



Lower Northwest District Plan Summary of Public Comments

THRIVE

- **From the 9/18/14 Public Meeting**
 - I support the preservation of the character of central Roxborough
 - Concern about East Falls residential increase in taxes and future value of properties are 5-6 times availability in the past
 - Make Dobson School a Philadelphia Public Magnet school that is attractive to keep families
 - Build near Shawmont Station, on junk yard Nixon street up both sides of Shawmont
 - I live a block from Ridge Ave. I don't want growth there
 - Restrict development in the 600 block of Green Lane near park entrance. Green Lane provides parking for park visitors.
 - Philadelphia University refused to cooperate with EFCC on a plan. We need to protect neighbors
 - What do you put in vacant store fronts on Ridge Avenue in the Roxborough business district?
- **From Formal Written Comments:**
 - Call out PA's "Main Street Program" and note that East Falls Riverfront Business District has applied for designation
 - Revise commercial corridor chart to better reflect existing conditions
 - Revise text to mention that a Philadelphia University master plan can possibly help the University respond to complaints about student behavior in the residential housing areas of EF. A Phila U plan that includes housing could be responsive to these community concerns.

CONNECT

- **From the 9/18/14 Public Meeting**
 - Better signage for commuters to Forbidden Drive

- How about putting pedestrian call button at pedestrian crossings on Ridge Avenue and elsewhere, that will turn on bright flashing lights were there is not traffic light.
- Double deckers—oooh!
- The train is nowhere near reliable and almost always late. Fix that first.
- The city is getting behind biking as a mode of transport -- can we improve/add bike lanes here and add sharrows too?
- Create feeder systems from areas west of Ivy Ridge Station
- Please fix Greene Lane bridge access over Schuylkill to move traffic in a better way so it is not so backed up
- Complete streets will only work if Henry Ave. isn't a speedway! Too dangerous to bike!
- Is there any way to calm Lincoln drive from Wissahickon Avenue down through Ridge Avenue? This screams out for roadway redesign
- Lincoln Drive is not a highway and should stop being made to function as one
- Minerva Street is very dangerous for cars and people. People do walk this.
- Shawmont to Minerva from Nixon—it is difficult to see vehicles coming down Shawmont speed and go into other lane.
- Wow, yes please rehab and police the staircases (populate and clean)
- Improve traffic flow and pedestrian safety at the Wissahickon Transportation Center

- **From Formal Written Comments:**

- Install bicycle facility along length of Ridge Avenue
- Add East Falls Development Corporation as an implementing agency for recommendation #14
- Rename the East Falls regional rail station to East Falls/Philadelphia University Station and improve pedestrian connections between station and campus
- Strengthen Bike and Ped connections to the East Falls Riverfront Business District from the Falls Bridge and Schuylkill River Trail
- Include recommendation for bicycle climbing lane on Midvale Avenue
- Add recommendation for construction of a community parking lot/garage in Manayunk
- Widen and improve Port Royal Avenue between Eva Street and River Road to allow for new development
- Extend sewer lines to Port Royal Avenue between Eva Street and River Road

RENEW

- **From the 9/18/14 Public Meeting**

- Please help us maintain and create green spaces in Roxborough/Manayunk
- Public boat dock between Falls Bridge and Green Lane Bridge big enough for rowboats and dragon boat
- Preservation is an essential need in this area—So much history and tremendous development pressure threatens it!
- Preservation of St Timothy's Workingmen's club and institute at 5164 Ridge Ave
- Dredge Canal like we should have five years ago
- Love the plan to preserve green space!!

- **From Formal Written Comments:**

- Include recommendation for a boat launch along the Schuylkill River in East Falls
- Improve the Inn Yard Park as an asset to the Riverfront Business District
- Add Mifflin School to list of schools to be greened
- Add the following structures as historic preservation priorities – East Falls Masonic Hall, Falls Bridge, Castle Ringstatten, Church of the Holy Family
- Acknowledge the Upper Roxborough National Historic District (1999) and additions (2004)
- Acknowledge Roxborough Environmental Control zoning district (Manatawna Farm)
- Preserve Germany Hill as parkland
- Preserve open spaces within Central Roxborough

FOCUS AREAS

Ivy Ridge Focus Area

- **From the Public Meeting**

- You can lead a horse to water but can you make it drink? The new apartments at Ivy Ridge station have not helped increase ridership. Those folks get in their cars to go to work!
- No More residential development. New apartments behind the train station have only increased the number of vehicles. Few of the new residents actually take the train
- No more residential development in area near Germany hill
- Bus and train schedules to Manayunk need to be offset more. Later every night until 2am to and from Manayunk

- What improvement to public transportation?
- More frequent trains
- More late night trains
- Better scheduling of busses and trains
- We feel that often times all public transit options from Center City to Manayunk leave around the same time
- I'm not concerned with building form, just the density. New construction is too dense
- Traffic is very bad already on Umbria. It can take ½ hour from Domino to Green lane
- For transit parking overflow parking, use empty lot uphill from station
- Stop building houses that have no porches or inviting traits. They are hideous on Parker Avenue
- NO added residential
- Concerns about reverse commuters
- Concerned about adding that many more cars to already congested small street
- Concerns about congestion along Umbria
- Germany Hill trail access should be opened up
- More residential not necessary!
- Improve walk to Ivy Ridge, better bus services, improve Parker and Umbria crosswalk
- How will this impact the local schools? Can we make it positive?
- Nice three to four bedroom homes on Germany Hill please
- Extend Fowler, Delmar and Lemonte Street into Germany Hill and out to Smick Street and build nice homes. Stop listening to the NO from just 8 people who don't want this.
- We don't need any more houses. Just retail and commerce near Umbria and Parker. Too dense already
- Too many Townhouses behind Ivy Ridge station and across the street. Too densely populated.
- Extend Smick Street through to Parker Street
- If you build parking structures at Ivy Ridge Station leave lot next to 4840 Umbria flat—or how about a green space? We do not want to make more houses there

- **From Formal Written Comments:**

- Mixed use development around Ivy Ridge Station make traffic conditions along Shawmont Ave and Umbria Street worse during rush hour.
- Mixed use development at Ivy Ridge Station constitutes an over-development of the area
- Questions as to how street and trail improvements will be made to accompany new development.
- New residents around Ivy Ridge will continue to drive to work.
- Commercial uses are okay Umbria St
- Structured parking is desired
- Additional bus service to train station is desired
- Add recommendation for bridge connection to I-76 from Domino Lane
- Remove recommendation for bridge connection to I-76 from Domino Lane

Wissahickon Gateway Focus Area

- **From the Public Meeting**

- Ensure that boat houses in East Falls are preserved
- More detail needed for ground floor uses
- Rear of buildings should engage the river
- A pedestrian and bike bridge would be great at the Wissahickon Gateway
- Ped/bike trail at Wissahickon Transportation Center would be so great and increase safety!
- Awesome plan for the transfer station long over due
- A 10 story building would take the beauty of the riverside away. It's a terrible idea. Every day I see the neighborhood and that will kill its integrity
- Develop Wissahickon Station lot to pay for new station/elevator
- Consider view/appearance from I-76 and Lower Merion
- Could this development address senior housing needs? 10 stories kills the view of everything. DON'T do it.
- No to ten stories. Even 8 is too high on a podium. Save our views. It's a fine-grained hill town
- 10-story building is too tall
- Need more services to accommodate two ten story apartments
- City follow through/enforcement of vision

- Very Concerned about safety of trail being so far from the road etc.
- Excess parking in new development to accommodate Manayunk weekend traffic and permitting above
- Whole Foods Grocery
- Filling in trail gaps will be great for Main Street and the greater regional trail system
- Mural on outbound wall on Rochelle and Wissahickon Station
- Keep the movie theatre in place. Don't remove it
- Dekes has to stay!
- Please put liner buildings on parking structures
- Is grocery store realistic? Not good access
- Concerns about congestion
- Transit oriented development here makes so much sense! Love the enlargement and reconfiguration of the transfer center!
- Ridge and Calumet terrible congestion to reach the Falls Bridge. Very bad for pedestrian safety. Restudy signalization?
- Build boat dock and access to Schuylkill
- Wissahickon Transportation Center—much needed to alleviate congestion in the SEPTA public transport area thanks!
- Midvale to Ridge to Falls Bridge traffic study needed
- More green space when you are building all of these multifamily housing units
- East Falls- additional roads helpful for access!
- More pedestrian access across Kelly Drive. Push button signals also desired.
- East Falls- extra roads may cause congestion due to traffic cheating shortcuts
- Ridge and Midvale confusing access for pedestrians
- Midvale and Kelly intersection may need another traffic design and pedestrian safety study. Poor bus access.
- East Falls- add the dock please!
- East Falls- is parking possible on both sides of River Road?

- **From Formal Written Comments:**

- Add label for Inn Yard Park

- Identify ownership of proposed pedestrian plaza on Manayunk/Wissahickon side
- Address safety of pedestrians and bicyclists on the 4100 and 4200 blocks of Ridge Avenue
- Implement streetscape improvements to 4100 and 4200 blocks of Ridge Avenue
- Develop a unified streetscape along Ridge Avenue that addresses pedestrian safety, and connections with neighborhoods, transit, open space, and the waterfront
- Improve key intersection with pedestrian safety upgrades, landscaping, gateway treatments, etc.
- Include a pedestrian connection from relocated Wissahickon Station to Rochelle Avenue

ZONING & LAND USE

• From Public Meeting

- I agree with Central Rox Overlay
- All other overlays -- don't quite understand the possibilities so it makes me nervous. Still want character in the area!
- Will the zoning change now that St. Bridget's is closed?
- Consider business needs for parking on Lower Main St
- The people of the Wissahickon would like to have our neighborhood downgraded to RSA-1
- Can Residential corners have special zoning so they are not so attractive to subdivision due to two street frontages?
- East Falls looks Good!

• From Formal Written Comments:

- Zone Germany Hill for park use
- Maintain single-family zoning in Wissahickon neighborhood
- No new multi-family zoning in Wissahickon neighborhood
- No residential upzoning within the boundaries of Ridge Park Civic Association