behind the shopping center at Penrose Avenue and Cheltenham Avenue is unsightly. The trash smells, there is no screening or buffer and the paving is marginal. Stormwater runoff with garbage flows onto the streets. The parking lot is approximately 91,000 sf.
- Some residents are filling their own properties with trash and debris. This is unsightly, unhealthy and reduces the impression and value of all surrounding properties.

3) Traffic Calming:

- The speed of vehicular traffic has increased on Beech Avenue now that there are no Temple Tyler students parking on the street. The street is now perceived to be overly wide.
- The intersection of Penrose and Cheltenham needs to have updated traffic signals to include left turn lighting sequences in all directions and pedestrian safety. Streetscape and landscaping would be part of this effort.
- On Cedar Lane and Willow Avenue school buses pick up and drop off children. There are no signs warning motorists that this is a major location for school students.
- There should be stop signs at the intersection of Willow and Cedar, Willow and Penrose
- Speed tables may be a way to reduce speed.
- “Watch for children” signage and “Playground” signage relative to the playground area. (After meeting comment)
- Flashing pedestrian crossing signs should be explored
- Vehicular speed on Sycamore Avenue is an issue.

4) Streetscape:

- The sidewalk on Willow Avenue is failing.
- The wall on Willow Avenue is failing.
- Many trees, particularly Sycamores are not well. Replacement and maintenance are needed.

End of findings from the public meeting.

Housing:

The communities of LaMott block group 6 and Lynnewood Gardens are distinctly different in the housing types they provide.

Lynnewood Gardens:

This is a rental community built in the late 1940’s and the early 1950’s. It incorporates four types of residential units. It has amenities including an aquatic center, court sports open fields and playgrounds. Both public and private infrastructure is in generally good condition.

Demographics & Housing

The housing stock of Census Tract 2024.01 consists of the 119-acre Lynnewood Gardens Apartment Complex and the Parkview Cheltenham which is an assisted living facility at 900 Ashbourne Road.

Parkview Cheltenham is a 75 bed assisted living facility with a minimum entrance age of 62. The facility is subsidized with Low Income Housing Tax Credits.

The Lynnewood Garden Apartments complex consists of 1,798 apartment units arranged in a group of low-rise buildings. The complex is currently owned by New York investor Cammeby's International, which paid \$129.5 million in 2007. Prior to that transaction, the complex was owned by an undisclosed private investor who had purchased it from Chicago investment company The Laramar Group, who had acquired the building for \$72.2 million in 2002.

Census data from 2000 indicate that approximately 96.4% of the units in the complex were occupied. The 2000 U.S. Census also shows that the total population has grown to 3,472 persons from 3,138 in 1990. The median household income for the census tract in 2000 was \$31,696, significantly lower than the County figure of \$60,829 and lower than the Philadelphia regional median of \$47,528. An estimated 65% of the households reported incomes in 2000 that were less than 80 percent of the regional median of about \$47,528.

Almost 23% of the households earned less than \$20,000 and 53% of the households earned between \$20,000 and \$45,000. The remaining 24% earned more than \$45,000 a year, including six households that earn in excess of \$200,000.

The apartment units in the Lynnewood complex contain three or fewer bedrooms, in the following percentages:

- Studio: 4.5% of the total
- One Bedroom: 48.0% of the total
- Two Bedroom: 43.5% of the total
- Three Bedroom: 6.4% of the total
- The following are the unit rental prices in 2009 based on information provided by the Lynnewood Gardens rental office.

Style Name	Bedrooms, Baths	Size	Monthly Rent
Modern	1 bedroom, 1 bath	575 SF	\$695/mo
Victorian	1 bedroom, 1 bath	622 SF	\$795/mo
Dynasty	1 bedroom, 1 bath	647 SF	\$795/mo
Colonial	2 bedroom, 1 bath	810 SF	\$895/mo
Renaissance	3 bedroom, 1.5 bath	1120 SF	\$1375/mo

Currently the Lynnewood Gardens management office is reporting a 97% occupancy rate.

LaMott block group 6:

Census Tract 2024.02, Block Group 6 is bounded by Penrose Avenue to the Northwest, Ashbourne Road to the Northeast, Cheltenham Avenue to the Southwest, and Sycamore Avenue to the Southeast. While originally settled in the late 1600’s the original housing stock no longer stands. The current housing stock varies in age with no newly constructed housing.

This community is approximately 89 acres in area. The residential area, bordered by Penrose, Beech, Sycamore and Cheltenham Avenues is approximately 37 acres. The remaining area is in large ownership parcels. Historically these were large mansions. In current day they are institutional uses. One of these is Temple University. Temple no longer uses the campus known as the Tyler School of Art which was the former Stella Tyler estate. The future of this campus became unsure when Temple moved its arts program to its main campus in early 2009. There is significant potential for re-use of this campus. Tyler did have dormitories at the campus that are vacant. There is concern in the community about the type of re-use that may occur in these large parcels.



Possible re-use of Beech Hall should be studied

Temple University Beech Hall

Demographics & Housing

Census data from 2000 indicate that 100% of the units in the Block Group 6 were occupied. The 2000 U.S. Census also shows that the total population has decreased to 826 persons from 892 in 1990. The median household income for the Block Group 6 in 2000 was \$56,750, slightly lower than the County figure of \$60,829 and higher than the Philadelphia regional median of \$47,528. An estimated 35% of the households reported incomes in 2000 that were less than 80 percent of the regional median of about \$47,528.

Twelve percent of the households earned less than \$20,000 and 33% of the households earned between \$20,000 and \$45,000. The remaining 55% earned more than \$45,000 a year, including five households that earn in excess of \$200,000.

Between 2007 and 2009, 15 residential transactions occurred in LaMott block group 6. Sale prices ranged from \$78,500 to \$225,000 for single-family units. The median price of the houses sold was \$169,533.00. Of the units sold in the two-year period, all but one home were built before 1939. On a price per square foot basis, the sold units ranged from \$48 to \$137.

The following is a list of recent transactions:

Address	Living Space	Sale Price	Price/SF	Sale Date
Chelsea Rd	1,706 SF	\$225,000	\$132	07/27/07
Penrose Ave	1,404 SF	\$189,500	\$135	07/31/07
Euston Rd	1,844 SF	\$177,000	\$96	08/28/07
Erlen Rd 1	1,792 SF	\$175,000	\$98	10/05/07
W Cheltenham Ave	1,624 SF	\$155,000	\$95	10/13/07
Sycamore Ave	1,527 SF	\$186,000	\$122	11/14/07
Erlen Rd	1,792 SF	\$169,000	\$94	12/12/07
W Cheltenham Ave	1,624 SF	\$160,000	\$99	12/28/07
Chelsea Rd	1,576 SF	\$185,000	\$117	01/28/08
Graham Ln	1,730 SF	\$179,000	\$103	02/29/08

W Cheltenham Ave	1,624 SF	\$78,500	\$48	06/20/08
W Cheltenham Ave	1,844 SF	\$120,000	\$65	07/16/08
Erlen Rd	1,792 SF	\$185,000	\$103	09/23/08
Sycamore Ave	1,460 SF	\$199,999	\$137	11/14/08
Chelsea Rd	1,576 SF	\$159,000	\$101	04/30/09

In Cheltenham Township in its entirety there were 846 single family residences sold between 2007 and 2009. The median sales price of these houses was \$277,000.00. Therefore the house value in LaMott block group 6 is on average 61% of the average house value in Cheltenham Township.

The houses in the community vary in size from 1,500 square feet to 3,000 square feet. There are approximately 260 houses in the LaMott block group 6. Some of these are multiple dwelling houses. There are more duplex units than single family houses, approximately 75% of the houses are duplexes.

The age of the housing stock in LaMott block group 6 varies.

In evaluation of the houses there were some common issues with water and paint. Water issues include roof problems, foundation problems and water infiltrating walls of houses. Some of the older houses are constructed using wood frame on masonry foundations. These houses are the most susceptible to water issues. In many cases old trees shade these houses. This results in longer moisture events on roofs and other areas of the buildings that may have settled or shifted creating a prolonged moisture problem for the houses. Other issues are the cladding houses with veneers such as vinyl and aluminum siding. This can also trap moisture inside the houses and can create some long term issues that may go unseen until there are significant problems such as decay of beams, mold and plaster failure. Individual houses in LaMott block group 6 need to be repaired for a variety of reasons.



Water draining on side of building, water around windows and water degrading the foundation

House showing evidence of water problems

Revitalization of houses in LaMott block group 6 has been spurred by Montgomery County. The Montgomery County Department of Housing and Community Development has supported efforts of house revitalization in LaMott block group 6 by use of the Homeowner Housing Rehabilitation Program. It is a program that provides the homeowner with \$25,000.00 each to restore/repair their houses. It is in effect a second mortgage on the dwelling that will be at no cost to the homeowner as long as the homeowner continues to live in the house for 8 years after they receive the funding. The funding received to date is \$440,000.00.

Retail/Commercial/Office

LaMott block group 6

There is no retail activity in LaMott block group 6 and very little commercial activity, represented primarily by the Cheltenham Auto Services located at 1627 Cheltenham Avenue and two residential units which have professional services signs in their front yards on Cheltenham Avenue near Penrose Avenue.

Lynnewood Gardens

Lynnewood Gardens is located adjacent to Cheltenham Mall, which is anchored by Burlington Coat Factory, Home Depot, Shoprite, and Target. While this is an adjacent commercial use it is not an adjacent downtown commercial area. The only commercial spaces physically located within Lynnewood Gardens are the ethnically oriented shops located at the intersection of Cheltenham Avenue and Pennrose Avenue. This shopping center is anchored by the KoBaWoo Food Market, which is a 14,000 SF Korean supermarket. Its main competition for Korean-American clientele is the H-Mart, which is a stronger supermarket located at Cheltenham Avenue and Old York Road. In addition to the KoBaWoo Food Market, there's another 12,500 SF of space in the same shopping center, most of which is retail.

COMMUNITY INFRASTRUCTURE:

Community Amenities:

Lynnewood Gardens:

John Russell Park (7.1025 acres) on Penrose Avenue has open space, two softball fields that convert to soccer and an old asphalt surface that was presumably a basketball court in the past. Additionally the LaMott block group 6 Fire Department is located on the north side of the park. The fire department leases the land which they occupy. The park was acquired by the Township in 1950.



John Russell Park

LaMott block group 6

LaMott block group 6 Community Center (1.273 acres) on Sycamore and Willow has an indoor basketball court, a gymnasium, a playground, auditorium, multi-purpose rooms for indoor recreational and educational programs year-round, senior citizen programs, and various health programs. The LaMott block group 6 Free Library is also housed in the community center.



LaMott block group 6 Community Center

Playground

Community Gardens: There are two community gardens One is located at in LaMott block group 6 at the intersection of Graham Lane and Cedar Lane the other is located in Lynnewood Gardens. The LaMott block group 6 garden is owned by Temple University, the Lynnewood Gardens community garden is owned by the West Oak Lane Church of God. The Lynnewood Gardens garden is located on private property away from roadways, therefore there is no photograph of this garden.

Lynnewood Gardens also has court sports, an aquatic center, a playground and other open spaces.



Fencing / Edge treatment is flimsy and in poor condition

LaMott block group 6 Community Garden owned by

Temple University

Streetscape:

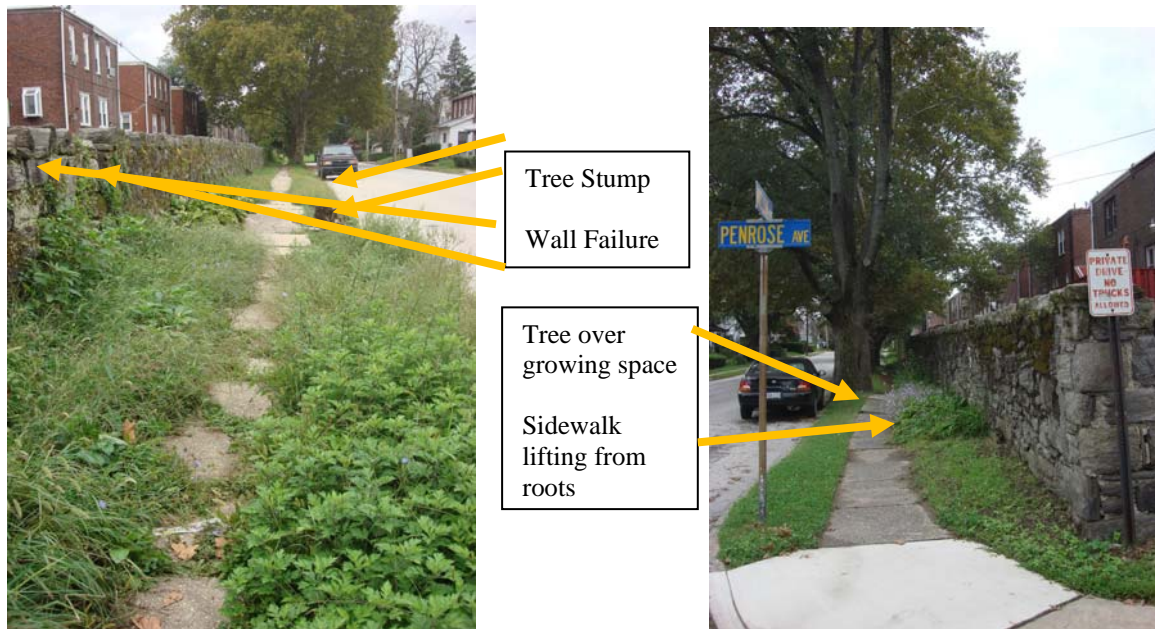
The neighborhoods of Lynnewood Gardens and LaMott block group 6, while adjoining, have significantly different issues with public infrastructure. There are two reasons for this disparity: age of facilities and upkeep of facilities. Lynnewood Gardens was a planned residential community with an onsite commercial shopping center and elementary school, constructed in 1948. It is under single ownership and regular maintenance is preformed to keep the residential apartment buildings neat and attractive. The commercial parcels formerly called the Lynnewood Shopping Center, now the KoBaWoo shopping center is also privately owned by two separate owners and is in need of regular maintenance and

storefront upgrades and remodeling. LaMott block group 6, settled in 1681 was built out over time. There is a newer section of LaMott block group 6, the community known as Erlen. Erlen was built in the 1930's.

Sidewalks:

LaMott block group 6:

Due to age, maintenance and tree issues there are areas where the sidewalks are failing. The most significant of these failures is along Willow Avenue from Sycamore to Penrose Avenues on the south side. This major reason for failure of the sidewalks and curbs is tree roots heaving them up and apart.



Sidewalk failure due to trees and public/private wall failure

In other areas there are no sidewalks in front of individual houses. These houses are located along Beech Avenue. Along Beech Avenue, sidewalks only exist on the south side of the street. The result of not contiguous sidewalks in front of all houses is that there is no ADA accessible pedestrian connection the entire length of Beech Avenue between Sycamore and Penrose Avenues.

Generally the other areas of sidewalk are in reasonable condition with some tree root and sidewalk conflicts found on an individual basis.

In the community of Erlen the sidewalks are generally in good condition. There are some locations where tree roots have pushed up some individual sections of sidewalks creating tripping hazards.

These conditions make certain sidewalks noncompliant with ADA standards. They should be repaired.

Lynnewood Gardens:

The sidewalks in Lynnewood Gardens are generally in very good condition. This is due to ongoing regular maintenance. There is one missing section along the rear access road from Mather Way to the Aquatic Center area. There is no pedestrian way for the residents to access the aquatic center, the playground or the sport courts. Pedestrians either walk on lawn adjacent to the roadway or in the roadway itself to access the aquatic center.

ADA requirements:

LaMott block group 6

The existing sidewalk curb cuts throughout the community are not up to the current ADA requirements. When work is completed on the sidewalks, the ramps at each street intersection will need to be brought up to code. When work is completed adjacent to the ADA ramps, the ramps should be brought up to code.



ADA ramp not up to code

Lynnewood Gardens

The existing ramps in Lynnewood gardens do not meet current ADA code.

Curbing:

LaMott block group 6

Curbing is in various states of repair and disrepair in the community of LaMott block group 6. The most significant area of failure is on Willow Avenue between Sycamore and Penrose Avenues. In this area much of the concrete curbing is completely broken or missing. This is partially due to street tree conflicts and additionally it seems that due to the low curb height/reveal along this area, vehicles drive up on the curb. Without clear definition between roadway and sidewalk there may be conflicts between pedestrians and vehicles. This needs to be evaluated and construction of some areas of curb should be considered individually or altogether as a part of a much larger future roadway reconstruction project.



Low and failed curbing

Lynnewood

The curbing is in good condition in Lynnewood Gardens.

Street Trees:

LaMott block group 6

The predominant street tree species in LaMott block group 6 is Sycamore. These trees are generally old and nearing the end of their life cycle in this urban streetscape environment. Some trees have been removed, others have rot and approximately 40% of them are in decline. Typically these trees are known as trees that drop a reasonably large amount of litter. The remaining street trees should be evaluated by an arborist to assure that they are safe and structurally sound. As needed these trees need to be completely removed, the stumps ground out and new urban pollution tolerant native street trees should be installed.



Decay in Tree
Tree Litter

Tree shading house

Lynnewood Garden

The Township has completed a significant tree planting effort in Lynnewood Gardens utilizing a combination of County and State grant funding. In addition there are many mature, privately owned trees that create a shaded street front yard appearance in Lynnewood Gardens.



The Township has continued securing County and State grants to plant new trees in LaMott block group 6, but the program in this neighborhood was offered on a volunteer-basis and was taken advantage of by approximately 25% of the property owners over the last three years.

Lighting:

LaMott block group 6

The LaMott block group 6 public streetscape does not provide adequate lighting for public welfare and safety. There are some cobra head lights on utility poles in the community. These are typically located at or near intersections. In between these light sources the public relies upon lighting from front porches and private pole lights. There are 24 inefficient auto oriented pole lights in the Erlan section. Cheltenham Township, in cooperation with Montgomery County, is in the process of developing an ornamental pedestrian scaled lighting program for all seven residential interior streets and the three perimeter roads in the LaMott block group 6 Census Tract 2024.02 Block Group 6. Lighting is a continual concern and is being considered a priority by the Township.

Lynnewood Garden

The Township, in cooperation with Montgomery County, has completed a pedestrian scaled ornamental lighting project throughout Lynnewood Gardens. The police have commented that the lighting has made it much easier to patrol the community.

Other Infrastructure:

LaMott block group 6

Wall on South side of Willow Avenue:

The Wissahickon schist privacy wall on the south side of Willow Avenue is not in good condition. The ownership of this wall needs to be verified but it is thought that it is built on the property line so that it is partially private and partially publicly owned. Its poor condition should be addressed as it is a health, safety and welfare issue for the community. Some sections of the wall appear to be compromised, failing and not structurally sound.

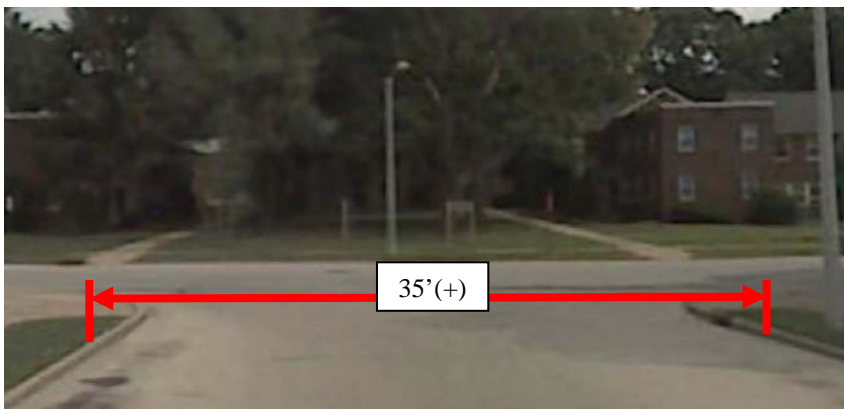


Wall shifting in many areas creating potential unsafe situation

Transportation:

Traffic speed is the primary concern in the communities of LaMott block group 6 and Lynnewood Gardens. The other traffic related concern is the need for left turn capacity at the intersection of Cheltenham and Penrose Avenues. Specific locations of concern include Beech Avenue, Sycamore Avenue and Penrose Avenue. The volume of vehicles that use the roads can be supported. Pennsylvania Department of Transportation 2007 traffic count data show 32,000 vehicles per day on Cheltenham Avenue, 20,000 cars per day on Washington Lane and 3,100 vehicles per day on Ashbourne Road. There is no specific vehicle count data for the other roadways in this study area.

The streets in Lynnewood Gardens are quite wide and can be a barrier for pedestrians with lesser abilities. The typical street width in Lynnewood Garden is 35 to 40 feet. The typical width of the residential streets in LaMott block group 6 average of 28 feet to 30 feet.



Wide Streets, no crosswalks ADA ramps not to current standards

Public Safety:

Lynnewood Gardens and LaMott block group 6 are adjacent to the City of Philadelphia. As a result of this location it generally has a higher incidence of crimes than some other areas of Montgomery County.

Between 2002 and 2009 there has been a significant reduction in crime in this area. Through the work of the Cheltenham Police Department and the Lynnewood Garden Apartments management the incidences of crime in Lynnewood Gardens has gone down significantly in the past 7 years. Additionally the implementation of a pedestrian scaled lighting project throughout Lynnewood Gardens has made the area easier to patrol and has created a safer feeling environment.

The most serious of crimes, known as Type One Crimes are the most important crime issues for a community. Type One Crimes are reported incidents in two categories: violent and property crimes. These include aggravated assault, forcible rape, murder, and robbery are classified as violent while arson, burglary, larceny-theft, and motor vehicle theft are classified as property crimes. In 2002 from 3-22 to 9-22 there were 113 total part one crimes in Lynnewood Gardens. In 2009 there were 49 total part one crimes reported from 3-22 to 9-22. This is a significant decrease in crime. It represents a 56.6% decrease in crimes between 2002 and 2009.

LaMott block group 6

For this report an incident report for a six month period from March 22nd to September 22nd 2009 was provided by the Cheltenham Police Department. The report outlined 4 different categories of incidence. They are as follow:

- 1- Residential burglary was reported during the search period.
- 7- Theft from auto incidents were reported during the search period.
- 1- Bicycle theft was reported during the search period.
- 4- Theft incidents were reported during the search period.

Within close proximity to Philadelphia, LaMott block group 6 is a target for thefts and robberies. The incidents of theft, and theft from auto occurs sporadically. The issue of thefts and robberies is an ongoing issue for the quality of life and property values in the community.

Lynnewood Garden

Lynnewood Gardens has specifically contracted with the Cheltenham Police Department to have time specific policing during set hours on a regular basis. This came from a need that was voiced in the assessment phase of the 2002 Community Revitalization Plan.

To evaluate the statistics for this report in the Lynnewood Gardens neighborhood an incident report for a six month period from March 22nd to September 22nd 2009 was provided by the Cheltenham Police Department. The report outlined 8 different categories of incidence. They are as follow:

- 1- Sexual assault was reported
- 7- Robbery incidents were reported
- 15- Assault incidents were reported some involving domestic situations
- 6- Apt. burglaries were reported
- 7- Theft from auto/ theft of auto accessories incidents were reported
- 1-Bicycle was stolen
- 2- Theft incidents were reported
- 6- Stolen vehicles were reported

The incidents of assault, theft from auto and stolen vehicles are high. This level of incident is a continuing issue for the quality of life and property values for the community.

Intersection Accidents

The average intersection accident is less than 1 accident per month. Over a 34 month period from January 1, 2007 to October 28, 2009 there were 25 accidents. The highest area of vehicular accidents were at the intersections of Cheltenham Avenue and Washington Lane and Cheltenham Avenue and Penrose Avenue. The other accident type is between vehicle and pedestrian. In the study area over the same 34 month period there were 5 pedestrian and vehicle accidents. These were located at Cheltenham Avenue and Penrose Avenue, Cheltenham Avenue and Massey Way, Cheltenham Avenue and Washington Lane and North John Russell and Lucretia LaMott block group 6 Way.

GOALS AND VISION

These two adjoining communities have some similar issues and some community specific issues to be addressed. A mission statement could be the following: **To create a safer and appealing community in which the public and private infrastructure is improved and the historical significance of the community is maintained and respected.**

In LaMott block group 6 the general goal is to restore aging infrastructure both private and public. Additionally lighting the community to create safer public places is to be realized. The roadways should be redesigned to control traffic speed with the implementation of traffic calming devices.

In Lynnewood Gardens the public and private infrastructure is in generally good condition. Safety in terms of personal, property and pedestrian safety are key to improving quality of life.

Commercial Areas:

Revitalization of the KoBaWoo shopping center into a commercial and office mixed use center

Infrastructure:

Consider projects that include all of these components as a single project.

Increase appropriate lighting

Create safe sidewalks

Construct ADA ramps that meet current codes

Install street trees

Slow speeds of cars for pedestrian safety

Upgrade Community Garden

Public Safety:

Continue to reduce crimes in both Lynnewood and LaMott block group 6 through strong police presence.

Reduce speed of vehicles

Reduce accidents in the community

Jobs:

Develop a program to implement restoration of housing with local craftsmen and apprenticeship programs.

Housing:

Improve the safety and quality of housing. Support the renovation of houses in poor condition.

Street Tree Improvements:

Evaluate, maintain and replace street trees as required.

Pedestrian-Oriented Streetlight Improvements:

Complete current project that is in the planning stage to install lighting throughout LaMott block group 6. Evaluate completed lighting projects to determine any additional needs.

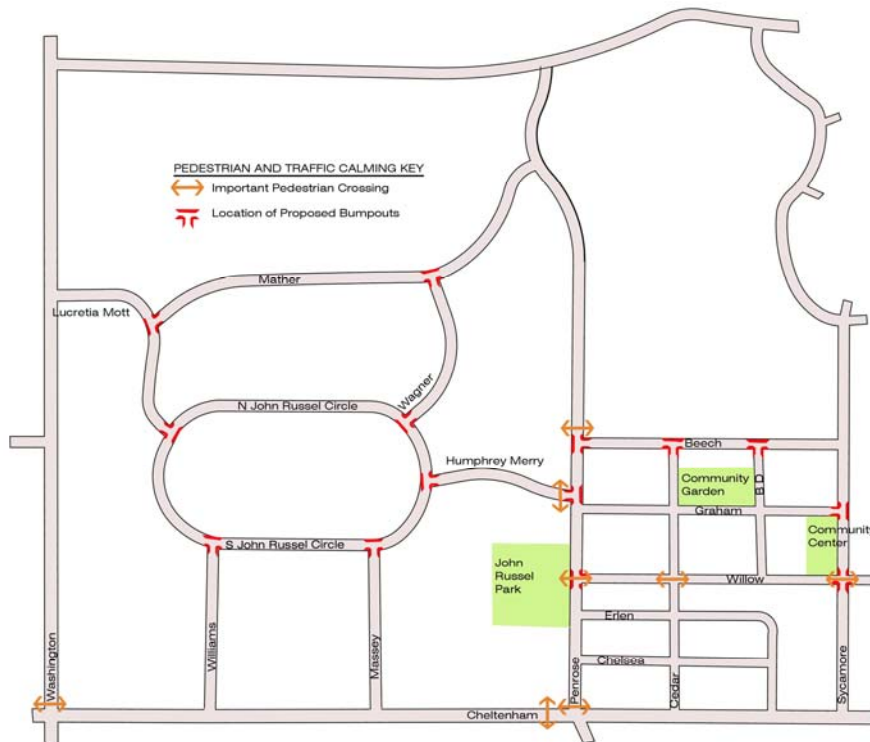
Traffic Calming and Streetscape Enhancements:

Control traffic speed in the area by designing traffic speed calming devices.

Improve the accessibility, safety and beauty of the public right of way.

Pedestrian Crosswalk Marking

- Penrose and Cheltenham Avenues
- Willow and Sycamore Avenues, Cedar Lane and Penrose Avenue
- All intersections of Lynnewood Gardens



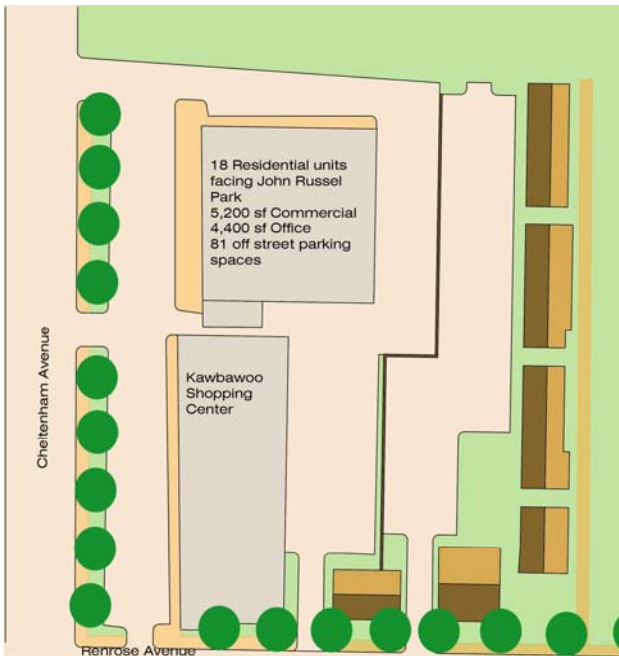
Improve Commercial Frontage Landscaping

Create a gateway into Cheltenham Township at the corner of W. Cheltenham Avenue and Penrose Avenue.

Integrate landscaping and entrance features into infill development at the KoBaWoo shopping center.



The lack of landscaping and asphalt of the rear parking lot of the KoBaWoo shopping center at Penrose and Cheltenham negatively impacts the neighborhood. Comments about the unsightly condition, the smell of trash in dumpsters and the overly large area of pavement that is not used were voiced at the public meeting.



Infill mixed use development in the rear of the shopping Center.

Site Amenities for Public Places

Develop a pattern of places for public amenities that include areas for sitting for an aging community.

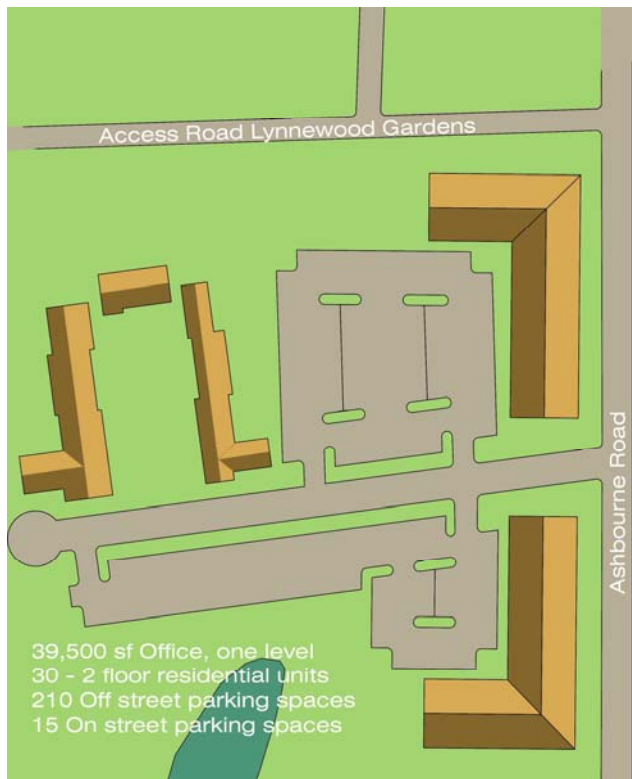
Gateway and Interpretive Signs

- Gateway and Interpretive Signage:

Create a sense of place from historic significance to community and Township identification. Consider the proposed signs is at the intersection of Sycamore and Cheltenham and at the intersection of Penrose and Cheltenham Avenues and for Lynnewood Gardens at Lucretia Mott Way.

Infill Development

- Infill Mixed Use development on vacant church-owned 10 acre parcel on Ashbourne Road.
- Infill Mixed Use office and commercial development at the KoBaWoo shopping center.
- Infill development for aging in the community



This Site Plan depicts a possible mixed use development scheme to preserve neighborhood character and environmental features. While allowing the property to generate tax rateables.

LAMOTT BLOCK GROUP 6

Block Group 6 in LaMott block group 6 today is a community that needs some careful planning and physical improvements. These improvements will bring the infrastructure within the community to an acceptable level of service. The history of the neighborhood will require sensitivity in the design and implementation of improvements.

While this update of the revitalization plan is specific to block group 6 of the LaMott neighborhood, the neighborhood of LaMott is two separate block groups, 5 and 6. It is understood that the LaMott block group 5 is a community with significant historic value to Montgomery County, Cheltenham Township and the region. The Township will continue to support the goals and needs of the entire neighborhood including sidewalk, crosswalk, tree concerns, lighting and other issues. The funding sources for improvements in this area outside block group 6 will not include the Montgomery County revitalization funds. This is due to this block group 5 having an increase in resident's wages and other determining

factors from 2002 to 2007. The Township will continue to seek funding through state and federal programs for improvements in LaMott block group 5.

LYNNEWOOD GARDENS

The needs for Lynnewood Gardens are to create safer pedestrian crossings on overly wide streets, signage, crime prevention and commercial property enhancement/redevelopment. Additionally there is potential for infill development for office, retail and residential uses.

Relevant Planning Documents:

The vision for the Revitalization of Lynnewood Gardens and LaMott block group 6 is consistent with the relevant planning documents with the exception of the Cheltenham Township Open Space Plan and the mapping in the Montgomery County Comprehensive plan.

The Township Comprehensive Plan sites the following key goals:

- Continuing revitalization and redevelopment
- Maintaining and enhancing diverse housing stock
- Accommodating office development
- Maintaining and enhancing the Township's parks and recreation areas and encouraging the connection of open space
- Encourage preservation or restoration of historic structures and landscapes

The Montgomery County Comprehensive Plan has the following key goals:

- Control sprawl
- Control traffic
- Preserve open space
- Revitalize older communities
- Enhance older developed areas
- Preserve and promote community identity and sense of place
- Protect cultural and historic landscapes

The future land use map of the Montgomery County Comprehensive Plan shows LaMott and Lynnewood Gardens as a Suburban Center and a Major Development Center. This allows for

Cheltenham Township Open Space Plan:

- The Open Space Plan does not identify the LaMott block group 6 community garden as a location to be preserved. This is because there has been a long term agreement between Temple University and the community allowing for the use. With the long term ownership in question since Temple no longer uses that campus planning efforts concerning this land should be considered. Cheltenham Township also does not meet the standards for community level parks.

Cheltenham Avenue Business Improvement District:

- The KoBaWoo Shopping Center at the corner of Penrose and Cheltenham Avenues has been studied in this study. The findings were to redevelop the site with mixed uses including retail and residential uses. This plan is similar to this revitalization planning effort in that renovations and infill development are seen as key for the site that is currently tired commercial uses that only marginally serve the community.

ACTION PLAN

LaMott block group 6:

High Priority Projects:

Willow Avenue Streetscape Restoration:

The Willow Avenue wall and sidewalk is a reconstruction project that could also serve the goal of creating an interpretive walking tour of LaMott block group 6. The wall needs to be replaced/repared because it is becoming structurally instable. The sidewalk is failing, the trees are in poor shape and the curbing should be replaced. ADA issues and significant crosswalks should also be undertaken at the same time. The wall was once a dividing line between neighborhoods, this could be reduced in height symbolizing a rejoining of the community. There is room for a small urban plaza and room for interpretive historic signage and art. Art is a difficult component to put a value on while the other concrete and mortar components can have a more specific value. In this draft report there is an attached drawing that shows the look of the improvement without specific art/interpretive signage shown at this time. The costs for this work can be segmented in the following way:

- Plaza areas with interpretive signage and art, with/without trellis \$100,000.00 to \$200,000.00 (average of \$150,000.00 used)
- Wall partial deconstruction and reconstruction at an average of \$180.00 per linear foot is \$165,600.00
- Street trees and other landscape plantings and topsoil/seeding \$18,000.00
- Sidewalk removal and reconstruction with ADA ramps at all corners \$50,000.00.
- Brick styled crosswalks \$70,000.00
- Pedestrian scaled ornamental lighting \$204,000.00
- Curb replacement and roadway restoration 49,000.00
- Soft costs for design, engineering, and construction oversight \$120,000.00

Total cost \$826,000.00.

The cost of this exceeds the yearly allotment of funding from the County Revitalization fund of \$469,440.00. The project could be funded under the Montgomery County Community Revitalization Program and DCED through the Residential Reinvestment Grant with a 10% match. The maximum grant request to DCED is \$250,000.00 for this work. The actual cost of this may be less in that the art and interpretive signage may be completed by local artists or a community painting effort.

Starting in year one the Township should submit grant requests and develop an RFP for the construction documentation of this project. Estimated completion date 3 years from offset of project.

Housing Rehabilitation:

The Montgomery County AHTF program has provided funding over the last three years of \$440,000.00 in grants to fund the LaMott block group 6 home owners Housing Rehabilitation program. To date 10 houses have been rehabbed. Three additional houses are scheduled for rehab in 2010. The Township should continue this successful project with the County and potentially supplement the funding with a grant application to the Residential Reinvestment Grant through DCED. This should be an ongoing effort.

Traffic Calming:

It is important to note that in particular any work to be completed along Cheltenham Avenue will require PennDOT approvals. Additionally inter-municipal coordination will be needed for all work along Cheltenham Avenue.

Intersection of Penrose and Cheltenham:

Traffic calming, traffic signal alterations, pedestrian safety, signage and beautification are needed at this location.

Intersection of Penrose and Cheltenham, signal updates.

Adding left-turn protection at a signalized intersection is accomplished by installing new 5-section signal heads (which include a red “ball”, yellow “ball” / yellow “arrow”, and green “ball” / green “arrow”) and reprogramming signal phasing to include either left-turn “lead” phases or approach “advance” phases. No matter what the case, PennDOT requires that certain investigations first be performed to determine the applicability of some or any left-turn protection. The first step in these investigations is the performance of peak period manual turning movement traffic counts to document both advancing left-turn and opposing through movement volumes. The multiplicative product of these two numbers is called a “conflict factor” per PennDOT Publication 149 and certain minimum values are required for at least two hours per day. The conflict factor requirements vary with road configuration (number of lanes) and the desired signal phasing. PennDOT is particular about these requirements because whenever additional phases are added to an existing signal operation there is generally a degradation in performance to main street through traffic. This degradation results from the additional “lost time” which occurs whenever additional signal phases are added to a cycle (each new phase requires new clearance times – yellow and all-red intervals) and thus contributes to an overall loss of efficiency which is especially burdensome to main street through traffic. PennDOT typically will not allow left-turn supplemental phases unless it can be proven that conflict factors are exceeded AND the resultant new phasing does not result in a drop in level of service for key traffic movements at the intersection. In summary, counts should be performed and the subsequent conflict factors and level of Service (LOS) performance evaluated.

If warranted, a new signal plan can be prepared for presentation to and consideration by PennDOT District 6-0. Existing hardware (signal controller, wiring, conduits, etc.) will need to be evaluated in the field to determine how much effort would be required to make the desired program changes. In some cases, existing hardware might need to be update to accommodate the desired changes.

The soft costs of the necessary traffic counts and conflict factor investigations is on the order of \$2,500. The soft costs of the preparation of a new signal plan is on the order of \$7,500. The hard costs of equipment updates is on the order of \$5,000 (minimum) to \$40,000 (or more) depending on the condition and capability of the existing signal controller and underground conduit, mast arms, etc.

Intersection of Penrose and Cheltenham, pedestrian updates.

Existing pedestrian facilities / conditions at the signalized intersection of Penrose and Cheltenham are dated and faded. These existing intersection conditions should be field viewed and inventoried, including crosswalk striping conditions, ADA accessibility, and pedestrian button presence / hardware type. Pedestrian activity should be counted during peak periods on at least two days to determine the extent to which renovations to the intersection should be made. For example, if pedestrian volumes are moderate, physical updates will likely be sufficient. If pedestrian volumes are high, signal timing modifications to include longer pedestrian clearance intervals, over-wide crosswalks, and/or ped “scramble” phases could be considered.

Existing crosswalks are faded and are of the older variety, which are essentially two 4-inch parallel white lines that are perpendicular to the travel lanes. Modern crosswalks use wider repeating patterns which are perpendicular to the pedestrian and in line with vehicular travel.

These crosswalks require more paint but are more visually-arresting and help reinforce the potential presence of pedestrians in the minds of passing motorists. New pedestrian call buttons which feature both audible and visible feedback / confirmation that a request has been made can also be installed.

The soft costs of the necessary field recon and counts is on the order of \$1,500. The soft costs of the preparation of a new signal plan (if suggesting hardware changes) is on the order of \$7,500. The hard costs of new crosswalk paint, new ADA ramps (if needed) and new ped buttons is on the order of \$5,000 (minimum) to \$10,000 (or more) depending on the condition and capability of the existing signal controller, underground conduit, mast arms, etc.

The cost of this work would be approximately \$69,000.00. Funding for this could come from PennDOT or from the Montgomery County Revitalization Program.

The entrance/beautification of the neighborhood at Penrose and Cheltenham Avenues will include landscape, hardscape, pedestrian scaled ornamental lighting, and signage. Removal of existing, overly wide sidewalk in front of the Penrose shopping center to create a green strip across the front half of the shopping center, installing topsoil, installing a hedge treatment to buffer and soften the visual impact of parked cars and decrease stormwater runoff, installation of street trees, pedestrian scaled ornamental lighting, ornamental traffic signals and community signage, soft and hard costs is in the range of \$274,000.00. Funding for these improvements could be sought from the Montgomery County Revitalization Program or with assistance from the funds that could be secured from the GCA Business Improvement District.

A Town Green at this intersection is recommended in the Cheltenham Avenue Vision Plan. This town green would be at the corner of Penrose and Cheltenham Avenues. The urban plaza / town green would be in conjunction with a fully reconstructed set of commercial buildings at the shopping center. The cost of this plaza would be approximately \$98,000.00.

Funding for the above intersection improvements can come from PennDOT, Montgomery County, DCED or the Greater Cheltenham Avenue Business Improvement District (BID). This effort will take approximately 2.5 years. The timing for this should be coordinated with the owners of the KoBaWoo shopping center and their goals for revitalization of the site. The Township in coordination with the GCA BID Board should determine the timing for the above components in the first year. This should be done by working with the commercial property owners to determine goals for the revitalization of the properties into a mixed use center.

Traffic speed on Beech, Penrose and Sycamore:

First there needs to be a traffic speed and count analysis completed. With the results of this traffic calming, measures need to be designed and engineered. Exactly what measures would be used cannot be determined until the analysis and design are completed. This report will approximate the costs associated with bumpouts and speed tables as a single individual cost that can be applied to a specific location. After determination of location for the improvement, the drainage characteristics and underground utility modifications will be known and may alter the cost of the improvement.

- Bumpouts: (+-) \$14,000.00
- Speed tables (+-) \$8,000.00

The following is assumed at this time to develop a valuation for improvements along these roadways.

Sycamore: 3 Speed Tables and 8 bumpouts - approximated cost \$136,000.00

Beech: 3 Speed tables and 6 bumpouts – approximated cost \$108,000.00

Penrose: 9 Bumpouts/constrictors – approximated cost \$126,000.00

As these costs are estimated, the costs could increase or decrease based on final engineering and design. This can be completed with PennDOT funding, DCED Residential Reinvestment Grants and Montgomery County Revitalization funding. The Township should start the planning process for this in the first year.

Willow and Cedar stop sign and school bus ingress and egress location controls:

School Bus Ingress and Egress

Existing school bus routes as well as designated school pedestrian routes should be verified with the Cheltenham School District. Standardized “school bus stop ahead” and “school pedestrian crossing” signs (MUTCD S3-1 and S1-1, respectively) are only permitted to be used in certain circumstances. In the case of the former, such signs should only be installed if sight distance is limited to less than 500 feet. In the case of the latter, such signs should only be installed if a school building is adjacent to the subject crosswalk or intersection *OR* if the subject crosswalk or intersection is along an established school pedestrian route. These criteria are established and observed by both federal and state agencies.

This is an unsignalized, two-way stop-controlled (i.e., stop signs on Cedar Lane approaches only) intersection; no crosswalks are present due to lack of signalization. The warrants for special school bus and school pedestrian activity signs as summarized above should be explored and, if warranted, installed. If these criteria are not met, a school crossing guard should be considered.

The soft costs of the necessary school district investigations are negligible as these investigations can be carried out by Township staff. Recent studies in the Commonwealth suggest the cost of a crossing guard is approximately \$10,000 per year which includes wages, benefits, training, and other associated expenses to the local municipality or school district. The Township should request that the School district consider

Intersections of Cedar and Willow, Penrose and Willow; additional stop signs.

Residents have suggested the unsignalized intersections of Cedar and Willow and Penrose and Willow should be upgrade to all-way stop conditions (i.e., stop signs on all four approaches). Presently stop signs are only provided on the Cedar Lane approach at the intersection of Cedar and Willow and only on the Willow Avenue approach at the intersection of Penrose and Willow.

All-way stop control is suitable only at intersections with moderate and relatively balanced volume levels on all intersection approaches. Under other conditions, the use of all-way stop control may create unnecessary delays to what is perceived by the motorist to the “main” or “through” street and result in aggressive and/or undesired driver behavior (e.g., deliberate ignoring of the stop control). Thus, the first step in an investigation regarding the applicability of an upgrade from side-street (aka “two-way”) stop control to “all-way” stop control is performance of peak period manual turning movement traffic counts to document all turning movement volumes at both intersections. An investigation into accident history to determine the frequency of crashes such as right-angle types should also be conducted. Any changes to traffic control signage at these intersections would have to meet PennDOT warrants.

If warranted, install additional post-mounted, 30” stop signs at a height of 7’.

The soft costs of the necessary traffic counts, data reduction, and accident history investigation is on the order of \$3,750 for both intersections. If warranted, the cost of adding three new post-mounted stop signs on four approaches is negligible and likely can be accomplished Cheltenham

Township's Public Works Department using existing resources and personnel but in the event materials need to be ordered and/or subcontracted the cost of each sign is on the order of \$500.

Public Safety:

A program for additional policing of traffic speed and regular patrols is warranted. Speeding is a common occurrence on Penrose, Sycamore and Beech. The community commented that the speeding has become worse on Sycamore and Beech since the Tyler campus closed. It was mentioned that without parked cars the additional width of the cartway allows through traffic to have higher speed than in the past on these two roads. Additional community patrols should be considered to bring the amount of incidents down. The cost of this should be evaluated by a law enforcement professional. One funding source is The Department of Justice's Community Oriented Policing Services (COPS) program. Jenkintown Borough earlier this year introduced speed humps as traffic control devices along Walnut Street. Investigation to its applicability to Cheltenham is suggested. The Township should consider an application for COP funding in the first year. Support from the County should be sought.

Community Garden ownership and edge improvements:

The ownership of this garden is a concern for the community. At this time Temple University owns the land. The users should reach out to Temple and determine the long term goals for this land. The land is approximately 1.6 acres. This land is not identified as a priority for public acquisition in the Open Space Plan of Cheltenham Township at this time. Therefore the purchase of this with open space funding is not available. Should the current owner, Temple University decide to dispose of the lands associated with the Tyler campus the Township should work with the owner to have the garden dedicated to the Township to keep it as a community garden.

Additionally, consideration of modification to the Open Space Plan for the Township should be made. The value to update the open space plan to include the community garden is approximated at \$10,000.00. A funding option is the Greenfield Green Town Program which is set to expire in 2013. The Township should instigate this planning project in the first year so the Open Space Plan is current with the needs of the community after which there will be need to talk with Temple University to determine how to preserve this land for the community.

The edge of the garden is in poor condition with marginal cyclone fencing in differing states of repair. This fence should be replaced. Quality decorative fencing surrounding the perimeter of the garden will cost approximately \$56,000.00.

This can be completed with DCED Residential Reinvestment Grants and Montgomery County Revitalization funding. The planning process for this should start after there is clarity about the ownership of the property.

Medium Priority Projects:

Jobs and Housing:

Tradesmen in Community to assist neighbors, particularly the elderly to stay in place:

A mentoring program could be put in place with a local trade school such as Lincoln Technical School. The Federal Work Study program has a community service component for eligible young people. Private companies also have community service based scholarships. One notable company is the Home Depot with three cycles of the Building Healthy Communities Grant in 2009. The needs and values associated with a project such as this is difficult to precisely determine. Specific needs need to be defined. A community questionnaire sent to each house owner would be a first step in the process of determining the physical need. A certified craftsman

could determine the priority and a value for the repairs and then a submission for a grant or a community based workforce could be engaged.

Housing restoration needs can also be funded through the following programs depending on ownership: Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME), American Dream Down payment Initiative (ADDI) and the Emergency Shelter Grant Program (ESG). Local nonprofit agencies, Community Housing Development Organizations (CHDO) and housing developers are also welcome to apply to these programs and the Montgomery County Affordable Housing Trust Fund (AHTF) Program. It is difficult to determine the amount of funding required without the community coming forth to inquire about the ability of the support mechanisms. The Township should reach out to the community through information packets delivered directly to land owners. Approximate cost \$750.00. This could be a joint effort of the LaMott block group 6 neighborhood and Cheltenham Township.

Investigate Beech Hall, part of the former Temple University Tyler School of Art for re-use. A preliminary study of the potential for Beech Hall facility should be considered. The value of this investigation may be in the range of \$10,000.00 to \$20,000.00. Funding for is study could be sought from the Montgomery County Revitalization Program or Temple University. The Township should reach out to Temple University to determine the goals of the University and facilitate a best series of goals for the community discussion with Temple University. This should be completed ASAP.

Senior or age restricted housing:

This should be considered a public / private partnership type project in that the Township, working with Temple University could develop a plan to seek the reuse of the Tyler School of Art property for age restricted and senior care facilities. The Township and Temple University should discuss this ASAP.

Personal property maintenance:

The issues related to this are a quality of life issue for the community, a health safety and welfare issue and a property value issue. There are certain properties where people discard their belongings on the property creating and unsafe, unhealthy and negative appearance of the property. This is an issue in the community on certain private lands. This is a community and township issue. There are zoning laws that are being broken by private landowners that trash their properties. One typical manner to handle this is for the Township Zoning Officer to evaluate the community for these occurrences and issue warnings and citations. Another manner in which to handle this is to warn the individual land owners and provide a community Dumpster on certain dates until the problem is removed from the community. The cost of a 40 yard dumpster is approximately \$600.00 each. The amount of dumpsters is not known at this time. The first step is for the Township should site property owners ASAP to control nuisance properties in the area.

Street Trees

Ongoing tree maintenance and replacement:

This issue is not necessarily a standalone issue. Many times when considering replacement of public way trees sidewalk and curbing may be considered for replacement also. For the sake of clarity in this report we will break out the issue of tree replacement and maintenance.

In many communities with older trees there is a significant cost to yearly programs of pruning, feeding and nurturing tree health. The value of a yearly service such as this varies with the age,

size and need of trees. In LaMott block group 6 there are many older trees. A significant amount of these trees are sycamore trees. Sycamores are known as majestic trees and also as trees with a large amount of litter including branches. These trees would need a relatively intensive amount of care to maintain them. The trees also create problems with the moisture content in the wood frame houses. It may well be that a comprehensive tree replacement program would be best suited to the majority of the LaMott block group 6 neighborhood. With approximately 75 significant public way trees the removal and replacement of these trees versus a tree maintenance program could be a breakeven in as little as ten years.

A comprehensive maintenance program for the trees may be in the magnitude of approximately \$20,000.00 per year. A removal and replacement program could be on the magnitude of \$115,000.00 to complete. Further investigation by a certified arborist to review these two cost analyses would be on the magnitude of \$7000.00. Funding for this could come from the Montgomery County Revitalization Program and/or Pennsylvania Department of Conservation and Natural Resources Tree Vitalize program. This should be an effort started by the Township in the third year.

Community Signage for Sycamore and Cheltenham:

A sign can be designed and installed for approximately \$4,000.00. This can be funded by the Montgomery County Revitalization program or the DCED. This should be started by the Township by grant writing in the second year. This effort shall be a coordinated effort with the Township administration and the Township Board of Historical and Architectural Review.

Flashing pedestrian signs:

Flashing pedestrian signs can be installed for approximately \$15,000.00 each. On Penrose Avenue there could be a well defined crosswalk into the park with a flashing pedestrian sign facing in each direction/
This can be completed with Montgomery County Revitalization funding.

Low Priority Projects:

Walking tour of historic community places:

A walking tour should be considered to promote the historic legacy of LaMott block group 6. This could be an educational/history tour that young people could organize and promote. It may be possible to seek community based scholarships as noted above. Other options may include an after school program possibly run by the LaMott block group 6 Community Center to engage children in the history of LaMott block group 6.

Another school or institution on the Tyler School site:

This is a private public consideration as noted above and the Township and Temple should work together on this matter ASAP.

Bring back historic gardens:

This is relative to significant historic gardens that are on institutional and private lands. It again can be a public, private collaborative effort between the community and the land owner.

Lynnewood Gardens:

High Priority Project:

- Parking lot behind KoBaWoo Shopping Center:
This area should be studied in further depth in coordination with the owners of the property, the Township and Montgomery County. The planning grant can be funded in part (50%) with Montgomery County Revitalization funding. Other funding options include Community Development Block Grant (CDBG) with a 10% match.

This area is an eyesore and also has an odor that comes from the trash associated with the commercial uses. A relatively quick, achievable goal is to create an attractive edge to this parking lot for the community and the park. This can be completed in many ways. The common denominator of all the different ways to complete this is to have a green landscaped edge to Penrose Avenue and for the park. The value associated with this green edge can vary depending on whether it is determined to create berms of soil and whether it is determined that any of the asphalt should be removed to create this berm/landscaped area. The following are the assumptions used in valuation of this area. A berm of three feet tall by 12 feet wide with plantings located on an area that is currently asphalt with trees located at an average of 15 feet on center.

-	Environmental protection	\$6,000.00
-	Removal of asphalt and subgrade	\$21,000.00
-	Installation of topsoil	\$34,000.00
-	Grading	\$3,000.00
-	Mulch	\$19,000.00
-	Trees	\$20,000.00
-	Soft Costs	\$6,000.00
	Total cost	\$112,700.00

Additionally the Township can direct local contractors to locate tested clean organic fill to this area to reduce the cost of the trucking and fill materials. Note that it is not known if there is a concern about contamination on this site. It is assumed that there is no contamination in this estimate.

Additionally the pavement is in disrepair and should be considered for resurfacing. It would be in the best interest of the community and the land owners to repave this parking lot with pervious paving.

- Façade enhancement and infill development study for the KoBaWoo shopping center. The Cheltenham Avenue vision planning for this work can be completed with funding from Montgomery County. The façade enhancement program can be completed with low cost loans from a local bank and with a Main Street Revitalization grant.

The Township and the shopping center properties owners should work together in the first year to seek an alteration to the parking easement for park use on the rear two acres of the property. The easement is almost the area of the entire rear parking lot. To achieve the full opportunity for the public and private interests this effort needs to be a single process that creates new facades to the existing buildings and supports appropriate infill development. This will increase business and benefit the community. The property should have a green edge along Penrose Avenue and Cheltenham Avenue. With a relief on the parking easement the owners along with the Township should submit an application to the County for a Façade Enhancement Grant. During the application process to the County the land owners should start the Land Development process

with the Township. The goal would be start façade improvements and new development in three years.

It is important to note that in particular any work to be completed along Cheltenham Avenue will require PennDOT approvals. Additionally inter-municipal coordination will be needed for all work along Cheltenham Avenue.

- Study for infill development at the Ashbourne Road parcel and at KoBaWoo shopping center. Studying these two areas will determine the amount of opportunity, the environmental constraints on each site. In particular the KoBaWoo shopping center area can be a significant benefit for the surrounding residential uses that are currently negatively affected both in quality of life and in property value by the poor management of the trash at the shopping center and the poor appearance of the rear of the shopping center. These studies can be funded by the Montgomery County Revitalization Fund. Approximate cost of each study \$30,000.00 to \$50,000.00.

We will be having a first meeting in November, 2009 with the shopping center owner. The church property is for sale at this time and a dialog with the church would be appropriate. This should be an ongoing effort to determine what the willingness for redevelopment would be. The Township, the County and the BID board should play a role in this effort.

This planning for these efforts can be completed with Montgomery County Revitalization funding or CDBG funding. The construction funding of these can be through the private land owner, the BID, Montgomery County and the DCED. Application for infill planning grants should be started in the first year by the Township.

Medium Priority Project:

Create safe crosswalks:

Up to 27 crosswalks can be constructed at mid block locations and all the intersections in the Lynnewood Gardens neighborhood. There is a recently installed Streetprint stamped, decorative crosswalk that was installed at Lucretia Mott Way and Washington Lane. This was installed by Lynnewood Gardens. It creates a clearly defined pedestrian way while at the same time it is part of an attractive gateway into the neighborhood. Consideration of installation of bumpouts at the corners and along with the construction of the crosswalks should be made. The price variance of design and construction methods is broad depending on materials and sizes of crosswalks. There are up to 27 crosswalks that may be considered for construction and modification in Lynnewood Gardens. The following is a breakdown of potential costs.

- Painted crosswalks. Approximately \$600.00 each. At 27 units this equals \$16,200.00
 - Stamped crosswalks. Approximately \$10,000.00 each. At 27 units this equals \$270,000.00
The actual cost of these would alter with the addition of bumpouts.
 - Bumpouts. Approximately \$14,000.00 each. At 27 units this equals \$378,000.00
- The cost of crosswalks could vary from \$16,200.00 to approximately \$594,000.00

If there is another round of ARRA funding the Township in coordination with the County should consider submitting a request for funding these safe crosswalks. Otherwise the funding should be sought through PennDOT in the third or fourth year with the Township as the applicant.

Traffic speed and pedestrian crossings:

First there needs to be a traffic speed and count analysis completed. With the results of this traffic calming measures need to be designed and engineered. Exactly what measures would be used cannot be determined until the analyses and design are completed. This report will

approximate the costs associated with bumpouts and speed tables as a single individual cost that can be applied to a specific location. After determination of location for the improvement the drainage characteristics and underground utility modifications will be known and may alter the cost of the improvement.

- Bumpouts: (+-) \$14,000.00
Lynnewood Garden: 21 Bumpouts - \$294,000.00

If there is another round of ARRA funding the Township in coordination with the County should consider submitting a request for funding these safe crosswalks. Otherwise the funding should be sought through PennDOT in the third or fourth year with the Township as the applicant.

Low Priority Project:

Community identification signage:

A sign can be designed and installed for approximately \$4,000.00. This can be funded by the Montgomery County Revitalization program. The Township should reach out to the County in year 4 or 5.

Project Timeline

This plan of action anticipates that it will take more than five years to realize these initiatives. This is a community based / driven plan that seeks to inspire numerous individuals and organizations to participate in its success. Funding requests to the Montgomery County Revitalization Program have been identified for the upcoming five years.

The graphic project timeline will be provided with the final plan.

Costs, Benefits and Funding Strategies

Over the next five years this plan seeks to fund approximately \$2.81M in public investments. The Township shall seek \$460,000.00 from the Montgomery County Revitalization Program for each the next five years.

There are initiatives that will require a sustained investment over a five period to achieve these goals.

This revitalization plan is a sound investment for residential taxpayers, business owners, property owners, and Cheltenham Township and Montgomery County. With a coordinated approach, clear goals and vigorous grant writing, the Township anticipates that various state and federal decision makers will agree with this conclusion and choose to dedicate additional public monies to leverage Township and County investment.

Implementation

Implementation Strategy

The key to implementation is to enlist partners early on in the planning process, keep stakeholders informed, and adjust the schedule as necessary to address changing priorities. The project schedule should allow for parallel implementation tracks to ensure that the plan is flexible enough to respond to inevitable hurdles, community concerns, construction sequences and available funding. Important implementation goals include:

- Assigning Tasks to Organizations, Committees and Individuals
- Creating Partnerships
- Setting Clear Objectives and Schedules
- Establishing Parallel Implementation Tracks

The implementation will be coordinated by the Township Manager and Assistant Township Manager with support from the Township Economic Development Task Force and Main Street Manager. Interaction and support from the GCA BID will also be vital in the process. These individuals, boards and committees will engage and coordinate the activities of all implementation partners listed below. On an annual basis the plan recommends that the Cheltenham Township Board of Commissioners work together with the Township Economic Development Task Force to review the effectiveness of the community revitalization plan. The goal should be to determine which initiatives are successful and which initiatives should be revised to improve their effectiveness.

Implementation of Neighborhood Enhancements

A coordinated program of incentives and effective program of enforcement can achieve the neighborhood enhancement goals. The Township should implement the architectural design guidelines; property maintenance code; street tree and lighting enhancements; property enhancements; and Technical Assistance Program as a coordinated set of activities, all focused on the neighborhood goals. The Township should select one Township Committee to coordinate and implement these programs with clearly defined opportunities for community input.

Implementation Partners

To coordinate implementation activities, the following groups have been identified as potential partners with the Township:

- Cheltenham Township Board of Commissioners
- Cheltenham Township Manager
- Cheltenham Township Assistant Township Manager
- Cheltenham Township Main Street Manager
- Cheltenham Township Economic Development Task Force
- Cheltenham Community Development Corporation
- Greater Cheltenham Avenue Business Improvement District
- Montgomery County Revitalization Board
- Cheltenham Township Planning Commission
- Montgomery County Planning Commission
- Montgomery County Redevelopment Authority
- Eastern Montgomery County Chamber of Commerce
- State Legislature Officials from both Montgomery and Philadelphia Counties
- Pennsylvania Department of Community and Economic Development
- Pennsylvania Department of Transportation
- Southeast Pennsylvania Transportation Authority
- Federal Transportation Enhancement Program
- Federal Department of Housing and Urban Development
- Local banks, lending institutions and developers
- Private land owners and business owners
- Township residents
- Area realtors

