

Alternatives Descriptions for Priority Area Concepts

Steering Committee Mtg. #5 07/01/08

	Fairway/Old York Road	Susquehanna Road	London Center	Roy/Rubicam
Assumptions	<ul style="list-style-type: none"> • Significant changes of zoning may be made. • An important civic-type use, such as a post office, community center or a library can be moved to this new location. • An entity or several entities will be responsible for maintaining the significant area of open space. • SEPTA can be persuaded, working in cooperation with the Township and County, to make the Noble Station a major hub for transit. • Some flexibility exists to move some auto sales/storage around and newer ideas for selling, servicing, and storing new cars may be possible at this location. 	<ul style="list-style-type: none"> • Changes are possible to the physical configuration of the intersection of Susquehanna Road and Old York Road and to the sidewalk area just north of the intersection. 	<ul style="list-style-type: none"> • Existing buildings may be adaptively reused. • “Infill” is possible. • A hotel use is acceptable at this location. • Changes of zoning may be made. • Condo-apartment units are acceptable at this location. • Structured parking is possible as new development occurs. 	<ul style="list-style-type: none"> • The market for mixed use may be enhanced by providing open space and emphasizing a “village” environment at this location. • Some changes are possible to the way in which side streets are used. • PennDOT may be persuaded to allow some form of traffic signal to be installed on Old York Road. • Changes of zoning may be made.

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Public and quasi-public actions required	<ul style="list-style-type: none"> Relocate 1 or more community facilities to Fairway/Old York Rd. site (Abington Twp, YMCA and/or Penn State Abington). Encourage developers/work with property owners to (re)develop (Abington Twp). Create an Ultimate Right-of-Way Map (Abington Twp). Revise zoning (Abington Twp). Attract financier/partners to build a Performing Arts Center (Abington Twp & Penn State Abington). 	<ul style="list-style-type: none"> Reconfigure Susquehanna Rd. and Old York Road intersection (PennDOT) Purchase required property for intersection reconfiguration (PennDOT). Install and maintain enhanced 1-2 block streetscape (PennDOT & Abington Twp). 	<ul style="list-style-type: none"> Encourage developers/work with property owners to (re)develop (Abington Twp). Revise zoning (Abington Twp). Facilitate hotel development on the site (Abington Twp). Install and maintain streetscape furnishings along Old York Road and London Road (Abington Twp. & PennDOT). 	<ul style="list-style-type: none"> “Daylight” part of the existing storm pipe east of Old York Road (Abington Twp). Facilitate assembly of land for the creation of a permanent open space along Old York Road (Abington Twp). Convert Rubicam Ave. into “green” pedestrian/bicycle right of way (Abington Twp). Install new traffic light at Roy Avenue (PennDOT).
Relative costs (private & public)	High	Low	Medium	Moderate
Expected benefits	<ul style="list-style-type: none"> A walkable <i>center</i> in Abington Twp. TOD . Gateway to Abington Township. Increased transit 	<ul style="list-style-type: none"> Improved pedestrian crossing at intersection. Safe pedestrian accommodations along Old York 	<ul style="list-style-type: none"> Additional residential dwelling options are available within the township. Overnight accommodations for 	<ul style="list-style-type: none"> Additional development close to transit services. Improved access to Crestmont Station. Safe pedestrian

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	service to Noble Station.	Road. <ul style="list-style-type: none"> Improved atmosphere and visibility for existing and potential businesses along Old York Road. 	visitors to the township <ul style="list-style-type: none"> A walkable, mixed use center for eating and drinking located in the middle of Abington Twp. 	crossing for the stretch of Old York Road between Edgehill Rd and Moreland Ave. <ul style="list-style-type: none"> Traffic speeds slowed because of new traffic light. Neighborhood revitalization. Increased economic viability and quality of life in area due to walkable, mixed use environment.
Other relevant factors	<ul style="list-style-type: none"> Employs existing Fairway. Includes a Performing Arts Center. Smart Growth principle realized by concentrating development near transit. 	<ul style="list-style-type: none"> Improving pedestrian accommodations complements surrounding uses that are generators of pedestrian activity (such as Sunrise Senior Living, Abington Public Library, the YMCA, Abington Township Building, the Abington High School and Abington Presbyterian Church). 	<ul style="list-style-type: none"> Builds on market support and local importance of Target, the Abington Pharmacy, and the Kitchen Bar. Encourages sustainable practices by utilizing the existing Abington Towne Center and Abington Shopping Center building footprints. 	<ul style="list-style-type: none"> Open space provides a changed and improved ambiance to the area.

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