



Cheltenham Township Community Revitalization Plan Update 2009

**For the Census Tracts
Lynnewood Gardens (2024.01)
LaMott (2024.02) Block Group 6
Glenside (2026.03)**

March 2010

Cheltenham Township Community Revitalization Plan Update 2009

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adopted March 17, 2010

For the Census Tracts

Lynnewood Gardens (2024.01)

LaMott (2024.02) Block Group 6

Glenside (2026.03)

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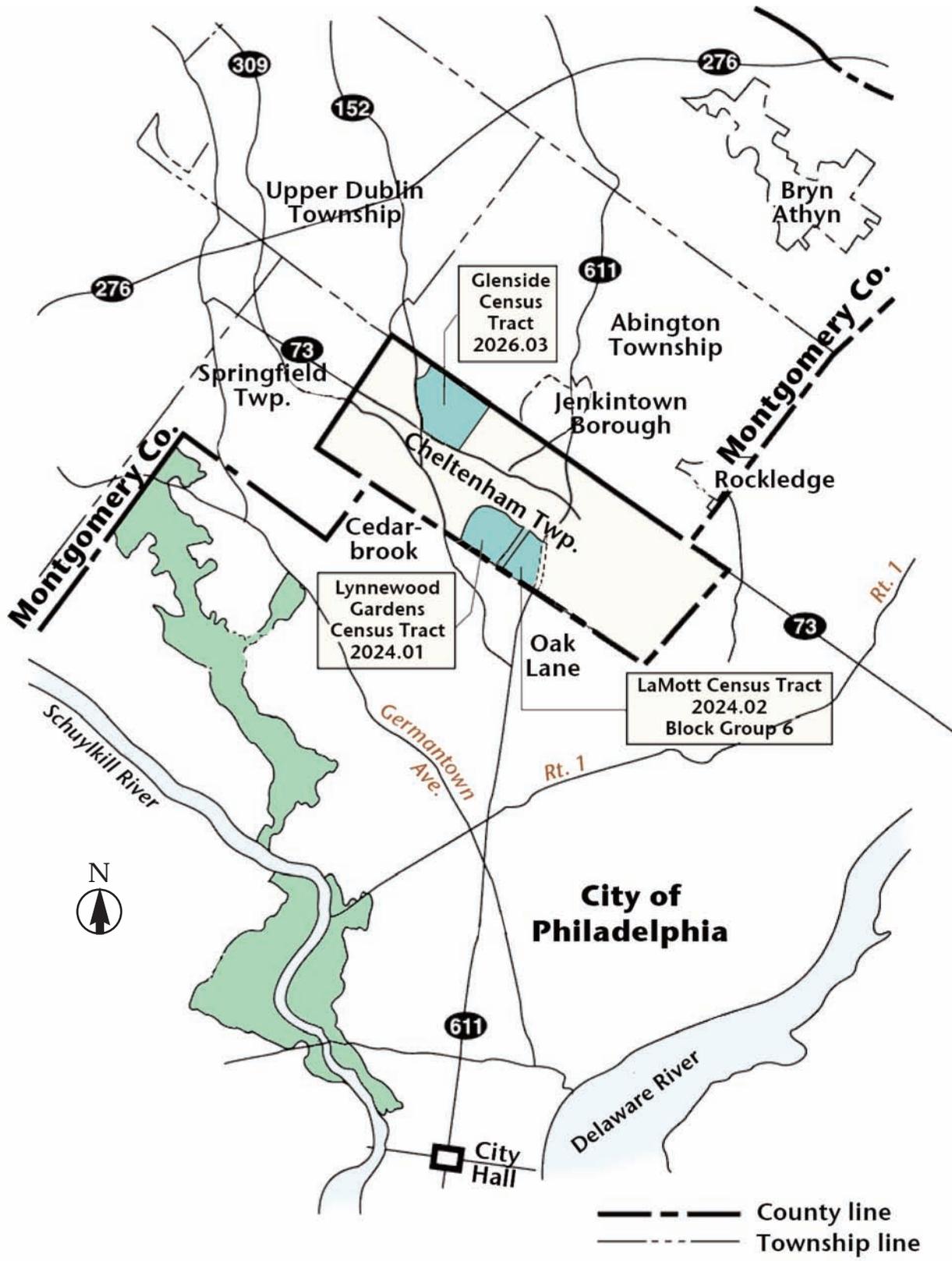
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Introduction

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

In 2002, Cheltenham completed the *Cheltenham Township Community Revitalization Plan* for four census tracts: Glenside (2026.03), Lynnewood Gardens (2024.01), LaMott (2024.02) and Melrose Park (2024.02). In this report, unless otherwise specified, the term LaMott 6 shall refer to the LaMott Block Group 6 portion of census tract 2024.02.

Seven years later, at the time of this update report, only Lynnewood Gardens (2024.01) meets the general eligibility requirements of the Montgomery County Revitalization Program Update.

The LaMott neighborhood is divided into two census blocks, Block Groups 5 and 6. LaMott 2024.02 Block Group 5 was eligible for funding from the Montgomery County Revitalization Program in 2002, but at the time of this update, 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*.

In 2007 LaMott 6 became eligible for funding from Montgomery County's Revitalization Program through the Opt-in Criteria in the *Montgomery County Revitalization Program Manual, Appendix C*. In addition to the required income criteria (that the census block group be in the lowest quarter of census block groups for household income in Montgomery County), the LaMott tract also met four additional

requirements shown in Appendix C Section D: the number of children under 5 years of age 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.

For this update, the consultant team prepared and distributed an income eligibility survey in a portion of Glenside Census Tract 2026.03 that included a one- to two-block radius from Easton Road and along a portion of Glenside Avenue. The



purpose of the survey was to determine whether the area would meet eligibility requirements for County Revitalization funding under the income eligibility under the opt-in criteria.

There were two major mailings of the survey to the residents (see *Appendix*), both of which had low response rates. At the end of the six month process, it was determined that Cheltenham Township would 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. The Glenside Avenue area will be re-surveyed for eligibility at that time.

While this Revitalization Plan Update does not include LaMott Block Group 5, Cheltenham Township understands that the historic district of LaMott is a single neighborhood that incorporates both Census Block Groups. The Township recognizes that many of the issues discussed in this report are also present in Block Group 5, and that the district needs to be unified with historically appropriate improvements. Cheltenham will seek other funding opportunities for this effort in Block Group 5.

It has been determined by Montgomery County that a section of Block Group 5 can be evaluated for Opt-In status; this could occur when Glenside is also evaluated for Opt-In status. However, funding for the study of Opt-In for these two additional areas is not available through County grants.

It is the Township's goal to further plan and implement improvements in the entirety of LaMott. The Township will make efforts separate from this Revitalization Plan Update to facilitate improvements in LaMott's Block Group 5. Future planning efforts will include both Block Group 6 and Block Group 5.

Results of the 2002 Revitalization Plan in Lynnewood Gardens and LaMott Block Group 6

The 2002 Revitalization Plan recommended some concrete projects in both Lynnewood Gardens and LaMott Block Group 6. In LaMott, the Community Center improvements have been completed. Additionally, street trees have been installed along Beech Avenue and Sycamore Avenue, and work to implement a pedestrian-scale ornamental streetlight plan is currently being undertaken. In Lynnewood Gardens pedestrian-scale ornamental streetlights and tree plantings projects have been completed. These projects show the dedication of Cheltenham Township and Montgomery County to the revitalization of LaMott and Lynnewood Gardens.

The findings and goals of the 2002 report were the starting point for this current update. At a June 2009 public meeting, the community was asked to validate and reassess the goals and priorities for community revitalization. The consensus was that the findings of the 2002 report are still valid, although some additional priorities have been determined by the community.

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

The following revitalization report identifies community needs, community goals and sets a high, medium and low-priority five-year funding and action timeline. The 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.

Community Background

Lynnewood Gardens

Located within census tract 2024.01, the majority of this area is occupied by the 119-acre, 1798-unit Lynnewood Gardens Apartments, a privately owned and managed 1950s-era brick, garden-style 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. The Cheltenham Square Mall is directly to the west of the neighborhood, residential neighborhoods are to the north, LaMott 6 to the east, and the City of Philadelphia to the south. Cheltenham Avenue, Washington Lane, Ashbourne Road and Penrose Avenue are the primary roads within the community.

Lynnewood Gardens has 3,472 residents according to the 2000 U.S. Census.

LaMott Block Groups 5 and 6

LaMott 6 is located within Census Tract 2024.02, which consists of Block Groups 5 and 6. Only Block Group 6 qualifies for matching revitalization grant funds under the Montgomery County Revitalization Program guidelines. However, this report adds projects that extend beyond the boundary line of the block group. LaMott 6 has a population of 826 residents, according to the 2000 US Census. Primary roads serving LaMott 6 are Willow Avenue, Cheltenham Avenue, Sycamore Avenue, Penrose Avenue, and Old York Road.

LaMott 6 is a neighborhood proud of its history and African-American heritage. Founded in 1681 when William Penn sold 15 building lots to Quakers, it is an area rich in history.

During the Civil War LaMott 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 6 is designated as a Commonwealth of Pennsylvania Historic District and is recognized on the National Register of Historic

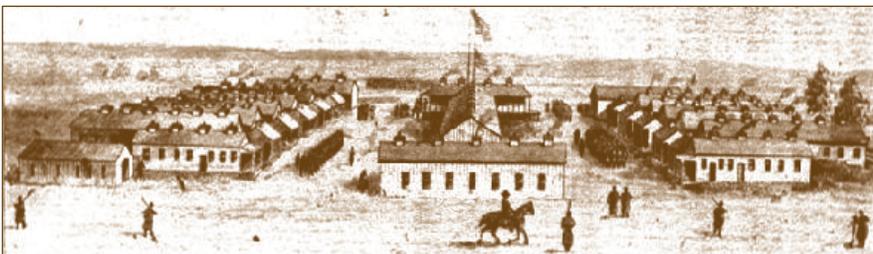
Places. This Historic District is recognized by Cheltenham Township and a *Board of Historical and Architectural Review* has been created to conserve its integrity. The *Citizens for the Restoration of Historical LaMott* is attempting to have LaMott recognized as a National Historic Landmark.

Within LaMott there is a neighborhood known as Erlen, bounded by Cheltenham, Penrose, Sycamore, and Willow Avenues. Newer than other areas in LaMott, Erlen was built in the 1930s.

Land use

The land use in these two communities is predominantly residential. In addition, there are the KoBaWoo Shopping Center, a few houses converted to office space, two car repair businesses and the former Temple University Tyler School of Art. A zoning application is currently pending for approval to develop an age-restricted community on ±10 acres that could be subdivided off the Elkins estate located in LaMott 6. (This opportunity is in keeping with the goals of the community determined in the public visioning meeting.)

This report addresses this residential community with its declining infrastructure, pedestrian safety issues, safety concerns, and open space goals, and looks at opportunities for infill development



Camp William Penn

in under- or unutilized properties. These communities are aging, and in particular, LaMott 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, including the following:

Lynnewood Gardens

A street tree and pedestrian-scale ornamental street lighting program has been 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 Lane and Cheltenham Avenue, Lucretia Mott Way and Washington Lane, Mather Way and Penrose Avenue.

Again, numerous goals identified in the 2002 revitalization plan have been accomplished. The agency that has primarily assisted in funding these results is the Montgomery County Community Revitalization Program. This important partner has 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 Cultural Alliance Grant Program.

LaMott 6

In LaMott 6 the Community Center, the playground upgrade and tree plantings have been completed.

Redevelopment of the LaMott Community Center and the LaMott Free Library, both located at 7402 Sycamore Avenue, has occurred; the community center serves the neighborhood with indoor and outdoor recreational and educational programs, a playground and the LaMott Free Library.

Ornamental pedestrian-scale lighting

The Township is in the engineering phase of a pedestrian-scale 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 from the Cheltenham Township Homeowner Housing Rehabilitation Program to assist low income property owners. The funding was in the form of grants from the Montgomery County Affordable Housing Trust Fund.

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.

Assessment

The assessment phase of this project included both community and consultant team input, guided by the Cheltenham Township Economic Development Task Force (EDTF) and representatives of LaMott and Lynnewood Gardens.

A community visioning meeting was held at the LaMott Community Center on June 29, 2009 to listen to community ideas and concerns for each of the study areas. In addition to this public meeting, EDTF meetings were held on February 11, March 11, April 14, May 13, June 9, July 8, September 15, October 20, and November 17, 2009. A second public presentation of findings was held on December 1, 2009*. The consultant team completed an assessment of the communities, examining issues of economic development, housing, infrastructure, public safety, community places, housing, traffic calming, public way improvements including sidewalks, and street trees.

This update to the 2002 Revitalization Plan considered and incorporated the original Community Revitalization Plan. In that plan, the goals that were discovered through the public process included:

Lynnewood Gardens

- Pedestrian crosswalks
- Pedestrian-scale ornamental lights
- Tree maintenance/removal/replacement
- Gateway and district signage
- Traffic calming on overly-wide residential streets
- Reduction of crime
- Targeted evening-hour 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

Public participation findings

The public meeting at the LaMott Community Center amplified the goals of the 2002 study. Public comments included:

Community goals and places

- The community garden is an approximate one acre parcel located on Graham Lane 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 could 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.

* Meeting presentation in Appendix

- 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.

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.

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.
- Flashing pedestrian crossing signs should be explored
- Vehicular speed on Sycamore Avenue is an issue.

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.

Community characteristics

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

Lynnewood Gardens

Demographics

The housing stock of Census Tract 2024.01 consists of the 119-acre Lynnewood Gardens Apartment Complex and the Parkview Cheltenham, senior apartment housing with a minimum entrance age of 62, at 1990 Ashbourne Road. The facility is subsidized with Low Income Housing Tax Credits.

Lynnewood Gardens Apartments is a rental community built in the late 1940s and the early 1950s. It incorporates four types of residential units in low-rise buildings, for a total of 1,798 apartments. Amenities include an aquatic center, court sports, open fields, and playgrounds. Both public and private infrastructure is in

generally good condition. The complex is currently owned by New York investor Cammeby's International, which purchased it for \$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, which 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 Census also shows that the total population has grown from 3,138 in 1990 to 3,472 persons in 2000.

Income

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 \$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 Gardens complex contain three or fewer bedrooms, in the following percentages:

Studio: 4.5% of the total

One bedroom: 48.0% of total

Two bedroom: 43.5% of total

Three bedroom: 6.4% of total

LaMott 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. 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 parcels were large mansions; currently, they are institutional uses.

One of these large parcels, the former Stella Tyler estate, is owned by Temple University; Temple no longer uses the campus known as the Tyler School of Art. The future of this campus became unsure when the arts program moved to Temple's main campus in early 2009, leaving classrooms and dormitories vacant. There is significant potential for re-use of this campus, and there is concern in the community about the type of re-use that may occur in these large parcels.

Lynnewood Gardens Rental Prices

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.

Demographics

U.S. Census data from 2000 indicate that 100% of the units in the LaMott 6 were occupied. The Census also shows that the total population has decreased from 892 persons in 1990 to 826 persons in 2000.

Income

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 households earned less than \$20,000 and 33% of 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.

Housing

According to Win2Data, which is a comprehensive real estate database service that was utilized for this study, 15 residential transactions occurred in LaMott 6 between 2007 and 2009. 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



Possible re-use of Beech Hall and other buildings on the Tyler campus should be studied.

period, all but one home were built before 1939. On a price-per-square-foot basis, the sold units ranged from \$48 to \$137.

In Cheltenham Township as a whole, 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 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 are 2-4 unit or multi-unit conversions. There are more semi-detached houses than detached houses; approximately 75% of the houses are semi-detached.

Although the LaMott area was originally settled in the late 1600s, the original housing stock no longer stands. The current housing stock varies in age, with no newly constructed housing units.

Recent Real Estate Transactions in LaMott 6

| Address | Square footage | Sales price | Cost/SF | Date of sale |
|-------------------|----------------|-------------|---------|--------------|
| Chelsea Rd | 1,706 SF | \$225,000 | \$132 | 07/27/07 |
| Penrose Ave | 1,404 SF | \$189,500 | \$135 | 07/31/07 |
| Euston Road | 1,844 SF | \$177,000 | \$96 | 08/28/07 |
| Erlen Road | 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 Road | 1,792 SF | \$169,000 | \$94 | 12/12/07 |
| W Cheltenham Ave. | 1,624 SF | \$160,000 | \$99 | 12/28/07 |
| Chelsea Road | 1,576 SF | \$185,000 | \$117 | 01/28/08 |
| Graham Lane | 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 Road | 1,792 SF | \$185,000 | \$103 | 09/23/08 |
| Sycamore Ave. | 1,460 SF | \$199,999 | \$137 | 11/14/08 |
| Chelsea Road | 1,576 SF | \$159,000 | \$101 | 04/30/09 |

Source: Win2Data/Urban Partners

Housing unit condition

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, resulting in longer moisture events on roofs. Other areas of the buildings may have settled or shifted, creating more prolonged moisture problems for the structure. Other issues include the cladding houses with veneers such as vinyl and aluminum siding, which 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 6 need repair and long-term



House with evidence of water damage: water draining on side of building, water around windows and water degrading the foundation

maintenance for a variety of reasons.

The Montgomery County Department of Housing and Community Development has supported efforts for house revitalization in LaMott 6 through its Homeowner Housing Rehabilitation Program, which provides a homeowner with up to \$25,000 to restore/repair their houses. It is, in effect, a second mortgage on the dwelling that will be without cost to the homeowner as long as the homeowner continues to live in the house for 8 years after receiving the funding. Funding dispersed to-date is \$440,000.00.

Retail/commercial/office

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 at the intersection of Cheltenham and Pennrose Avenues. The KoBaWoo Shopping Center (formerly the Lynnewood Shopping Center) is anchored by the KoBaWoo Oriental Food Market, a 14,000 SF Korean supermarket. Its main competition for Korean-American clientele is the H-Mart, which is a larger supermarket located at Cheltenham Avenue and Old York Road. The Shopping Center itself

consists of two separate parcels (KoBaWoo Oriental Food Market and adjacent strip commercial center) and is privately owned by two entities. It is in need of regular maintenance, particularly at the rear of the property, and of storefront upgrades and remodeling.

In addition to the KoBaWoo Food Market, there are another 12,500 SF of space in the same shopping center, most of which is retail.

LaMott block group 6

There is no retail activity in LaMott 6 and very little commercial activity, represented primarily by Auto Services, LaMott Cleaners, and two residential units on Cheltenham Avenue near Penrose Avenue that have professional service signs in their front yards.

Community amenities

Lynnewood Gardens

John Russell Park (7.1 acres) on Penrose Avenue provides open space, two softball fields that convert to soccer, and an old asphalt surface that was presumably a basketball court in the past. The LaMott Fire Department is located on the north side of the park; the department leases the land which it



John Russell Park

does not occupy. The park was acquired by the Township in 1950.

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

LaMott 6

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



LaMott Community Center Playground



LaMott Community Garden owned by Temple University. Fencing is flimsy and in poor condition.

Community Gardens

There are two community gardens, one located in LaMott at the intersection of Graham Lane and Cedar Lane, the other in Lynnewood Gardens. The LaMott 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.

Streetscape

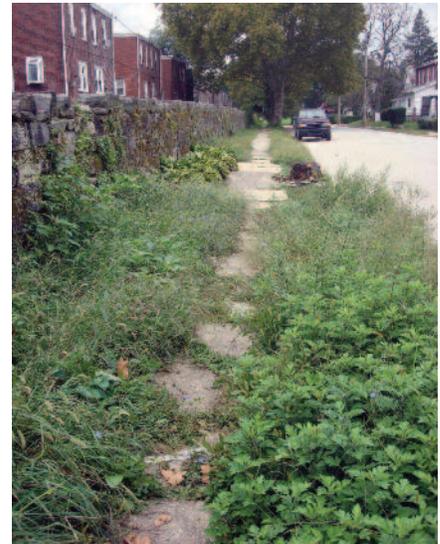
The neighborhoods of Lynnewood Gardens and LaMott 6, while adjoining, have significantly different issues with public infrastructure for two reasons: age of facilities and upkeep of facilities. Lynnewood Gardens was a planned residential community with an on-site commercial shopping center and elementary school, constructed in 1948. It is under single ownership and regular maintenance is performed to keep the residential apartment buildings neat and attractive.

Lacking a single owner and relying instead on individual property owners, the streetscape infrastructure and maintenance vary in quality and condition.

Sidewalks

Lynnewood Gardens

The sidewalks in Lynnewood Gardens are generally in very good condition because of on-going 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



Sidewalk and curb failure due to tree growth

adjacent to the roadway or in the roadway itself to reach the aquatic center.

LaMott 6

Due to age, lack of maintenance, and tree growth issues, there are areas where the sidewalks and curbs are failing. The most significant of these failures is along Willow Avenue from Sycamore to Penrose Avenues on the south side, where tree roots have heaved sidewalks and curbs up and apart.

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

Generally the other areas of sidewalk in the study area 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. However, there are some locations where tree roots have pushed up some individual sections of sidewalks, creating tripping hazards.

The deteriorating conditions from tree root upheaval make sidewalks difficult for many pedestrians to use safely. Also, because they are not compliant with ADA standards, they must be repaired.



ADA ramp not up to code

ADA requirements

The existing ramps in **Lynnewood Gardens** do not meet current federal or Pennsylvania ADA standards, as they lack the now-required truncated dome detectable warning strips.

Existing sidewalk curb cuts in **LaMott 6** are not up to the current ADA requirements. When future infrastructure planning and construction 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 with detectable warning strips.

Curbing

Lynnewood Gardens

The curbing is in good condition in Lynnewood Gardens.

LaMott 6

Curbing is in various states of repair and disrepair in LaMott 6. The most significant area of failure is on Willow Avenue between Sycamore and Penrose Avenues where much of the concrete curbing is completely broken or missing. This is partially due to street tree conflicts; also, 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 reconstruction of some areas of curb should be considered on an individual basis, or altogether as a part of a much larger future roadway reconstruction project.



Low and failed curbing

Street trees

Lynnewood Gardens

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.

LaMott 6

The predominant street tree species in LaMott 6 is the sycamore. The trees are generally old and nearing the end of their life cycle in this urban streetscape environment. Some of the street trees have been removed while others have rot, and approximately 40% of them are in decline. Sycamores are known as trees that typically drop a large amount of litter.

The remaining street trees should be evaluated by an arborist to ensure that they are safe and structurally sound. As needed, declining trees should be completely removed, the stumps ground out, and new urban pollution-tolerant native street trees should be installed.



Tree shading house

The Township has continued securing County and State grants to plant new trees in LaMott Block Group 6. 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

Lynnewood Garden

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

LaMott 6

The LaMott 6 public streetscape does not provide adequate lighting for public welfare and pedestrian safety. There are some cobra head lights on utility poles in the community that 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 Erlen. Because lighting is a continual concern and is considered a priority, Cheltenham Township, in cooperation with Montgomery County, is in the process of developing an ornamental pedestrian-scale lighting program for all seven residential interior streets and the three perimeter roads in LaMott 6. Future engineering and design will determine the style of light fixtures.

Other Infrastructure

LaMott 6

During the assessment phase of this project, the Wissahickon schist privacy wall on the south side of Willow Avenue was found to be not sound. A recent Township survey has determined that the wall is on private property; this community-wide revitalization plan update addresses public facilities on public lands. Therefore, there are no specific recommendations concerning the wall in this report.



Shifting and settling walls raise potential safety concerns

Traffic

Traffic speed is the primary concern for residents of both LaMott 6 and Lynnewood Gardens. Specific locations of concern include Beech Avenue, Sycamore Avenue and Penrose Avenue. The other traffic-related issue is the need for left turn capacity at the intersection of Cheltenham and Penrose Avenues.

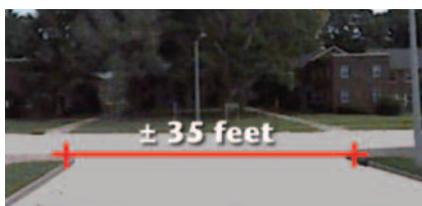
The roads in the study areas can support the current volume of vehicular traffic. Pennsylvania Department of Transportation 2007 traffic count data show 32,000 vehicles per day on Cheltenham Avenue, 20,000 cars per day on Washington Lane and 3,100 vehicles per day on Ashbourne Road. There is no specific vehicle count data for the other roadways in the study area.

The streets in Lynnewood Gardens are quite wide and can be a barrier for older and younger pedestrians or those 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.

Public safety

Lynnewood Gardens and LaMott 6 are adjacent to the City of Philadelphia; these areas generally have a higher incidence of crimes than other areas of Montgomery County. However, between 2002 and 2009 there has been a significant reduction in crime, particularly in Lynnewood Gardens, through the work of the Cheltenham Police Department and the Lynnewood Garden Apartments management. Additionally the implementation of a pedestrian-scale lighting project throughout Lynnewood Gardens has made the area easier to patrol and has created a safer feeling environment.

Part One Crimes are the most important crime issues for the community. Part One Crimes are reported in two categories: violent—aggravated assault, forcible rape, murder, and robbery—and property crimes—arson, burglary, larceny-theft, and motor vehicle theft. From March 22, 2002 to September 22, 2002, there were 113 Part One crimes in Lynnewood Gardens. In 2009 there were 49 total Part One crimes reported from 3-22 to 9-22. This represents a significant 56.6% decrease in crimes between 2002 and 2009.



Wide streets with no crosswalks or ADA ramps can pose significant difficulties for pedestrians

Lynnewood Garden

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

To evaluate the statistics in the Lynnewood Gardens neighborhood for this report, an incident report for a six month period from March 22 to September 22, 2009 was provided by the Cheltenham Police Department. The report outlined eight different categories of incidents:

- 1 Sexual assault was reported
- 7 Robbery incidents were reported
- 15 Assault incidents were reported some involving domestic situations
- 6 Apartment 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

LaMott 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 incidents:

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

With its proximity to Philadelphia, LaMott 6 is a target for thefts and robberies. The incidents of theft and theft from auto occurs sporadically, which is typical of a group of thieves focusing on an area until being caught or moving on. The issue of thefts and robberies is an ongoing concern for the quality of life and property values in the community.

Intersection Accidents

On average, intersection accidents occur at a rate of less than one per month. Over a 34-month period from January 1, 2007 to October 28, 2009 there were 25 accidents. The highest concentration of vehicular accidents occurred at the intersections of Cheltenham Avenue and Washington Lane and at Cheltenham Avenue and Penrose Avenue.

In the study area over the same 34-month period there were five pedestrian-vehicle accidents, occurring at Cheltenham Avenue and Penrose Avenue, Cheltenham Avenue and Massey Way, Cheltenham Avenue and Washington Lane and North John Russell and Lucretia Mott Way.

Goals and Vision

These two adjoining communities have some similar issues and some community-specific issues to be addressed. But common to both is the need 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 Lynnewood Gardens the public and private infrastructure is in generally good condition. Safety—personal, property, and pedestrian safety—is key to improving quality of life.

In LaMott Block Group 6 the general goal is to restore both public and private aging infrastructure. Installation of new lighting to create safer public places is in the planning stages, with implementation expected in 2010. The roadways should be redesigned to control traffic speed with the implementation of traffic calming devices.

Commercial areas

- Revitalization of the KoBaWoo shopping center into a commercial and office mixed-use center. The separate ownerships should work together to develop a common theme in color, design, and materials to unify the overall appearance of the 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 potential for 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 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.

Site amenities for public places

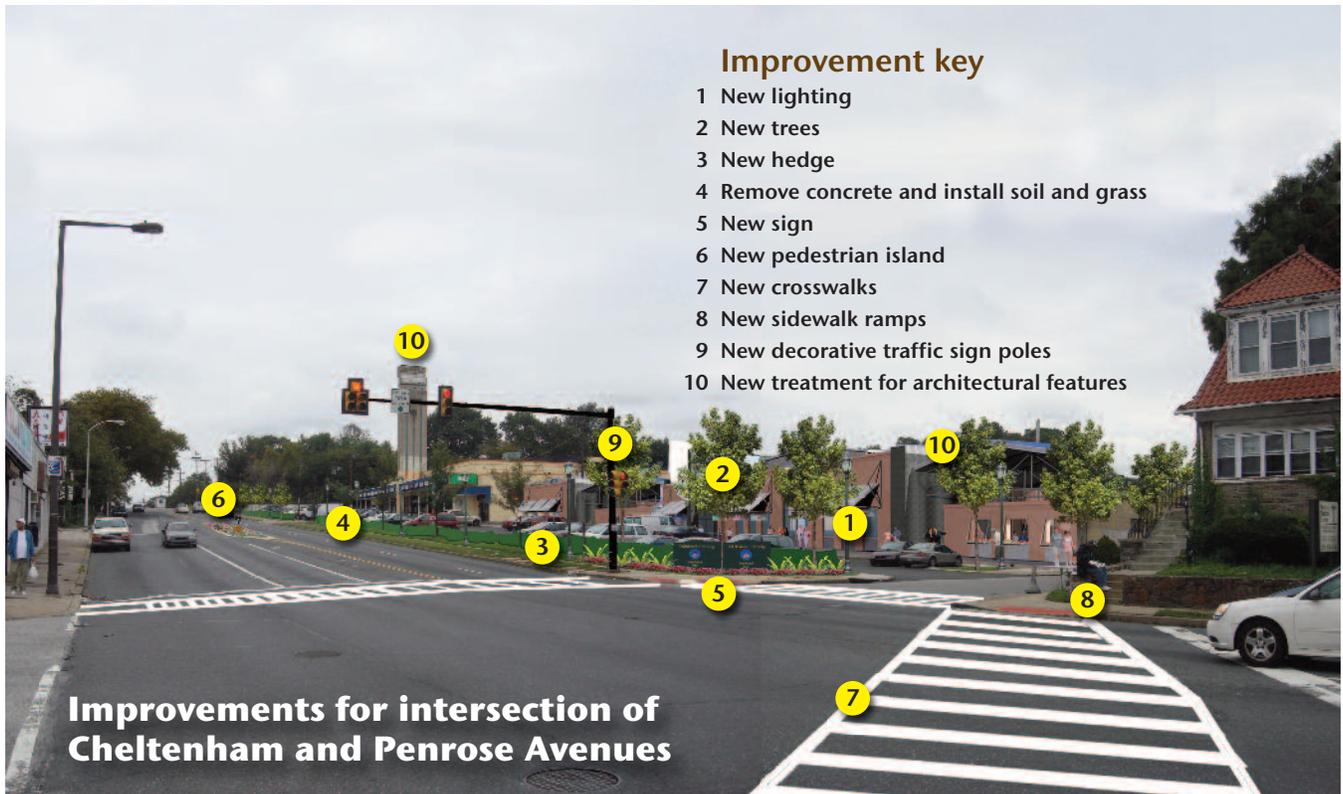
- Develop a pattern of places for public amenities that include areas for sitting for an aging community.

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 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.



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 poor quality of pavement that is not used were voiced at the public meeting. Many of these concerns could be addressed with the recommended improvements shown above.



Artist's rendering of possible addition to grocery store parking lot, viewed from Penrose Avenue.

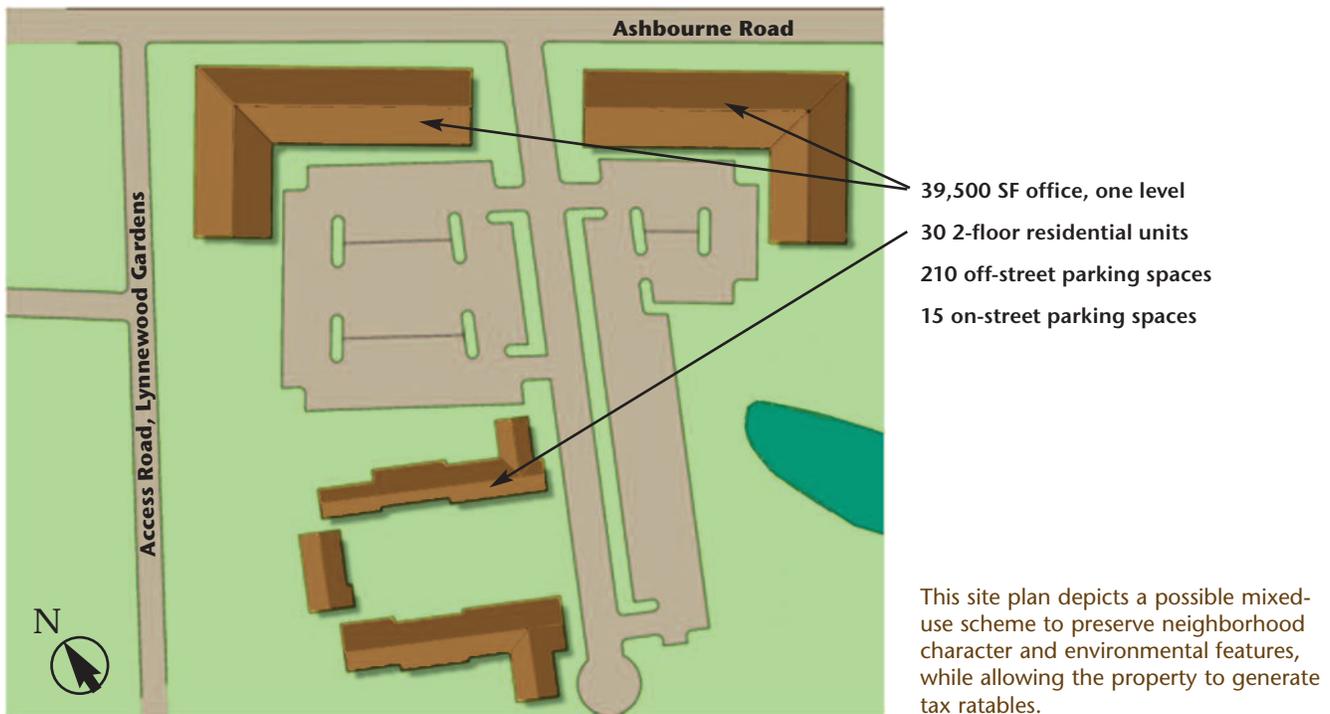
Lynnewood Gardens

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.

LaMott Block Group 6

LaMott 6 is a community that needs some careful planning and physical improvements to 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 block group 5 having an increase in residents' wages and other determining factors from 2002 to 2007 (source: 1990 and 2000 U.S. Census data). The Township will continue to seek funding through state and federal programs for improvements in LaMott block group 5.



Relevant planning documents

The vision for the revitalization of Lynnewood Gardens and LaMott 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 *Cheltenham Township Comprehensive Plan (2005)* cites 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 (2004)* 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 Town Residential and Suburban Residential, and the *Cheltenham Avenue: A Plan for Bridging the Communities (2005)* plan defines the Penrose and Cheltenham area as a Major Development Center that encompasses both Philadelphia and Cheltenham Township.

Cheltenham Township Open Space Plan (2006) does not identify the LaMott 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 its use. With the garden's ownership in question since Temple no longer uses the Tyler campus, planning efforts concerning this land should be considered. Cheltenham Township

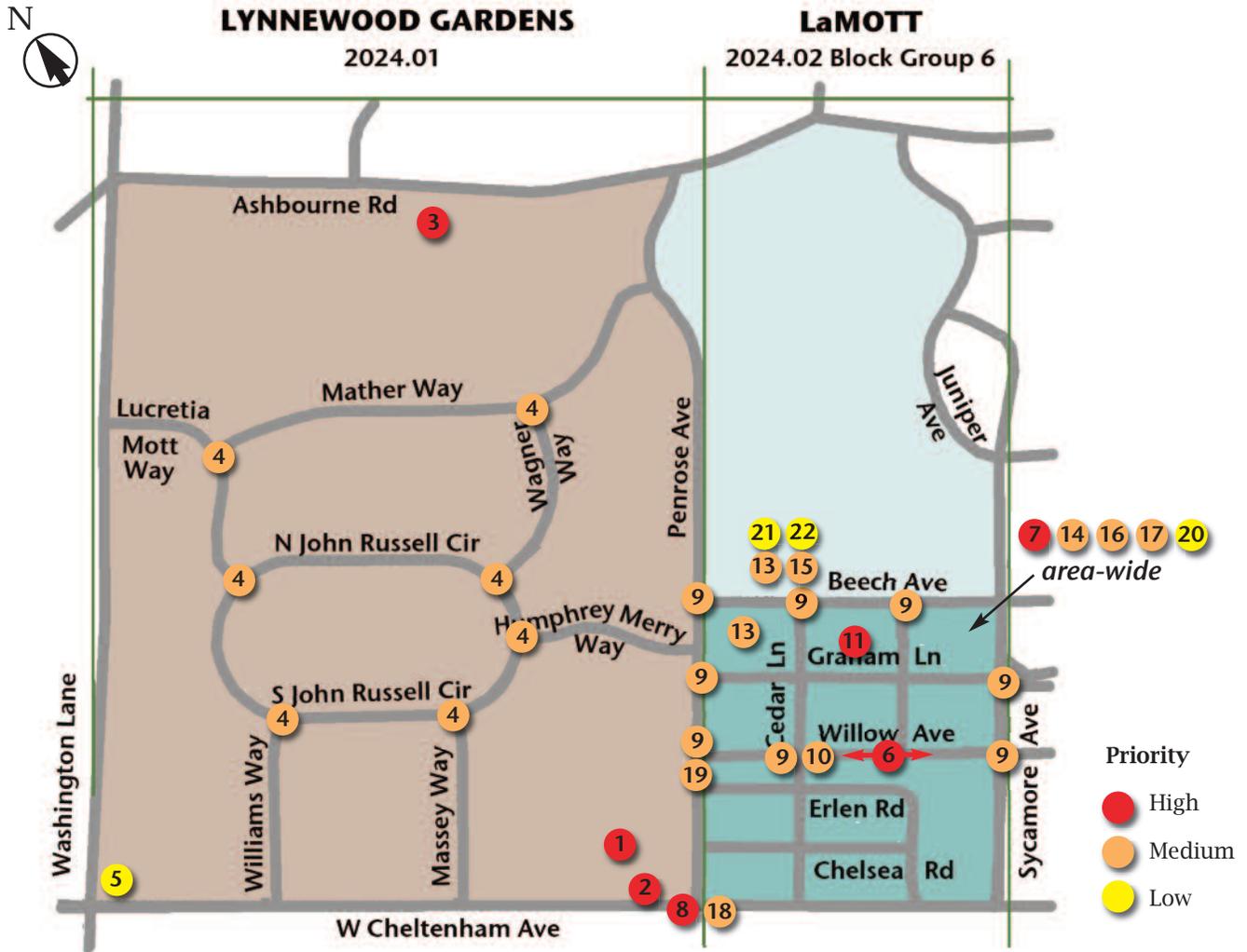
also does not meet the standards for community level parks.

Cheltenham Township/ Northwest Philadelphia Joint Planning Initiative: Cheltenham Avenue—A Plan for Bridging the Communities (2005)

The KoBaWoo Shopping Center at the corner of Penrose and Cheltenham Avenues has been studied in this report update. The recommendation is to redevelop the site with mixed-uses including retail and residential. This plan is similar to the revitalization planning goals in the *Cheltenham Avenue A Plan for Bridging the Communities* report for the Greater Cheltenham Avenue Business Improvement District. Renovations to the shopping center and infill development targeted to the neighborhood could offer needed services and provide a stronger economic base for the community.

Action Plans

The following pages detail individual projects within Lynnewood Gardens and LaMott 6.



- 1** Buffering between rear of Shopping Center and John Russell Park and neighborhood of LaMott
- 2** Facade improvement for KoWaBoo Shopping Center
- 3** Ashbourne Road church redevelopment site
- 4** Crosswalks
- 5** Community identification signage
- 6** Willow Avenue streetscape restoration

- 7** Housing rehabilitation
- 8** Gateway and streetscape improvements to intersection of Penrose and Cheltenham Avenues
- 9** Traffic calming
- 10** School bus safety
- 11** Community Garden ownership and restoration
- 12** Community traffic calming
- 13** Beech Hall re-use
- 14** Jobs and housing

- 15** Tyler Hall property re-use
- 16** Personal property maintenance and clean-up
- 17** Street tree management
- 18** Community signage
- 19** Pedestrian crosswalk and flashing signal
- 20** Walking tour of historic places
- 21** Tyler Campus re-use
- 22** Historic garden restoration

Action Plan: Lynnewood Gardens

Priority: High

Project: Buffering between rear of Shopping Center and John Russell Park and neighborhood of LaMott

Location: KoBaWoo Shopping Center and John Russell Park

Goal:

Create a buffer for John Russell Park and along Penrose Avenue, to screen views of the rear of the KoBaWoo Shopping Center. The owners of KoBaWoo are investigating an expansion and redesign of the shopping center at this time. Some of the buffer may be completed with land development.

Project elements:

- Prepare buffer planting design of plantings
- Implement buffer planting plan

Estimated costs:

| | |
|----------------|-----------|
| Design | \$6,000 |
| Implementation | \$106,700 |
| Total | \$112,700 |

Timeline:

To be determined, due to potential land development application

Responsibility:

- KoBaWoo owners
- Cheltenham Township administration and staff
- Montgomery County Planning Commission

Proposed Funding Sources:

- Property owners
- Montgomery County Community Revitalization Program
- Community Development Block Grant (CDBG)
- Local match: cash and other grants or in-kind services



Action Plan: Lynnewood Gardens

Priority: High

Project: Facade improvement for KoWaBoo Shopping Center

Location: KoBaWoo Grocery Store and Shopping Center, Penrose and W. Cheltenham Avenues

Goal:

Upgrade the facade of the KoBaWoo grocery store and shopping center. Provide an up-to-date contemporary facade to the shops and green the edge of the parking area, creating an appealing image and new branding for the shops, Township, and community.

- Planning study of Facade Enhancement options and infill development issues and opportunities to expand the grocery store and provide office space.
- The commercial property owners are investigating an expansion and redesign of the shopping center at this time.

Project elements:

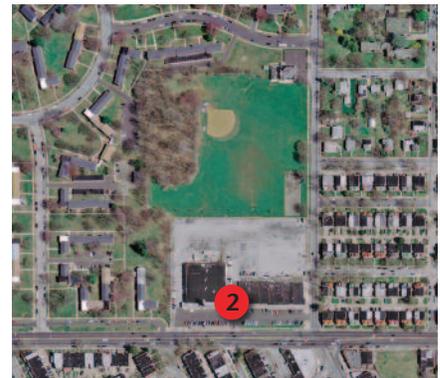
- Planning study for commercial building improvements
- Township and commercial land owners working with the community.
- Work with Park and Recreation, Township and community to allow an alteration to the easement on the property.
- Prepare land development plans and reports.
- Seek land development approvals
- Seek facade enhancement grant

Estimated costs:

| | | |
|--|-------------------|------------------------|
| Planning and facade study | | \$50,000 |
| Implementation | | |
| (to be determined with land planning and architectural drawings) | Approximate range | \$350,000 - \$625,000) |
| Total | | To be determined |

Timeline:

- 2010 Spring Landowner performs facade and planning study
- 2010 Fall Landowner easement planning study
- 2010 Winter Landowner seeks alteration of easement on rear lot
- 2011 Spring Landowner develops plan submission for land development.
- 2011 Fall Township and landowner apply to Montgomery County Commercial and Industrial Revitalization Fund (MCCIRF)

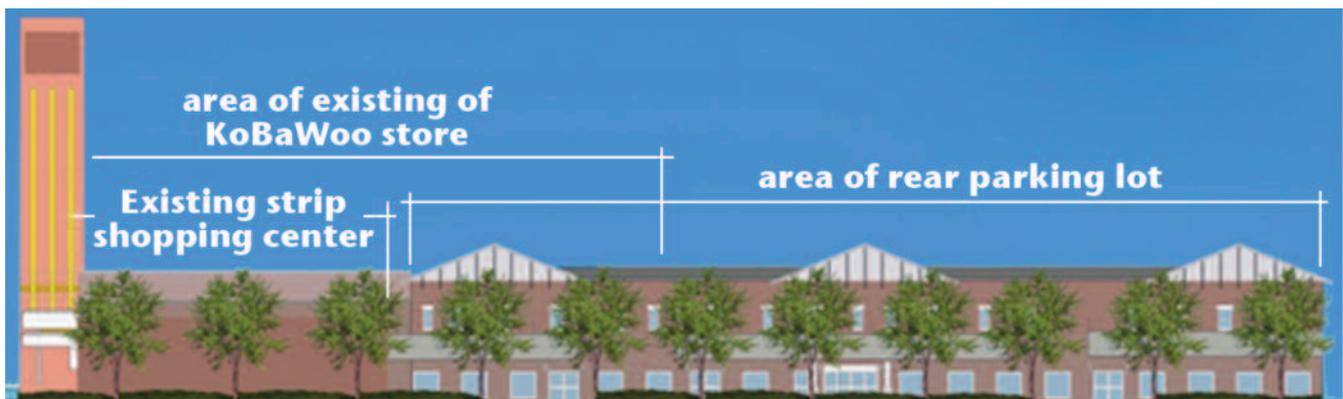


Responsibility:

- Commercial property owners
- Cheltenham Township administration and staff
- Montgomery County Planning Commission

Proposed Funding Sources:

- Montgomery County Commercial and Industrial Reinvestment Fund (MCCIRF)
- Property owners
- Montgomery County Community Revitalization Program
- Community Development Block Grant (CDBG)



Action Plan: Lynnewood Gardens

Priority: High

Project: Ashbourne Road church redevelopment site

Location: 900 block Ashbourne Road

Goal: Planning study for infill appropriate mixed use infill development

Work element objectives:

- Planning study of vacant 10-acre parcel

Estimated costs:

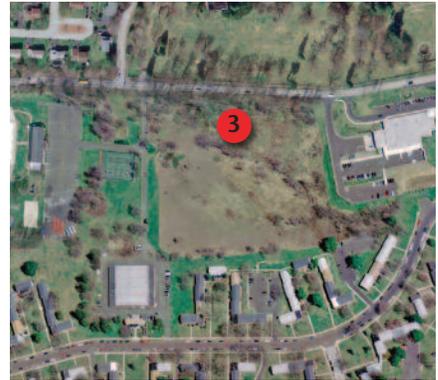
Planning study \$30,000

Timeline:

2010 Fall Grant funding
2010 Winter Planning study

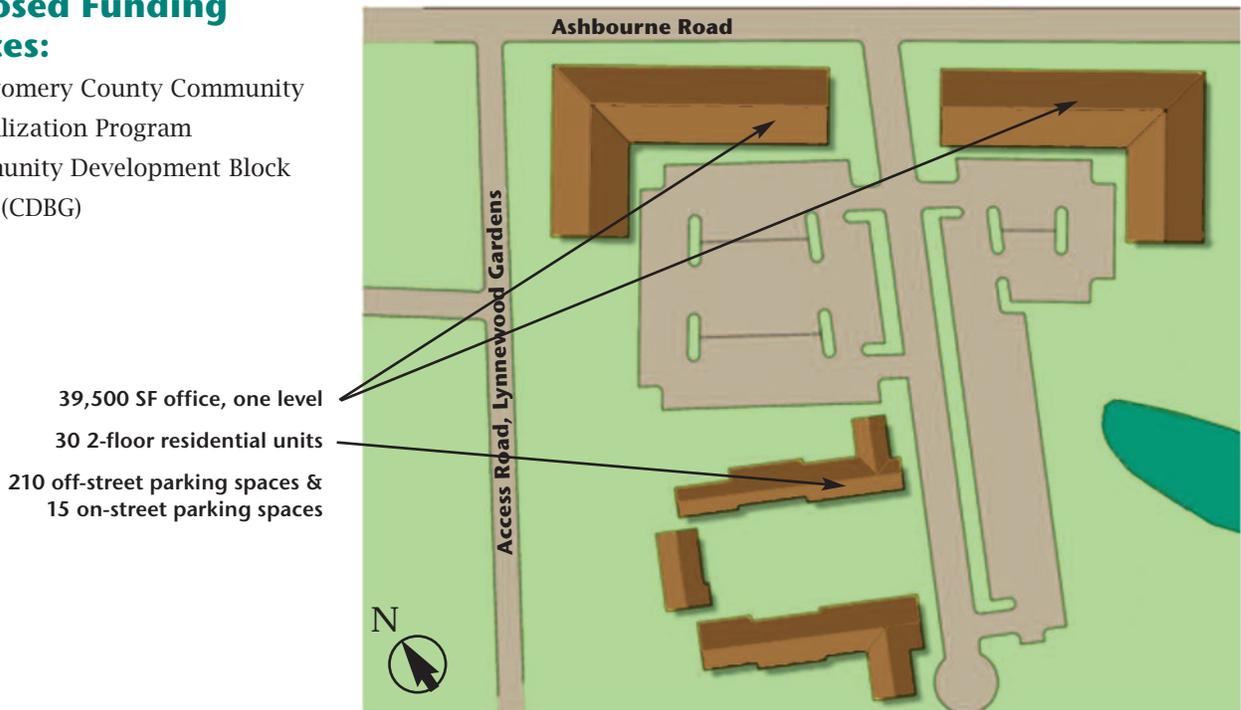
Responsibility:

- Cheltenham Township administration and staff
- Montgomery County Planning Commission



Proposed Funding Sources:

- Montgomery County Community Revitalization Program
- Community Development Block Grant (CDBG)



Action Plan: Lynnewood Gardens

Priority: Medium

Project: Crosswalks

Location: Various intersections

Goal:

Plan and construct up to 27 crosswalks with bumpouts and ADA ramps to create a safer crossing for pedestrians on overly-wide streets.

Project elements:

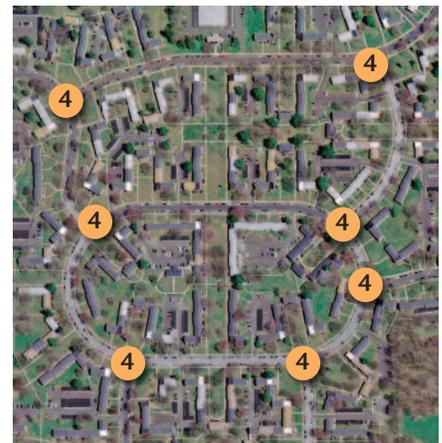
- Traffic speed and count analysis
- Plan for crosswalks, bumpouts and drainage considerations
- Implement crosswalks, bumpouts and ADA ramps

Estimated costs:

| | |
|----------------|--|
| Planning study | \$45,000 |
| Implementation | \$360,000 to \$800,000, depending on materials to be used |
| Total | \$845,000 |

Timeline:

| | |
|-------------|--|
| 2012 Fall | Obtain grant funding for planning |
| 2012 Winter | Traffic count |
| 2013 Spring | Planning study |
| 2013 Summer | Grant writing for implementation funding |
| 2013 Winter | Implementation |

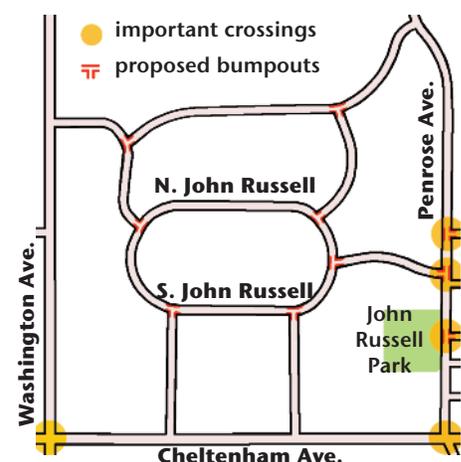


Responsibility:

- Cheltenham Township administration and staff
- Montgomery County Planning Commission
- Lynnewood Gardens

Proposed Funding Sources:

- American Recovery and Reinvestment Act (ARRA) funding round II
- Montgomery County Community Revitalization Program
- Community Development Block Grant (CDBG)
- Local match
- Lynnewood Gardens



Action Plan: Lynnewood Gardens

Priority: Low

Project: Community identification signage

Location: Washington and Cheltenham Avenues

Goal:

Install Township and community identification signage on the border with Philadelphia

Project elements:

- Design and fabricate sign
 - Install sign
-

Estimated costs:

| | |
|-----------------------------------|---------|
| Sign fabrication and installation | \$4,000 |
|-----------------------------------|---------|

Timeline:

| | |
|-------------|----------------|
| 2013 Spring | Grant writing |
| 2013 Winter | Implementation |

Responsibility:

- Cheltenham Township administration and staff
- Montgomery County Planning Commission

Proposed Funding Sources:

- Montgomery County Community Revitalization Program
- Community Development Block Grant (CDBG)



Action Plan: LaMott

Priority: High

Project: Willow Avenue streetscape restoration

Location: Willow Avenue from Sycamore Lane to Penrose Avenue ± 1200 linear feet

Goal: Reconstruct failing walkways to create an ADA compliant accessible way. Create a safe way for children to get to Community Center

Project elements:

- Planning and engineering
- Remove existing trees
- Reconstruct wall that is failing
- Install new curbs
- Install ornamental pedestrian lights
- Install new sidewalk
- Install ADA ramps
- Install crosswalks
- Survey of rights-of-way
- Install traffic signs
- Install landscaping
- Install small plaza for children to get on and off school busses safely
- Interpretive art
- Trellis

Estimated costs:

| | |
|--|-------------|
| Survey, planning, engineering inspection | \$120,000 |
| Infrastructure cost | \$907,870 |
| Total | \$1,027,870 |

Timeline:

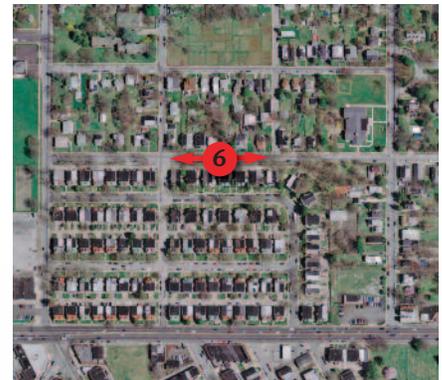
| | |
|-------------|--------------------------------|
| 2010 Spring | Grant submittal |
| 2010 Fall | Survey, planning & engineering |
| 2011 Summer | Implementation |

Responsibility:

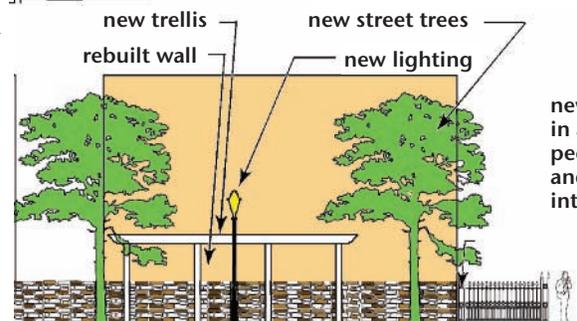
- Cheltenham Township administration and staff

Proposed Funding Sources:

- Montgomery County Community Revitalization Program
- Community Development Block Grant (CDBG)
- Local match
- DCED Elm Street Program (<http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/funding-detail/index.aspx?progId=74>)



potential trellis with rebuilt wall, new street trees, lighting, and sidewalk



new fence in area of pedestrian and vehicle interaction

Action Plan: LaMott

Priority: High

Project: Housing rehabilitation

Location: Locations to be determined. Applications from homeowners have been submitted to the Township. Additional homeowner applications will be accepted for this competitive grant process. Three houses were awarded funding for 2010.

Goal: Rehabilitate existing housing in LaMott

Project elements:

- Residential repairs as defined in grant applications by homeowners.
-

Estimated costs:

\$25,000 per house, 3 to 4 houses per year,
or more houses if funding is available.

| | |
|-------|-----------|
| Total | \$500,000 |
|-------|-----------|

Timeline:

Ongoing

Responsibility:

- Cheltenham Township administration and staff

Proposed Funding Sources:

- Montgomery County Affordable Housing Trust Fund
- Community Development Block Grant (CDBG)

Action Plan: LaMott

Priority: High

Project: Gateway and streetscape improvements to intersection of Penrose and Cheltenham Avenues

Location: Intersection of Penrose and Cheltenham Avenues

Goals:

Create a **quality gateway entrance way into Cheltenham Township, reduce vehicle speed, and increase driver awareness.** The goal is to improve/provide traffic calming, traffic signal alterations, vehicle sequence phasing, left turn movement modification, pedestrian crosswalks, new ADA ramps, community signage, ornamental pedestrian scaled lighting, green buffering of parking, identification signage and general beautification. Improve stormwater management through best management practices

Project elements:

- Survey of rights-of-way
- Planning and engineering
- Restripe roadways
- Replace traffic signals
- Install new stormwater cleansing devices
- Install ornamental pedestrian lights
- Install new sidewalk
- Install ADA ramps
- Install crosswalks
- Install traffic signs
- Install landscaping
- Install town green

Estimated costs:

| | |
|-------------------------------|-----------|
| Survey, planning, engineering | \$120,000 |
| Infrastructure cost | \$805,000 |
| Total cost | \$925,000 |

Timeline:

| | |
|-------------|--------------------------------|
| 2010 Spring | Grant submittal |
| 2011 Fall | Survey, planning & engineering |
| 2012 Summer | Implementation |

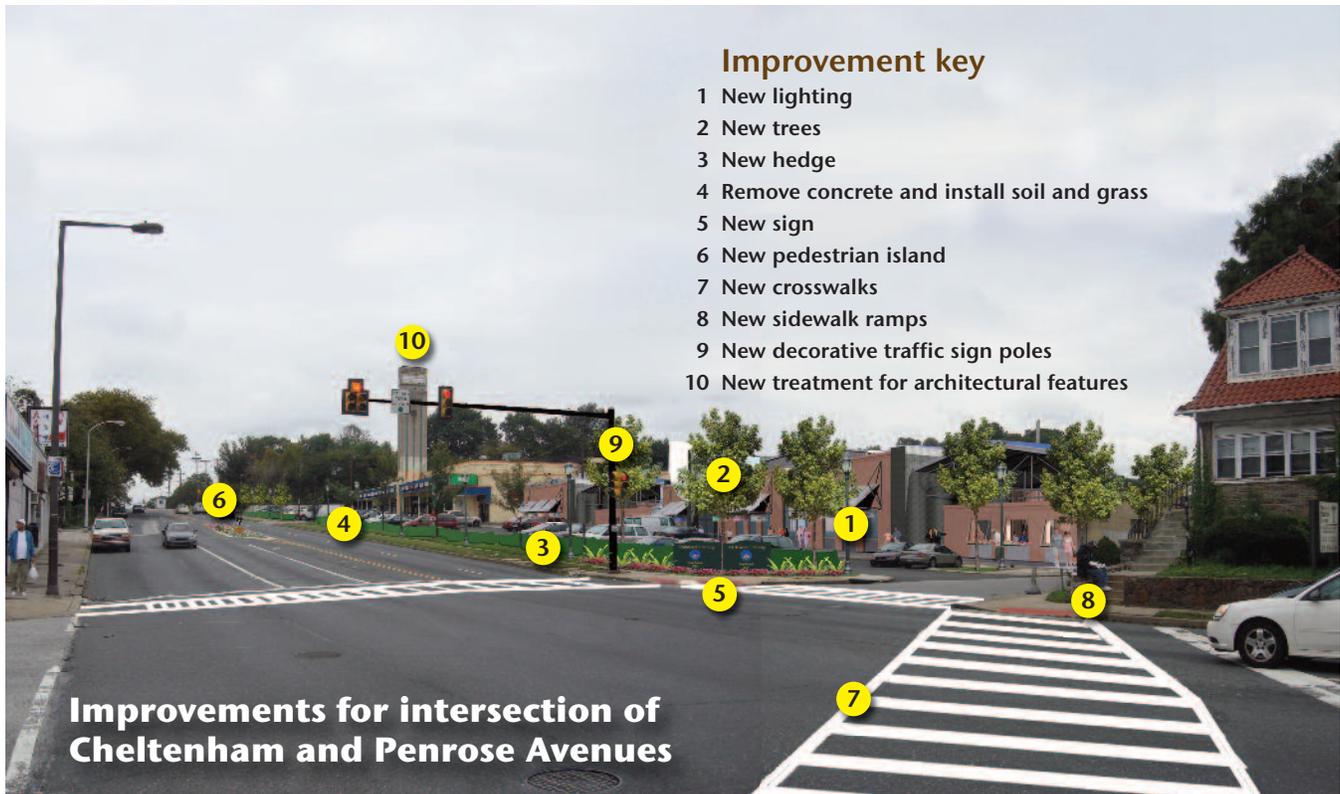
Responsibility:

- Cheltenham Township administration and staff
- City of Philadelphia



Proposed Funding Sources:

- Montgomery County Community Revitalization Program
- PennDOT
- DCED Main Street Program: Downtown Reinvestment Grant (<http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/funding-detail/index.aspx?progId=79>)
- Greater Cheltenham Avenue Business Improvement District
- Local match: cash and other grants or in-kind services



Action Plan: LaMott

Priority: High

Project: Traffic calming

Location: Sycamore, Penrose, and Beech Avenues

Goal:

Promote pedestrian safety for residents and park users by reducing vehicle speed and increasing driver awareness. The primary locations of traffic calming concerns are on Penrose, Sycamore and Beech Avenues.

Sycamore: 3 speed tables and 8 bumpouts

Beech: 3 speed tables and 6 bumpouts

Penrose: 9 bumpouts/constrictors

Project elements:

- Survey of rights-of-way
- Planning and engineering
- Restripe roadways
- Install new stormwater cleansing devices
- Install ornamental pedestrian lights
- Install new sidewalks as needed
- Install ADA ramps
- Install crosswalks
- Install traffic signs
- Install landscaping

Estimated costs:

| | |
|-------------------------------|-----------|
| Survey, planning, engineering | \$40,000 |
| Infrastructure cost | \$370,000 |
| Total cost | \$410,000 |

Timeline:

| | |
|-------------|--------------------------------|
| 2012 Spring | Grant submittal |
| 2012 Fall | Survey, Planning & Engineering |
| 2013 Summer | Implementation Summer |

Responsibility:

- Cheltenham Township administration and staff

Proposed Funding Sources:

- Montgomery County Community Revitalization Program
- PennDOT
- DCED Elm Street Program (<http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/funding-detail/index.aspx?progId=74>)
- Local match: cash and other grants or in-kind services



Action Plan: LaMott

Priority: High

Project: School bus safety

Location: Intersection of Willow Avenue and Cedar Lane

Goal: Increase safety for children getting on and off school buses by implementing traffic control

Project elements:

- Install stop signs
 - "School bus stop ahead" signs
 - Install crosswalks
 - Evaluate the feasibility of developing a plan to have volunteer residents participate as safety monitors
-

Estimated costs:

| | |
|-------------------------------|---------|
| Survey, planning, engineering | \$600 |
| Infrastructure cost | \$2,000 |
| Total | \$2,600 |

Timeline:

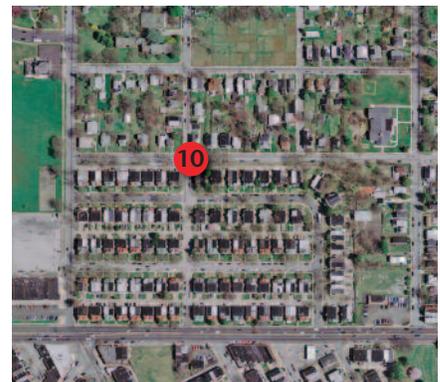
2012 Spring Grant submittal
2012 Fall Implementation

Responsibility:

- Cheltenham Township administration and staff
- The LaMott community

Proposed Funding Sources:

- Montgomery County Community Revitalization Program
- Cheltenham Township School District
- Local match: cash and other grants or in-kind services



Action Plan: LaMott

Priority: High

Project: Community Garden ownership and restoration

Location: Property bounded by Graham Lane, Cedar Lane and B-D Streets

Goal: Community-owned garden with restored fencing

Project elements:

- Amend Cheltenham Township Open Space Plan
- Secure permanent ownership of property through donation of parcel to a 501(c)3 non-profit organization set up specifically to run the Community Garden in the future
- Install fencing

Estimated costs:

| | |
|---|----------|
| Survey, legal fees and Open Space Plan revision | \$19,000 |
| Infrastructure cost | \$56,000 |
| Total cost | \$75,000 |

Timeline:

Ongoing effort to discuss ownership with owner of property
Grant submittal for fence after ownership is secured

Responsibility:

- Cheltenham Township administration and staff

Proposed Funding Sources:

- Montgomery County Community Revitalization Program
- CDBG
- Local match: cash and other grants or in-kind services
- DCED Elm Street Program (<http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/funding-detail/index.aspx?progId=74>)



Photo-simulation of proposed Community Garden fence restoration

Action Plan: LaMott

Priority: High

Project: Community traffic calming

Location: LaMott

Goal: Reduction of vehicle speeds in the LaMott community

Project elements:

- Increase police presence in community to better control traffic speeds

Estimated costs:

To be determined by public safety administrator

Timeline:

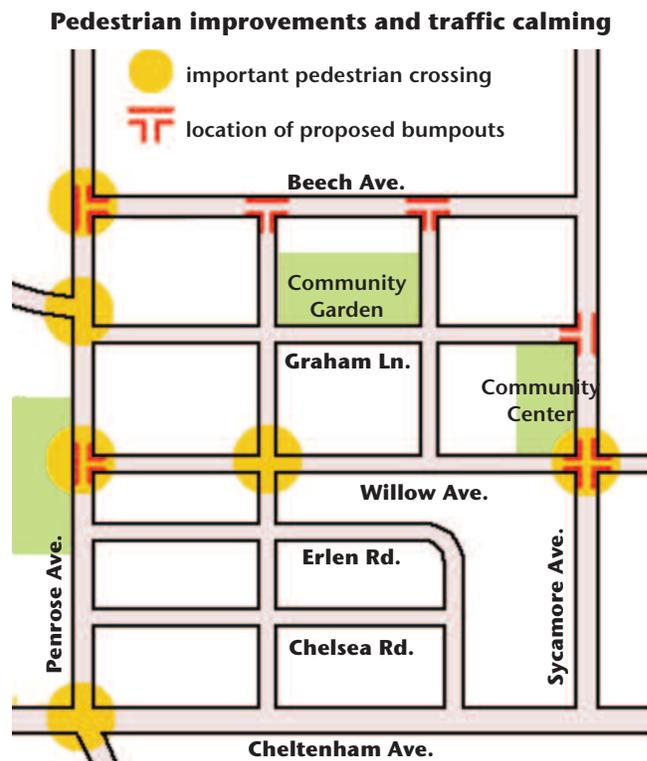
- | | |
|-------------|-----------------|
| 2011 Spring | Grant submittal |
| 2011 Fall | Design |
| 2012 Spring | Implementation |

Responsibility:

- Cheltenham Township administration and staff
- Police Chief, Cheltenham Township
- Community members

Proposed Funding Sources:

- Community-oriented Policing Services (COPS) Program (U.S. Department of Justice)



Action Plan: LaMott

Priority: Medium

Project: Beech Hall re-use

Location: Beech and Cedar Avenues, former campus of Temple's Tyler School of Art

Goal: Highest and best re-use of the former Beech Hall dormitory

Project elements:

- Assess possible re-use of existing facilities
-

Estimated costs:

Study no cost for *pro bono* work or design studio students
 \$10,000 to \$20,000 for consultants

Timeline:

2011 Spring Grant submittal
 2011 Fall Planning

Responsibility:

- Cheltenham Township administration and staff

Proposed Funding Sources:

- Montgomery County Community Revitalization Program
- Temple University
- Urban Land Institute *pro bono*/University of Pennsylvania students



Action Plan: LaMott

Priority: Medium

Project: Jobs and housing

Location: LaMott

Goal: Create program to train and mentor unemployed community members to repair existing housing

Project elements:

- Send community questionnaire to determine possible mentors and what housing repair needs are
 - Training and mentoring
 - Repair and rehabilitation of existing community housing
-

Estimated costs:

| | |
|----------------|------------------|
| Survey | \$750 |
| Training | to be determined |
| Infrastructure | to be determined |
| Total cost | to be determined |

Timeline:

| | |
|-----------------------|------------------|
| 2010 Spring | Community survey |
| 2010 Fall and ongoing | Grant submittal |
| 2011 Spring | Training |

Responsibility:

- Cheltenham Township administration and staff

Proposed Funding Sources:

- Federal Work Study program
- Private technical schools
- Community Development Block Grant Program (CDBG)
- HOME Investment Partnership Program (HOME)
- Emergency Shelter Grant Program (ESG)
- American Dream Down-payment Initiative (ADDI)
- Montgomery County Affordable Housing Trust Fund (AHTF)
- Community Housing Development organizations (CHDO)
- Building Healthy Communities Grant (Home Depot)
- Local match: cash and other grants or in-kind services

Action Plan: LaMott

Priority: Medium

Project: Tyler Hall property re-use

Location: Beech Avenue

Goal: Develop Tyler Hall property as an age-restricted or elder-care facility through a public/private partnership

Project elements:

- Assess Tyler Hall site for possible re-use and additional in-fill structures
-

Estimated costs:

To be determined

Timeline:

Ongoing

Responsibility:

- Cheltenham Township administration and staff
- Temple University
- Potential developers

Proposed Funding Sources:

- NA



Action Plan: LaMott

Priority: Medium

Project: Personal property maintenance and clean-up

Location: LaMott

Goal: Institute community clean-up days to protect property values by improving safety and cleanliness of area

Project elements:

- Coordinate community clean-up day by volunteers
 - Provide dumpster for community clean-up day
 - Mentoring/Earth Day opportunities
-

Estimated costs:

Dumpster rental \$600 each

Timeline:

2010 Fall Coordination
2011 Spring Implementation
Potential ongoing and regularly scheduled event

Responsibility:

- Community leaders
- Township officials

Proposed Funding Sources:

- Community fund-raising
- Local match: cash and other grants or in-kind services

Action Plan: LaMott

Priority: Medium

Project: Street tree management

Location: LaMott

Goal: Healthy street trees throughout LaMott

Project elements:

- Arborist review of all street trees
 - Remove existing old, diseased, or failing trees
 - Replacement of removed trees with appropriate species
 - While preparing the engineering and design plans for the Willow Avenue Streetscape Reconstruction, consider ways to increase the width of the tree lawns to ensure future survivability of replacement street trees along Willow Avenue.
-

Estimated costs:

| | |
|-------------------------|-----------|
| Removal and replacement | \$115,000 |
|-------------------------|-----------|

Timeline:

| | |
|-------------|-----------------|
| 2013 Spring | Grant submittal |
| 2013 Fall | Implementation |

Responsibility:

- Cheltenham Township administration and staff
- Lynnewood Gardens

Proposed Funding Sources:

- Montgomery County Community Revitalization Program
- DCNR TreeVitalize (<http://www.treevitalize.net/>)
- DCED Elm Street Program (<http://www.newpa.com/find-and-apply-for-funding/funding-and-program-finder/funding-detail/index.aspx?progId=74>)
- Local match: cash and other grants or in-kind services

Action Plan: LaMott

Priority: Medium

Project: Community signage

Location: Penrose and Cheltenham Avenues

Goal: Cheltenham Township welcome and gateway entrance sign and community wayfinding signage

Project elements:

- Construction of signs
 - Installation of signs
-

Estimated costs:

| | |
|----------------|----------|
| Design | \$3,000 |
| Implementation | \$12,000 |
| Total | \$15,000 |

Timeline:

| | |
|-------------|-----------------|
| 2013 Spring | Grant submittal |
| 2013 Fall | Implementation |

Responsibility:

- Cheltenham Township administration and staff
- LaMott Board of Historical and Architectural Review

Proposed Funding Sources:

- Montgomery County Community Revitalization Program
- DCED
- Local match: cash and other grants or in-kind services



Action Plan: LaMott

Priority: Medium

Project: Pedestrian crosswalk and flashing signal

Location: Pennrose and Willow Avenues at John Russell Park

Goal: A safe way to cross Pennrose Avenue from residential neighborhoods to John Russell Park

Project elements:

- Install crosswalk
- Install flashing pedestrian signal

Estimated costs:

| | |
|----------------|----------|
| Design | \$3,000 |
| Implementation | \$35,000 |
| Total | \$40,000 |

Timeline:

| | |
|-------------|-----------------|
| 2013 Spring | Grant submittal |
| 2013 Fall | Design |
| 2014 Spring | Construction |

Responsibility:

- Cheltenham Township administration and staff

Proposed Funding Sources:

- Montgomery County Community Revitalization Program
- DCED
- Local match: cash and other grants or in-kind services



Action Plan: LaMott

Priority: Low

Project: Walking tour of historic places

Location: LaMott

Goal: Promote the rich history of LaMott and educate younger community members about its significance with a walking tour program

Project elements:

- Develop a program with destinations and information on the history of LaMott
 - Determine how to promote a walking tour and provide for ongoing program
-

Estimated costs:

Total \$0

Timeline:

Ongoing Planning by community members

Responsibility:

- Community members

Proposed Funding Sources:

- NA

Action Plan: LaMott

Priority: Low

Project: Tyler Campus re-use

Location: Temple University Tyler Campus

Goal: Tyler Campus re-use by another institutional entity

Project elements:

- Meet with Temple University
 - Meet with other institutions
 - Seek alternate users
-

Estimated costs:

Total NA

Timeline:

As soon as possible

Responsibility:

- Cheltenham Township
- Temple University
- Montgomery County
- Other institutions

Proposed Funding Sources:

- NA



Action Plan: LaMott

Priority: Low

Project: Historic garden restoration

Location: Tyler Hall, Temple University campus

Goal: Reconstruct historic private gardens

Project elements:

- Acquire historic images of garden
 - Seek funding for historically-correct design
 - Prepare garden designs
 - Seek funding for garden construction
 - Construction of garden to historic standards
-

Estimated costs:

Garden design Cost to be determined by future planning study
Garden implementation Costs dependent upon future planning study

Timeline:

Ongoing Planning study to determine costs/efforts needed

Responsibility:

- Community members
- Cheltenham Township Board of Historic and Architectural Review

Proposed Funding Sources:

- Since the gardens would be on private property, funding would need to be sought through private partnerships



Cheltenham Revitalization Update Timing and Cost Schedule

| Activity | Priority | Responsibility | | | Schedule | | | | | Cost | |
|---|----------|----------------|--------|-------|--------------------------------------|------|------|------|------|-------------|----------|
| | | Twp | Montco | Other | 2010 | 2011 | 2012 | 2013 | 2014 | | |
| Buffer between park & shopping center | H | ■ | ■ | ■ | to be determined in land development | | | | | \$112,700 | LG |
| Façade improvement Shopping Center | H | ■ | ■ | ■ | ● | ● | | | | \$675,000 | LG |
| Ashbourne Road redevelopment site | H | ■ | ■ | | ● | | | | | \$30,000 | LG |
| Crosswalk improvements | M | ■ | ■ | | | | ● | ● | | \$845,000 | LG |
| Community identif. signage | L | ■ | ■ | | | | | ● | | \$4,000 | LG |
| Willow Ave streetscape | H | ■ | ■ | | ● | ● | | | | \$1,027,870 | LaM |
| Housing rehabilitation | H | ■ | ■ | | ● | ● | ● | ● | ● | \$500,000 | LaM |
| Penrose & Cheltenham Aves. streetscape improvements | H | ■ | ■ | ■ | | ● | ● | | | \$925,000 | LaM & LG |
| Traffic calming | H | ■ | ■ | | | | ● | ● | | \$410,000 | LaM |
| School bus safety | H | ■ | | ■ | | | ● | ● | ● | \$42,600 | LaM |
| Community Garden ownership and restoration | H | ■ | ■ | ■ | ● | ● | ● | ● | ● | \$75,000 | LaM |
| Community traffic calming | H | ■ | | ■ | | ● | ● | | | TBD | LaM |
| Beech Hall reuse | M | ■ | | ■ | | ● | | | | \$20,000 | LaM |
| Jobs and housing | M | ■ | | ■ | ● | ● | ● | | | \$750 (+) | LaM |
| Tyler Hall reuse | M | ■ | | ■ | ● | ● | ● | ● | ● | NA | LaM |
| Maintenance & property clean up | M | ■ | | ■ | ● | ● | | | | \$600 | LaM |
| Street tree maintenance | M | ■ | | | | | | ● | | \$115,000 | LaM |
| Community identif. signage | M | ■ | | | | | | ● | | \$4,000 | LaM |
| Park/Penrose pedestrian crossing | M | ■ | | | | | | ● | ● | \$40,000 | LaM |
| Walking tour of historic places | L | | | ■ | ● | ● | ● | ● | ● | TBD | LaM |
| Tyler Campus reuse | L | ■ | ■ | ■ | ● | ● | ● | ● | ● | NA | LaM |
| Historic gardens restoration | L | ■ | | ■ | ● | ● | ● | ● | ● | TBD | LaM |

Total Estimate of Revitalization Improvements \$4,827,520

LG Lynnwood Gardens
LaM LaMott
H high
M medium
L low



**Cheltenham Township
Community Revitalization Plan Update 2009**

Appendix

Montgomery County Community Revitalization Program: Glenside 2026.03 Opt-in Status

Glenside Census Tract 2026.03 was identified as a census tract that should be studied to determine whether it would meet the requirements of opt-in status of the Montgomery County Community Revitalization Program. It was determined that specific block groups would be studied. The block groups are 1001, 1002, 1012, 2007, 2008, 2009, 2010, 2012, 3006, 3007, 4000, 4003 and 4011.

The requirements of the program are that the area to be opted in be at minimum 50 dwelling units and 10 properties under different ownership. Additionally it must meet the Income requirement as follows, 51% of the residents must have low to moderate income. In addition the area must meet at least 4 of the following 7 measurements.

1. *Children under 5 in poverty:*
Where 0.005% of the entire population of the area are in poverty of either the census tract or the specific census block groups. The above noted census block groups in Glenside meets this requirement.
2. *Female headed households:*
14.1% of the families in the census tract or census block group must be female headed families. The above noted census block groups in Glenside does not meet this requirement.

3. *Welfare recipients:*
To meet the criteria the opt-in area must have .33% of the Townships overall percentage of the population:
4. *Real estate tax base:*
The measurement is calculated by the following criteria. Most current assessed value, deduct institutional, utility and government uses to create a tax base total. This total is divided into the quantity of households in the area to achieve the tax base per household. The designated area has a tax base per household that is under \$154,500.
5. *Value of new construction:*
Assess the total value of new construction over a 3 to 5 year period. The method of measurement that applies to this area is to take the assessed value of construction from the last 5 calendar years divided into the population of the area and find that the value is less than \$1,500.
6. *Population change:*
This is measured by subtracting the 1990 census from the 2000 census. Then divide the difference by the 1990 census count. If the result is less than 0.1% the area meets the criteria. The above noted census block groups in Glenside meets this requirement.

7. *Employment change:*
The measurements shall subtract the 1990 employment figures from the 2000 employment figures to determine whether the change is 1.8% or less. The above noted census block groups in Glenside meets this requirement.

An income eligibility survey that met the county requirements was mailed to all residents in the designated block groups. The response rate of the survey was low. The first survey was sent out to 217 addresses in June 2009. Then an additional 29 addresses were acquired from the Oak summit apartment complex. There were 45 responses from this mailing. The income data was 2 to 1 above the income threshold from the first mailing. It was determined that the survey should be sent out a second time. The survey was sent out to all non-respondents in August 2009.

The end result of these two surveys was that there were 93 responses counted, of which 39 responses were below the income threshold and 54 were above the threshold. The total response count was 40% of the population.

The County requirements state that at least 80% of the surveys are to be completed and at least 51% of the respondents must fall into the low to moderate income level. As a result, enough of the community did

not respond to the survey that was attempted twice to determine whether the block groups 1001, 1002, 1012, 2007, 2008, 2009, 2010, 2012, 3006, 3007, 4000, 4003 and 4011 in census tract 2026.03 would meet the requirement of income eligibility.

The Cheltenham Township Economic Development Task Force has determined that it may try to opt-in a reduced area including census tract 2026.03 block groups 1001 and 1002 in 2010. The outcome of this effort would be to focus on improvements for East Glenside Avenue and Easton Road in these block groups.



Glenside, Cheltenham Township Revitalization Eligibility Survey

The purpose of this survey is to determine whether Glenside is eligible for Montgomery County community revitalization funding. If the Glenside community does meet the requirements for the County's Revitalization Program, the Township would be eligible for grants to continue streetscape improvements, such as those seen on Easton Road as well as other public infrastructure enhancements. Please take a moment to answer this survey now and send it back in the supplied postage paid envelope.

This is a confidential survey prepared for the Cheltenham Township Economic Development Task Force for the SOLE purpose of determining whether Glenside is eligible for revitalization funding. The funding is through the Montgomery County Community Revitalization Program. This survey is important, and if your response is not received, an agent of the Township will contact you for a phone interview within 3 weeks. If you have any questions about this survey please contact the Township representative, Andy Hamilton at 215-345-5053 x 119.

Please answer the following questions concerning the members of your household.

Required Question How many families live at this address? _____ Please use one survey for each family. If you need additional surveys for additional families at this address please contact Andy Hamilton at 215-345-5053 x 119.

Required Question How many people are in your family? _____

Required Question For the family living at this address:
Using the correct family size, please indicate in the table below the current combined income of all family members residing at this address. Include any related, dependent persons over 65 or dependent children over 18. Also include all children under 18 in your family size. Please check the below or above line for your correct family size. How many of your family live at this address? _____

Definition of Household: A domestic unit consisting of the members of a family who live together along with nonrelatives.

Definition of Family: Parents and their children, considered as a group, whether dwelling together or not.

| Number of Persons In Household | Below | Income | Above |
|------------------------------------|-------|----------|-------|
| 1 person household Total Income is | _____ | \$43,600 | _____ |
| 2 person household Total Income is | _____ | \$49,800 | _____ |
| 3 person household Total Income is | _____ | \$56,050 | _____ |
| 4 person household Total Income is | _____ | \$62,250 | _____ |
| 5 person household Total Income is | _____ | \$67,250 | _____ |
| 6 person household Total Income is | _____ | \$72,200 | _____ |
| 7 person household Total Income is | _____ | \$77,200 | _____ |
| 8 person household Total Income is | _____ | \$82,150 | _____ |

EXAMPLE: A four person family with a total household income of \$63,000 would be above \$62,250 and would therefore check on the above line.

4 person household Total Income is _____ \$62,250 X

Required Question How many children under the age of 5 are in your family? _____

Again all information that is part of this survey is confidential and will be destroyed after the survey has been conducted.

Optional Question For your family, please check the ethnic group to which you belong:

Hispanic or Latino _____ Not Latino or Hispanic _____

Please check the racial group to which you belong:

White/Caucasian ____

Black/African American ____

American Indian/Alaskan Native & White/Caucasian ____

Asian & White/Caucasian ____

Asian ____

Black/African American & White/Caucasian ____

American Indian/Alaskan Native ____

American Indian/Alaskan Native & Black/African American ____

Native Hawaiian/Other Pacific Islander ____

Other multi-racial ____

Income Survey Number: _____

INCOME SURVEY

Name of Respondent: _____

Address of Respondent: _____

Phone Number of Respondent: _____

Date of Survey: _____

Warning: Any false, fictitious or fraudulent statements or representations made knowingly and willfully may subject the respondent to penalties under section 1001 of title 18 of the United States Code and applicable State and Municipal Codes.

Signature of Respondent: _____

If head of household is unable to complete this form or needs assistance to complete this form please print the name of person who assisted to complete this form.

Income Survey Number: _____



Carter van Dyke Associates

40 Garden Alley
Doylestown, Pennsylvania
18901-4386

Voice: 215 345 5053
Fax: 215 345 4324
Web: www.CVDA.com

MEETING NOTES

MEETING DATE: June 29, 2009
ISSUE DATE: June 30, 2009
MEETING: LaMott 2024.02 Block Group 6 & Lynnewood Gardens 2024.01 Public Meeting
WRITTEN BY: Andy Hamilton, RLA
SUBJECT: Public – Community Input for the Revitalization Plan Update

This meeting was attended by 37 members of the public. It was held at the LaMott Community Center on Sycamore Avenue. It started at 6:30 and continued until 9:00. Township Manager, David Kraynik opened the meeting with a description of the project. Hannah Mazzaccaro of Montgomery County presented what the Montgomery County Revitalization process has done in the past throughout the County and touched on the completed projects in Cheltenham. Bryan Havir presented Township specific revitalization efforts that stemmed from the original Cheltenham Township Revitalization Plan.

The public process started after the above mentioned presentations. The discussion started with reviewing the goals that were discovered through the public process in the original Revitalization Plan in 2002. The goals in the 2002 plan that were discussed were as follow.

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
Reduce Number of Vehicle Accidents
Other Community or Public Improvements

LaMott

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

Additional Public comments that were shared at this meeting included the following:

Community Goals & Places:

- The community Garden 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.
- Create a walking tour with historic sculptures depicting people involved with history in the neighborhood.
- Bring back historic gardens.

Appendix: Meeting Notes 6/29/09

- 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 Temple property?
- Senior or age restricted housing would be a good addition to the community.
- Historic Firehouse just received a grant for architecture and engineering. Future grants will be needed to implement restoration.
- How people maintain their property affect surrounding properties. There are issues with trash and general upkeep and decay. Where the Township can site violations it would be good for the community.
- Have the shopping center at Penrose and Cheltenham more inviting. Signs in English would be positive to the community.

Community Zoning Issues:

- Parking lot behind the shopping center at Penrose Avenue and Cheltenham Avenue is unsightly. The trash smells, there is no buffer and the paving is marginal. Stormwater 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.

Traffic Calming:

- The speed has increased on Beech Avenue now that there are no Temple 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 and Willow 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?
- Speed on Sycamore Avenue is an issue.

Streetscape:

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

At the end of the meeting the community was asked to rank the issues, concerns and goals that were presented by the community at this meeting. The ranking is as follows:

Prioritization of Issues:

1. Tradesmen in the Community assisting neighbors, particularly elderly neighbors to maintain their house and property.
2. Traffic Calming, traffic signal alterations, pedestrian safety, signage and beautification at Penrose and Cheltenham. Also Sycamore and Cheltenham.
3. Ongoing tree maintenance and replacement.
4. Willow Avenue sidewalk, wall and street tree restoration.
5. Community garden is currently Temple University property. How can it become public property?
6. Walking tour of historic community and historic sculptures.
7. Willow and Cedar stop sign and school bus ingress egress location control.

All other issues that were brought up at the meeting received no votes, which means that they are still strong community goals but were not voted upon and ranked as highly important.

One question that was brought up at the meeting was about why the study area of LaMott did not include the entire area of LaMott. The study area is determined by census criteria. The area of LaMott defined by Census 2024.02 Block Group 6 meets the criteria to be part of this Revitalization Plan update. The rest of LaMott, census 2024.02 Block Group 5 did meet the criteria in 2002 but no longer meets the criteria for inclusion. At the meeting it was determined that planning for LaMott as an entire neighborhood would occur in the revitalization planning process.

Please note there is an ongoing project in LaMott that will install pedestrian scaled ornamental street lighting. As a result there was no specific conversation about the lighting issues except a request to see specifically where lights will be installed. There may be public comment on lighting once the community has seen the lighting plan and / or when the lights have been installed.

LaMott Census Tract 2024.02, Block 6 and Lynnewood Gardens Census Tract
2024.01 Community Revitalization Plan Update - 12-1-2009

LaMott Community Center

Summary Meeting Notes from Community Meeting on 12-1-2009

The meeting was called to order at 7:00 p.m.

Opening comments were provided by Assistant Township Manager, Bryan T. Havar.

The next item was a power point presentation of the recommended implementation projects listed in the plan as high-medium-low priorities presented by Andy Hamilton, of Carter Van Dyke Associates. The priority projects were identified by census tracts.

Discussion ensued about the KoBaWoo Shopping Center and proposed development plans. The property owners of KoBaWoo were present and Architect, Gerald Schwam of Schwam Architects presented their initial design concept for the KoBaWoo property. The owner of KoBaWoo, Juong Hyun Yu, referenced that he had dialogue with Charlie Choe Real Estate, the owner of the adjacent strip commercial building but no final commitment was made by Mr. Choe for improving his building.

Those in attendance expressed concerns of :

- Noise from the emptying of trash dumpsters on the rear parking lot.
- Creation of new jobs for residents as a result of the improvements to either commercial property at Penrose & Cheltenham Avenue intersection.
- Mixed use of goods and services in the commercial centers to better serve the entire community
- All signage should include English

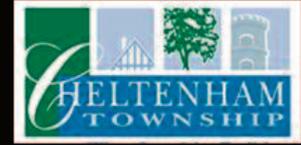
The property owners of the KoBaWoo shopping center along with the consultant were in agreement to continue dialogue with the community as they continue to refine their concept plans for the building addition.

There was a general concern raised by those in attendance to include in the community revitalization plan, a recommendation that the capital improvements for streetscape and traffic calming along Willow Avenue incorporate a theme of environmental sustainability and green infrastructure design with rain gardens and bio-swales for stormwater management. It was also suggested that pedestrian-oriented street lights include brackets for event banners. It was also suggested that street name signs include a bracket to attach a street sign blade with the historical district name, LaMott, based on the design that the LaMott BHAR developed.

Submitted by Bryan T. Havar



CHELTENHAM TOWNSHIP
Revitalization Plan Update
Lynnewood Gardens (2024.01)
LaMott (2024.02) Block Group 6



Presented by

Carter van Dyke Associates
Andy Hamilton
Urban Partners
Isaac Kwon

Presented at

Community Meeting
December 1, 2009



CHELTENHAM TOWNSHIP High Priority Projects

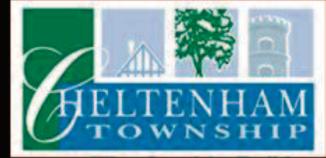


LaMott Priority Projects

- Willow Avenue Streetscape restoration
- Housing rehabilitation
- Intersection Improvements at Penrose and Cheltenham Avenues
- Traffic speed reduction on Sycamore and Beech
- Additional Police patrols
- Community Garden ownership
- Crossing Guards
- Stop sign at Willow and Cedar and Penrose and Willow
- Crosswalk implementation



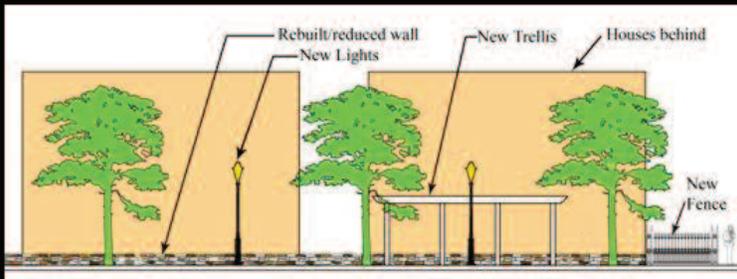
CHELTENHAM TOWNSHIP High Priority Projects



Streetscape Revitalization:

Willow Avenue streetscape restoration – Plan and construct

- Rebuild wall
- Install new lighting
- Install new curb
- Install new sidewalk
- Plant new trees
- Construct trellises





CHELTENHAM TOWNSHIP High Priority Projects



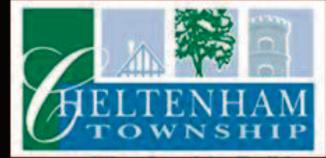
Intersection Improvements:

- Traffic signal update for left turn lanes
- Pedestrian crosswalk improvements
- New ADA curb ramps
- Streetscape / Parking lot edge treatment
 - Green edge beautification
 - Street trees
 - Township gateway signage
 - Pedestrian Scaled ornamental lights
 - Sidewalk improvements
 - Pedestrian amenities





CHELTENHAM TOWNSHIP High Priority Projects



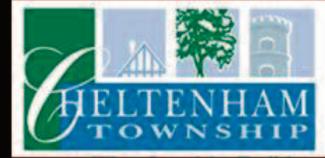
Sycamore and Beech Vehicular Speed Reduction:

- Pedestrian crosswalk improvements
- New ADA curb ramps
- Roadway "Bump outs"





CHELTENHAM TOWNSHIP High Priority Projects



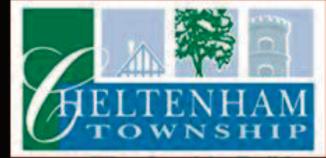
Sycamore Lane and Beech Avenue Vehicular Speed Reduction:

- Pedestrian crosswalk improvements
- New ADA curb ramps
- Roadway "Bump outs"





CHELTENHAM TOWNSHIP High Priority Projects



Additional Police patrols:

- Reduce speed of through traveling vehicles
- LaMott has isolated thefts
- Pedestrian scaled lighting will create a safer environment. There is an ongoing lighting project being completed similar to the lighting project just completed in Lynnewood Gardens.



CHELTENHAM TOWNSHIP High Priority Projects



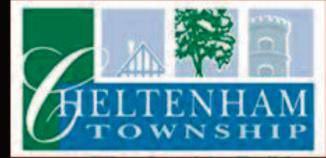
Community Garden:

- The community should support the efforts of the Township to discuss the ownership of the community gardens with Temple University
- New perimeter fencing should be installed





CHELTENHAM TOWNSHIP High Priority Projects



Stop Signs:

- Locate stop signs at Willow Avenue and Cedar Lane
- Locate stop signs at Penrose Avenue and Willow Av





CHELTENHAM TOWNSHIP High Priority Projects



Crosswalk Improvements:

- Community wide crosswalk improvements





CHELTENHAM TOWNSHIP High Priority Projects



Lynnewood Gardens Priority Projects

- The KoBaWoo shopping center and parking lot needs revitalization, façade improvements and a green buffer along Penrose and Cheltenham Avenues
- Crime needs to be reduced further. There has been a 56% reduction in Type 1 crimes from 2002 to 2009.
- Study infill development on church property on Ashbourne Road
- Crosswalk improvements should be completed



CHELtenham TOWNSHIP

High Priority Projects



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



Township Gateway, streetscape, traffic, pedestrian and shopping center improvements.

Public private partnership to seek funding for improvements



CHELTENHAM TOWNSHIP High Priority Projects



Additional Police patrols:

- Reduce speed of through traveling vehicles
- Statistically from 2002 to 2009 Lynnewood Gardens crime statistics for type 1 crimes has reduced by 56%. Continue the private public partnership for police patrols.
- The pedestrian scaled lighting project completed with the assistance of Montgomery County makes the community easier to patrol.

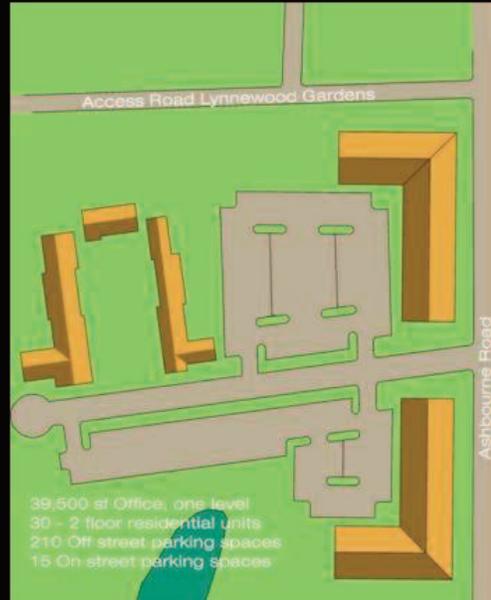


CHELTENHAM TOWNSHIP High Priority Projects



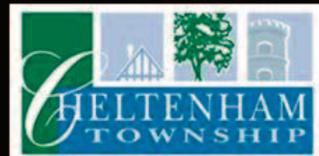
Mixed Use development:

- Seek a study to reuse / revitalization of the church property on Ashbourne Road





CHELTENHAM TOWNSHIP High Priority Projects



Crosswalk improvements:

- Seek to complete community wide network of crosswalks.





CHELTENHAM TOWNSHIP

What's Next

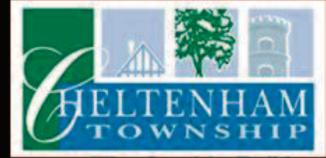


- Township implements pedestrian scaled lighting in LaMott
- Township and Community speak with Temple University about the Community Gardens
- Community supports Township with letters of support for the grant applications.
- Township, shopping center owners and the community work together to achieve revitalization of the shopping center and the intersection of Penrose and Cheltenham Avenue.



CHELTENHAM TOWNSHIP

Thanks you



CHELTENHAM TOWNSHIP
Revitalization Plan Update
Lynnewood Gardens (2024.01)
LaMott (2024.02) Block Group 6

Presented by
Carter van Dyke Associates
Andy Hamilton
Urban Partners
Isaac Kwon

Presented at
Community Meeting
December 1, 2009

CHELTENHAM TOWNSHIP
High Priority Projects

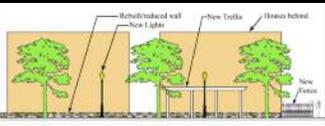
LaMott Priority Projects

- Willow Avenue Streetscape restoration
- Housing rehabilitation
- Intersection Improvements at Penrose and Cheltenham Avenues
- Traffic speed reduction on Sycamore and Beech
- Additional Police patrols
- Community Garden ownership
- Crossing Guards
- Stop sign at Willow and Cedar and Penrose and Willow
- Crosswalk implementation

CHELTENHAM TOWNSHIP
High Priority Projects

Streetscape Revitalization:
Willow Avenue streetscape restoration – Plan and construct

- Rebuild wall
- Install new lighting
- Install new curb
- Install new sidewalk
- Plant new trees
- Construct trellises




CHELTENHAM TOWNSHIP
High Priority Projects

Intersection Improvements:

- Traffic signal update for left turn lanes
- Pedestrian crosswalk improvements
- New ADA curb ramps
- Streetscape / Parking lot edge treatment
- Green edge beautification
- Street trees
- Township gateway signage
- Pedestrian scale ornamental lights
- Sidewalk improvements
- Pedestrian amenities



CHELTENHAM TOWNSHIP
High Priority Projects

Sycamore and Beech Vehicular Speed Reduction:

- Pedestrian crosswalk improvements
- New ADA curb ramps
- Roadway "Bump outs"



CHELTENHAM TOWNSHIP
High Priority Projects

Sycamore Lane and Beech Avenue Vehicular Speed Reduction:

- Pedestrian crosswalk improvements
- New ADA curb ramps
- Roadway "Bump outs"



CHELTENHAM TOWNSHIP
High Priority Projects

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CHELTENHAM TOWNSHIP
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CHELTENHAM TOWNSHIP
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CHELTENHAM TOWNSHIP
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CHELTENHAM TOWNSHIP
High Priority Projects

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 High Priority Projects

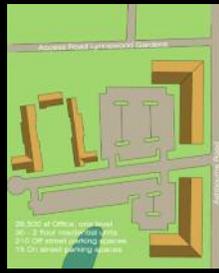
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CHELTENHAM TOWNSHIP
 High Priority Projects

Mixed Use development:

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20,000 sq ft Office/Community
 20-25 Retail/Community
 200 Off street parking spaces
 15 On street parking spaces

CHELTENHAM TOWNSHIP
 High Priority Projects

Crosswalk improvements:

- Seek to complete community wide network of crosswalks.



CHELTENHAM TOWNSHIP
 What's Next

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CHELTENHAM TOWNSHIP
 Thanks you

Acknowledgments

Cheltenham Township Board of Commissioners (2010)

| | |
|--|----------------------------|
| Morton J. Simon, Jr., <i>President</i> | J. Andrew Sharkey |
| Harvey Portner, <i>Vice President</i> | Michael J. Swavola |
| Kathy A. Hampton | Paul R. Greenwood (2009) |
| Art Haywood | Jeffrey A. Muldawer (2009) |
| Charles D. McKeown | |

Cheltenham Township and Montgomery County Staff

David G. Kraynik, *Manager, Cheltenham Township*
Bryan T. Havir, *Assistant Manager Cheltenham Township*
Ruth Littner Shaw, *Main Street Manager, Cheltenham Township*
Hannah Mazzaccaro, *Montgomery County Planning Commission*

Cheltenham Township Economic Development Task Force (EDTF)

| | | |
|--------------------------------|-----------------|-------------------------|
| Alan Cohen, <i>Chair</i> | David Kratzer | Stephen Vahey |
| Tom Carboni, <i>Vice Chair</i> | Dwight Lewis | Diane Williams |
| David Cohen | Denise Marshall | Thom Cross (2009) |
| Maureen Haff | Fred Milbert | Raymond Rudofsky (2009) |
| Virginia Helm | Kenneth Mirsky | Fredericka Waugh (2009) |
| Michael Hoch | Brad Pransky | |

Lynnewood Garden Apartments

Yitz Moller
Kate Peyton
Hope Tsingelis

Arcadia University

Drusilla Buscemi

Consultants

Carter van Dyke Associates, Planners and Landscape Architects
Doylestown, PA

Urban Partners, Community and Economic Development Planners
Philadelphia, PA

F. Tavani Associates, Traffic Engineers
Chester Springs, PA

The Montgomery County Commissioners and the Montgomery County Revitalization Board provided a planning and technical assistance grant to Cheltenham Township to help finance the preparation of this update to the Cheltenham Community Revitalization Plan in accordance with the Montgomery County Community Revitalization Program Guidelines. This plan was initiated by Cheltenham Township under the auspices of the Cheltenham Township Economic Development Task Force, which served as the local revitalization board for preparing this document.

March 2010

Update 2009

