

Phase I and Phase II Environmental Assessments [should] be conducted on areas that have past land use activity that may have had a detrimental impact on soil and ground water underlying the Study Area (suspected sites are listed in attachment to the full report). A geotechnical investigation [should also] be conducted to evaluate the underlying soil in order to develop design parameters for proposed structures.

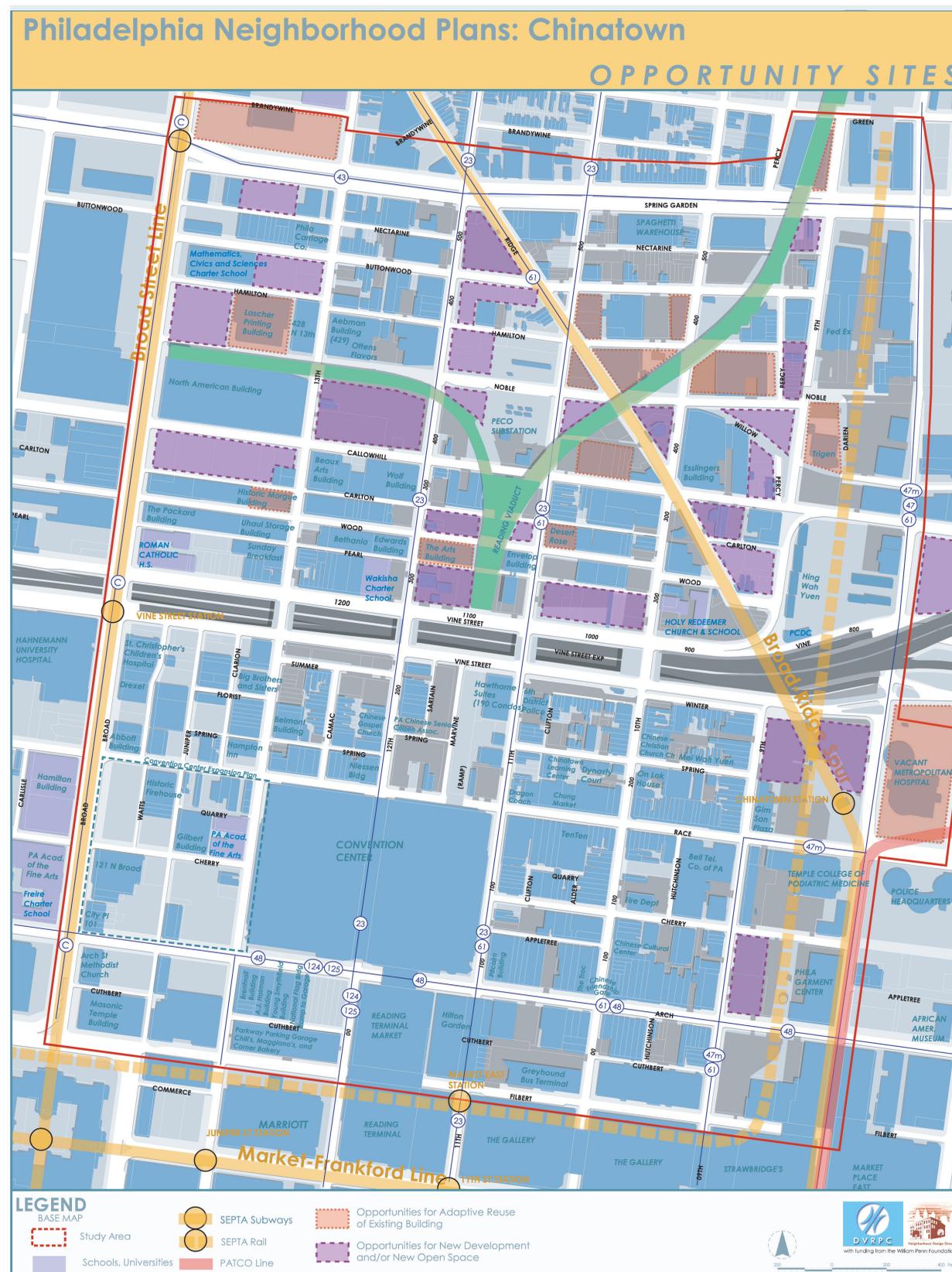
SUMMARY OF OPPORTUNITIES AND CHALLENGES

This planning effort has proceeded from an intensive public involvement program developed and implemented by V. Lamar Wilson of Wilson Associates. Through interview and meetings with key stakeholders, residents and business owners a variety of neighborhood needs, issues and priorities have been identified. These issues and needs together with the initial observations of the consultant team are organized below into three generalized categories: Economic Development, Housing and Community Development, and Transportation. Both opportunities and challenges under each category are identified.

Economic Development

Opportunities:

- Potential expansion areas north of the Vine Street Expressway
- Adaptive reuse potential of vacant or marginally utilized former industrial buildings
- Concentration of architecturally interesting historic loft structures at 11th & Ridge
- Redevelopment of vacant land and parking areas
- Development potential of land within viaduct right-of-way
- Redevelopment of wholesale/distribution



CHINATOWN



Ridge Avenue

district

- Good local and regional access
- Existing (tourist) customer base
- Proximity to Center City and Convention Center
- Potential linkages and partnerships (e.g., Center City District, NCC, NPS, others)

Challenges:

- Narrowly defined and limited local economy (restaurants and local tourism)
- Lack of coordination, especially, in marketing, among local businesses
- Inadequate linkages to Center City and regional tourism efforts
- Insufficient access to broader markets for local businesses
- Inadequate neighborhood-oriented retail and

services

- Encroachment of Center City into Chinatown
- Physical barriers created by the viaduct, the Vine Street Expressway, PECO substation
- Demolition of historic buildings and urban fabric
- Destruction and inappropriate modification of historic facades
- Vulnerability to inconsistent and inappropriate development and land uses north of Vine
- Lack of community control or input in the planning and development process

Housing and Community Development

Opportunities:

- Strong demand for housing
- Demand for a variety of housing types; multiple

market potential (families, singles, seniors)

- Higher density living is acceptable
- Very strong community identity and image
- Strong cultural values and significant "social capital"
- Population diversity
- Strong and highly organized community development leadership
- Potential connections to Franklin Square (and linkages to INP)
- Potential reuse of all or portions of the viaduct as an elevated linear park
- Potential removal of part of the viaduct to create development opportunity sites
- Potential reuse of vacant or marginally used lands for new park space

Challenges:

- Rising land values and housing affordability
- Limited housing opportunities causing new immigrants to move to other areas of the City
- The barriers created by the viaduct and the Vine Street Expressway , PECO substation
- Demolition of historic buildings and urban fabric
- Inadequate zoning enforcement
- Maintenance and streetscape conditions, especially north of Vine Street
- Cultural and language barriers to

communication and community outreach

- Better community coordination/ communication (e.g., “block captains” program, community newsletter) needed
- Lack of adequate social and community facilities, such as a public school, library, community center and immigration services
- Significant lack of parks, recreation facilities and open space
- Need support from city councilman for the area

Transportation

Opportunities:

- Good local and regional access
- Walking distance to Center City, Convention Center, Independence Mall
- Potential reactivation of PATCO station

Challenges:

- Poor pedestrian connections across the Vine Street Expressway
- Inadequate pedestrian environment north of Vine Street
- Speeding on local streets, especially associated with Expressway traffic
- Need traffic calming on major streets and access points to Expressway
- Limited transit access (and potentially less service in the future)
- Inadequate parking
- Loading and deliveries need to be accommodated

Demolition of historic loft structure



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