

## Old York Road Constraints

- Presence of vacant and underutilized buildings and parcels along the length of the corridor
- Excessive amounts of surface parking lots
- Shallow and narrow parcels north of Edgehill Road restrict redevelopment opportunities
- Wide right-of-way, fast vehicular traffic, and heavy traffic volumes deter pedestrian crossing of Old York Road and make for an inhospitable environment
- Transit oriented development potential adjacent to the Noble Train station is unrealized
- Abundant driveway curb cuts
- Vehicular speeding north of Edgehill Road
- Unsafe and physically constricted intersection with Susquehanna Street
- Large areas of vehicular storage associated with the car dealerships
- Insufficient loading areas for car dealerships
- Lack of “Main Street USA”- type shopping area
- Multiple branding techniques and sporadic locations of banners are not visually compelling
- Inconsistent landscaping and lighting
- Landscape within medians not thriving
- Lack of pedestrian amenities (planters, benches, trash receptacles, drinking fountains)
- Lack of bicycle facilities/opportunities
- Lack of on-street parking
- Potential of Penn State Abington Shuttle and Abington Township’s LINK shuttle service is unrealized
- Restricted cartway and sidewalk under the Edgehill Road Bridge
- Poorly marked bus stops
- Overhead utility lines north of Edgehill Road are unsightly
- Lack of wayfinding to Abington attractions
- Municipal building activity occurs in the back and does not contribute to the street life along Old York Road