

Old York Road Opportunities

- “Infill” blocks and rehabilitate structures
 - Consolidate and redevelop tracts with new uses
 - Create mixed-use nodes in walkable settings along the corridor
 - Build parking structures in selected locations
 - Change orientation of building/parking along street frontage
 - Take advantage of underutilized and vacant properties to promote new retail/eating and drinking/cultural venues and live-work settings
 - Provide civic uses in a Town-Center-like atmosphere
 - Reorient Township Building to encourage activity along the Old York Road frontage
 - Redevelop the Fairway Shopping Center, Baederwood Shopping Center and Rydal Park simultaneously as part of an all-encompassed plan
 - Implement traffic calming elements at select locations, especially at intersections where pedestrians are likely to want to cross Old York Road
 - Employ new strategies for vehicular storage (i.e. vertical stacking and structured parking)
 - Create a common loading area for vehicle loading and unloading to be shared by multiple auto dealerships
 - Create a “branding” identity for whole corridor
 - Create special services district management entity along corridor
 - “Underground” overhead utilities through public/private partnerships as part of new development projects
 - Take advantage of views into and over the adjacent landscape
 - Take advantage of R-3 Noble Station for Transit Oriented Development
 - Provide continuity in streetscape amenities (i.e. pedestrian lighting, banners, street trees, paving patterns and benches)
 - Supplement median plantings with native plant species tolerant of urban and drought conditions
 - Supplement additional plantings through private planters and public planters attached to pedestrian lights and/or banner poles
 - Consolidate access points to multiple properties
 - Create a joint venture shuttle service funded and operated by Abington Township and Penn State Abington.
- Improve intersection operations