



# UPPER HOLMESBURG

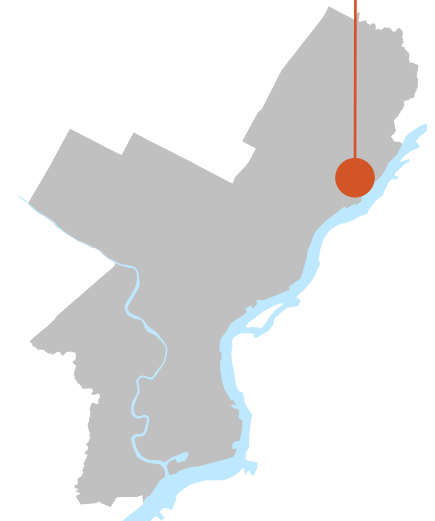
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## Neighborhood Goals & Strategies Report



*May 2011*

Philadelphia City Planning Commission  
One Parkway, 13th Floor  
1515 Arch Street  
Philadelphia, PA 19102



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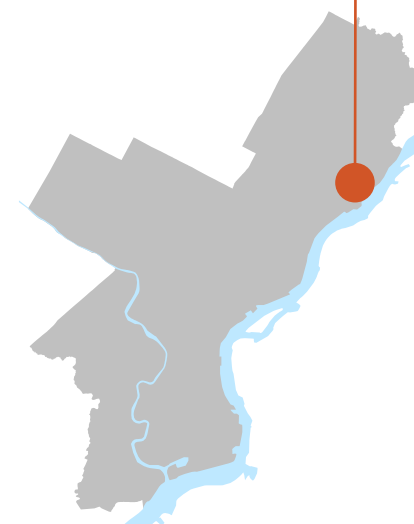
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# Introduction

## Planning Context

Upper Holmesburg is located in Northeast Philadelphia adjacent to Pennypack Park, twelve miles from Center City. The neighborhood contains a mix of residential, industrial, and commercial land uses with large areas of publicly-owned, but inaccessible land along the Delaware River waterfront. The residential area of Upper Holmesburg is a fully developed neighborhood with a mix of row houses, twin homes, detached homes, and small apartment buildings. For years, the Liddonfield Homes public housing project divided the area in two and had a deleterious effect on the neighborhood. Before being used as a public housing complex, the 32 acre site was used as military barracks and a summer camp dormitory. The complex contained 463 residential units in 58 buildings. The Philadelphia Housing Authority (PHA) completed demolition of the buildings in 2011; however, previous plans for redevelopment have been abandoned due to the current state of the economy and housing market.

The delay in the redevelopment process presented an opportunity for the Philadelphia City Planning Commission (PCPC) and the PHA to work together with the community to plan for the redevelopment of the Liddonfield Homes site. The PCPC and the community chose to utilize the opportunity to imagine a new future for the neighborhood with greener streets, mixed-use, sustainable redevelopment, and better connections to transit, parks, and the Delaware Riverfront.

## Planning Process

The planning process for the *Upper Holmesburg Neighborhood Goals & Strategies Report* began in January 2011 with the formation of a Planning Team to help PCPC staff organize the planning process. The first public workshop, held on February 17, brought together the community, representatives from the PCPC, and representatives from the PHA. Community members were asked to map their neighborhood's destinations and strengths, barriers and weaknesses, connections, and potential opportunity areas. A second workshop was held on March 17 to present to the community the PCPC's findings and ideas for improving the neighborhood. Following the second workshop, the PCPC, with the assistance of other City agencies, refined and expanded upon the ideas developed during the two public workshops and developed a concise series of goals, objectives, and strategies for physical improvements to the neighborhood.

Some of the ideas presented in this document are long-term, transformational ideas that will require further planning and study before implementation. Others are meant to be implemented more quickly, but will still require significant effort from the community, City, and elected representatives. In addition, this report will be used to inform the upcoming *Philadelphia2035 District Plan* for the North Delaware district—the results of which will be used to guide the zoning remapping process. This plan will be produced in 2015.



Top: The February 17 workshop attracted over 100 residents  
 Middle: Community mapping exercise at the February 17 workshop  
 Bottom: Sharing information at the March 17 workshop

## Existing Conditions

Neighborhoods southeast of Upper Holmesburg are predominantly urban in character featuring row houses and walkable commercial corridors. Neighborhoods northwest of Upper Holmesburg are predominantly suburban in character with single-family detached homes and auto-oriented retail centers. Upper Holmesburg contains a mix of urban and suburban development patterns. The neighborhood features two wide, auto-oriented arterial streets (Frankford and Torresdale Avenues) lined with suburban-scaled retail centers and industrial land uses. The residential portion of the neighborhood is located primarily between these two arterials. Interstate 95 provides access to the neighborhood via exit 32, but separates the neighborhood from the Delaware River waterfront, which is dominated by City-owned facilities including prisons, a water treatment plant, and two region-serving parks. Access to these parks is hindered by both the adjacent land uses and Interstate 95. The planned North Delaware Greenway will link these and other riverfront parks together.



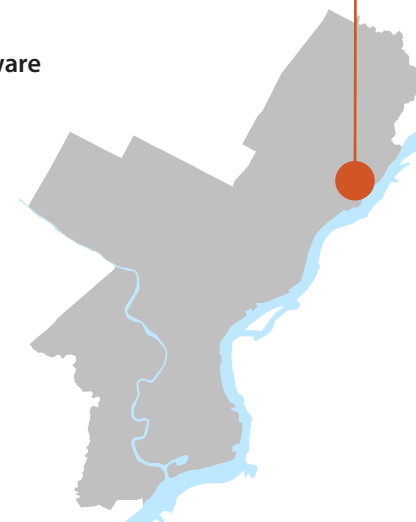
Top Left: St Dominic's Church  
Bottom Left: Holmesburg Prison  
Above: Row houses in Upper Holmesburg



Top: A single-family home in Upper Holmesburg  
Bottom Left: Pennypack Park  
Above: The Dining Car on Frankford Avenue

**ZIP Code:** 19136  
**City Council District:** 6  
**Police District:** 8  
**Parks & Recreation:** Region 1  
**Planning District:** North Delaware

**Community Group:**  
Upper Holmesburg  
Civic Association





# Existing Conditions - Character Areas

Owing to development characteristics, sharp variations in land use, and wide infrastructure features, Upper Holmesburg can be divided into six distinct character areas. Physical barriers separate some of these areas from the rest of the neighborhood. The Goals, Objectives, and Strategies of this plan will help to alleviate the disconnected nature of Upper Holmesburg. The core of the neighborhood is from Pennypack Park to Academy Road between Frankford and Torresdale Avenues.

## North of Academy Road

The area north of Academy Road contains a mix of industrial, residential, and civic uses including Jacobs Playground. The zoning of this area does not match the current land uses.

## Frankford Avenue

Frankford Avenue is a busy, wide arterial street that is not pedestrian or bicycle friendly. SEPTA's Route 66 trackless trolley runs on Frankford Avenue through Upper Holmesburg. Frankford Avenue contains a mix of land uses, but is dominated by auto-oriented retail centers. There is little coordination of automobile or pedestrian circulation between the numerous retail centers.

## Strahle Street to Academy Road

The area between Strahle Street and Academy road is characterized by large blocks of row homes arranged around a series of small greens. The former site of Liddonfield Homes physically divides this area in two.

## Pennypack Park to Strahle Street

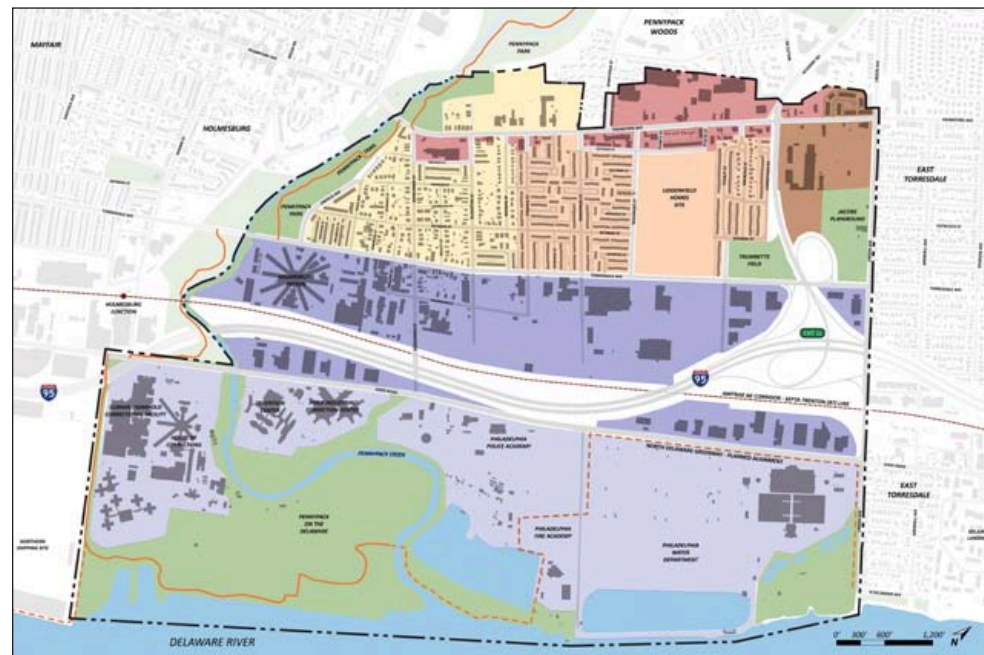
The oldest part of Upper Holmesburg contains a mix of housing types including single-family homes, twin homes, row houses, and small apartment buildings of various architectural styles.

## Torresdale Avenue to State Road

This area is dominated by industrial uses, railroad tracks, and I-95.

## State Road to the Delaware River

All of the land between State Road and the Delaware River is City-owned. Other than two hard-to-access parks, this area contains numerous prison facilities, the police and fire academies, and a large water treatment facility.

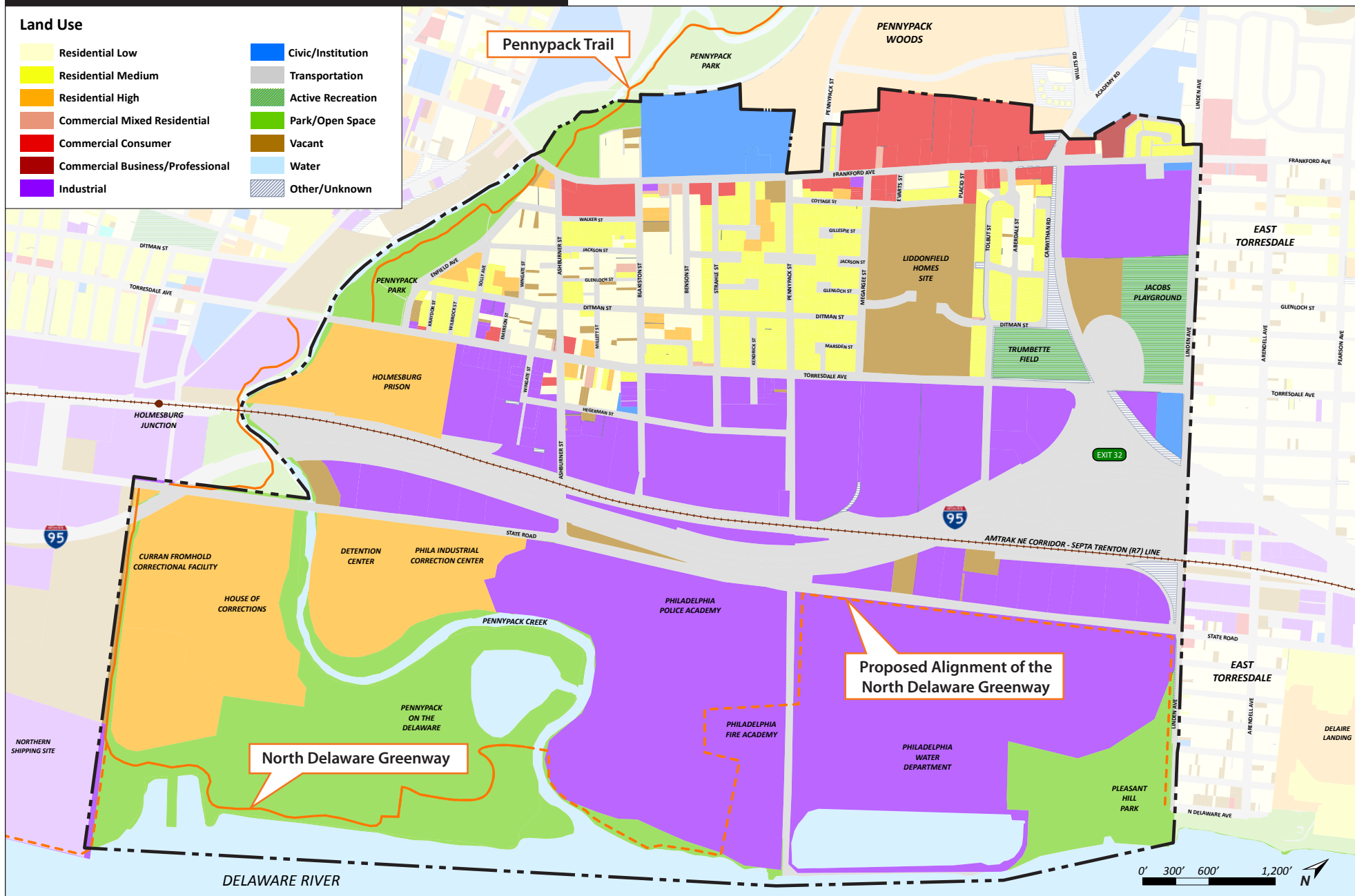




## Existing Conditions - Aerial Photo



## Existing Conditions - Land Use Map









# Existing Conditions - Strengths & Destinations



## Parks & Recreation

### Pennypack Park

- + Bike trails; access to nature
- Perceived as dangerous and underutilized
- i Increase lighting and signage

### Pennypack on the Delaware

- + Part of the North Delaware Greenway; bald eagle habitat; ample parking; river access
- Hard to find and access without a car
- i Reconfigure the intersection of State Road and Rhawn Street to facilitate bicycle and pedestrian access (*see p. 16*); improve wayfinding signage

### Trumbette Field

- + Playground; easily accessible by foot and bicycle
- Disconnected from the neighborhood
- i Add running track; improve lighting

### Jacob's Playground

- + Community center; pool; street hockey rink
- Cut off from the neighborhood by I-95 exit; adjacent to industrial land uses
- i Screen adjacent uses; improve pedestrian and bicycle connections

### Pleasant Hill Park

- + Boat ramp; fishing; new playground; solar-powered lighting
- Fish hatchery is overgrown; parking lot has poor drainage
- i Improve access through the reconstruction of State Road and Linden Avenue; complete trail connection to the North Delaware Greenway; improve wayfinding signage

Strengths

Weaknesses

Potential Improvements



## Education & Community

St Dominic's Church  
Holme Elementary  
Father Judge High School  
JH Brown School  
New Foundations Charter School  
Holmesburg Library



## SEPTA Transit Routes

Regional Rail - Trenton Line (*see p. 16*)  
Route 66 Trackless Trolley  
Bus Route 70  
Bus Route 84



## Frankford Avenue Retail

The retail along Frankford Avenue was seen by the community as a strength. However, there was a strong desire to improve the aesthetics of the corridor both in the public right-of-way and on private properties.

*Strategies for improvements to Frankford Avenue can be found on page 14.*

# Goals & Objectives

## Neighborhood Goals:

1. Strengthen the character of Upper Holmesburg through coordinated, incremental improvements to the built environment.
2. Increase housing options, employment opportunities, and neighborhood connectivity through mixed-use, sustainable redevelopment of vacant and underutilized land.
3. Transform arterial streets into “complete streets” that safely accommodate automobile, transit, pedestrian, and bicycle users while contributing to the greening of the neighborhood.
4. Increase access to recreation opportunities afforded by Pennypack Park, the Delaware River waterfront, and other open spaces within and adjacent to the neighborhood.
5. Build upon and strengthen existing community groups and partnerships in order to promote neighborhood involvement, community building, and civic engagement.

### Definition: Complete Streets

Complete Streets are designed to enable safe access for all users. Pedestrians, bicyclists, motorists, and transit riders of all ages and abilities must be able to safely move along and across a complete street. Complete streets make it easy to cross the street, walk to shops, and bicycle to work. They allow buses to run on time and make it easy for people to walk to and from transit stations.

### Definition: Sustainable Development

Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

## Improvement Objectives:

<i>Planned Improvements</i>	<b>North Delaware Greenway</b> Connect people, businesses, and neighborhoods to the Delaware River through the transformation of the riverfront into a sustainable recreation corridor from Pulaski Park in Port Richmond to Glen Foerd in Torresdale.
	<b>Frankford Avenue Streetscape</b> Improve the shopping experience along Frankford Avenue for all users through streetscape improvements, coordination of access to and between retail centers, and improved signage and landscaping.
<i>Proposed Streetscape Improvements</i>	<b>Torresdale Avenue Streetscape</b> Transform Torresdale Avenue into a neighborhood-scaled residential avenue through the use of traffic-calming strategies in order to improve the pedestrian, transit, and bicycle user experience.
	<b>Holmesburg Junction Train Station</b> Improve Holmesburg Junction Train Station in order to increase usage for commuting into Center City.
<i>Redevelopment Proposals</i>	<b>Liddonfield Homes Redevelopment</b> Redevelop the former site of Liddonfield Homes with a mix of land uses that are mutually beneficial to both the PHA and the residents and business owners of Upper Holmesburg.
	<b>Torresdale Avenue Redevelopment</b> Redevelop the industrial area between Torresdale Avenue and I-95 into a sustainable, mixed-use development.
	<b>4400 Pennypack Street</b> Redevelop the vacant lot into a flexible, multi-use community park that serves as a gateway to the residential neighborhood.

# Planned & Proposed Improvements



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Planned & Proposed Improvements Map

*Planned  
Improvements*

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North Delaware Greenway

*Proposed  
Streetscape  
Improvements*

p13  
Frankford Avenue Streetscape

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Torresdale Avenue Streetscape

*Redevelopment  
Proposals*

p15  
Holmesburg Junction Station

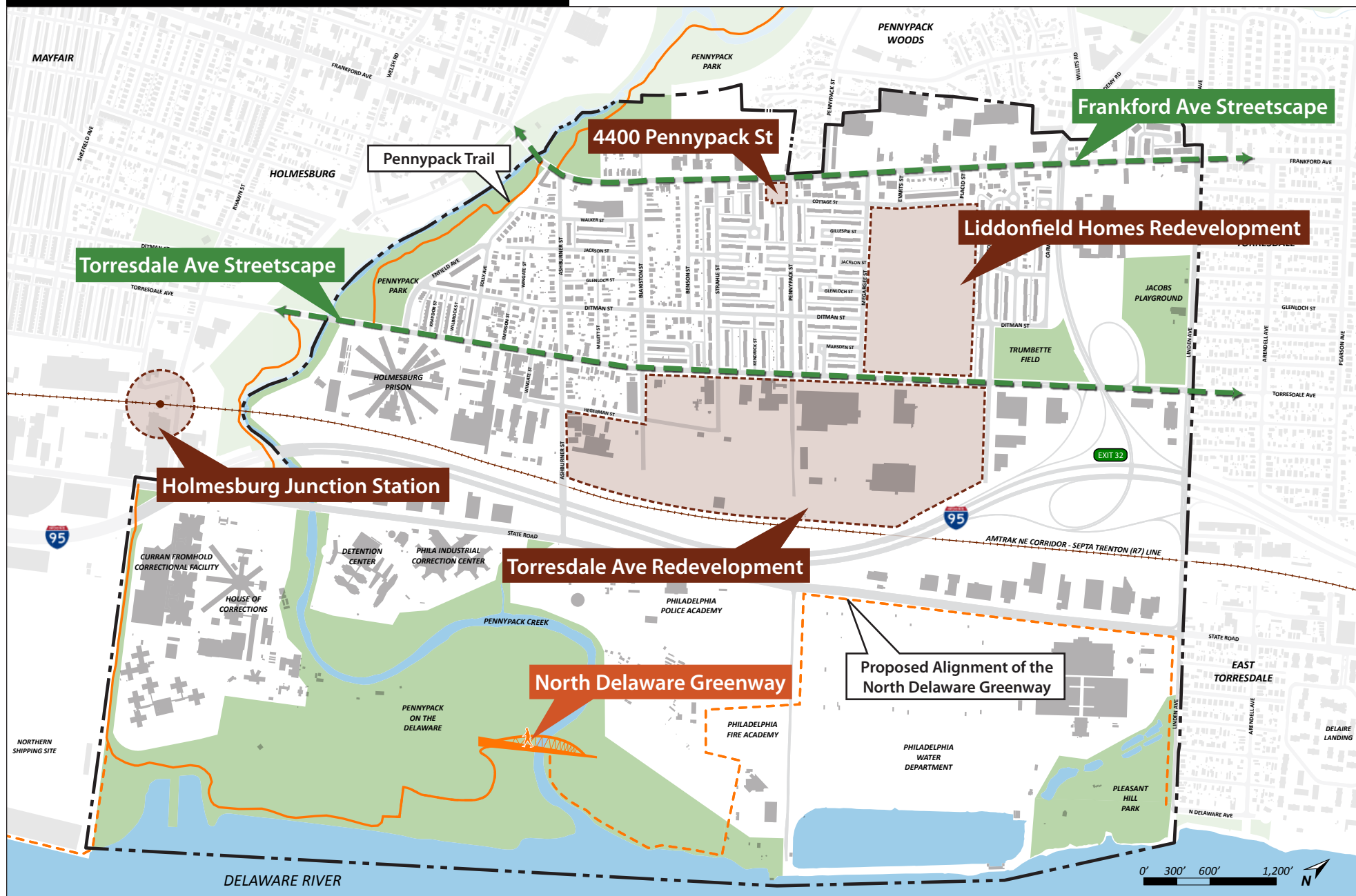
p16  
Liddonfield Homes Redevelopment

p17  
Torresdale Avenue Redevelopment

p19  
4400 Pennypack Street



## Planned & Proposed Improvements Map



# North Delaware Greenway



## Improvement Objective:

Connect people, businesses, and neighborhoods to the Delaware River through the transformation of the riverfront into a sustainable recreation corridor from Pulaski Park in Port Richmond to Glen Foerd in Torresdale.

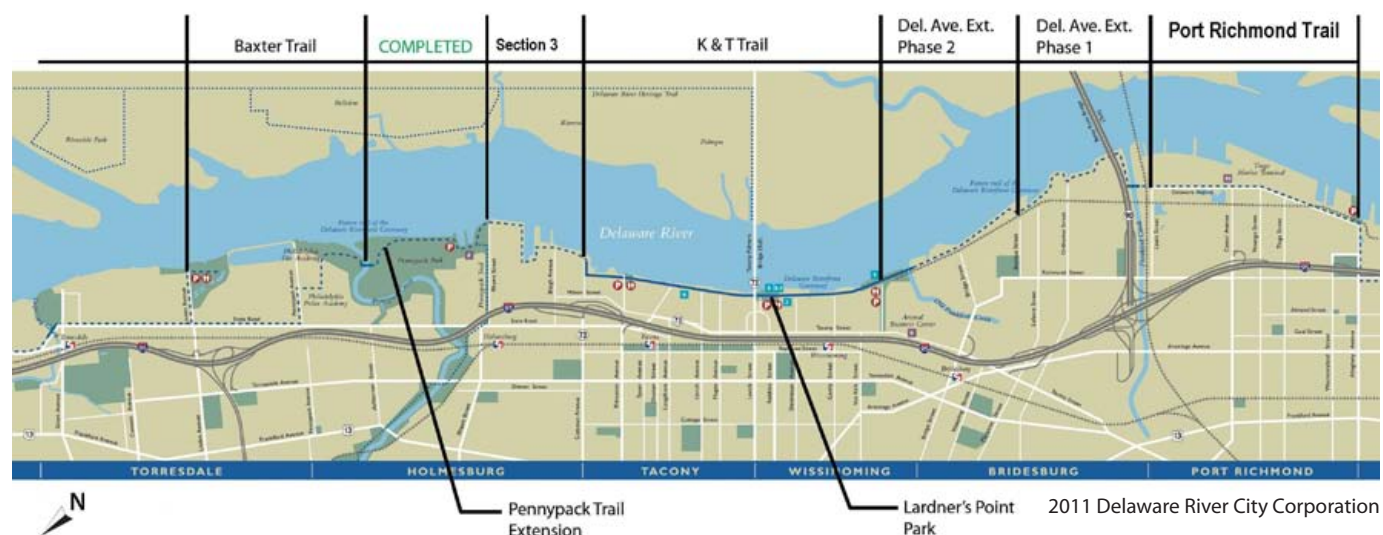
## Implementation Strategy:

- Build, manage, and maintain the trails, parks, and green connector streets that together comprise the North Delaware Greenway in order to implement the North Delaware Riverfront Greenway Master Plan

The North Delaware Greenway will transform the vacant, former industrial properties along the Delaware River into a destination waterfront from Pulaski Park in Port Richmond to Glen Foerd in Torresdale. It will bring a new, distinctive identity to the Northeast and stimulate the economy and culture of the entire City of Philadelphia. This transformation of Philadelphia's North Delaware Riverfront will create a new front door to the City for neighbors and visitors to enjoy. It is being developed by the Delaware River City Corporation (DRCC).

The North Delaware Greenway will include 11 miles of riverfront greenway including trails, parks, green connector streets, and trail heads with parking and rest rooms. The trail is part of the national East Coast Greenway Trail that will link 3,000 miles of on and off-road bike trails from Maine to Florida.

## North Delaware Greenway: Project Components



on the internet

[www.drcc-phila.org](http://www.drcc-phila.org)  
[www.greenway.org](http://www.greenway.org)

## Frankford Avenue Streetscape

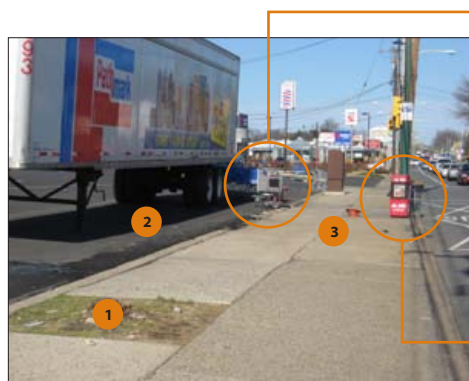


**Improvement Objective:**

Improve the shopping experience along Frankford Avenue for all users through streetscape improvements, coordination of access to and between retail centers, and improved signage and landscaping.

### Implementation Strategies:

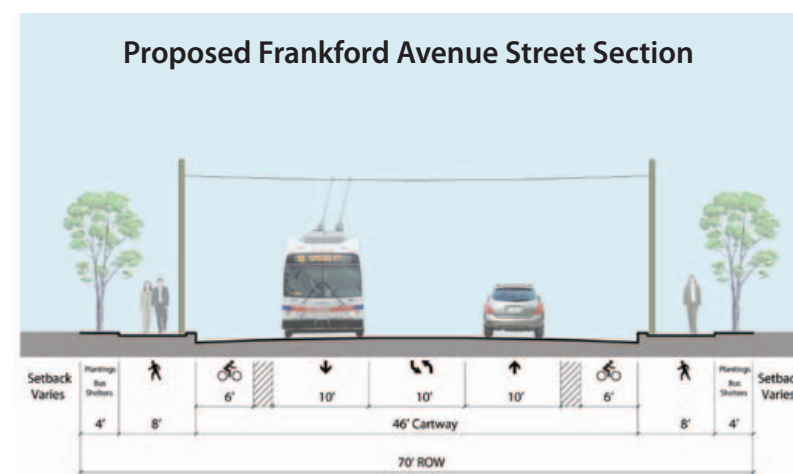
- Work with City agencies to design and implement a streetscape improvement program that incorporates green stormwater infrastructure projects at designated locations along Frankford Avenue
- Form a Frankford Avenue Business Association or Business Improvement District to coordinate improvements to the private realm including the greening of commercial properties to manage stormwater on-site and achieve stormwater fee reductions



- 1 Empty tree pit
- 2 Undefined automobile and pedestrian zones
- 3 Hazardous sidewalk conditions
- 4 Unprotected seating
- 5 Arbitrary street furniture



- 1 Street trees
- 2 Buffered parking lot
- 3 Improved sidewalk
- 4 Bus shelter
- 5 Organized street furniture including bike racks





# Torresdale Avenue Streetscape

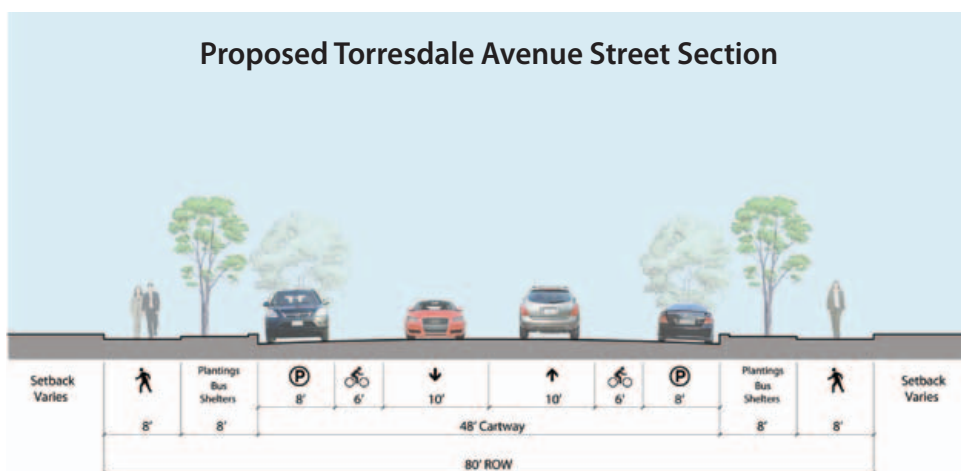
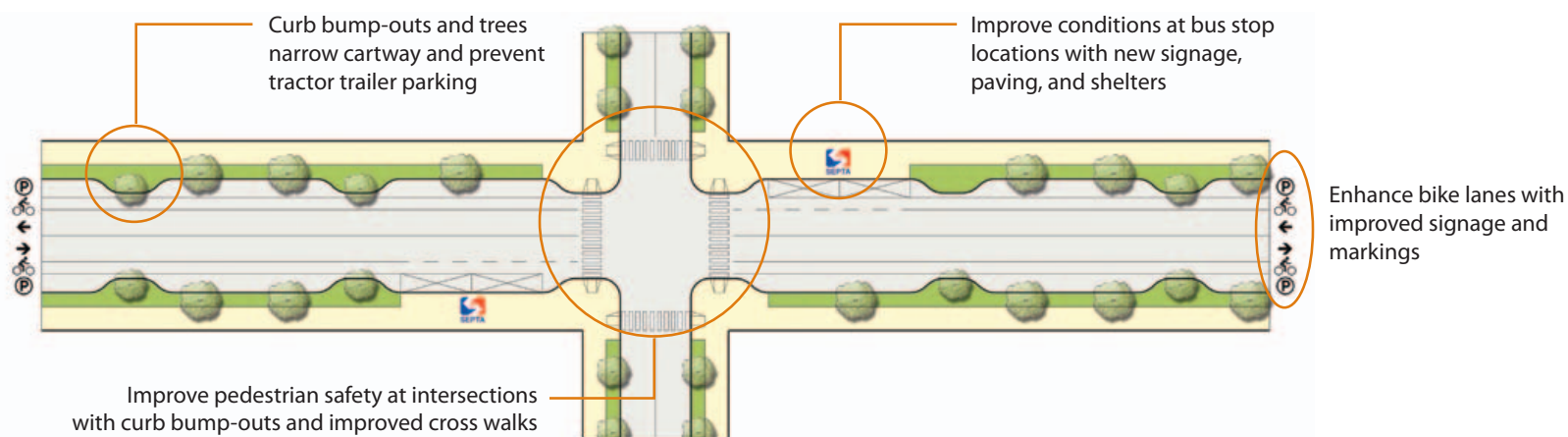


## Improvement Objective:

Transform Torresdale Avenue into a neighborhood-scaled residential avenue through the use of traffic-calming strategies in order to improve the pedestrian, transit, and bicycle user experience.

## Implementation Strategies:

- Work with City agencies to design and implement a streetscape improvement program
- Utilize redevelopment opportunities along the Avenue in order to implement streetscape improvements



## Short Term Improvements:

1. Complete sidewalks along Torresdale Avenue between Blakiston Street and Strahle Street and between Tolbut Street and Linden Avenue.
2. Post signs to prevent tractor trailer parking.

See page 18 for  
Torresdale Avenue Redevelopment



# Holmesburg Junction Station

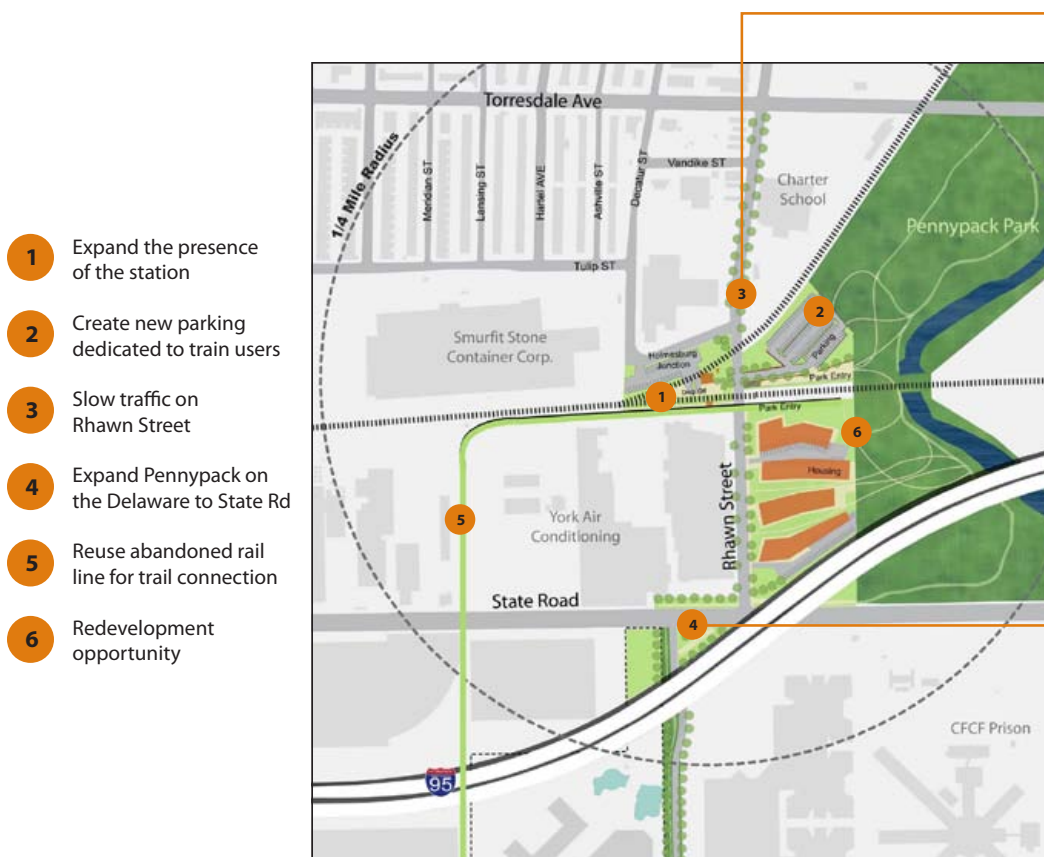


## Improvement Objective:

Improve Holmesburg Junction Train Station in order to increase usage for commuting into Center City.

## Implementation Strategies:

- Improve the function and aesthetics of the station through increased parking dedicated to commuters and landscaping and infrastructure improvements
- Encourage the redevelopment of adjacent parcels in order to increase density around the station
- Employ traffic calming measures on Rhawn Street from Torresdale Avenue to State Road



Station Area plan for Holmesburg Junction



Existing Layout of Rhawn Street



Proposed Layout of Rhawn Street



Top: The existing intersection of Rhawn Street and State Road  
Bottom: Potential improvements



Top: Street view of existing entrance to Pennypack on the Delaware  
Bottom: Potential improvements

on the internet

[www.philaplanning.org/plans/ndelrailfull.pdf](http://www.philaplanning.org/plans/ndelrailfull.pdf)

# Liddonfield Homes Redevelopment



## Improvement Objective:

Redevelop the former site of Liddonfield Homes with a mix of land uses that are mutually beneficial to both the PHA and the residents and business owners of Upper Holmesburg.

## Implementation Strategy:

- Issue an RFP for both the 12- and 20-acre portions of the site in order to solicit proposals that conform with the redevelopment principles set forth in the Upper Holmesburg Neighborhood Goals & Strategies Report

## Redevelopment Principles:



Encourage home ownership

Fill the need for affordable senior housing close to transit and amenities



New development should blend with the neighborhood



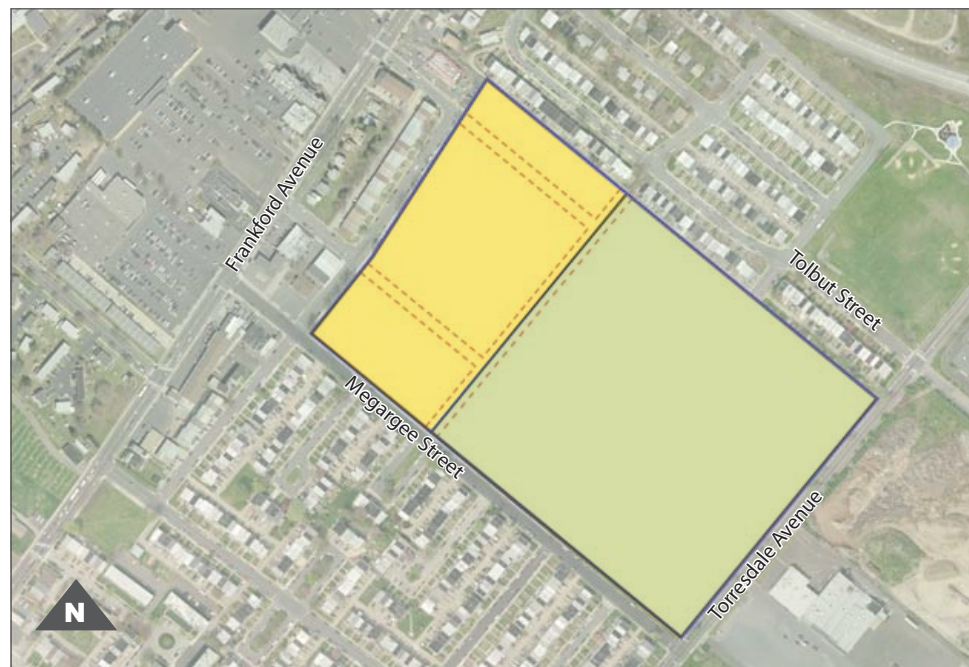
Streets should connect through the development



Include park, play, and community space



Utilize green building technologies

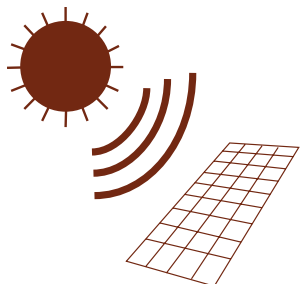


**Housing**  
12 acres

**Recreation / Sports Use**  
20 acres



# Torresdale Avenue Redevelopment



## Improvement Objective:

Redevelop the industrial area between Torresdale Avenue and I-95 into a sustainable, mixed-use development.

## Implementation Strategies:

- Engage land owners and City agencies in a planning process to identify strategies that will best effectuate the goal of redevelopment
- Rezone vacant and underutilized parcels to encourage desired land uses and densities
- Utilize the redevelopment process to shape future development according to the community's desires

## Ideas from the Community

- Beautify Torresdale Avenue
- Rezone for residential/commercial development
- Incorporate green space into the development
- Use for alternative energy production
- Mix land uses: residential, green industry, retail, office, recreation

## Vision

The concept plan for redevelopment along Torresdale Avenue illustrates the community's vision for sustainable, mixed-use development that is compatible with the neighborhood across Torresdale Avenue. The vision recognizes the value of I-95 to industrial land uses by clustering small, medium, and large format industrial uses between Hegerman Street and I-95 with parking and loading in the rear. The blocks between Torresdale Avenue and Hegerman Street are envisioned as walkable, residential streets of varying densities. Limited commercial uses should be urban in character, located along Torresdale Avenue, and served by on-street parking.

## Concept Plan

- 1 Extend the fabric of the neighborhood
- 2 Development is focused on new green space
- 3 Boulevard separates residential and industrial uses
- 4 Opportunities for renewable energy production
- 5 Parking / loading in the rear - along the tracks



Residential  
Mixed-Use  
  
Industrial  
Commercial



See page 15 for  
Torresdale Avenue Streetscape



# Torresdale Avenue Redevelopment: Concept Plan





# 4400 Pennypack Street



## Improvement Objective:

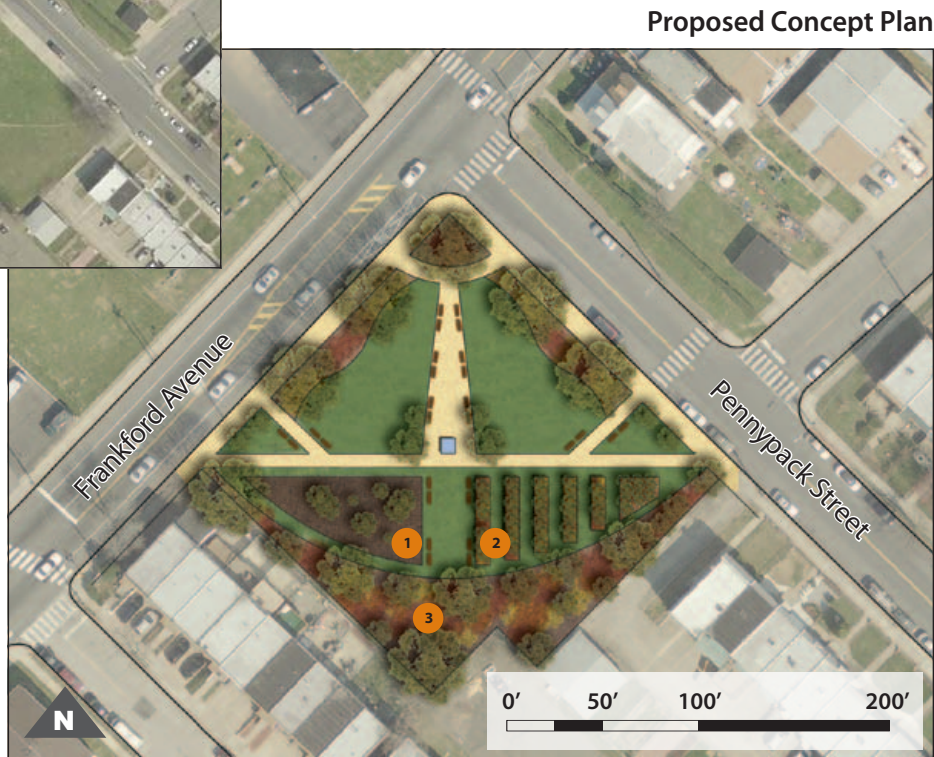
Redevelop the vacant lot into a flexible, multi-use community park that serves as a gateway to the residential neighborhood.

## Implementation Strategies:

- Form a Neighborhood Park Committee to spread awareness, raise funds, and lobby for the creation of a new neighborhood park for Upper Holmesburg
- Work with the Parks and Recreation Department and the Philadelphia Water Department to design the new park as a neighborhood gathering place that incorporates both community-benefitting amenities and green stormwater management infrastructure



Existing



- 1 Dog park
- 2 Community garden
- 3 Stormwater management



# Zoning Recommendations

## Zoning Remapping Process

As part of the PCPC's Integrated Planning and Zoning Process, the Zoning Code Commission is rewriting the City's Zoning Code. Revision of the City's zoning map to reflect changes in the proposed new Zoning Code and to update zoning based on the recommendations of the Philadelphia2035 Comprehensive Plan will occur in three steps.

1. The first step will convert the current zoning districts to corresponding zoning districts in the proposed new code. This process will not change the existing district boundaries. Existing and proposed zoning districts are shown on the map on page 22.
2. The second step will be to revise zoning in discrete areas of the City where a new zoning district that does not have a corresponding district in the old code is proposed.
3. The third step will be to revise the zoning map (districts and boundaries) within each of the 18 planning districts over the course of 5 years through the District Planning process. The district plan for the North Delaware District, which includes Upper Holmesburg, is scheduled for 2015.

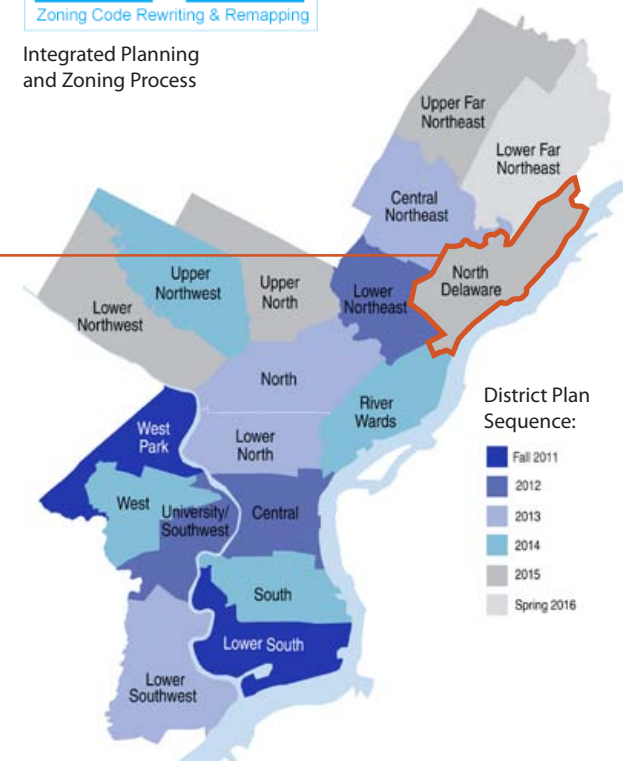
## Proposed Zoning Changes

The following areas are illustrated on the zoning map on page 22.

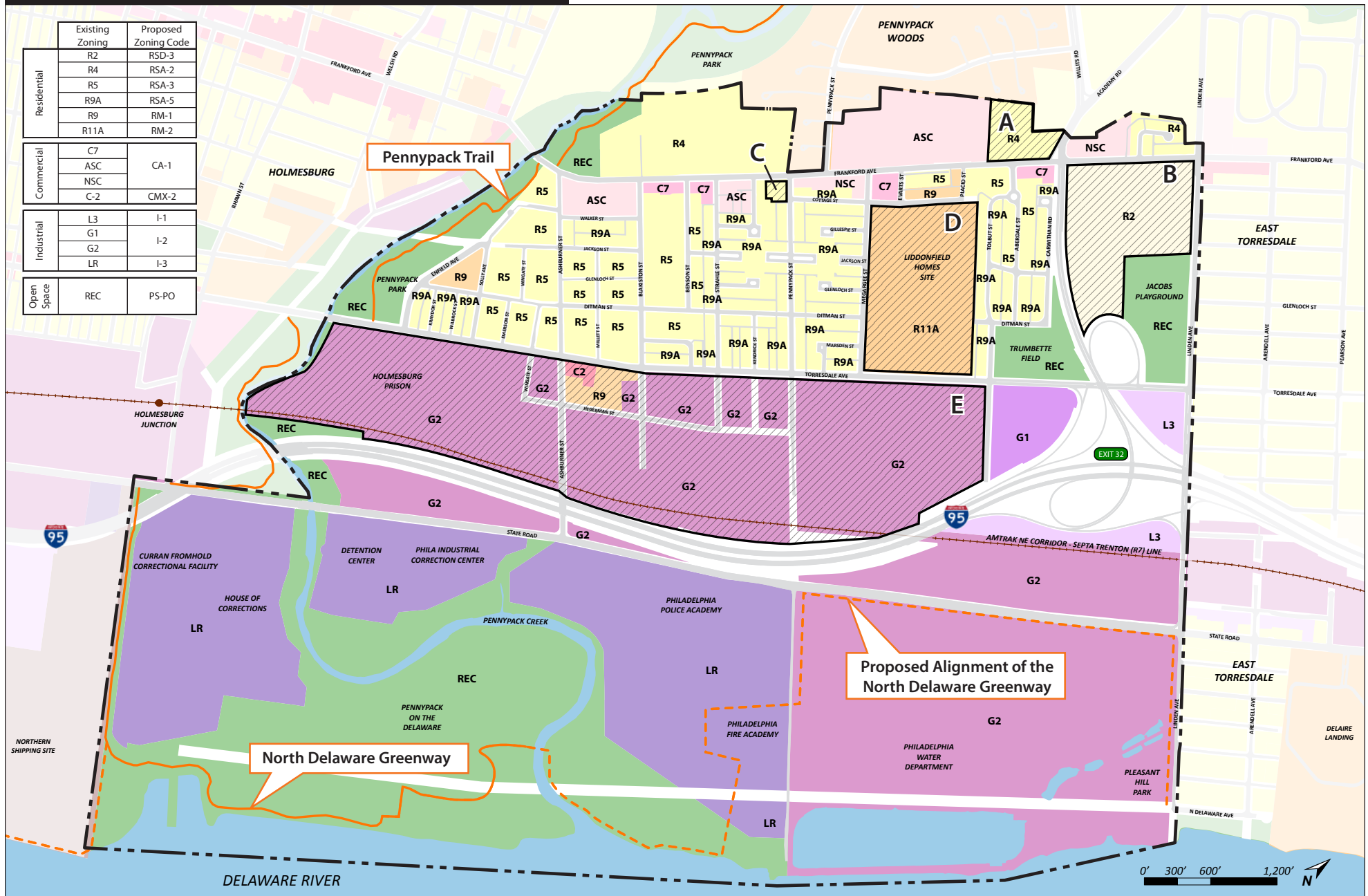
- A. Due to the mismatch between existing land uses and zoning, it is recommended that the area currently zoned R4 (proposed code: RSA-2) at the corner of Academy Road and Frankford Avenue be rezoned ASC (proposed code: CA-1).
- B. The area between Academy Road and Linden Avenue, south of Frankford Avenue contains a mix of industrial, vacant, and civic land uses, but is zoned R4 (proposed code: RSD-3). This area should be rezoned L3 (proposed code: I-1).
- C. The parcel at the corner of Pennypack Street and Frankford Avenue (4400 Pennypack Street) is owned by the Department of Parks & Recreation, but is currently zoned R9A (proposed code: RSA-5). This parcel should be rezoned REC (proposed code: SP-PO).
- D. The Liddonfield Homes site should be rezoned to accommodate redevelopment that conforms with the principles espoused by this Report. It is not recommended that new development be permitted through the use of zoning variances. Appropriate classifications will depend on what is proposed for both the 12 and 20 acre portions (*see p. 17*).
- E. This plan recommends that all or parts of the area between Torresdale Avenue and I-95 from Ashburner Street to Tolbut Street be rezoned to promote redevelopment as outlined in the Torresdale Avenue Redevelopment section of this document. Further, it is recommended that appropriate classifications be determined and mapped by the PCPC after the completion of a more detailed planning study of the area.



Integrated Planning  
and Zoning Process



## Existing Zoning Map with Proposed Change Areas



# Implementation Agenda

The Upper Holmesburg Neighborhood Goals & Strategies Report is the first of many steps towards implementation of the community's vision. The PCPC can assist in planning and coordination; however, implementation of the strategies contained within this Report will depend on private sector development interest, government funding, and the actions of various City agencies. Some of the strategies in this report can be acted upon immediately, while others will require more study and planning before implementation.

The Implementation Agenda on the following pages provides a list of City agencies and community partners who will be involved in the planning and implementation of each strategy listed in this Report. In addition, a priority is provided for each strategy to help guide efforts over time. Short term strategies are those that can be accomplished within a two year period from the publication of this Report. Mid-term strategies will follow, with the goal of completing these items before the publication of the North Delaware District Plan in 2015. Long term strategies are those that will involve further planning before implementation can occur and will generally take 5-10 years to complete. These ideas will be included in the North Delaware District Plan which will become part of the City's comprehensive plan.

This Report will be revised periodically to include status updates and new ideas. In addition, this Report can serve as the basis for a more in-depth neighborhood plan.

## Community Participation

The community partners listed in the Implementation Agenda are critical to the timely implementation of the Improvement Strategies recommended in this Report. Planning and Implementation Agencies should engage the community to build upon the spirit of cooperation and trust built during the neighborhood planning process the led to this Report.

## Guide to Implementation Agenda Chart:

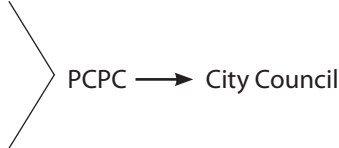
Improvement Strategies	Planning and Implementation Agencies	Community Partners	Priority
<b>Planned or Proposed Improvement</b> <i>Improvement Objective</i> <ul style="list-style-type: none"> <li>Implementation Strategy 1</li> <li>Implementation Strategy 2</li> </ul>	Agencies for Strategy 1 Agencies for Strategy 2	Partners for Strategy 1 Partners for Strategy 2	Priority for Strategy 1 Priority for Strategy 2
	<b>Planning and Implementation Agencies:</b> <i>Commerce: Commerce Department</i> <i>DRCC: Delaware River City Corporation</i> <i>MOTU: Mayor's Office of Transportation and Utilities</i> <i>PCPC: Philadelphia City Planning Commission</i> <i>PIDC: Philadelphia Industrial Development Corporation</i> <i>PPR: Philadelphia Parks &amp; Recreation Department</i> <i>PWD: Philadelphia Water Department</i> <i>RDA: Redevelopment Authority</i> <i>Streets: Streets Department</i> <i>SEPTA: Southeastern Pennsylvania Transportation Authority</i>	<b>Community Partners:</b> <i>UHCA: Upper Holmesburg Civic Association</i> <i>HCA: Holmesburg Civic Association</i> <i>Business Community</i> <i>Development Community</i> <i>Land Owners</i>	



# Implementation Agenda

Improvement Strategies	Planning and Implementation Agencies	Community Partners	Priority
<b>North Delaware Greenway</b> <i>Improvement Objective: Connect people, businesses, and neighborhoods to the Delaware River through the transformation of the riverfront into a sustainable recreation corridor from Pulaski Park in Port Richmond to Glen Foerd in Torresdale.</i> <ul style="list-style-type: none"> <li>Build, manage, and maintain the trails, parks, and green connector streets that together comprise the North Delaware Greenway in order to implement the North Delaware Riverfront Greenway Master Plan</li> </ul>	DRCC	UHCA	Under Construction
<b>Frankford Avenue Streetscape</b> <i>Improvement Objective: Improve the shopping experience along Frankford Avenue for all users through streetscape improvements, coordination of access to and between retail centers, and improved signage and landscaping.</i> <ul style="list-style-type: none"> <li>Work with City agencies to design and implement a streetscape improvement program that incorporates green stormwater infrastructure projects at designated locations along Frankford Avenue</li> <li>Form a Frankford Avenue Business Association or Business Improvement District to coordinate improvements to the private realm including the greening of commercial properties to manage stormwater on-site and achieve stormwater fee reductions</li> </ul>	PCPC, MOTU, PWD, SEPTA, Streets  Commerce, PWD	UHCA  UHCA, Business Community	Mid-Term  Short Term
<b>Torresdale Avenue Streetscape</b> <i>Improvement Objective: Transform Torresdale Avenue into a neighborhood-scaled residential avenue through the use of traffic-calming strategies in order to improve the pedestrian, transit, and bicycle user experience.</i> <ul style="list-style-type: none"> <li>Work with City agencies to design and implement a streetscape improvement program</li> <li>Utilize redevelopment opportunities along the Avenue in order to implement streetscape improvements</li> </ul>	PCPC, MOTU, PWD, SEPTA, Streets PCPC, RDA, PIDC	UHCA Development Community	Mid-Term Long Term
<b>Holmesburg Junction Train Station</b> <i>Improvement Objective: Improve Holmesburg Junction Train Station in order to increase usage for commuting into Center City.</i> <ul style="list-style-type: none"> <li>Improve the function and aesthetics of the station through increased parking dedicated to commuters and landscaping and infrastructure improvements</li> <li>Encourage the redevelopment of adjacent parcels in order to increase density around the station</li> <li>Employ traffic calming measures on Rhawn Street from Torresdale Avenue to State Road</li> </ul>	SEPTA, MOTU  PCPC, RDA  PCPC, MOTU, Streets	HCA  Development Community  HCA	Long Term  Long Term  Long Term

# Implementation Agenda

Improvement Strategies	Planning and Implementation Agencies	Community Partners	Priority
<b>Liddonfield Homes Redevelopment</b> <i>Improvement Objective: Redevelop the former site of Liddonfield Homes with a mix of land uses that are mutually beneficial to both the PHA and the residents and business owners of Upper Holmesburg.</i> <ul style="list-style-type: none"> <li>Issue an RFP for both the 12- and 20-acre portions of the site in order to elicit proposals that conform with the redevelopment principles set forth in the Upper Holmesburg Neighborhood Goals &amp; Strategies Report</li> </ul>	PHA, PCPC	UHCA	Short Term
<b>Torresdale Avenue Redevelopment</b> <i>Improvement Objective: Redevelop the Industrial Area between Torresdale Avenue and I-95 into a sustainable, mixed-use development.</i> <ul style="list-style-type: none"> <li>Engage land owners and City agencies in a planning process to identify strategies that will best effectuate the goal of redevelopment</li> <li>Rezone vacant and under-utilized parcels to encourage desired land uses and densities</li> <li>Utilize the redevelopment process to shape future development according to the community's desires</li> </ul>	PCPC, PIDC  PCPC, City Council RDA, PCPC	UHCA, Land Owners  UHCA UHCA	Mid-Term  Long Term Long Term
<b>4400 Pennypack Street</b> <i>Improvement Objective: Redevelop the vacant lot into a flexible, multi-use community park that serves as a gateway to the residential neighborhood and infiltrates and treats stormwater runoff from Frankford Avenue.</i> <ul style="list-style-type: none"> <li>Form a Neighborhood Park Committee to spread awareness, raise funds, and lobby for the creation of a new neighborhood park for Upper Holmesburg</li> <li>Work with the Parks and Recreation Department and the Philadelphia Water Department to design the new park as a neighborhood gathering place that incorporates both community-benefitting amenities and green stormwater management infrastructure</li> </ul>	PPR  PPR, PWD, PCPC	UHCA  UHCA	Short Term  Mid-Term
Zoning Recommendations	Implementation	Timing	
A. Corner of Academy Road and Frankford Avenue B. Academy Road to Linden Avenue, south of Frankford Avenue C. Corner of Frankford Avenue and Pennypack Street D. Liddonfield Homes site E. Torresdale Avenue to I-95, Pennypack Park to Tolbut Street <i>(see map on p. 22)</i>		A. Short Term B. Short Term C. Short Term D. Concurrent with redevelopment E. After site-specific planning process	

## Planning Team

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