



# FOX CHASE

## NEIGHBORHOOD PLAN

CPLN 600 Spring 2022  
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University of Pennsylvania

# PREFACE

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When hearing of the Fox Chase neighborhood, most Philadelphians will think of the world-renowned Fox Chase Cancer Center. Yet, in the wake of COVID-19, the Fox Chase neighborhood has the potential to be known for its other desirable qualities. During the height of the pandemic, many city-dwellers left for more comfortable and spacious living arrangements in the suburbs. Even though a new normal is upon us, the desire for open space still remains an aspiration for many. As a 'suburb within a city,' Fox Chase is well positioned to make the most of this moment given its charming residential character, ample green spaces, and significant transit connections to Center City and surrounding regions.

The neighborhood's low-density suburban character and plentiful natural spaces have guided our vision of Fox Chase as a climate resilient residential haven with easily accessible amenities and dynamic economic opportunities. Although suburban in character, Fox Chase is still very much a part of Philadelphia, and requires that our plan prioritizes urban amenities such as walkability, multi-modal transit, and diverse community resources. Through this plan, we envision a Fox Chase that embodies the best of suburban living and city life. This hybrid approach meets 21st Century realities without sacrificing Fox Chase's authenticity as a historic and residential Philadelphia neighborhood.

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Fox Chase Recreational Center





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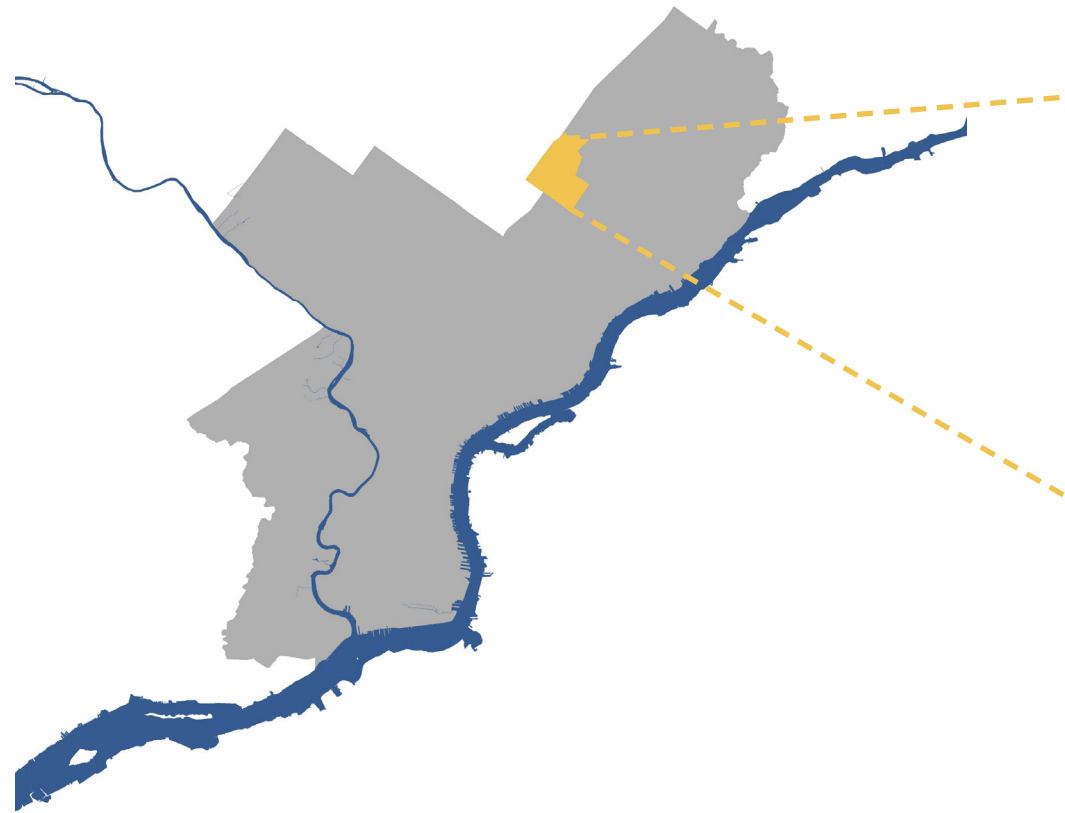
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## **Acknowledgment**

## Fox Chase, Philadelphia

Located in central northeast Philadelphia, Fox Chase is a quiet, residential neighborhood, bordering Montgomery County to the west, the neighborhoods of Burholme and Oxford Circle to the south, Rhawnhurst to the east, and Bustleton to the north. Fox Chase is also nestled among several city and Montgomery County parks--Burholme Park, Lawnview Memorial Park, Lorimer Park, and most notably, Pennypack Park .

The neighborhood is mainly comprised of local streets, dotted with duplexes and detached single family homes. There are a few heavier traffic avenues around major sites in the neighborhood, such as Fox Chase Cancer Center and Jeanes Campus Temple University Hospital, as well as connectors into Montgomery County. Fox Chase is home to the world-renowned Fox Chase Cancer Center (FCCC), a leading hospital and research center that attracts patients from throughout the city, country, and world. Fox Chase Farm, one of the few remaining



active farms within city limits and under the jurisdiction of the Philadelphia School District, is an educational and agricultural asset to the neighborhood. Fox Chase is approximately a 30-minute drive from Center City, Philadelphia. There are two SEPTA Regional Rail line stations, Ryers Station and Fox Chase Station, located within

the neighborhood boundary as well as multiple bus lines running throughout the neighborhood.





# EXISTING CONDITIONS

*Exploring how and why Fox Chase came to be.*

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# ONS



Residential Development in Fox Chase



## COLONIAL ARCHITECTURE

## METROPOLITAN CONNECTIONS

## COMMERCIAL GROWTH

## NICHE INDUSTRY

## CHANGING POPULATION

### COLONIAL ARCHITECTURE

Located on ancestral and uncaded Lenape land, Fox Chase, like the rest of Philadelphia, was occupied by Swedish in the 1600s and then eventually by English colonists. The land was primarily settled by the colonial rich as a site for summer homes and recreation surrounding the area's abundant forests and streams. Although the economy of the surrounding area was defined by the numerous grist mills along Pennypack Creek, Fox Chase maintained its status as an elite enclave for relaxation and recreation. The neighborhood takes its name from the Fox Chase Inn, which was built in the early 1700s near the intersection of present-day Oxford Road and Huntingdon Pike to accommodate affluent Philadelphians seeking escape and outdoor recreation from the congested urban center.

### METROPOLITAN CONNECTIONS

After almost a century of primarily 'gentleman' farms and recreational land uses, it was only with the extension of the Philadelphia, Newtown & New York railroad in 1878 that the neighborhood began to see increases in commercial development. Transportation linkages to the rest of Philadelphia and the larger metro area facilitated the development of a burgeoning agricultural trade and commercial retail corridor namely along the Five Points intersection of Cottman, Rising Sun & Oxford Avenues.





## COMMERCIAL GROWTH

Although the area was incorporated by the City of Philadelphia by 1854, the northeast was resistant to the dense urban housing development occurring throughout much of the City. Despite the initial hesitancy to denser, multifamily housing styles, as Philadelphia grew and industrialized, Fox Chase saw a slow uptick in housing developments. This steady growth finally exploded in the late 1920s with the extension of city utilities to the neighborhood and the paving of major arterial roads like Cottman Avenue.

## NICHE INDUSTRY

While Fox Chase was seeing an uptick in residential uses following the extension of utilities and paved roads, there was also a core industry shift in the neighborhood. The shift in the neighborhood economy from that of agriculture and recreation to life sciences and healthcare was caused by the establishment of Jeanes Hospital, a provision of the will of Fox Chase native daughter and philanthropist, Anne T. Jeanes. Almost 40 years after the founding of Jeanes Hospital, the Fox Chase Cancer Center (FCCC) was established, solidifying Fox Chase's unique industry concentration of healthcare and indicative of the further healthcare industry concentration that would occur in the neighborhood.

## CHANGING POPULATION

As the neighborhood and surrounding northeast portion of Philadelphia entered the late 20th century and early 21st century, the area saw a dramatic influx of immigrants, primarily from former USSR states and East Asia, altering the demographic composition of an area that had historically been predominately classified as white, middle-class homeowners. While these recent immigration trends have been slower to take hold in Fox Chase when compared to other surrounding neighborhoods, there have been profound increases from 2000 to present in the racial and ethnic diversity of the neighborhood.

**1929**

Paving of Cottman Ave. and extension of city water and sewer lines solidified the area's status as a residential and commercial corridor



The Fox Chase Cancer Center opens on land donated by trustees of the adjacent Jeanes Hospital

**1968**

**2007**

Rapidly growing immigrant populations throughout the Northeast



HEALTHCARE

ARTS & REC

RELIGION & EDS

## Neighborhood Pride and Places to Go

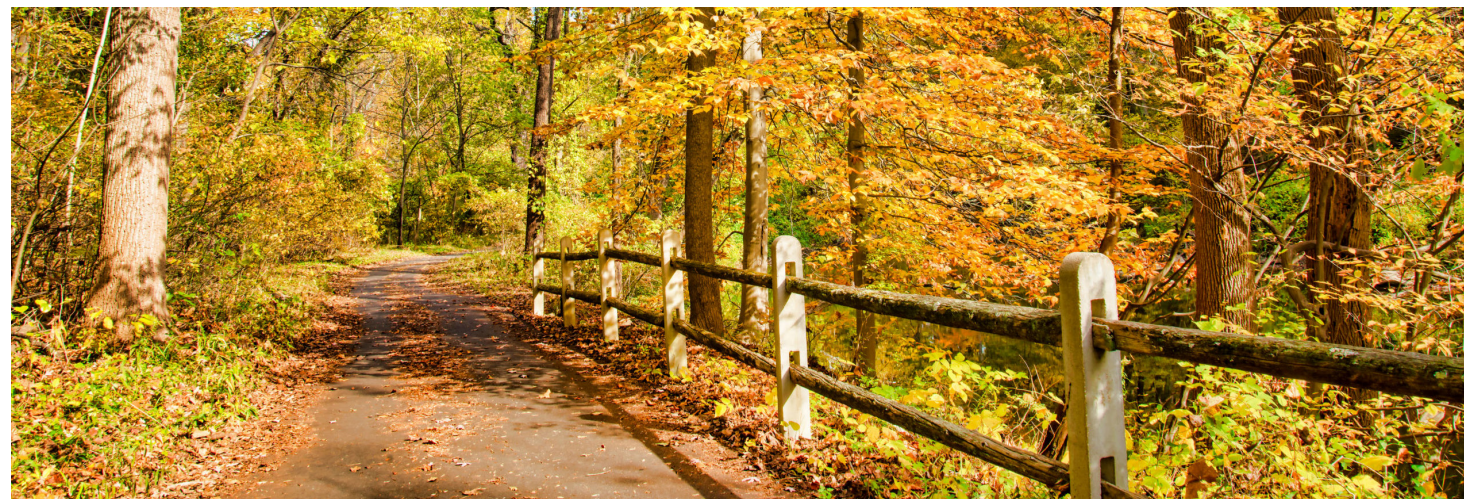
Based on the neighborhood's parks and schools alone, Fox Chase is undeniably family-friendly. The Fox Chase school boasts consistently high attendance rates while the Crossan School offers inclusionary parent workshops and more--making Fox Chase a fantastic place to start a family.

Healthcare is institutional to Fox Chase. Beyond the Fox Chase Cancer Center and Jeanes Hospital, Fox Chase has yet more healthcare institutions to offer. There are rehabilitation and retirement communities abound in the northern section of the neighborhood, which are a boon to older current and future Fox Chase residents.

Finally, culture and nature is another highlight of Fox Chase. Adventurous visitors may choose to bike the Pennypack Park trails, take a horseback riding lesson at Solly Stables, or attend the Sheep Shearing Festival at Fox Chase Farm. Famished from outdoor activities? Fox Chase has an array of Danish bakeries and German specialty food stores, which echo the long history of these cultures in the neighborhood.



Solly Stables. Source: Alex Charnov



Pennypack Park in Fall. Source: philaparkandrec.tumblr.com



## Healthcare

1. Fox Chase Cancer Center
2. Pennypack Nursing and Rehabilitation Center
3. Holy Redeemer Lafayette Retirement Community

## Art & Recreation

4. Pennypack Park
5. Fox Chase Recreation Center
6. Burholm Park
7. Solly Stables
8. Champions Park Playground
9. Fox Chase Farm

## Religion

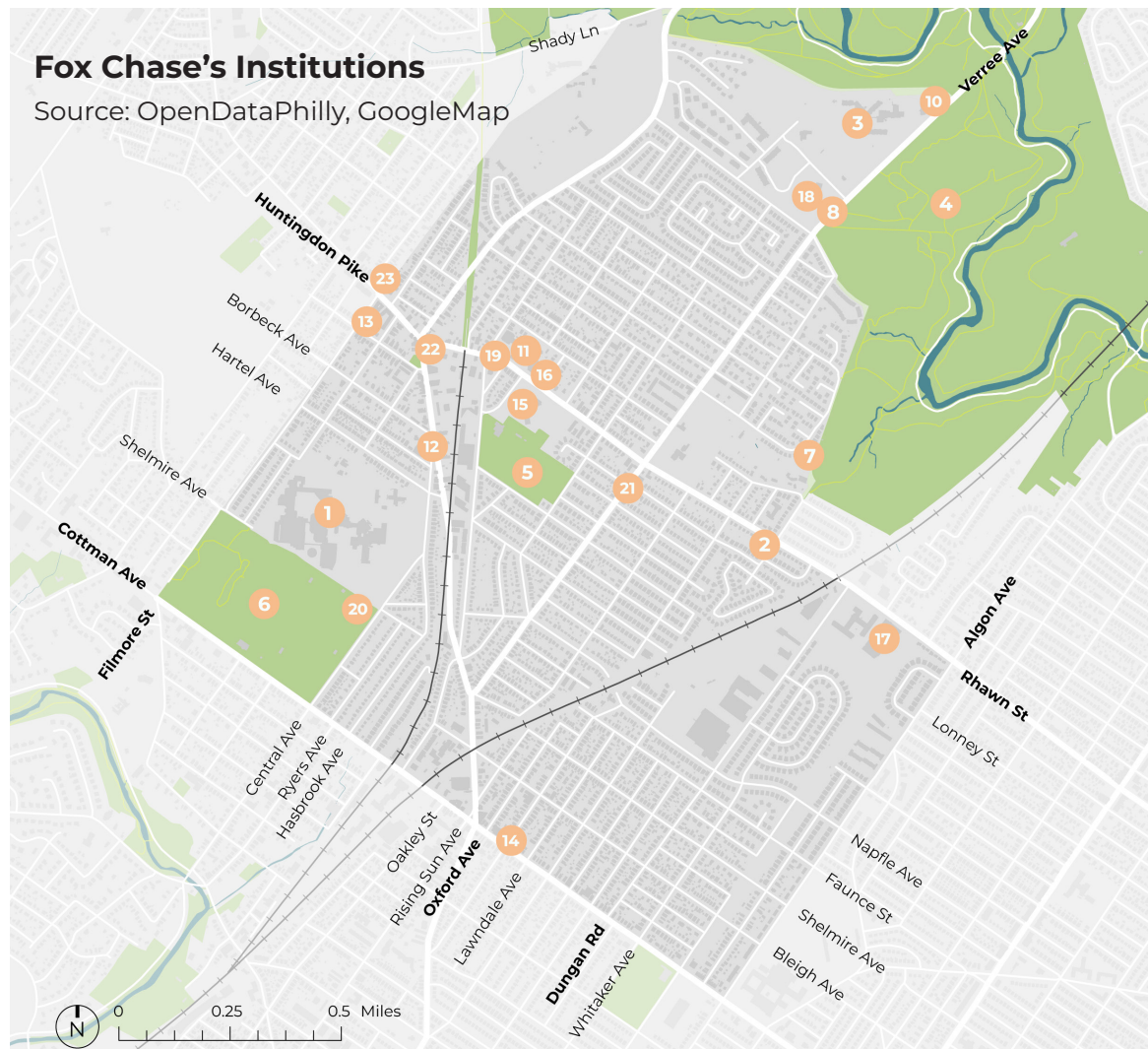
10. St. Stephen Orthodox Cathedral
11. St. Cecilia's Catholic Church
12. Memorial Presbyterian Church
13. Fox Chase United Methodist Church

## Education

14. Crossan School
15. Fox Chase School
16. St. Cecilia's School
17. Tacony Academy Charter School
18. CORA Services, Inc.
19. Fox Chase Library
20. Ryerss Museum & Library

## Culture

21. Schenk's Family Bakery
22. Rieker's Prime Meats
23. Danish Bakers



Schenk's Bakery Honored for 80 Years of Business  
Source: Northeast Times.



Robert W. Ryerss Library and Museum  
Source: The Library Company of Philadelphia

# POPULATION

RACE

AGE

INCOME

## A Deeper Dive into the People of Fox Chase

According to the 2020 Decennial Census, the neighborhood of Fox Chase has just under 22,000 residents—about 1.5% of Philadelphia’s entire population. Fox Chase has seen recent growth in the last 20 years. Between 2000-2010, the neighborhood saw a large 30% population increase. The growth slowed between 2010-2020 at 5%, yet that mirrors Philadelphia’s overall population growth. Fox Chase is still a relatively small neighborhood in Philadelphia, but growth is an exciting indicator for its community and economic development potential.

## Fox Chase by Race

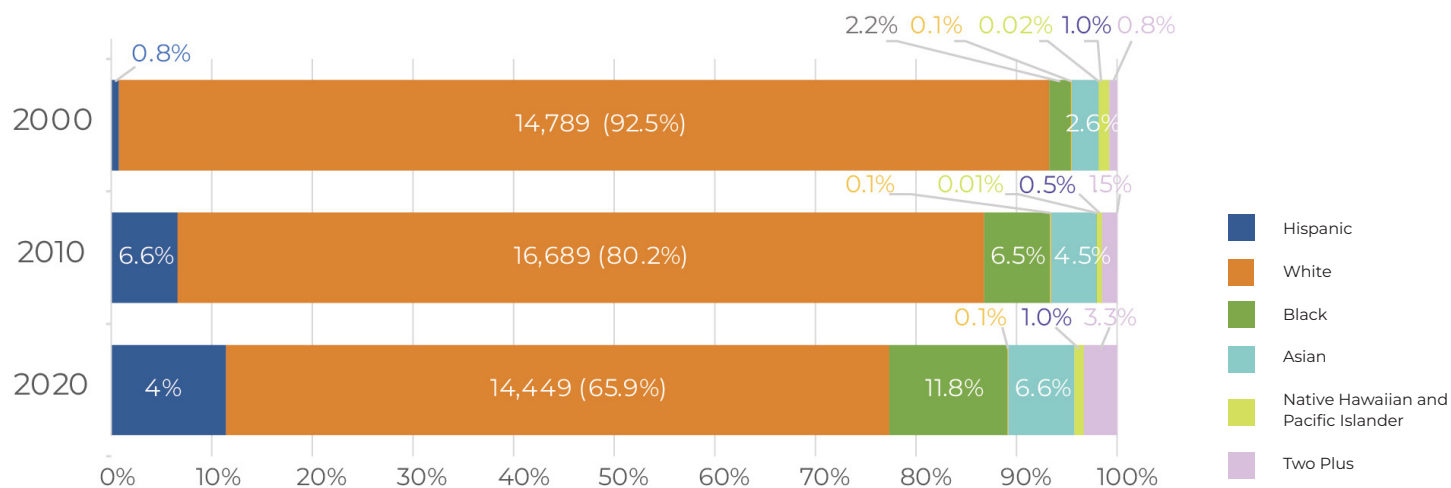
Fox Chase is a predominantly white community, with a total population share of 66%. Twelve percent of the neighborhood identify as Black or African American, 11% identify as Hispanic, and a little under 7% identify as Asian. While Fox Chase is a majority white community, the neighborhood has been slowly diversifying over the last 20 years. In 2000, Fox Chase’s white population made up 93% of the neighborhood, while in 2020 the white population only made up 66% of the population.

## Fox Chase by Income

Fox Chase is a wealthier neighborhood than the overall city with the average household income surpassing Philadelphia’s by more than \$15,000. Fox Chase’s median household income is \$65,648 compared to Philadelphia’s, which is \$49,528. Notably, despite Fox Chase’s high median household when compared to Philadelphia, they both have similar educational attainment rates.

## Racial Composition over Time

Source: 2000, 2010, 2020 Census

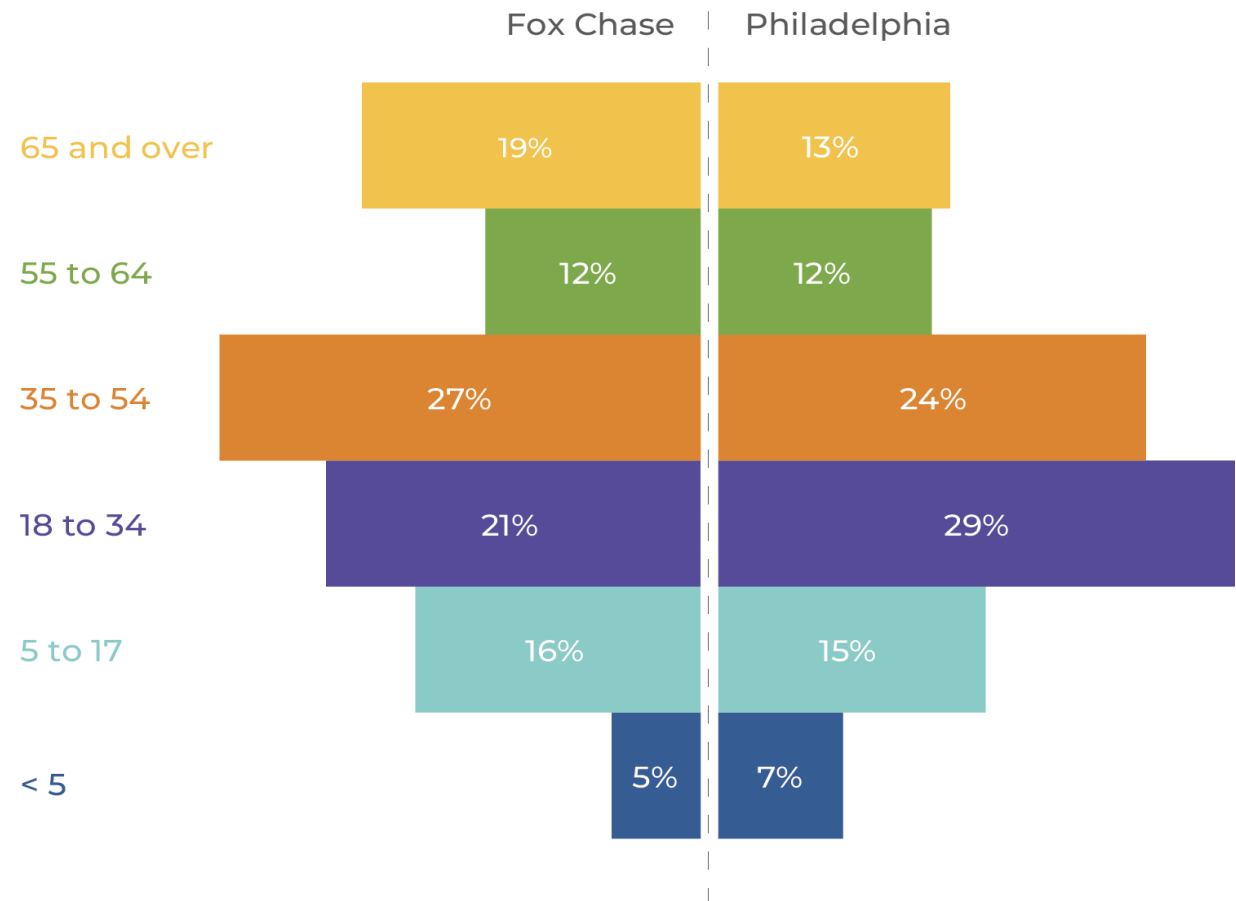


## Fox Chase by Age

The average age of residents in Fox Chase is slightly older than that of Philadelphia. The average age of Philadelphia is 34, whereas the average age of Fox Chase is 37. The neighborhood has a notable concentration (22%) of residents over the age of 65 years old, which is significantly higher than that of Philadelphia (13%). This concentration of older residents is reinforced by the average housing tenure of the neighborhood, which is over 10 years, indicating Fox Chase as a place where people desire to lay roots. Philadelphia's Comprehensive 2035 Plan also recognizes this trend and proposes more senior housing in the future development of Fox Chase—a policy recommendation this plan also echoes.

## Age Distribution

Source: 2019 ACS 5-Year Estimate



### HISTORY

Starting At



1600s

### POPULATION

Residents in 2019



21,923

### RACE

White Majority



66%

### INCOME

Moderate Income



\$65,648

### LAND USE

Residential



54%

### COMMUTE

Automobile



78%



### Zoning in Fox Chase

Most of the Fox Chase neighborhood is zoned residentially. When not zoned residentially, much of the designated commercial and industrial zoning is along major avenues—often in adjacent lots (Oxford Avenue, Rockwell Avenue, Cottman Avenue). These major avenues and the area around the train stations are home to variety of businesses—small, local restaurants and businesses, fast-food eateries, auto-shops, and even residences. Yet despite there being multiple land uses along these major avenues, these areas are not particularly walkable, nor do they seem very active or lively. From this analysis, our plan will continue to address ways to strengthen these commercial corridors.

When it comes to land use changes, re-zoning efforts, or potential new development, residents and community organizations are involved and vocal. The Registered Community Organization (RCO), Fox Chase Homeowners Association (FCHA), is at the center of these conversations. FHCA both liaises with developers and the Philadelphia City Planning



#### Land Use



Commission (PCPC) and hosts meetings for residents to review and vote on potential projects. FHCA was founded in 1992 after an office building was proposed and constructed in the neighborhood, to which the FCHA states “forever altered our community.” The FCHA is concerned with maintaining the quality of life within the neighborhood and also



oversees the Fox Chase Town Watch.

Many of the recent re-zonings or land-use changes have been at a small scale, like adding garages to a property or even turning a single lot into commercial office space, to which the community then discusses and votes on. That being said, there are a few current large-scale projects happening in the neighborhood, which include: the development of Lorimer Trail and PCPC's complete streets studies.

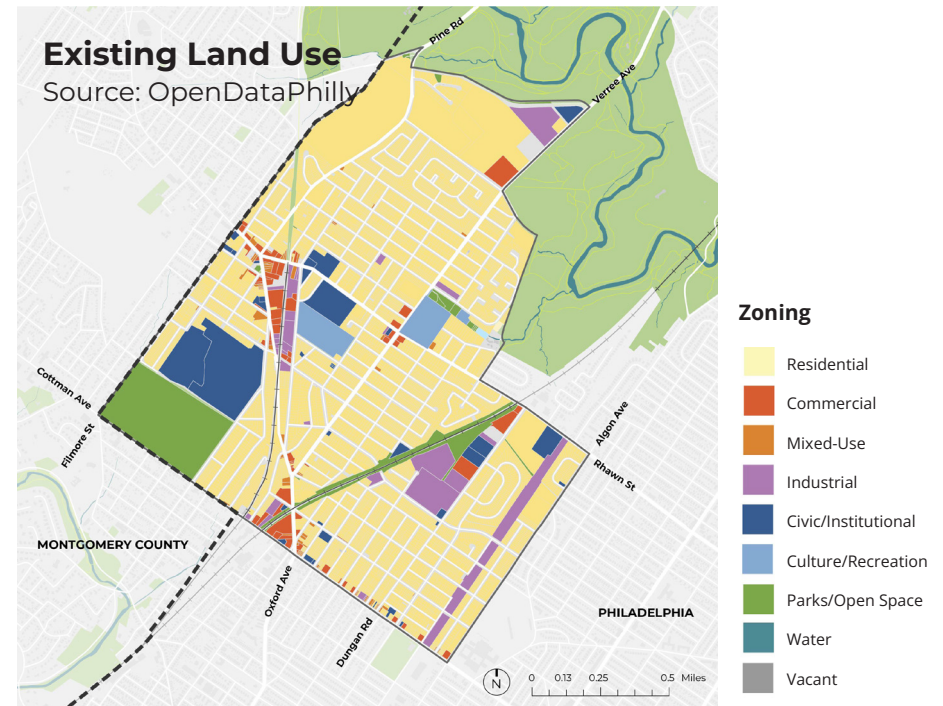
The Fox Chase neighborhood also does have one of the only Environmental Preservation Overlay districts in the City (the only other neighborhood to be Roxborough). This overlay covers Fox Chase Farm, a working community farm used for educational purposes, and limits "use of the area to be parks and open space, educational facilities, or non-commercial agricultural use."

### Land Use in Fox Chase

Aligning with the zoning, the land use in the neighborhood is majority residential, with 54% of the land used for residential purposes—significantly higher than Philadelphia's residential

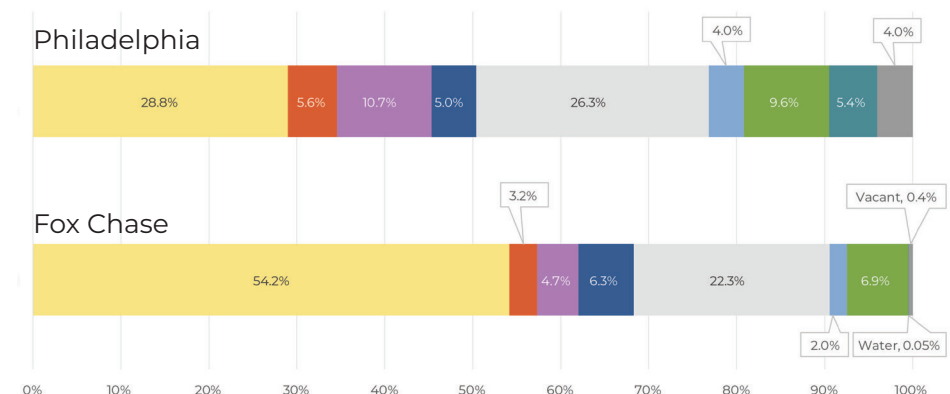
land use rate of 29%. Land designated for transportation is the second highest use for the neighborhood at 22% (on par with the City of Philadelphia and this rate includes roads). Fox Chase has slightly less commercial land (3%) than Philadelphia (6%). Seven percent of the land use in Fox Chase is allotted for parks and open space, yet this does not account for the vast Pennypack Park. Fox Chase has an incredibly low vacant land rate falling below 1%, yet building vacancies, mostly commercial uses, have been on the rise since COVID-19. Breaking down the residential makeup further, 72% of residential land use is low density, 8% is medium density, and 20% is high density. Therefore, Fox Chase is much less dense than the City and the residential land use tracks with the most common housing typology--twin or detached single-family homes. There are a handful of apartment complexes that make up the high-density residential breakdown.

Most of the commercial land is targeted toward consumers (63%), like grocery stores and restaurants. Eighteen percent of the commercial land in the neighborhood are business offices.



### Land Use Comparison

Source: OpenDataPhilly



Parks and Open Spaces

Fox Chase has several key parks that help define the neighborhood. The largest of these parks is Pennypack Park, which informs the northern border of Fox Chase. This park centers around Pennypack Creek, a significant waterway in the area. The Pennypack watershed drains an area of about 56 square miles across Montgomery, Philadelphia, and Bucks counties into the Delaware River. Pennypack Park is primarily maintained as a conservation area, so it is heavily wooded, but the park does have some small attractions including Champions Park Playground and Pennypack Environmental Center.

Another noteworthy green space in Fox Chase is the Fox Chase Farm. This 112-acre farm, owned and operated by the Philadelphia School District, is located due north of the neighborhood, and serves the community and city as an educational and cultural center. The farm’s primary product is livestock.

The third largest park in Fox Chase is Burholme Park. This park has robust programming, as it houses the Burholme Family Fun Center, several sports fields,

and a driving range. The Ryerss Mansion, the mansion of the family who established the park, is also located within Burholme Park, and today, the mansion is used as a museum.

At the heart of the neighborhood, Fox Chase Park and Lions Park provide another space for gathering and recreation. Fox Chase Park is adjacent to the Fox Chase School and the neighborhood’s recreation center. Within the park there are several fields, a playground, and the recreation center provides

roller rinks and tennis courts. The Northeast Lions Park is the only mini park (pocket park) within Fox Chase. Located at the intersection of Rhawn and Oxford Streets, this park creates a small oasis among some of the busier corridors. The park managed by the Northeast Philadelphia Lions Club. Numerous events for the club and neighborhood are hosted there.

Another green space is on its way to the neighborhood as what will be the future Lorimer Trail Greenway is currently an undeveloped parcel of land where



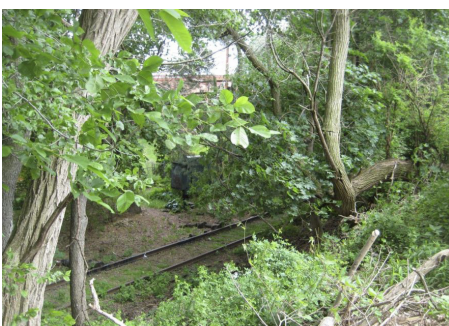
Lions Park - Jasmine Siyu Wu



Pennypack Park - foxchase.org



Burholme Park - phlcouncil.com



Lorimer Trail - phillymag.com



the SEPTA commuter rail used to extend past Fox Chase Station. Montgomery County has a trail along this line just outside of Fox Chase, making it possible to connect green spaces across the county line with the impending, exciting development.

The distribution of park types creates a variety of experiences within the community, but the frequency of encounters with public open space is limited. While the parks in Fox Chase are typically large, most parks are just barely within walking distance (0.25 miles) for most residents and the attractions of Pennypack Creek and Burholme Park are even less accessible at the neighborhood edge.



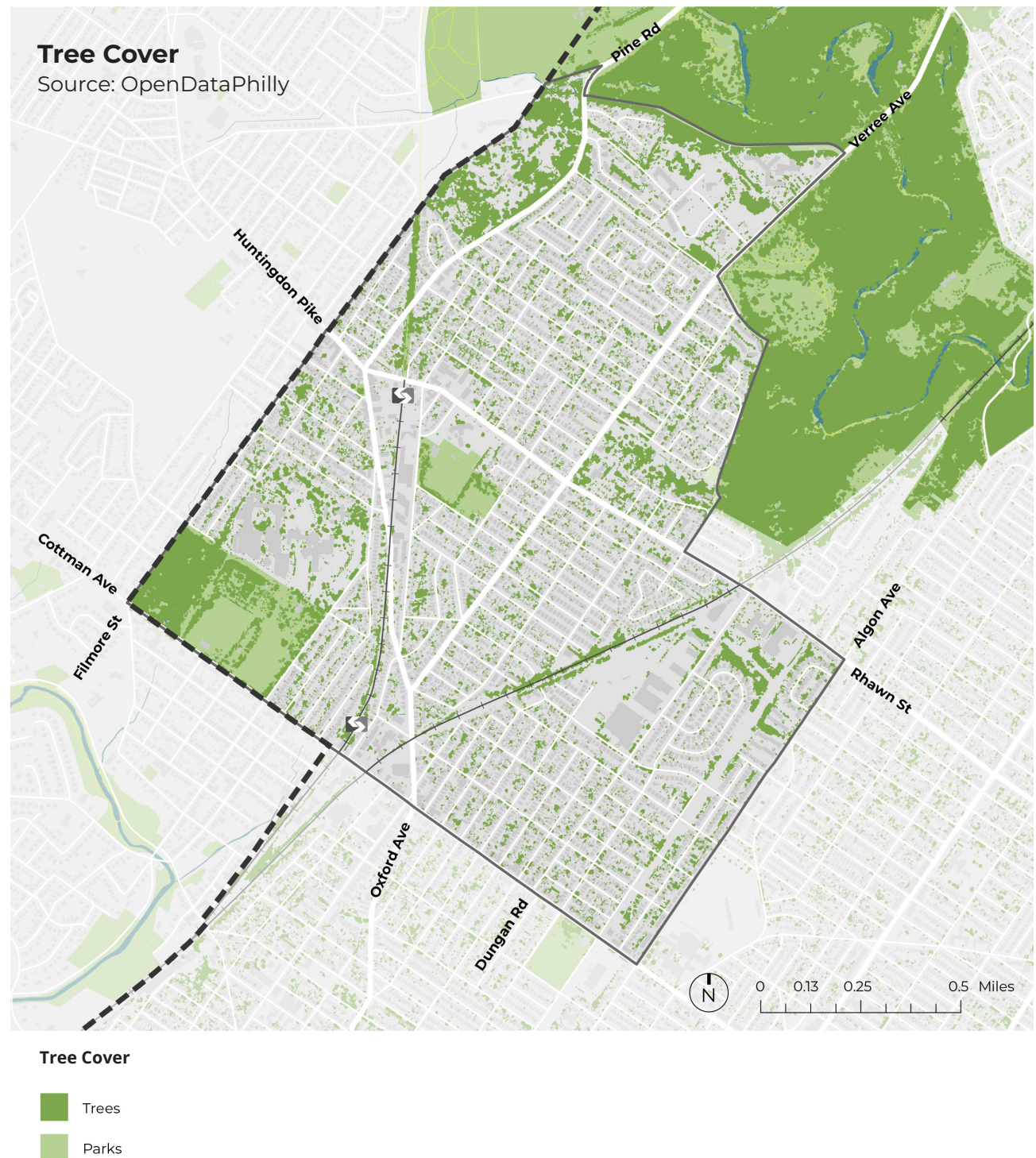
#### Park Types





## Urban Tree Canopy

The largest concentrations of tree cover in Fox Chase are found in Pennypack Park and Burholme Park. 21% of the total area of the neighborhood is covered by trees. For comparison, Philadelphia itself has an average of about 22% citywide. Despite this encouraging statistic, which is not too far off from Philadelphia's goal to achieve 30% tree cover by 2035, Fox Chase's urban tree canopy needs maintenance to continue to thrive. According to data from 2008-2018, the total coverage of the urban tree canopy in Fox Chase is diminishing. In this 10-year period alone the total canopy area decreased by 12%. Major losses occurred along railways and along residential streets, with most new trees distributed throughout the neighborhood.





## Flooding and Permeability

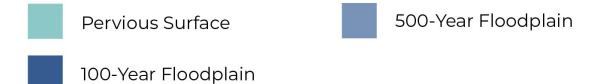
With the presence of Pennypack Creek – an important water body – located at the edge of the neighborhood, Fox Chase's future could be subjected to changes in hydrology and flood patterns. FEMA flood maps indicate that 100- and 500-year storms would cause a noticeable amount of flooding, but the affected areas are confined to the naturalized park spaces surrounding the creek. This is due in large part to the steep terrain in the areas surrounding the creek that have the ability to contain flood waters. Despite the limited effect on residences and commercial development, these patterns are worth noting for future recreation and open space planning as well as the continued maintenance of Pennypack Park and Trail.

Fox Chase's resiliency to flooding is further aided by the large amount of permeable land cover in the neighborhood. Of the total neighborhood area, 52% is permeable. There are a few areas where impervious surfaces are concentrated, leaving opportunities to improve stormwater management and permeability. The first is the commercial corridor surrounding Fox Chase Station and Oxford Avenue. Industrial zoning, large parking lots, and infrastructure for cars and trains significantly reduce the amount of infiltration possible in this area. The other major center of impervious surface is the commercial strip along Dungan Road near the Dollar General. Large parking lots and large commercial buildings dominate the landscape and contrast the permeability found in nearby residential lots.



The hydrology infrastructure in Fox Chase also must be improved on. Since 2017, there have been 5 major waterline breaks.

### Hydrology



TENURE

COSTS

CONDITIONS

## Making a Home in Fox Chase

There are many residential typologies in Fox Chase, from single-family detached homes to apartment complexes with over 100 units. Of these many types of residences, duplexes make up the largest share of the total housing stock, accounting for 41% of the neighborhood's total homes. The second most common housing typology is the single-family detached home, which makes up 19% of residences in Fox Chase. The bulk of the remaining units are in structures with twenty or more units and two-unit structures.

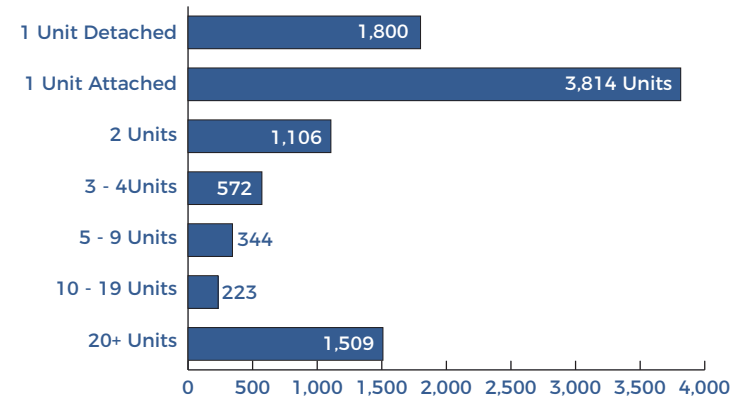
## Homes by Tenure and Ownership

As in most neighborhoods in Philadelphia, homeowners predominate in Fox Chase: 58% of homes are owner-occupied, while 42% are occupied by renters. This nearly 50/50 divide may be unexpected given that the neighborhood is so defined by its suburban, single-family character, yet it serves as a reminder all types of housing typologies can be rented, therefore a diversity of housing typologies is important for the neighborhood.

Further, for a neighborhood as close-knit as Fox Chase, it is unsurprising that 8,800 of the neighborhood's almost 22,000 residents, or 40% of residents, moved to the neighborhood over twenty years ago. Most of these legacy residents are homeowners. In contrast, most of the

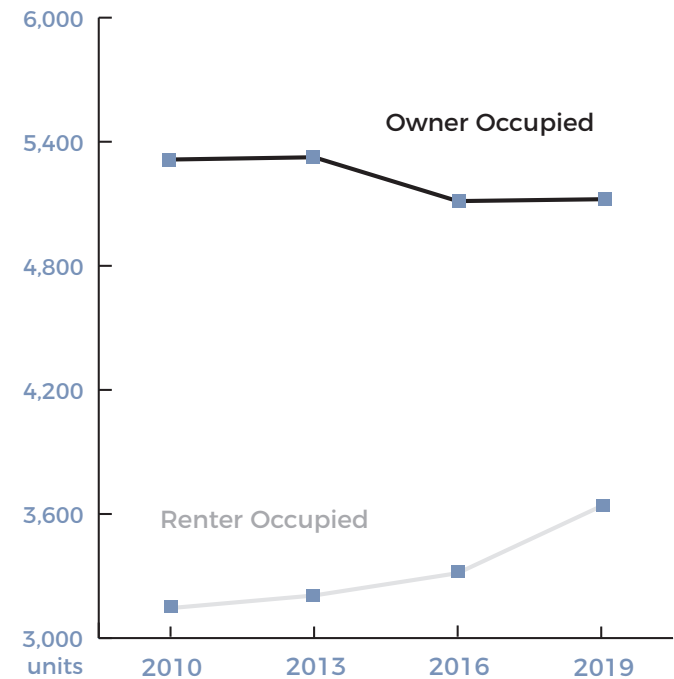
## Fox Chase Housing Typologies

Source: ACS 5-Year Survey, 2019



## Change in Tenure by Units

Source: ACS 1-Year Survey, 2010-2019





neighborhood's more recent arrivals are renters, with 28% of renters having arrived in the neighborhood between 2010 and 2016 and only 10% having arrived in 2000 or earlier.

## Homes by Cost

On average, Fox Chase rents are lower and home values are higher than the respective costs Philadelphia-wide. For instance, the average monthly rent in Fox Chase was \$982 as of 2019, compared to \$1,042 in Philadelphia. Fox Chase home values (\$260,000) were 30K higher than that of Philadelphia (\$230,000) and homes in the neighborhood have increased considerably in the last decade.

With lower housing costs and higher home values, cost burdens are also less common in Fox Chase than in other neighborhoods. Only 18% of homeowners living in mortgaged homes pay more than 35% of their income on monthly owner costs, compared to 27%

of residents who experience this type of cost burden Philadelphia-wide. Likewise, whereas 46% of renters in Philadelphia pay 35% or more of their income toward rent, only 37% of renters in Fox Chase experience this cost burden.

## Homes by Condition

From street to street, there can be multiple different housing types. While many of the neighborhood's duplexes are clustered in the northern and southeastern sections of the neighborhood, apartment complexes and single-family homes are dispersed throughout. This means that on one block alone, long-term homeowners may occupy a single-family detached unit alongside new tenants. While there might be different typologies, the similar structural qualities of housing in Fox Chase lend the neighborhood its quaint, historical character. The brick duplexes and patio-ed homes constructed in the 1950s make Fox Chase something of a time machine.

Over 40% of houses in Philadelphia were built before 1939 compared to only 13% of houses in Fox Chase. This suggests that the quality of housing in Fox Chase is better on average than elsewhere in Philadelphia. Yet, a significant amount of homes were built in the 1950s/1960s and there were still 205 homes in Fox Chase without complete plumbing and 65 units without complete kitchens as of 2019. Furthermore, a survey of the neighborhood suggests that many houses are not ADA compliant or otherwise accessible.

While some homes might be old, Fox Chase residents value their homes significantly. Most homes are meticulously cared for from the outside. Further, Fox Chase homes often have elevated front and side yards, which residents use for grills, lawn chairs, and other amenities. These and other design elements lend themselves to high levels of sociability.



Duplex



Single-Family



Apartment

Source: Google Map 2021

## INDUSTRY AND EMPLOYMENT

## RESIDENT WORK AND WELLBEING

## COMMERCIAL CORRIDORS

### Fox Chase by Industry

Northeast Philadelphia is home to a strong healthcare industry. This industry is even more pronounced in Fox Chase as the concentration of Healthcare and Social Assistance jobs is even more substantial. In 2019, there were 6,533 people working in the neighborhood, among which 4316 (66%) were working in the Healthcare and Social Assistance sector. Jobs cluster in the southeast corner

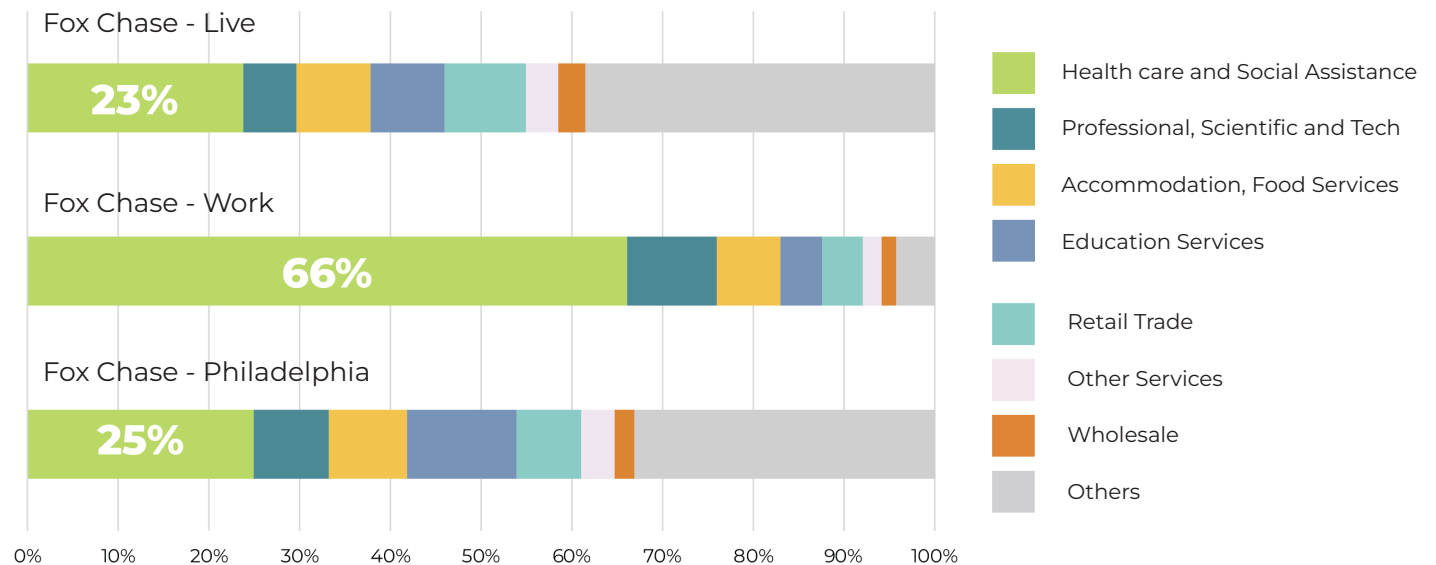
of the neighborhood, where the Fox Chase Cancer Center (FCCC) is located. The other top five industries in Fox Chase include, Professional, Scientific, and Technical Services (10%), Accommodation and Food Services (7%), Retail Trade (5%) and Educational Services (5%).

From 2004 to 2019, Fox Chase's economy steadily grew, though it experienced a small 3% decline in jobs between 2004 and 2009, likely due to the Great Recession. Since 2009, Fox Chase's economy

has bounced back vibrantly and has achieved a job growth of 31%. The number of employed residents reached a historic high in 2019 at a little over 9,000. The growth in Healthcare and Social Assistance significantly outpaced other industries with its total employment doubling from 2,334 to 4,316. However, there has been a decline in Professional, Scientific, and Technical Services from just over 1,000 to under 700 jobs in the past 15 years.

### Employment by NAICS Industry, 2019

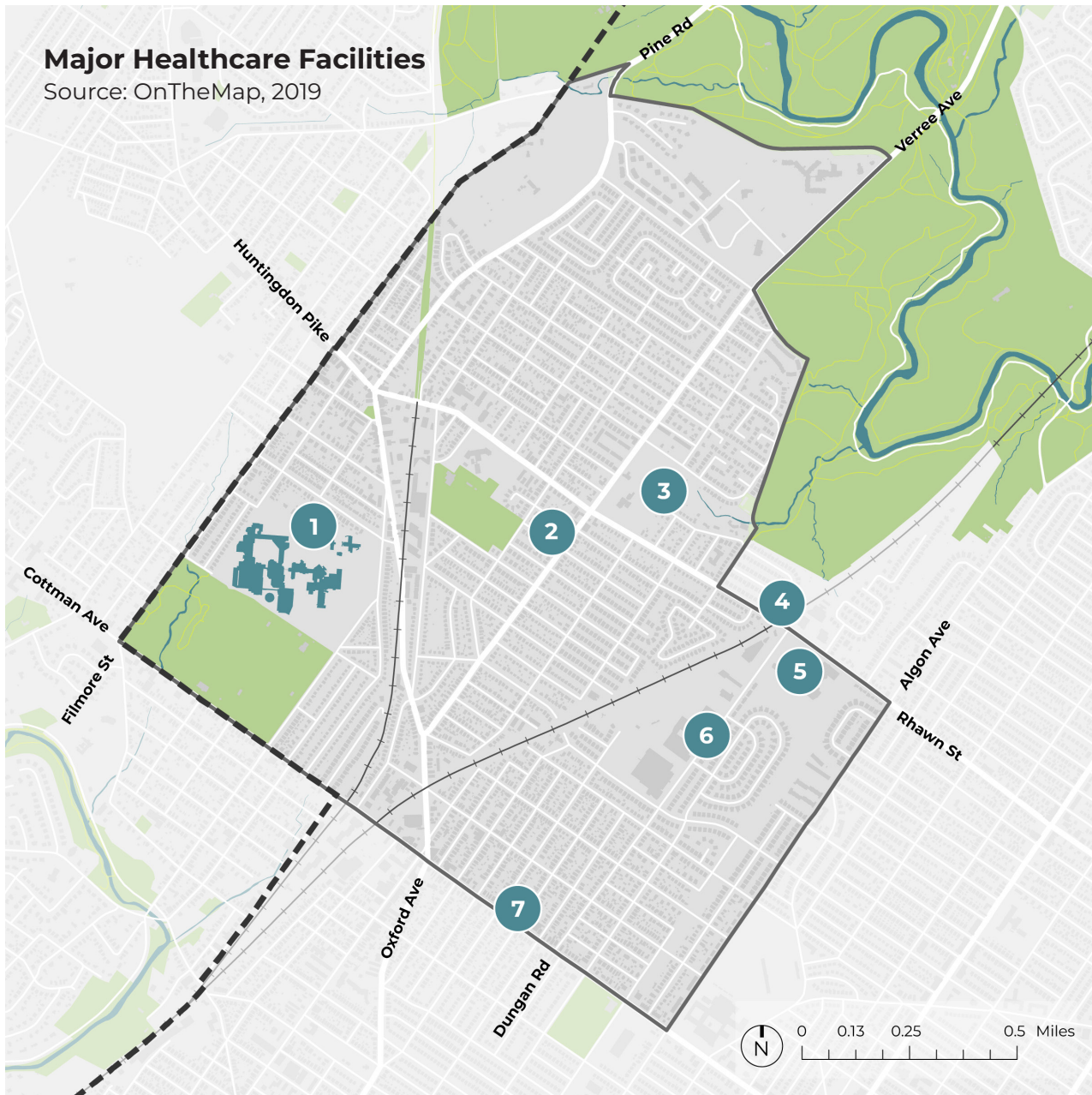
Source: OnTheMap





## Major Healthcare Facilities

Source: OnTheMap, 2019



## Major Healthcare Institutes

- 1 Fox Chase Cancer Center
- 2 Prohealth Associates Medical Clinic
- 3 Pennypack Nursing and Rehabilitation Center

- 4 Northeast Philadelphia Red Cross Donation Center
- 5 Pennsylvania Foot & Ankle Associate
- 6 Fox Chase Wellness Center
- 7 Cottman Medical & Rehab

## Fox Chase Cancer Center

As a part of the Temple University Health System, FCCC provides about 2,700 jobs in 2010, ranking first among the largest employers in Northeast Philadelphia. This number might have seen a growth in the past decade as a part of the increasing trend of healthcare employment in Fox Chase. FCCC is made up of 100-bed hospital entirely dedicated to cancer care and more than 80 research laboratories for cancer research.

FCCC has a staff of more than 325 physicians and scientists who hold medical degrees or PhDs, or both. Along with employees, FCCC has over 400 volunteers to help provide healthcare services. According to their annual report, in 2020, FCCC had close to 120,000 outpatient visits and just under 70,000 new patients established care at the facility. While FCCC and Jeanes Hospital are the cornerstones of the healthcare and social assistance sector, there are other institutions of note such as the Wellness Center, the Pennypack Nursing and Rehabilitation Center, and private clinics scattered throughout the neighborhood.

## Employment by Residents and Commuters

Most people who work in Fox Chase do not live there. In 2019, among the working population, over 6,000 people traveled from outside of Fox Chase to work in the neighborhood, while almost 9,000 people traveled from Fox Chase to their work destinations outside of the neighborhood. Notably, only 7% of Fox Chase residents both live and work in the neighborhood.

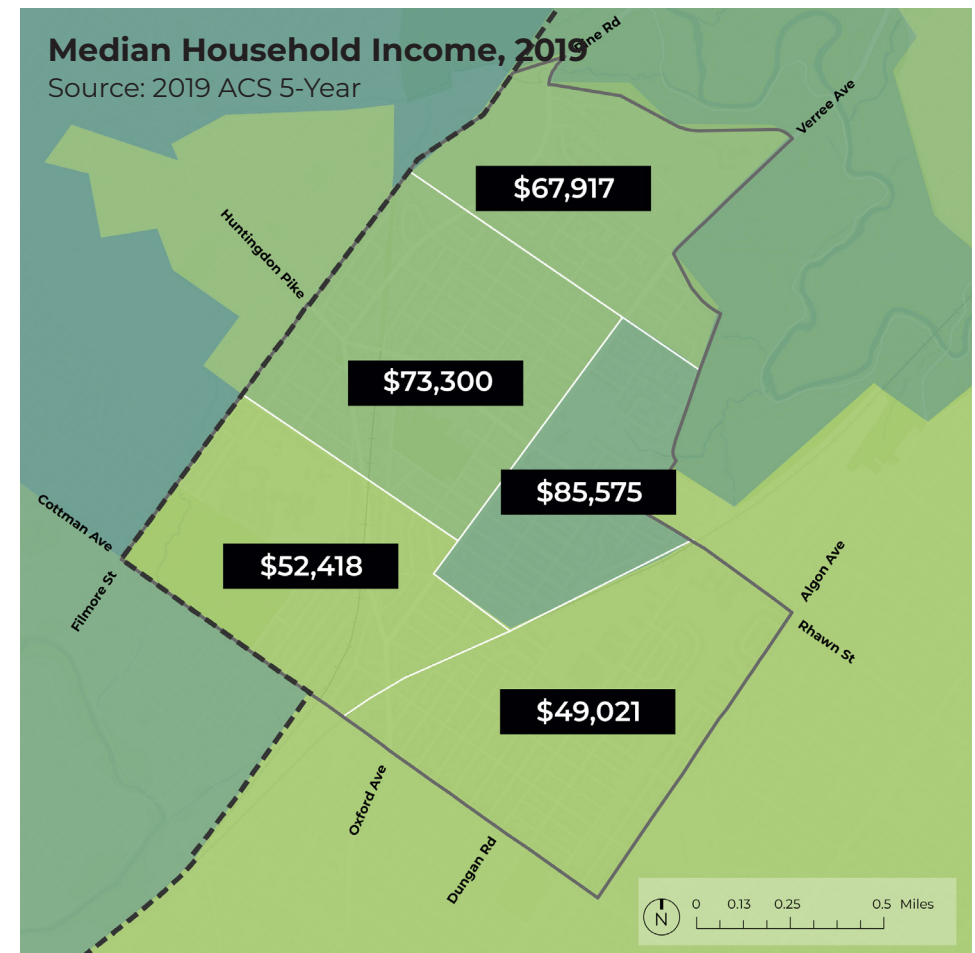
## Economic Well-being

Fox Chase is listed among the moderate-income communities of Philadelphia and has a higher median household income than that of the City. With higher income, homeownership rate, and more diverse income resources, Fox Chase residents are more likely to be financially resilient. Twenty four percent of Fox Chase households have some kind of investment that generates income from interest, dividends, or rents, which is above the city average by 9%.

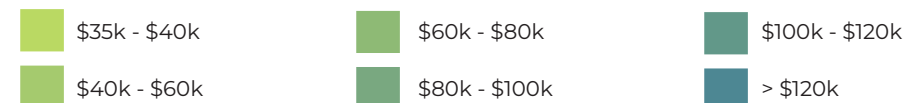
## Commercial Corridors

Fox Chase is a neighborhood of decentralized single-story commercial corridors. The corridors are comprised predominantly of restaurants and small minimarkets. The four commercial corridors - Five Points (partially within boundary), Fox Chase Rail Station, Dungan Road, Rhawn and Verree Streets, ranking from largest to smallest, are quite homogeneous in their business composition and require that many residents must leave Fox Chase to have all their shopping and service needs met.

Some commercial corridors are particularly under-utilized. The industrial and large footprint commercial buildings along the Dungan Road commercial corridor have a remarkably high vacancy rate at almost 24% in 2012 and continue to struggle with high retail vacancies. This loss of vitality is visible with multiple shuttered storefronts and empty parking lots along the corridor. In stark contrast, the Oxford Avenue commercial corridor adjacent to the highly trafficked Fox Chase Recreation Center, Fox Chase School, and Fox Chase Rail Station has mostly small businesses, some of which have been within the same family for generations and has a low vacancy rate of under 5%.

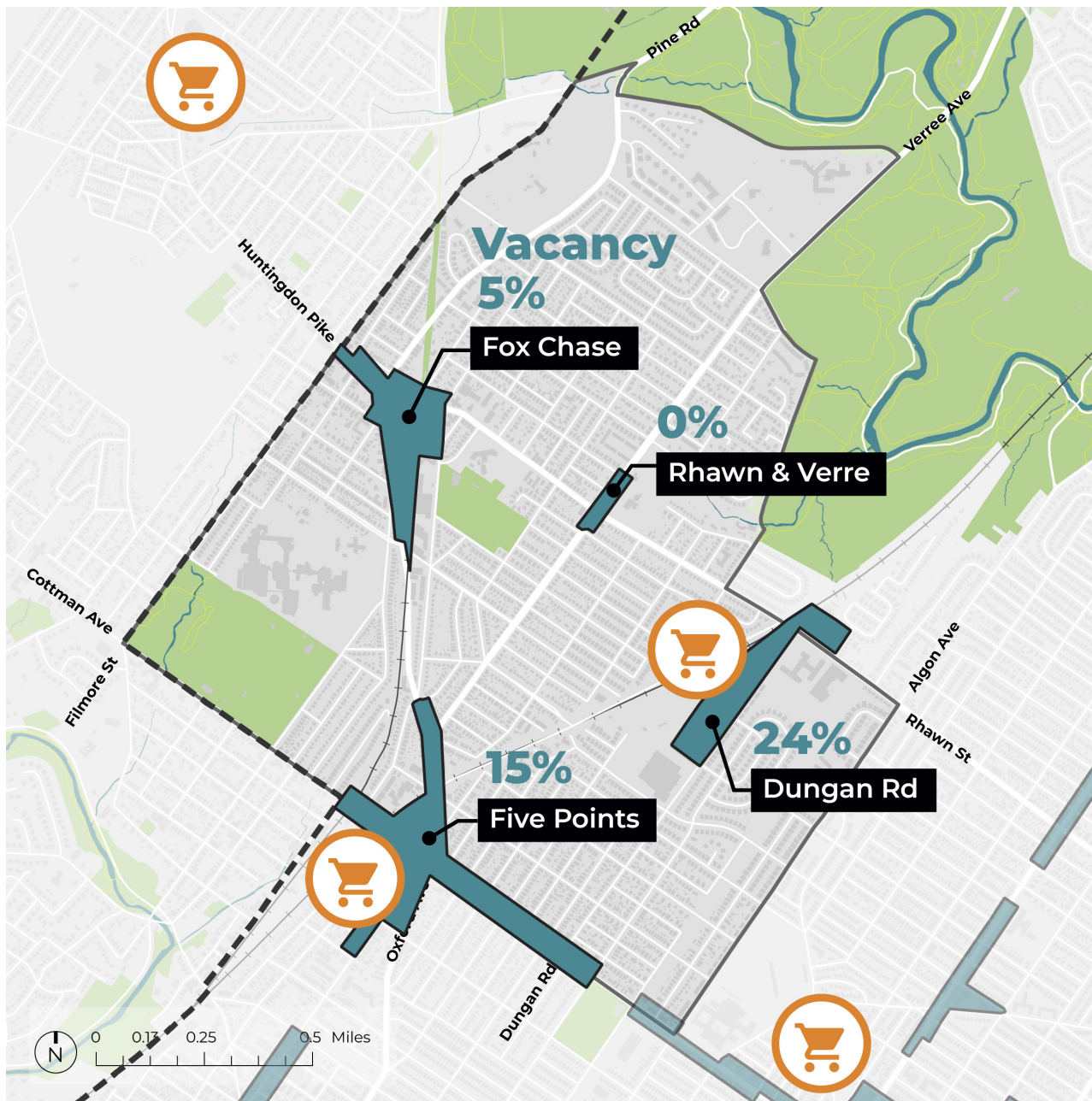


### Median Household Income



According to research from the Reinvestment Fund in 2016, Fox Chase scores low in retail food supply and accessibility. This is not surprising as most of the identified groceries stores are located outside the neighborhood.





## Commercial Corridors

Source: Philadelphia2035, PhilaShops 2012



Source: Google Streetview

# BROADBAND

GOVERNMENT  
SERVICES

COVID-19  
RESPONSE

INTEGRAL ROLE  
OF INTERNET

## Internet Access in Fox Chase

Internet access is integral to everyday life and city municipalities, including Philadelphia, are taking a proactive role in providing this infrastructure. In 2019, Philadelphia published the SmartPHL Roadmap, a strategic plan for improving government functionality from improved internet infrastructure and expanded, equitable internet resources for constituents. Outlined in this plan, the implementation of fiber-optic technology and use of private interest service providers will work to fill in gaps of service and access.

Fox Chase's broadband access per household (80%) is relatively on par with the rest of Philadelphia's (84%). However, there are geographic discrepancies pertaining to access within the Fox Chase neighborhood, with the southeastern part of the neighborhood lagging behind the rest of the neighborhood by almost 10 percentage points. It is also important to note that the Fox Chase Library has free WiFi and internet-enabled computers for residents' use, aligning with the goals of the SmartPHL Plan.

Philadelphia County Average

**84%**

Fox Chase Average

**80%**

**Lowest Access to Broadband is in the South East of Fox Chase.**

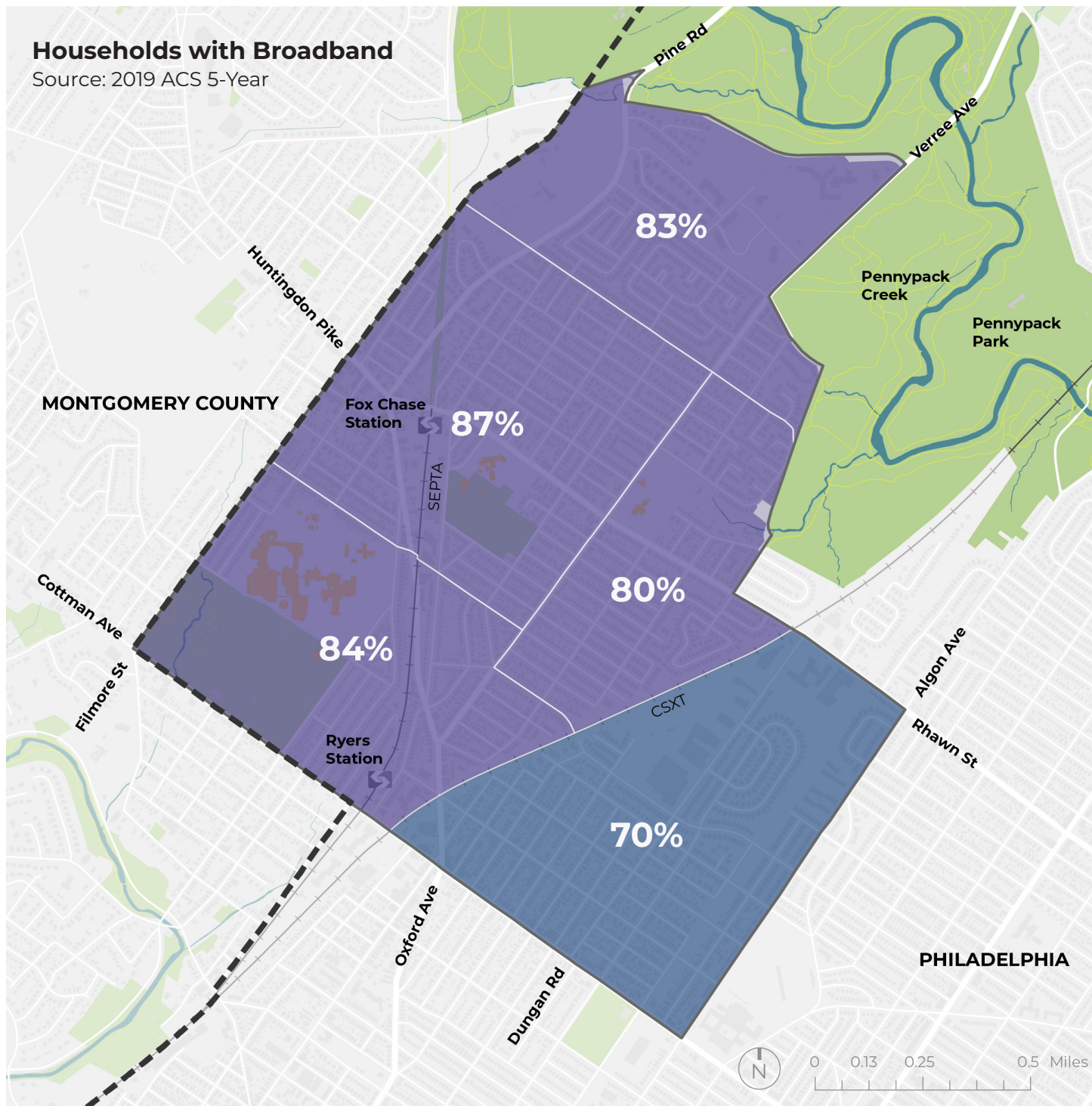
**Children between the ages of 5-17 indicated 100% adoption within this age group. This higher than Philadelphia's average of 92%**

SMARTCITYPHL  
SMARTCITYPHL  
City of Philadelphia  
SMARTCITYPHL



## Households with Broadband

Source: 2019 ACS 5-Year



### Users with Broadband and A Device

- < 80%
- >= 80%

## TRAFFIC FLOW

## TRANSPORTATION INFRASTRUCTURE

## TRANSPORTATION MODE

### Streets and Transit in Fox Chase

The Fox Chase neighborhood is highly auto dependent and not very pedestrian or multi-modal friendly. The neighborhood is designed entirely towards cars, while the sidewalk and bike networks are disjointed and disconnected, offering both an unsafe and unpleasant experience. Fox Chase also has public transportation access, but it is underutilized.

Within the boundaries of Fox Chase, there are two regional rail stations, Fox Chase Station and Ryers Station and it is approximately a half-hour ride into Center City, Philadelphia. The train stations are two of the neighborhood's major traffic nodes. There is also a CSX Trenton freight line that bisects Fox Chase and impedes connections from the west

### Fox Chase Rail Station



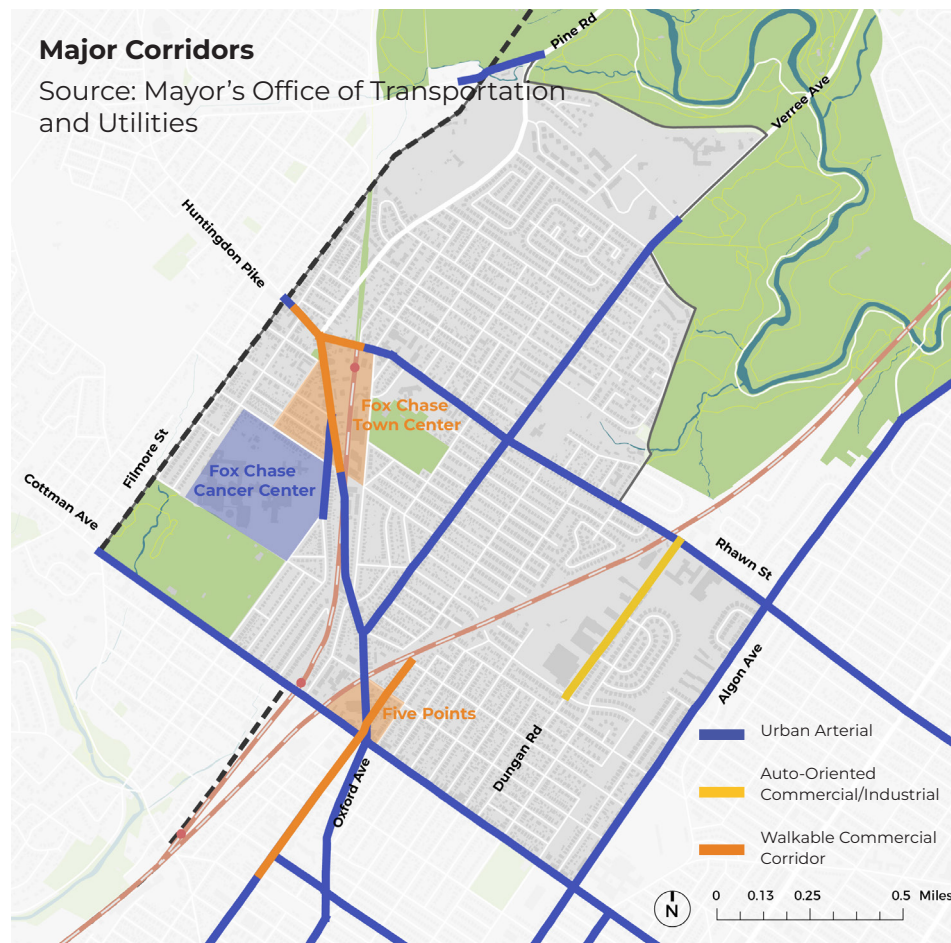


to east ends of the neighborhood—only two streets run over the freight line, Rhawn Street and Cottman Avenue. The five arterials in the neighborhood anchor the majority of commercial and industrial in the neighborhood and two commercial centers, Fox Chase Town Center and Five Points. Like the rest of the neighborhood, the five arterials and commercial centers are primarily auto-oriented.

## Buses in Fox Chase

Besides the Fox Chase Regional Rail line, the bus network also provides public transit opportunities for people working and living in the neighborhood. In Fall 2021, Fox Chase was circulated by 7 bus lines (#

18, 19, 24, 28, 67, 70, and 77), passing along the above mentioned 5 major arterials. According to DVRPC's Sidewalk Gap Analysis, the north peripheral is outside walking distance from the closest transit stations. This should be addressed as a large group of the older population lives in the northern blocks close to Pennypack Park and the area has been sited for new development. It is important for public transit to be accessible, especially for the older population and people with disabilities, as it might encourage use.





## Street Safety

Street safety is a critical factor in Fox Chase and improving safety may incentive more people to start active transportation, including walking and biking. Identified by the City of Philadelphia, Rising Sun Avenue, in the southern area of the neighborhood, is on the 2020 High Injury Network (HIN) list. While Rising Sun Avenue may be the only corridor in Fox Chase on the HIN, the roadway has the highest rates of fatalities and severe injuries per mile in the whole City of Philadelphia. In Fox Chase, vulnerable road users, like pedestrians and bicyclists, are not well protected and prioritized. Further, traffic signals are missing on some major streets, which increases the risk of crashes for all travelers in the neighborhood. As a result, Philadelphia has stated the importance of improving the dynamic of street use and vulnerable road users' perception of safety in this region. Since the adoption of the 2012 Pedestrian and Bicycle Plan, several bike lanes have been programmed in the region, yet the bike network is not entirely connected. Because of this, bicyclists may still find it difficult to travel through Fox Chase.

Fox Chase has a walk score of only 54, ranking 70th among all neighborhoods in Philadelphia.

## Walkability

The sidewalks of central and southern Fox Chase have mostly complete networks whereas the northern residential area lacks a fully connected network, especially on the border of the neighborhood leading to the trails by Pennypack Park. Although sidewalks are present in a large share of the community, walking is unpleasant due to the inadequate quality of sidewalks and lack of design elements, such as landscaping and welcoming building fronts.

It is important to note that major institutions in the neighborhood, like Fox Chase Cancer Center and Jeanes Hospital need appropriate transit systems to support the daily traffic flows of residents, commuters, and visitors alike.

## Traffic Safety

Source: Streets Department & Vision Zero, City of Philadelphia





## Commuting Modes in Fox Chase

The majority of residents (69%) work inside Philadelphia County, mirroring the overall pattern of the county. However, 27% of workers needed to commute to another county in Pennsylvania, such as Montgomery and Bucks Counties, significantly higher than Philadelphia County and the United States. Whether commuting in the neighborhood, in Philadelphia County, or across counties, 78% of residents choose to drive to work. The percentage of residents who drive to work is higher in Fox Chase and residents who chose to walk or bike to work lower than Philadelphia. The high rates of vehicle ownership and automobile commutes

create immense traffic strain on the neighborhood and lead to underutilized public transportation.

## Car Ownership

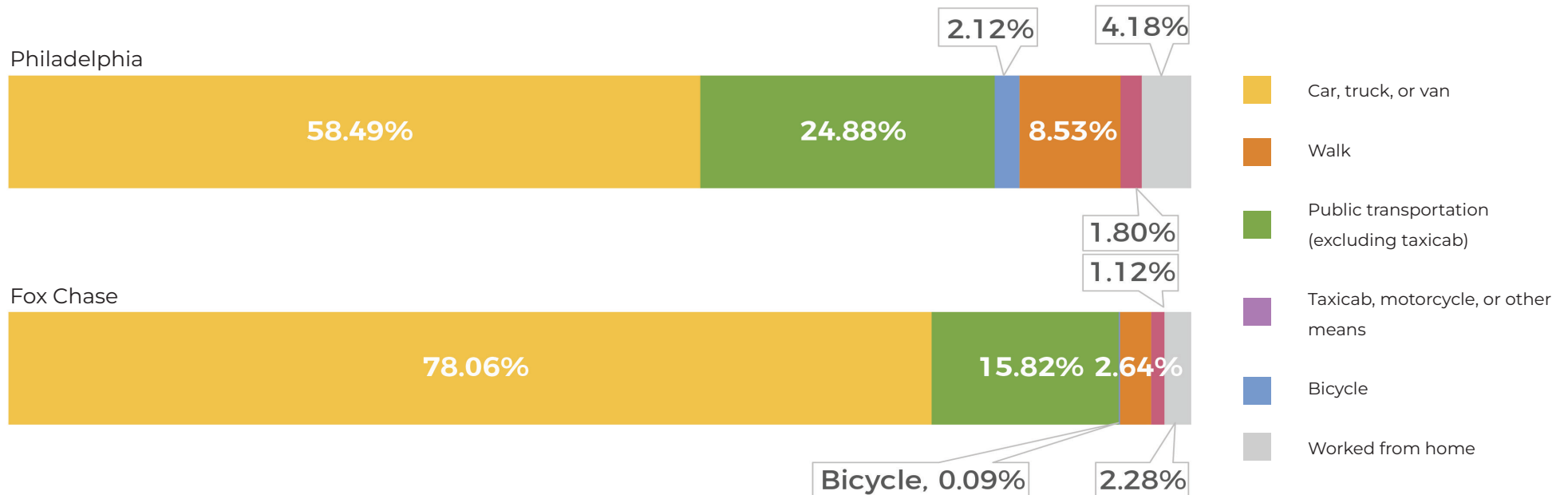
Based on the 2019 5-Year American Community Survey (ACS) estimates, 86% of all 8760 households in Fox Chase had owned a vehicle, and further, 12% of households had three or more vehicles. These vehicle ownership rates are substantially higher than Philadelphia's, where 70% of households own a vehicle.

## Household with Vehicles



## Means of Transportation to Work

Source: 2019 ACS 5-Year Estimate



# ISSUES, OPPORTUN

*Defining neighborhood assets and  
exploring improvements*

---



# NITIES & GOALS



Mural at Fox Chase Station



# LAND USE

## ISSUES

Minimal mixed-use and commercial zoning weakens commercial corridors

Fox Chase residents generally oppose higher density rezoning

## OPPORTUNITIES

Predominance of low-density residential zoning lend a quaint, suburban feel to the neighborhood

Vacant lots along commercial corridors are ripe for mixed use rezoning



***Low Density Development***



***Large Parking Lots Along Commercial Corridors***



# ENVIROMENT

## ISSUES

Outdoor events and spaces are limited by the number of public, centrally-located open spaces

It is not easy to walk or bike between the parks in and around Fox Chase

## OPPORTUNITIES

Existing spaces like Pennypack Park can be a foundation for the open space network

Fox Chase Farm and Pennypack Park are perfect venues for further educational programming



# HOUSING

## ISSUES

ADA non-compliant homes and affordability challenges make it hard for residents to age in place

Housing around regional rail stations is limited despite previous planning

Homeowners steer the neighborhood despite large number of renters

## OPPORTUNITIES

High and increasing property values make it possible for residents to build wealth through homeownership

Neighborhood character is enriched by many long-term renters and owners

Proximity to parks, train stations, and medical centers means new housing could attract both young and aging residents





# ECONOMICS

## ISSUES

The neighborhood's workers age 55+ are increasing

Proximity to Montgomery county divides economic activity within Fox Chase

20% of residents cannot access broadband and do not have a web device other than a cell phone



*Vacant Building on Dungan Road*

## OPPORTUNITIES

Fox Chase Cancer Center and the established healthcare network will continue to anchor the neighborhood

Financial incentives may boost the healthcare industry further and facilitate the revitalization of commercial corridors

Remote employment may boost daytime population and increase the demand for more diversified and accessible businesses



*Fox Chase Cancer Center*

# TRANSPORTATION

## ISSUES

High car dependency means minimal resident investment in active forms of transportation

CSX freight line separates southeastern section of Fox Chase from the rest of the neighborhood

Limited transit access and poor walkability in the northeastern section of Fox Chase



*Car Dependency and Unfriendly Sidewalk*

## OPPORTUNITIES

Transit hubs based at the Fox Chase and Ryers stations connect the neighborhood to greater Philadelphia

Existing train stations and bus stops are a good starting point for further multimodal transportation development

Improvements to the bike network and the Pennypack Trail could add a recreational attraction to Fox Chase



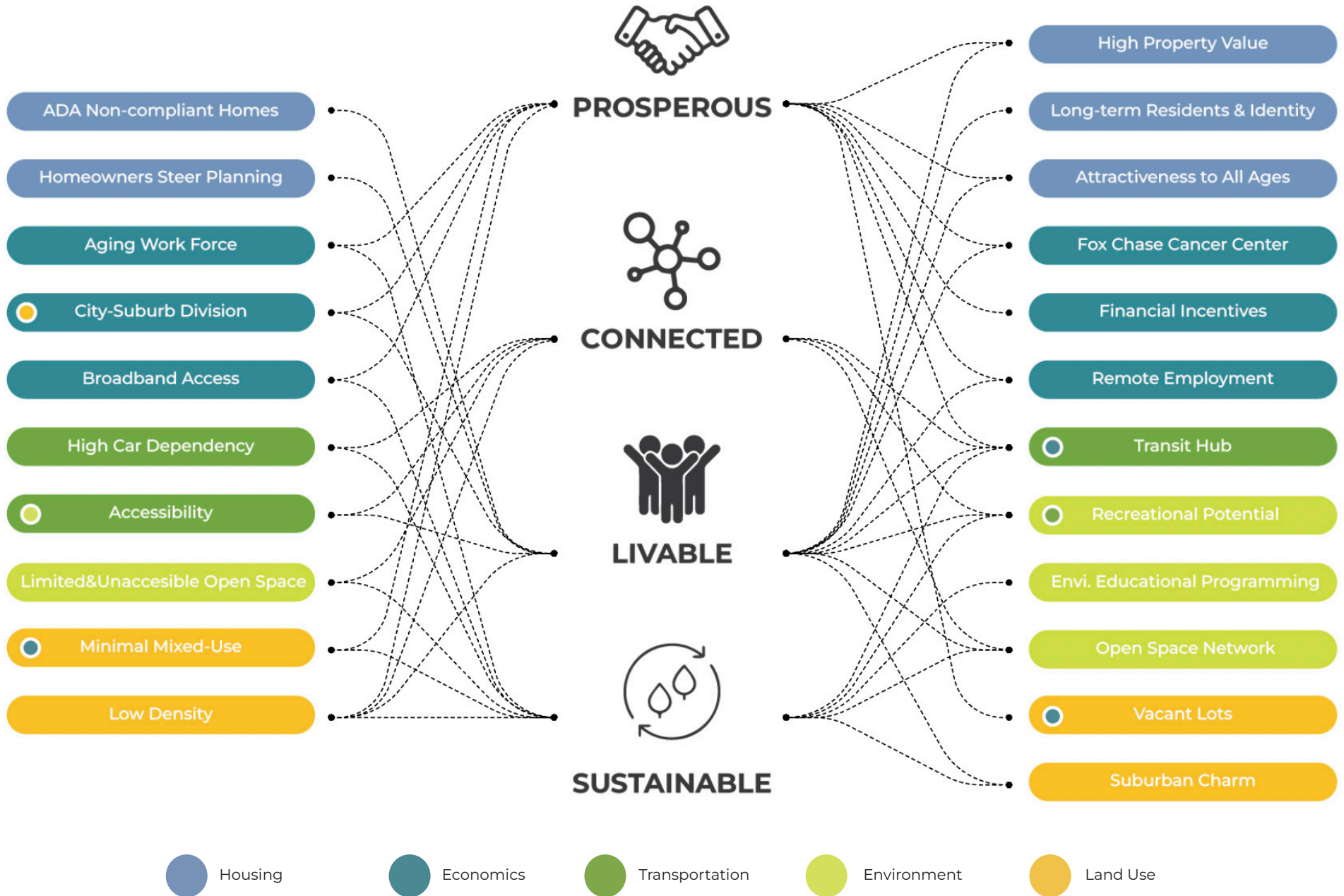
*Fox Chase Station Transit Hub*



## ISSUES

## GOALS

## OPPORTUNITIES



# VISION

A friendly, vibrant, and human-scale neighborhood that is intergenerational and economically thriving with abundant green space, great interconnectivity, and modern transit that is easily accessible by surrounding neighborhoods and the city center.

---





Fox Chase Farm



# GOALS



## PROSPEROUS

A wealth-building community that supports locally owned businesses, meets the consumer needs of residents, and creates opportunities for new businesses.



## CONNECTED

A seamlessly connected community with walkable and safe streets, modern infrastructure, and reliable multimodal transportation. Residents can conveniently travel throughout the neighborhood and beyond using a diversity of transportation modes.





## LIVABLE

A community with a sense of belonging. It is full of inviting, accessible, and well-maintained gathering spaces for all ages, and meets the housing needs of all residents.



## SUSTAINABLE

A forward-thinking community that addresses both the challenges of today and the realities of tomorrow by adapting to its environment through sustainable and resilient practices.

# RECOMMENDATION

*Proposing strategies for the future of  
Fox Chase.*

---



NS



Oxford Avenue



# COMMUNITY + ECONOMIC

## BACKGROUND

Fox Chase is a neighborhood rich in historic character, long-standing small businesses, and a thriving life sciences and health care industry. The following recommendations seek to maximize these attributes by deepening their connection to Fox Chase residents and visitors alike and ensuring their sustainability for future growth while preserving and supporting the cultural heritage and institutions that make Fox Chase an authentic and unique Philadelphia neighborhood.

### Recommendation 1

#### Activate Community Development Corporation (CDC)

🕒 Year 1 - 5 💰 \$\$\$

Currently, Fox Chase does not have an active neighborhood group or association dedicated to its development, particularly the neighborhood's economic growth and community networks. Although residents have a deep interest in the

community's development through the existence of highly active neighborhood groups like the Fox Chase Homeowner's Association, Fox Chase needs a city-recognized Community Development Corporation (CDC) to serve local business owners, residents, and visitors. A CDC in Fox Chase is critical for ensuring the neighborhood is receiving the services, funding, and support its economic and community institutions need. Additionally, for many of the plan's recommendations to occur, a centralized, neighborhood-based development and planning entity will be vital for their implementation and ultimate success.

**Establish CDC.** To serve the economic interests and community needs of Fox Chase, the Fox Chase CDC should be re-established with formal leadership and technical support from neighboring CDCs, such as those in Frankford and Tacony (see case study), and greater Philadelphia community development groups such as the Philadelphia Association of Community Development Corporations.

**Technical Support and Training.** To receive further technical

support and training, and establish clear organizational goals and direction, the Fox Chase CDC should join and participate in the Main Street America program established by the National Main Street Center. As a program created by the National Trust for Historic Preservation, Main Street America will provide the needed guidance and support to revitalize Fox Chase's aging and historic commercial district and cultural institutions.

### Recommendation 2

#### Support and Cultivate Fox Chase's Life Science Industry

🕒 Year 15+ 💰 \$\$\$

Through strategic partnerships with existing life science institutions and the identification of development opportunities within the neighborhood, Fox Chase could become a significant competitor in Philadelphia's thriving life sciences economy triggering new investment, employment opportunities, and economic activity to the neighborhood.

**Create advisory committee**



**with key neighborhood stakeholders.** The re-established CDC should create partnerships and an advisory committee with local life sciences institutions to identify opportunities for attracting new talent, innovative firms, and development in the neighborhood. Potential partners could be neighborhood anchor institutions such as Fox Chase Cancer Center, Jeanes Hospital, and Temple University.

**Increase local life science industry employment of residents.** As 95% of neighborhood residents are employed outside the community, the advisory committee should identify and establish mechanisms for increasing local workforce participation in Fox Chase's life sciences industry.

**Identify sites for future office and lab space.** Targeting areas primarily industrial or commercial zoned properties owned by the city, the CDC and its relevant partners should identify potential industry concentrations, tenants, funding partners, and design for future office and lab space.

**Ensure community engagement and input is required for all future commercial developments.** To ensure

Fox Chase community members are not excluded from the planning and development of future commercial and industrial developments, Community Benefit Agreements (CBA) should be required for all new commercial and office developments. Built within each CBA needs to be clear environmental, social, and governance (ESG) criteria and include specific goals for establishing workforce development and continuing education programs targeting local youth and adults.

**Establish training-to-employment life science workforce development program.** Utilizing its partnership with local life science industry partners, the CDC should collaborate with these entities to create free, short-term, virtual skills training programs for community members emphasizing skill sets needed for healthcare industry.

### Possible Life Science Development Sites



### Case Study: Online life sciences workforce development for West Philadelphians



BULB is a workforce development project provided by the University City Science Center. After applying for and receiving a grant for STEM workforce development from the Economic Development Administration (EDA), the University City Science Center established a free, two-week, virtual lab skills training program called Building an Understanding of Lab Basics. The program aims to train participants in skills currently sought by local science and tech employers focusing primarily on skills required by the cell and gene therapy industry—an industry that is highly concentrated within the University City area.

## Recommendation 3

### Land Use and Infrastructure to Support Mixed-Use Development

🕒 Year 1 - 5 💰 \$\$\$

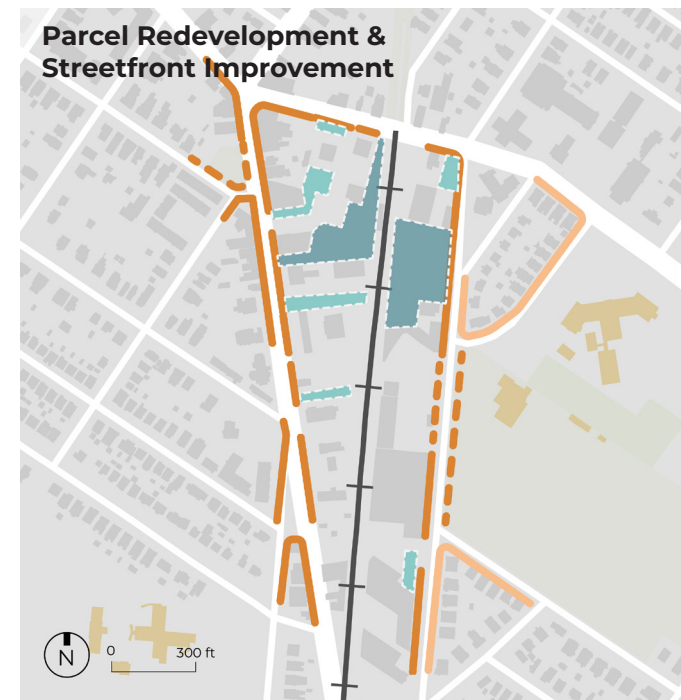
Fox Chase is a suburb in the city. Its long-standing residential character complete with large parcels, low-density development, and ease of car ownership has made it an attractive destination for many Philadelphians over the past century. However, this auto-oriented and single-use development pattern has constrained the neighborhood's potential for further development and growth. Aggravated by the pandemic, the commercial corridors in Fox Chase have seen climbing vacancies and are insufficient in supporting a convenient life for residents. By working with local businesses and negotiating with community organizations, the upzoning of commercial corridors will prepare Fox Chase for smart growth and incentivize further investment in these areas.

**Outreach and engagement with local businesses and property owners along the commercial**

**corridors.** To understand the neighborhood commercial landscape, the Fox Chase CDC will perform outreach and have meetings to understand the needs of business and property owners. By understanding the market and identifying vacant and underused land, the CDC will be able to guide and support future development in these areas with greater potential and feasibility.

**Update zoning codes to strengthen Fox Chase's commercial corridors.** To recapture growth potential of the commercial corridors, Fox Chase CDC should work with local organizations and businesses, interested developers, and other stakeholders to propose an updated zoning code for denser and mixed-use development. The CA-1 and I-1 parcels around Fox Chase Station will be rezoned as CMX-2 and CMX-2.5 as Neighborhood Commercial Mixed-Use Districts. The I-2 parcels along Dungan Road will be rezoned as CMX-3 and CMX-4 to support large scale life science projects. As the prerequisite for any development, the surveys and zoning amendment should be carried out upfront in the initial five years.

**Transform underused parking**





**lots into temporary vibrant community and retail spaces.** As a neighborhood with sufficient residential parking, the parking lots within the commercial corridors receive low usage. These parking lots could be converted into future development sites or public spaces supporting temporary and diversified business activities. With the zoning change from CA-1 to CMX-2 and CMX- 2.5, the parking requirement for the auto-oriented development sites, such as the parcels where Wawa, McDonald's and Taco Bell are located, will be exempt. This would also allow for the 2.5-acre city-owned Fox Chase Station Parking Lot could be re-purposed for commercial development.

## Recommendation 4

### Establish an Exciting and Inviting Business District



Year 1 - 5



\$\$

Despite the presence of numerous large neighborhood employers and a significant commuting daytime population, Fox Chase's existing business corridors are aesthetically disconnected, lack identifying signage, and have low foot traffic during the week. Establishing more uniform and exciting business corridors could increase foot traffic and patronage of the local shops, several which are historic and locally owned, and create destinations within the neighborhood for shopping, eating, and relaxing. Residents and visitors alike should find Fox Chase's



business corridors easy to locate, attractive, and comfortable.

**Distinct and recognizable commercial corridors.** Signage such as DOT lamp post banners and wayfinding maps and signs should be created to promote the corridors and reinforce their identity. Signage should also highlight local institutions, emphasizing Fox Chase's historic and unique character.

**Accurate and updated online resources and promotion of local businesses.** The CDC should take an active role in the promotion

and support of Fox Chase businesses by establishing an online resource with up-to-date information on the businesses of Fox Chase, recording the business type, hours, location, and contact information. This resource should be shared widely and shared directly with large employers in the neighborhood to increase non-resident awareness of local businesses and commercial areas.

**Community resources for business services and technical assistance.** Utilizing programs such as the Department of Commerce's Storefront Improvement Program and the



state's Neighborhood Assistance Program, the CDC should work directly with local business owners to identify areas for improving their business' visibility and appeal to the community. Business owners should be made aware of and supported in the application for various grants and training programs offered by the city and state.

**Commercial corridors as destinations for more than shopping.** Programming and events should be hosted in the business corridors to establish Fox Chase's business districts as destinations. The timing, partners, location, and programming of such events should be intentional and vary in their target audience. For example, some events could occur during after-work hours and be curated and marketed to appeal to Fox Chase's daytime workforce. Such events should take place along Fox Chase's Open Streets and serve as key placemaking activities for the Open Street network.



Improve Signage and Storefront Improvement

### Case Study: Activating Public Spaces for Community and Commercial Benefit in NYC

NYC Weekend Walks. Each year NYC DOT invites community organizations to apply and host recurring weekend block parties to support local businesses and promote the use of streets as public spaces. A minimum of two blocks are required to be closed off from through traffic and the

event must occur at least twice. No exchange of money is permitted but businesses are allowed to place tables on the street displaying their goods, offering samples and free services, and restaurants are allowed to place seating along the sidewalk.



Weekend Walks, Van Brunt Streeuwet, Brooklyn, NYCDOT,



## Recommendation 5

### Prioritize Community Recreation and Gathering Spaces

🕒 Year 1-10 💰 \$\$\$\$

The Rec Center is the heart of youth programming and sporting events in Fox Chase. Supported by the Philadelphia Rebuild Program, Fox Chase Recreational Center is the primary place for youth to attend sports events, spend time, and build relationships. However, the original site design and the deteriorated condition of the facilities are impacting the quality of services it provides. With physical improvements to the facilities, the Fox Chase Recreational Center and surrounding recreational facilities will become a community center which promotes wellness, happiness, and healthiness of the neighborhood.

**Renovate and upgrade existing Facilities.** Fox Chase Recreation Center should update its facilities and programs to meet the needs of the community members. The basketball playground and the pool should be renovated, and, in the meanwhile, outdoor fitness

facilities should be added on site to provide more exercise choices for all age groups.

**Increase curb appeal.** To create better visibility for the Recreation Center, the dense and obtrusive bushes should be removed from the adjacent street side. Mural art and public art activities will be introduced here to create a more vivid image for the Recreational Center and improve the overall visibility and appeal of the area.

**Open sight lines and remove physical barriers.** Rather than enclosing the outdoor ball and game area thereby blocking street-level visibility, the fence and dense plant canopy surrounding the Recreation Center should be softened and opened. The peripheries facing the main roads – Rockwell Avenue and Rhawn Street – should have all the fences and blocking plants removed to create space for activities and street events. The peripheries facing residential blocks should be furnished as semi-public spaces complete with benches and outdoor exercise facilities.

**Establish physical connections between community amenities.** The connection between the cultural and recreational facilities



Renovate Recreational Center with Outdoor Fitness Facilities

around Fox Chase Rail Station, including the Fox Chase Recreational Center, Fox Chase Library, and Barne & Loney Parks, could be strengthened by improved streets, a consistent visual identity system, and the creation of shared spaces.

# BETTER STREETS

## BACKGROUND

Fox Chase is incredibly auto-dependent and not very pedestrian- or multi-modal-friendly. While this “suburb-in-city” neighborhood may favor the current transportation situation of cars, the community will become more vibrant with an investment in better streets and transit. The Better Streets Theme advocates for a shift to multimodal transportation, which will encourage more sustainable, active, greener, and healthier lifestyles. By implementing complete street strategies, updating public transit infrastructure, and reframing the streets towards pedestrians, residents will have different transit options and the neighborhood will become more connected.

## Recommendation 1

### SEPTA Station Improvements

🕒 Year 1 - 15 💰 \$ \$

There are two SEPTA stations servicing the Fox Chase neighborhood, Ryers Station and Fox Chase Station. Ryers Station is located on the south end of the neighborhood, is ADA accessible, has no ticketing office, and features a bike rack that can accommodate 2 bikes. Fox Chase Station is located right in the middle of the neighborhood, is ADA accessible, has a ticketing office, and features 7 bike racks accommodating a total of 16 bikes. Both train stations are largely functional and serve as supreme assets in the neighborhood, however, to encourage more ridership and transit-oriented development, some improvements would be worthwhile. Improvements would include:

#### **Small, commercial space:**

Both stations could welcome this improvement, but this recommendation specifically targets Fox Chase Station as it is in the center of the neighborhood. Adding a small,

commercial space would mimic many other SEPTA Regional Rail stations around the city and help activate the station for commuters and visitors.

**Bike rack:** Adding more bike racks is a low-cost improvement to the stations that will continue to encourage multimodal transportation within the neighborhood.

**Seating:** There are minimal seating options for commuters at either of these stations. Adding seating is another low-cost improvement for commuters and visitors and further, helps achieve comfort and accessibility for the stations.

**Solar panels:** To align with the Clean Energy Retrofit recommendation, this recommendation proposes that SEPTA should install solar panels on the roofs of each station.

**Higher frequency:** The Fox Chase line runs approximately every hour on the half-hour and as the neighborhood continues to see economic growth from other recommendations, this recommendation encourages SEPTA to consider increasing the frequency of trains, especially in peak hours.





Improved infrastructure at Fox Chase Station



## Recommendation 2

### Complete and Safe Streets

 Year 1 - 15  \$\$\$\$

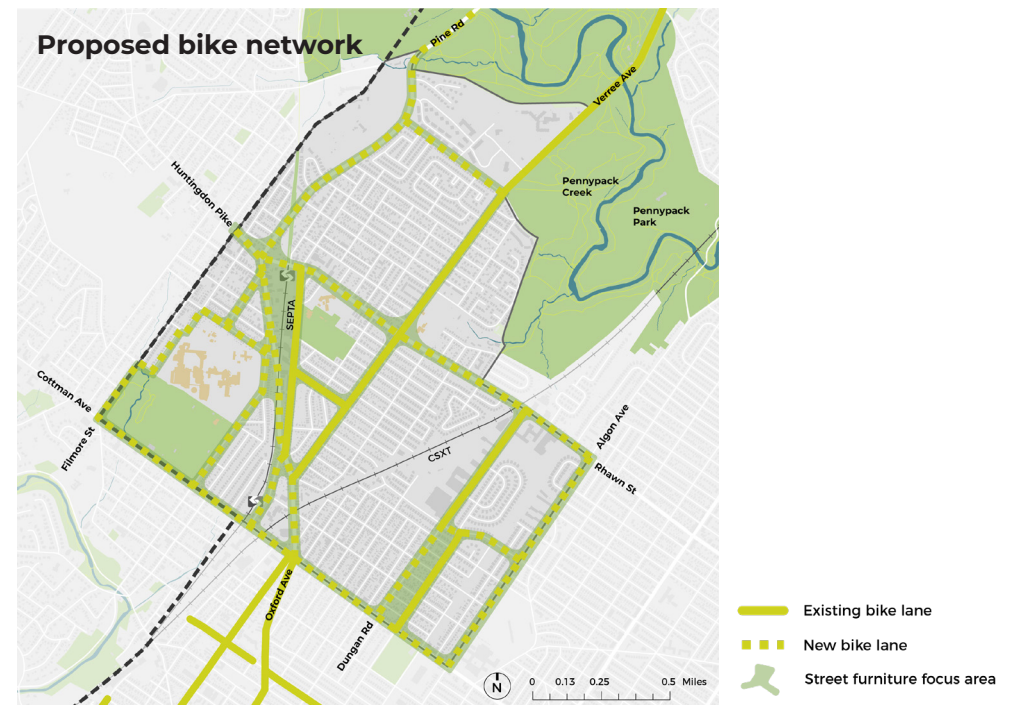
Fox Chase has a disconnected, unsafe, and undesirable street network that inhibits walkability and bikeability. Complete streets strategies, including infrastructure investment and educational programs, will provide all road users with the opportunity and confidence to use other modes. This recommendation aligns with Philadelphia's Complete Streets Executive Order (NO. 5-09) and Complete Streets Bill (Bill No. 120532). As identified in the Philadelphia Complete Streets Design Handbook, complete streets consider seven key components: pedestrian, building & furnishing, bicycle, curbside management, vehicle/cartway, urban design, and intersections & crossings. Based on these components, this plan evaluated that Fox Chase needs hard and soft infrastructure improvements to build inclusive and enjoyable streets.

**To make multimodal streets connected,** 1) connect bike lanes along complete streets, extend to

major parks, and install bike racks and other end-of-trip 2) introduce Indego bikeshare program, 3) complete both-side paved sidewalk network, 4) upgrade transit stops to shelters along complete streets, and 5) improve wayfinding signage system

**To make multimodal streets safe,** 1) run school educational program: street safety & biking classes, 2) complete marked, high-visibility, high-frequency crosswalks, 3) add traffic signaling (traffic lights and flashing beacons) for pedestrians and cyclists on HIN and near schools, and 4) add curb extensions at intersections on high-traffic roads

**To make multimodal streets aesthetically pleasing,** 1) install sidewalk furniture and streetscaping 2) plant street trees





## COMPLETE STREET EXAMPLE @Rockwell Ave & Ridgeway St

**BEFORE:** Rockwell Avenue has a 42 feet right of way on average, including two 12 feet parking lanes and two 9 feet travel lanes. Sidewalks are as wide as 7.5 to 10 feet near Rhawn Street and become narrower to 4.5 feet in residential areas in the south. Sidewalks are in poor and unappealing conditions. The street is currently not equipped with bike lanes. In addition, this intersection lacks adequate crosswalks.



**AFTER:** If turned to a complete street satisfying multiple transport modes, Rockwell Avenue may have narrower parking lanes, reduced from 12 feet to 8 feet. The deductions of parking lanes will be used for dedicated bike lanes that are elevated to the same level as sidewalks. At the same time, other treatments such as sidewalk re-pavements, street furniture installations, and street tree planting will improve the overall quality of walking and biking. At least one additional crosswalk will be painted at this intersection.



## Recommendation 3

### Open Streets

🕒 Year 1 - 15 💰 \$

Open Streets programs occur in many cities across the country and world and are a fantastic opportunity for people and businesses to connect with their neighborhood. This low-cost program would close off streets to cars to prioritize other modes of transportation and leave space for community programming. To pilot this program, we propose closing two stretches of Oxford and Rockwell Avenues one weekend day a month (sites below in map). On this day, the

Fox Chase CDC can organize community events in conjunction with local businesses like farmer's markets or fairs for residents and visitors. A long-term goal of this program is to expand it further as Fox Chase develops stronger commercial corridors.

**Close off streets:** OTIS and the Streets Department close the determined streets on a determined weekend day

**Market to local business owners:** The CDC will take charge of organizing the programming on the Open Streets by connecting with local businesses

**Expand over time to other commercial corridors:** As Fox



Chase commercial corridors are reenergized, this program has the potential to expand across the neighborhood.

### Case Study: New York City Open Street

New York City's Open Streets program transforms streets into public space open to all. These transformations allow for a range of activities that promote economic development, support schools, and provide new ways for New Yorkers to enjoy cultural programming and build community. The Department of Small Business Services (SBS) launched an Open Streets grant for small businesses to participate in the program and has seen immense success during the COVID-19 pandemic.

Sources: NYC DOT, Curbed.com





## Recommendation 4

### Equal Access to Transit

🕒 Year 1 - 5 💰 \$

At present, Fox Chase is circulated by 7 bus lines (#18, 19, 24, 28, 67, 70, and 77), passing along the 5 major arterials, and one regional rail line with two stations. However, the northwestern corner of Fox Chase is out of walking distance to public transit, is home to a large group of the elderly population, and will be seeing an influx of development in the coming years. Extending or rerouting a bus line to this area would allow for equal access to transportation.

#### Extending SEPTA Bus Route 18.

With the goal of making small changes for large impacts, we propose to extend Route 18 at its terminus, Fox Chase Loop, to form a 2.4-mile one-way loop along the Pine Rd, Susquehanna Road, Verree Road, and Rhawn Streets. This will lead to an addition of 8-minute drive without traffic or 15-minute drive along a total of 20 stops, including 7 new stops. Route 18 is one of the top four SEPTA bus routes by ridership on all days of the week. As of Fall 2021, it travels 11 miles between Cedarbrook Plaza and Fox Chase Loop via Olney Transportation Center, which is a key SEPTA bus and subway terminal station connected with



Broad Street Line running to Center City and South Philadelphia. The extension of Route 18 through Fox Chase is a minor change that will



Bus #18 on Oxford Ave



Delayed #18 buses

# HEALTHY HOUSING

## BACKGROUND

Fox Chase is a highly desirable neighborhood for renting or owning a home, which is precisely why this plan addresses housing quality, accessibility, and density: to ensure that the neighborhood remains a place where a diversity of Philadelphians can reside.

While property values and ownership rates in Fox Chase are high and aspects of the housing market are stable, much of the housing stock is aging and does not meet the needs of residents of all ages and abilities. Barriers to homeownership also give certain populations an outside opportunity to build wealth through homeownership in Fox Chase, which has detrimental consequences for the neighborhood's character.

By fostering healthy, accessible housing, this recommendation will cultivate the friendliness, vibrancy, and intergenerational character that the plan aspires to achieve. The recommendations that follow will ensure that, for all who wish to grow up, live, and age in place in Fox Chase, the neighborhood remains rich with healthy and accessible housing.

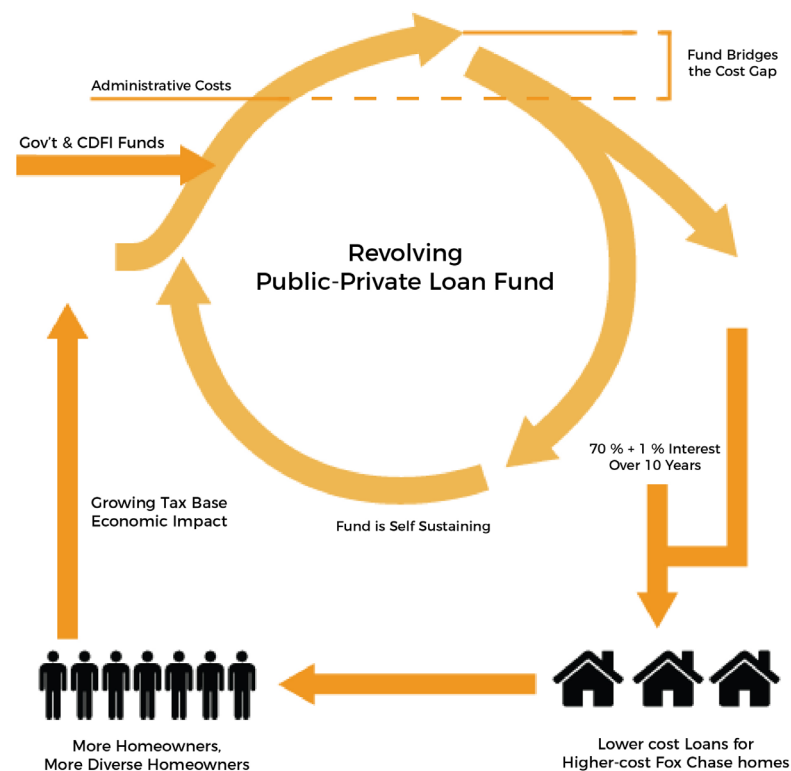
## Recommendation 1

### Accessible Homes

🕒 Year 1 - 5 💰 \$\$\$

**Boost Fox Chase CDC capacity to address barriers to home modification process.** Many homeowners in Philadelphia would benefit from home modifications such as the installation of grab bars, ramps,

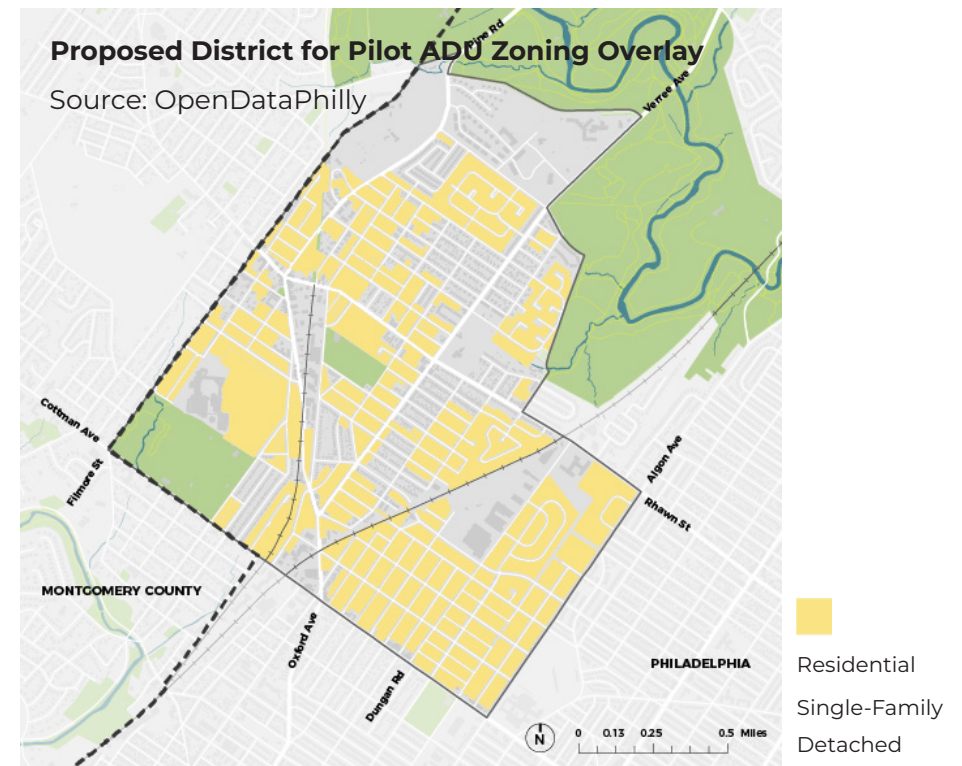
and walk-in showers. But with convoluted application requirements and a limited pool of qualified contractors, it is not always easy to request these services. This action will ensure that the newly activated Fox Chase CDC has the capacity to provide application assistance to residents looking for these modifications. The Fox Chase CDC can also expedite the home repair process by helping contractors bundle projects and meet documentation requirements.





**Create a public-private loan fund to offer home repair and improvement loans.** Not every Fox Chase resident in need of adaptive home modifications will qualify for the home modification programs in Philadelphia that are free of charge. However, these residents may still face a significant financial burden from finding and contracting out repair services. For Fox Chase residents in this situation, this action will establish a revolving public-private loan fund with a publicly subsidized loan loss reserve.

**Establish a pilot Accessory Dwelling Unit (ADU) zoning overlay district.** Fox Chase is an ideal location to pilot an ADU overlay district for portions of the neighborhood zoned for single-family detached units. With such an overlay, existing property owners could create existing structures of up to 800 square feet on their properties at their discretion. These new units could be used as residences for home health aides, as workforce housing, or simply as market



### Case Study: Pittsburgh, PA ADU Zoning Overlay

In 2016, the Bloomfield-Garfield Corporation (BGC) met with the City of Pittsburgh to discuss an ADU concept for the neighborhood of Garfield. The City and BGC agreed to collaborate on an ADU Overlay for single-family portions of Garfield and presented draft legislation at a community meeting in 2017.

Pittsburgh's ADU Overlay has an owner-occupied requirement, meaning the ADU option is only available to property owners who maintain primary residence on site. The legislation also limits ADUs to 800 square feet, two stories, and 30 feet in height and requires owners to lease ADUs for no less than 30 days.



An accessory dwelling unit in Seattle, WA. Source: shutterstock.com

## Recommendation 2

### Equitable Development

🕒 Year 1 - 10 💰 \$

**Work with community partners to identify sites for new senior housing and homes for young households and encourage developers to prioritize creative typologies that serve these demographics.** At present, Fox Chase has an abundance of large, single-family attached and detached homes. The predominance of this typology may serve many of the neighborhood's residents well now, but the market will become increasingly tenuous as the population ages and the demand for senior housing increases –and as young households seek living arrangements further from Center City. By first baking the siting and design process into the Plan, the neighborhood can ensure that future residential development is grounded in the realities of Fox Chase. Hosting collaborative visioning sessions with community members will mean that when developers build more housing in Fox Chase, the neighborhood will be ready with proposed sites and suggestions for construction that will accommodate the senior market seeking aging-in-place resources as well as younger households seeking low-maintenance living arrangements.

**Set design standards for the residential portions of new live-work spaces.** Just as the previous action will give Fox Chase residents a voice in future residential development processes, residents will also be key players in the city-led development of mixed-use live-work spaces, which are proposed in other recommendations contained within this Plan. Fox Chase residents are most knowledgeable about who lives where and why, and as such must advise on design choices such as floorplan, entrance and exit foyers, and marketing for this new typology. By using existing live-work typologies as inspiration (including but not limited to the typology pictured below), this action will ensure that live-work developments actually serve a demographic in need of such space.

**Consider a Community Benefits Agreement (CBA) mandate for new development.** In tandem with the community engagement processes that would be followed in the initial phases of the Plan, it is recommended that the neighborhood require Community Benefits Agreements of all residential and commercial developers in Fox Chase. Using SHIFT Capital's Broad-German-town-Erie's community benefits agreement as a precedent, such agreements may include affordable housing goals, minimum FHA accessibility requirements for commercial spaces, and UFAS extra-accessible unit quotas for new residential developments. This is another way to ensure that new development meets the needs of the Fox Chase residents whose needs should be prioritized.

#### Case Study: Live-work typologies from the Missing Middle Housing movement

"Missing middle" housing sits in the middle of a spectrum between detached single-family homes and mid- to high-rise buildings, in terms of form and scale. These types of buildings are beloved by many who have lived in them and are ideal for those looking for ways to live affordable in a walkable neighborhood but without the cost and maintenance burden of a detached single-family home.



Live-work space. Source: [missingmiddlehousing.com](http://missingmiddlehousing.com)



## Recommendation 3

### Paths to Homeownership

🕒 Year 1 - 5      💰 \$ \$

#### **Provide down payment and closing cost assistance to first-time home buyers.**

Criteria for access to these funds may include income restrictions and minimum tenancy in Fox Chase or an adjacent neighborhood. Consideration should also be given to prioritizing down payment assistance for prospective homebuyers who have faced appraisal gap bias, although the program should remain available to a wider range of prospective homeowners, include those with moderate incomes.

**Provide funding for affordable home loans.** The ongoing costs of a home loan can also be a barrier for prospective and current homeowners alike. To lessen this burden, a neighborhood-wide fund will be made available to Fox Chase residents who meet certain income criteria.

By unlocking public and private funding for affordable loans that outmatch the terms of traditional loans, this action will lessen the financial burden of homeownership both on new homeowners and on the many long-term homeowners who have faced persistent mortgage burden and deserve new loan terms.

**Host homeownership workshops and counseling sessions locally.** Many of the funding sources that would fund the programs described in the previous two actions include workshop and counseling requirements. This can be a major inconvenience when the workshops and sessions are far from home. This action would in turn ensure that the Fox Chase CDC provides the neighborhood with reliable space and marketing resources for such programming.

At present, Fox Chase has an abundance of large, single-family attached and detached homes. The predominance of this typology may serve many of the neighborhood's resident well now, but the market will become increasingly tenuous as the population ages and the demand for senior housing increases –and as young households seek living arrangements further from Center City.

Fox Chase is also one of the best

neighborhoods in which to build wealth through homeownership, but the opportunity to do so remains closed to many –including to renters in Fox Chase who may want to settle more thoroughly and build wealth in doing so

The actions summarized in this recommendation will provide deeper levels of accessibility and open the possibility of new housing arrangements. They accommodate the neighborhood's current residents and also position the neighborhood to have the best possible future natives.



A first-time homebuyer workshop hosted by the Mount Airy CDC. Source: mtairycdc.org

# GREEN AND PARKS

## BACKGROUND

Parks and open spaces are one of the most important assets in the Fox Chase neighborhood. These following recommendations seek to enhance connections to nature, protect the history of environmental assets, and improve the overall quality of open spaces for the enjoyment of Fox Chase residents. By building up these environmental assets, Fox Chase will continue to draw attention as a healthy, beautiful, and environmentally friendly place to live.

### Recommendation 1

#### Pedestrian Trail Network

🕒 Year 1 - 15 💰 \$\$\$\$

Pennypack Park, Burholme Park, and Fox Chase Farm are three key green spaces located in and around the neighborhood. They draw visitors from Fox Chase as well as the surrounding neighborhoods and city. Although they are such important anchors for this community, accessibility to these spaces is limited without the use of a vehicle. Families looking for recreation opportunities and



neighborhood visitors looking to move from place-to-place need additional options of mobility to fully enjoy the neighborhood. Building on the Complete Streets recommendation from the Better Streets theme, the recommendation for an improved pedestrian trail network proposes designated pedestrian routes (shown in the previous map) where wayfinding and streetscape improvements can

create an even stronger network of walkability in Fox Chase. The primary goal of the pedestrian trail network is to increase resident mobility between green spaces and neighborhood amenities and help expand the impact of newly proposed complete streets. The following are the recommended actions to accomplish these goals:



**Establish dedicated pedestrian routes to supplement complete streets:** Fox Chase's sidewalk network is nearly complete, and recommendations from the Better Streets theme seek to optimize the quality of sidewalks in the neighborhood. By establishing an additional layer to the pedestrian networks in Fox Chase, we can further promote wellness and quality of life for all residents. These pedestrian routes will feature painted markings on the ground, pedestrian-specific wayfinding signage, maps of all pedestrian routes, and additional attractions such as seating, plantings, or outdoor fitness equipment. This action will be executed in collaboration with Philadelphia Parks and Recreation (PPR) and Pennsylvania Department of Transportation (PennDOT). Grants from PennDOT for street improvements can help fund the projects, as well as grants from Philadelphia's Department of Community and Economic Development (DCED).

**Develop the Lorimer Trail Greenway linear park:** The Lorimer Trail Greenway is located directly north of Fox Chase Station on the land where the rail line extended before the line was shortened. The railroad tracks still define the linear site among the trees growing around the property. The Philadelphia 2035 plan and the Philadelphia Trails Masterplan have identified this site for development into a greenway trail, and the project is currently in design. The Fox Chase Neighborhood Plan supports this project and proposes its development to connect to the proposed pedestrian trail network. By connecting the greenway to

other trails, it has the opportunity to help connect Fox Chase residents to Pennypack Park, Fox Chase Farm, Montgomery County trails, and other neighborhood amenities. To facilitate the additional connectivity proposals and contribute to the project development, funding will be sourced from the PA Department of Natural Resources and Conservation (DCNR), the Delaware Valley Regional Planning Commission (DVRPC) Transportation and Community Development Initiative (TCDI), and the PA Redevelopment Assistance Capital Program (RAPC).

**Create a new linear park under the powerlines adjacent to Algon Ave:** The Philadelphia 2035 and Philadelphia Trails Masterplan additionally have identified a PECO powerline corridor that runs through Fox Chase and other neighborhoods as an opportunity for the development of trail connections across the city. This trail extends from the northeast border of Philadelphia in Somerton all the way down into Fishtown. In order to best accommodate the goals of Fox Chase, this plan proposed additional programming along the trail, effectively turning the trail into a full linear park. Community gardens, pollinator gardens, seating areas, nature play, and other uses can activate this corridor and turn it into a community asset. Development of the linear park would be accomplished through collaboration with PPR and PECO using grant funding from DCNR, TCDI, and RAPC.

**Improve pedestrian connections to Pennypack Park:** Pennypack Park is one

of Fox Chase's greatest assets. The park is an environmental haven for people and ecology and connects Montgomery County and Philadelphia residents to the Delaware River. In order to ensure that all Fox Chase residents have convenient access to this recreation opportunity, this plan proposes enhancing connections from residential areas to the park along existing roadways. Ensuring side-walk access to Pennypack Park trailheads can help increase resident wellbeing and optimize accessibility for this resource. In addition to collaboration with PennDOT and PPR to work within their guidelines for parks and streets, this action proposes collaboration with the re-activated Fox Chase Community Development Corporation (FCCDC) to engage community members in the project. Bringing community members and their input into this process can help determine the best access points for equitable access. Funding for the project would be sourced from PennDOT and DCED Grants.

**Promote trail use through a "Walk Fox Chase" wayfinding campaign:** The physical improvements to the pedestrian trail network in Fox Chase can be further enhanced through a temporary campaign to promote walkability and other non-motorized mobility options. A "Walk Fox Chase" campaign could utilize pop-up wayfinding to advertise the new improvements and increase awareness for all the neighborhood amenities within walking distance of a certain point. In Salt Lake City's Sugarhouse neighborhood,

this idea was implemented through posters hung around the neighborhood with the phrase “\_\_minutes to \_\_\_\_”. The first blank was the number of minutes it would take you to walk to the attraction identified in the second blank. In Fox Chase, attractions such as the recreation center, parks, commercial corridors, or historic mansions could be identified to show residents how quickly they could access their favorite places on foot. This low-cost intervention could be supported by the FCCDC and PennDOT with funding from DVRPC and PennDOT.

## Recommendation 2

### Pocket Parks

 Year 3 - 11  \$

The principal parks in Fox Chase - namely Burholme Park and Pennypack Park - provide community and regional-scale amenities that attract patrons from within the neighborhood and the adjacent communities. While these parks can serve a larger number of visitors, they are spread out around the edges of the neighborhood. Relying on these two parks to accommodate the recreation needs of the entire neighborhood is not ideal, as variety of programming and grand scale of the spaces does not suit the needs of all Fox Chase stakeholders. The pocket parks recommendation aims to increase



the accessibility and diversity of the parks system in Fox Chase by inserting smaller parks throughout the neighborhood. This recommendation builds on the success of Lions Park, a beloved park used for events and daily activity managed by the Northeast Philadelphia Lions club. This will be accomplished through a series of actions that

build on each other to move from planning to construction.

**Develop pocket park design and construction guidelines:** In order to ensure that new pocket park designs are consistent with the standards established by PPR while continually promoting the well-being



of Fox Chase residents and visitors. These locations were proposed on publicly owned parcels, as well as along Dungan Road where a pocket park can be proposed as part of new development. With these locations in mind, this plan proposes working with PPR and FCCDC to develop a guiding document outlining best practices for pocket park design in Fox Chase. This guide may include materials, programming, signage, and safety recommendations. Funding for this effort can be sourced from FCCDC's budget as well as state and city funding for PPR operations.

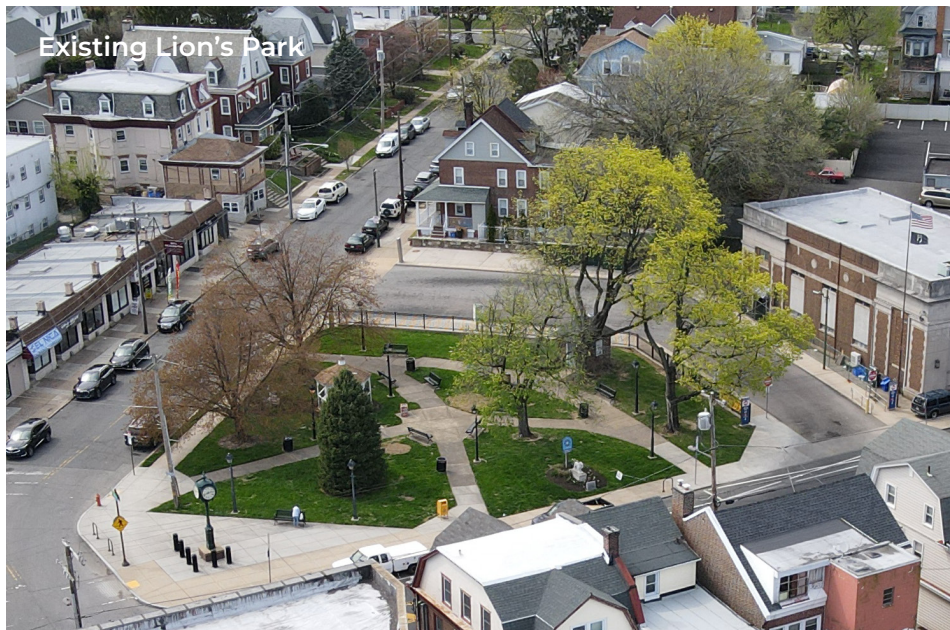
**Implement an adopt a park program:** Lions Park's success as a pocket park can be partially attributed to the stewardship provided by the Northeast Philadelphia Lions Club. New pocket parks can follow this model of private management and funding to help establish

pride and ownership of public spaces in the neighborhood. Residents, local businesses and organizations, or other stakeholders will be invited to invest in a pocket park and given the freedom to design it in a way that reflects their vision of Fox Chase. The design and construction guidelines previously mentioned will help moderate this process. Funding for the design and construction of these parks will come from private donors, but the funding for setting up the adopt a park program will be sourced from FCCDC's budget.

**Establish clean up days with community members or partner organizations:**

Encouraging ongoing stewardship of the pocket parks will help maximize their effect on the neighborhood. Programs in Philadelphia such as the Love Your Park Program have set a precedent of caring for parks that can

be developed in Fox Chase. Partnering with PPR, residents, as well as local businesses and organizations, this plan proposes to implement a calendar of dedicated park clean up days. This stewardship initiative can build neighborhood pride and boost community development. Clean up days will be sponsored by grants from private organizations and donors.



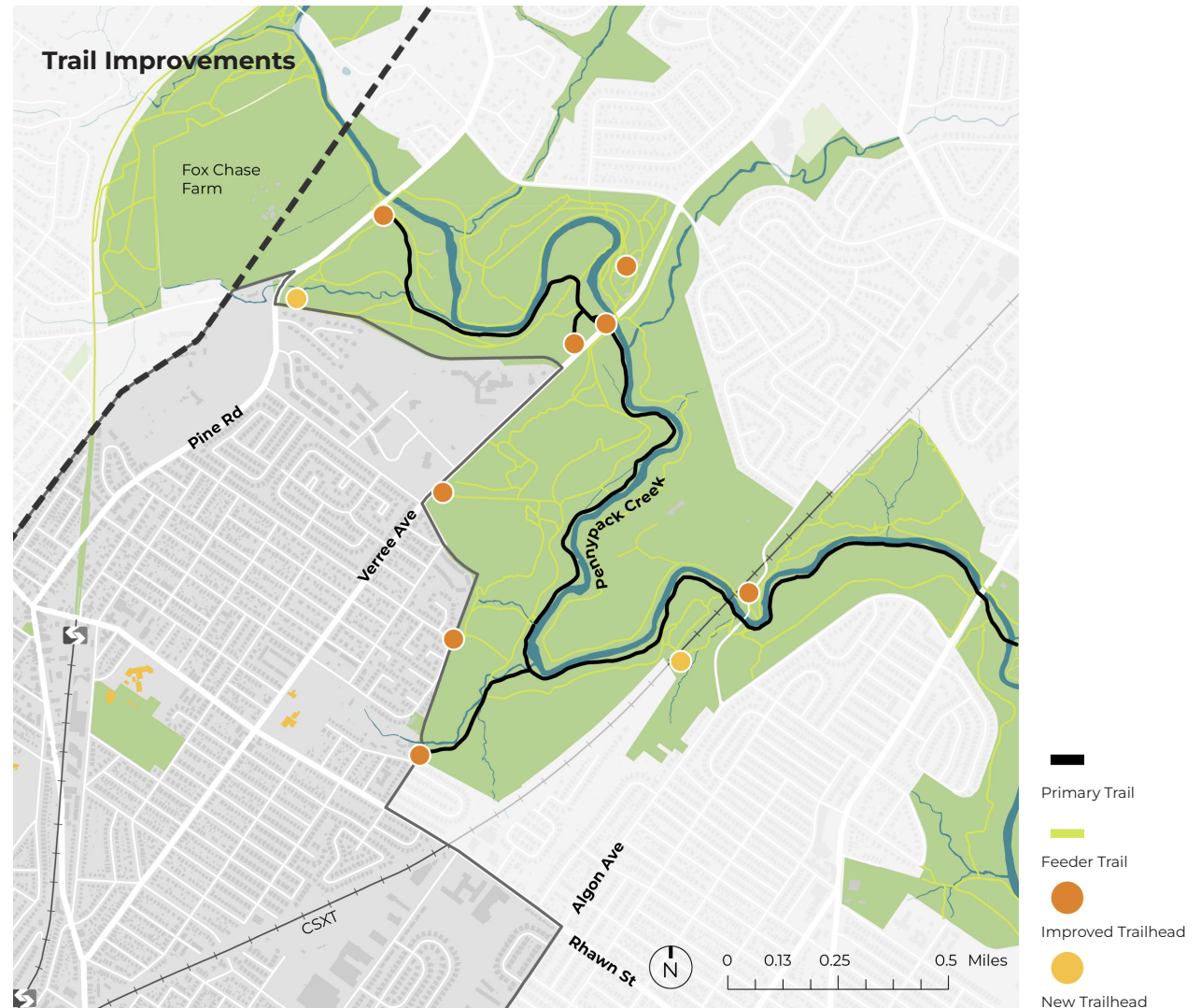


## Recommendation 3

### Pennypack Park Improvements

**L** Year 2 - 12      **\$** \$\$\$

The third recommendation from this theme centers around Pennypack Park. This natural green space is home to Pennypack Creek, numerous trails, a playground, and Pennypack Environmental Center. The park has long been an attraction for recreation and also holds a strong history of the Lenape people in Philadelphia. As this is already a strong asset for Fox Chase, there are numerous opportunities to build on its success and amplify its effects. The goal of the Pennypack Park improvements recommendation is to make the park more welcoming and ecologically sensitive. The actions required to realize this recommendation range from policy to design.



**Add new trailheads along the park edge with clear gateways:** Many of the trailheads that exist on the Fox Chase side of Pennypack Park are unassuming breaks in a fence with minimal signage. This plan proposes to amplify the presence of these trailheads to welcome visitors to the park through enhanced signage, connections to the pedestrian trail network from Recommendation 1, and additional

landscape design interventions to signal your arrival into Pennypack Park. Additionally, this plan proposes two new trailheads to increase access to the park in areas of new development. The first is along Pine Road and will connect the new residential development north of Pine Road and the surrounding residential areas to Pennypack Park on foot. The second is located where the proposed



powerline linear park meets the CSXT rail line to facilitate the transition from one trail to the other. This project will take substantial capital and time investment from PPR. Funding will be sourced through grants from DCNR. This project may also be accomplished through a phased approach to improve trailheads one at a time over the life of the plan.

### **Re-establish a community led stewardship organization:**

Pennypack Park is an important ecological and hydrological area, with a watershed covering multiple counties and connecting directly to the Delaware River. In the past, there have been community organizations dedicated to the stewardship and care of Pennypack Park in order to maintain a clean and healthy environment for people and nature. Bringing back community investment in the park through a stewardship

group can promote care of the park and help facilitate management on top of PPR schedules. Establishing this organization early in the planning process is important to ensuring the other actions in the plan best serve the needs of Fox Chase and Pennypack Park. The organization can be established through collaboration with the Philadelphia Office of Sustainability and FCCDC. Funding for the organization's operations will be sourced from the FCCDC budget

### **Create an art installation honoring Lenape History:**

Pennypack Park gets its name from the Lenape word for "slow moving water." Lenape artifacts have been found in Pennypack Park, including arrowheads and tools. The history of the Lenape people in Fox Chase and the surrounding areas is immediately apparent when you stop to

take a closer look. For this reason, this plan recommends further uncovering the rich history of the Lenape people by creating an art installation along Pennypack Trail. Working with artists and input from Lenape tribe members, the art installation will honor the history of Lenape people and create an educational opportunity for children, families, and visitors. Philadelphia's strong public art focus makes partnerships and funding for this action easier to organize. Partners for this project could include FCCDC, PPR, City of Philadelphia Public Art Office and Percent for Art Program, City of Philadelphia Art Commission, or Monument Lab. Funding can be sourced from Philadelphia's Percent for Arts program.

### **Case Study: Najo Jām (Our Home) - San Antonio, TX**

Najo Jām (Our Home) at Comanche Lookout Park is just one of numerous examples of public art that uplifts indigenous communities. The series of monuments were designed by artists Calos Cortés and Doroteo Garza. The collection of concrete sculptures represents the multiple indigenous tribes that stewarded the land. The monument pictured uses important religious symbols and native plants to showcase indigenous stories and voices and creates a feeling of welcoming and homecoming through indigenous customs. Art installations like Najo Jām are a meaningful way to pay tribute to the heritage of indigenous people and including them in the process of placemaking today.



Najo Jām (Our Home) an indigenous art installation in San Antonio, TX.  
Source: [Getcreativesanantonio.com](http://Getcreativesanantonio.com)

# ENVIRONMENTAL SYSTEM

## BACKGROUND

The Environmental Systems recommendations works to address the challenges of today and tomorrow such as climate change, renewable energy, aging infrastructure, and emissions mitigation. By working to utilize and implement innovative and sustainable solutions, these recommendations put Fox Chase in a position to combat the environmental realities of the 21st century and ensure the neighborhood is a champion of environmental stewardship. If implemented, these recommendations will provide critical environmental sustainability enhancements for the neighborhood, improving Fox Chase's environmental footprint and preparing the neighborhood for future environmental threats.

## Recommendation 1

### Hydrology Improvements

⌚ Year 1 - 10 💰 \$\$\$\$

#### Replace water pipes in historically hazardous areas.

In 2021, the American Society of Civil Engineers (ASCE) scored Pennsylvania's drinking water and wastewater infrastructure a D and its stormwater infrastructure a D-. Just like the rest of the state, Fox Chase needs to improve its water infrastructure. Fox Chase has experienced 5 waterline breaks since 2017. The reason the ASCE has scored USA's water infrastructure so poorly is largely due to the aging of the pipes, the amount of lead pipes, water quality, and combined sewer

overflow—all issues present in Fox Chase. Therefore, this recommendation proposes replacing old pipes and lead pipes in Fox Chase neighborhood wide. To fulfill this recommendation, it is important to identify which pipes need replacing and to align replacements with other street reconstruction or capital improvement projects. Further, this recommendation includes educating residents on how to identify if they have water lead pipes in their homes, where they can check for them, and a system to report them to the city.

**Installing water monitoring and tracking technologies to sense the health of the water system.** There are software and sensors that exist to test for lead, system breaks, PH levels, and overall treatment

## 2021 Report Card For America's infrastructure



DRINKING WATER



STORMWATER



WASTEWATER

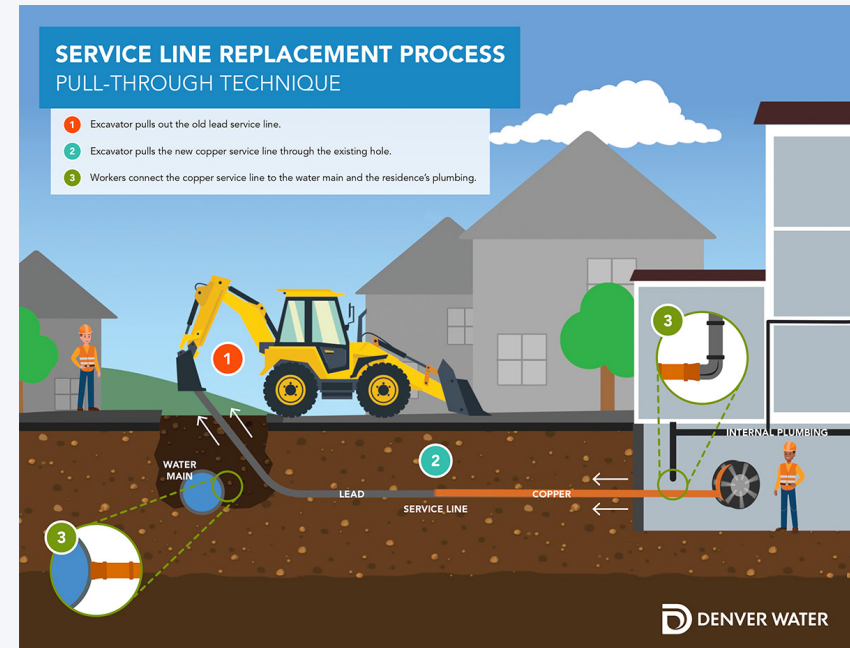
America's Water Grade for 2021 conducted by the ASCE. Source: [infrastructurereportcard.org](https://www.asce.org/infrastructure-report-card)



levels in water infrastructures. In partnership with the Philadelphia Water Department and a third-party environmental software company, the Fox Chase CDC will support the installation, monitoring, and data reporting of the sensors. Working with the third-party sensor provider an online dashboard and database would be made publicly available for community members to monitor their water infrastructure and flag concerning indicators to PWD. Given the significant water infrastructure failures in Fox Chase over the past ten years, this monitoring will be vital for preventative action.

## Case Study: Denver Water Replacement

The Denver Water Department had led a successful program in replacing old or damaged water pipes. The replacement program has helped avoid waterline breaks, alleviated water quality problems, increased hydrant flow, and improved delivery in neighborhoods. Since 2017, the Denver Water program has installed 106,000 feet of pipe per year.



Pipe Replacement and Lead Reduction Program educational resource for residents Source: denverwater.org

## Case Study: Varuna Water App

Varuna is an example of a third-party sensor provider. Varuna provides software where residents can access real-time data, actionable insights, and historical trends about their water system. If Varuna were to be used in a community, they would install the technology and teach a staff member how to oversee and read the data during the installation period and further provides technical support throughout its use. Varuna is currently in contract with Amarillo, TX and Monroe Township, NJ. Our teammate, Simps, once described this software as “so, you can think of Varuna as a home security system like, ADT, but for water.”



Alert Example. Source: 6abc.com



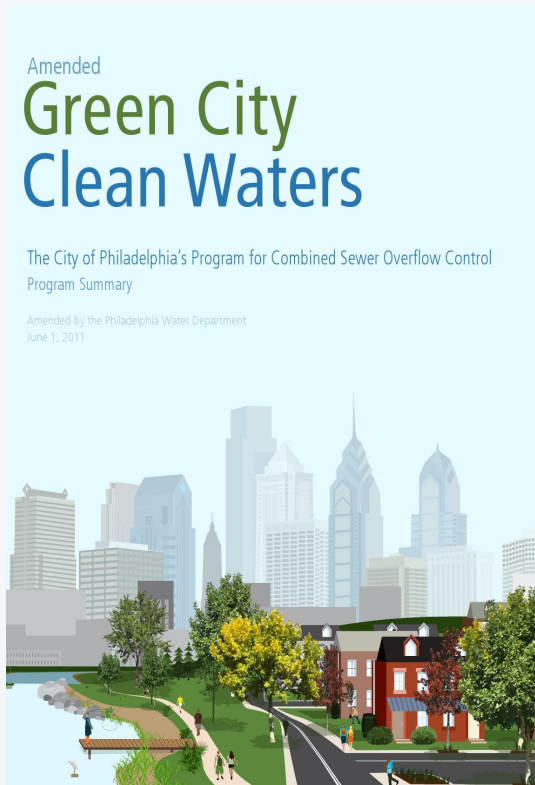
Varuna Interface. Source: varuna.city

## Install bioswales as a stormwater in identified areas

Stormwater runoff is also a concern in Fox Chase as intense storms can have adverse effects like flooding and combined sewage overflow. As part of

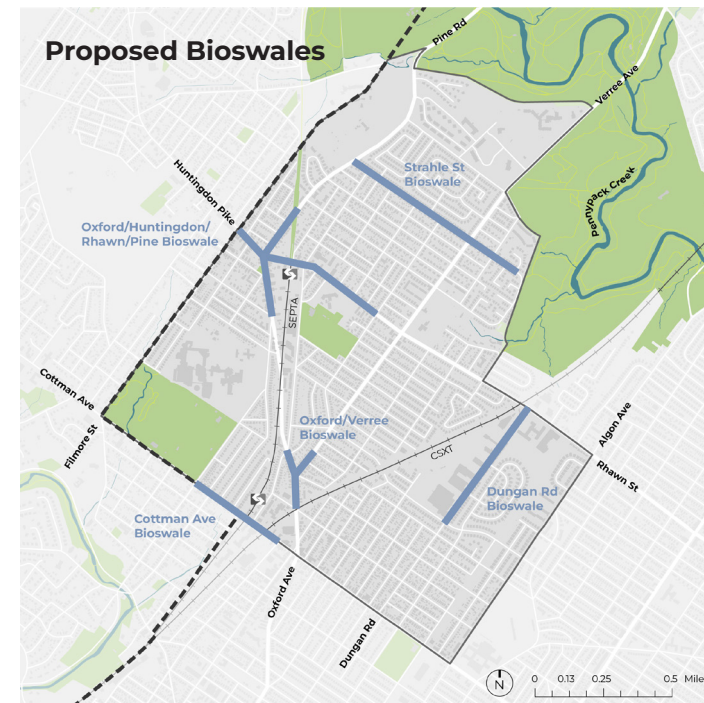
this recommendation, this plan suggests making use of bioswales and providing private owners with incentives to manage their runoff—aligning with the Philadelphia Water Department’s green stormwater initiatives.

### Case Study: PWD Stormwater Program



Source: [water.phila.gov/green-city](http://water.phila.gov/green-city)

To meet state and federal regulations on stormwater runoff levels, the City of Philadelphia created the Green City, Clean Waters plan. Green City, Clean Waters is a 25-year plan to reduce the volume of stormwater entering combined sewers using green infrastructure and to expand stormwater treatment capacity with traditional infrastructure improvements. The plan is partially implemented by the Philadelphia Water Department and helps stimulate private participation.





## Bioswale Recommendation on Strahle Street





## Recommendation 2

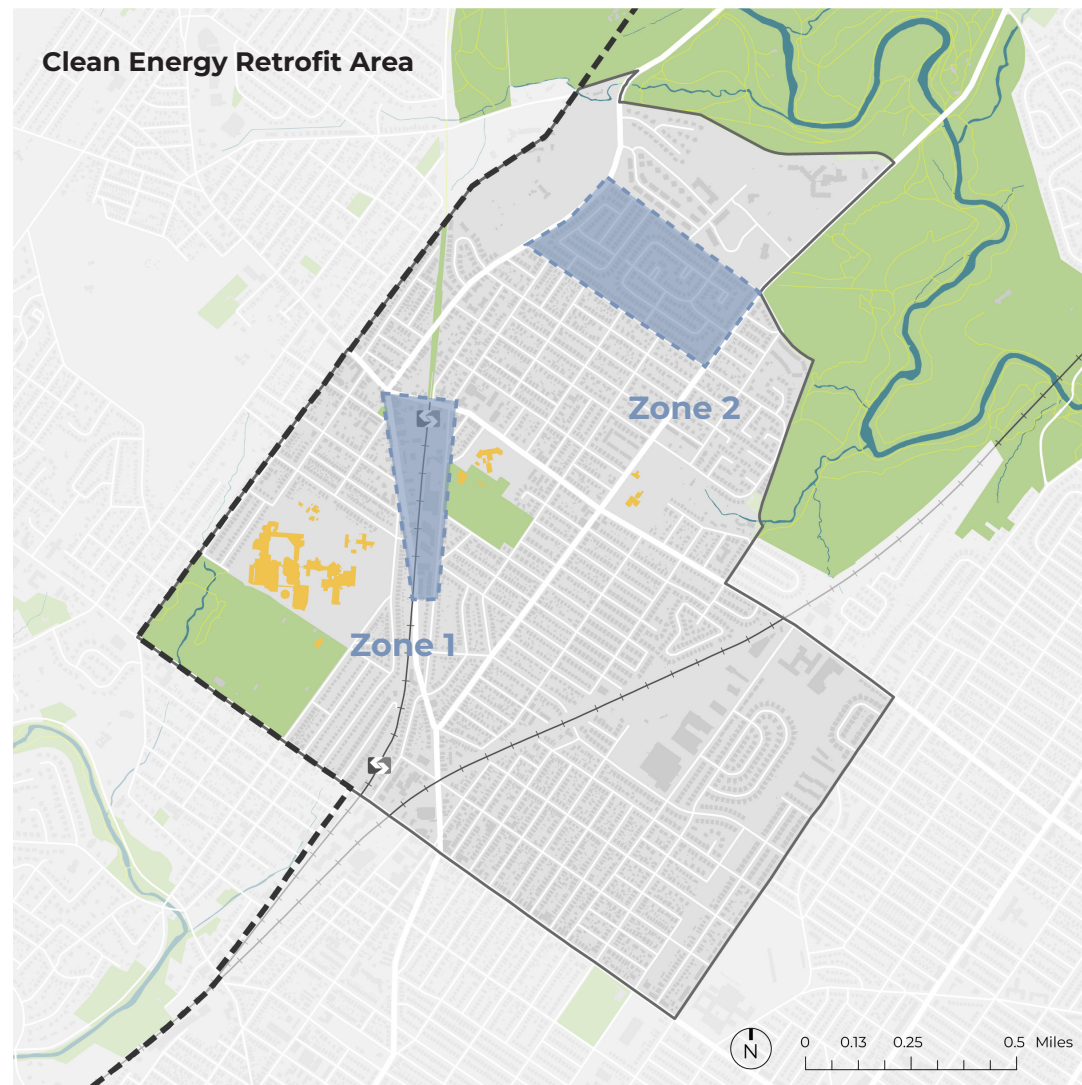
### Clean Energy Retrofits

**L** Year 1 - 10      **\$** \$\$\$\$

#### Retrofit buildings with solar panels.

As climate change continues to affect daily life, neighborhoods are becoming more susceptible to power outages, grid failures, and rising utility costs. This plan recommends that Fox Chase residents and business owners transition to clean energy facilitating arrangements to secure a breadth of funding options from the federal, state, and local level. Not only will this recommendation help mitigate effects of climate change, but it will give Fox Chase residents agency and choice in how they receive their energy.

**Targeting commercial and residential buildings for solar panels and inform owners.** This recommendation proposes introducing solar panels into two main zones: Zone 1 is the Oxford Ave Commercial District and Zone 2 is the residential area between Pine Rd and Verree Rd. Zone 1 would take advantage of funding sources directed at commercial businesses. Zone 2 contains entirely residential properties, half of which are rentals while the other half are owned homes, so this zone will leverage funding sources aimed at residences. To make this recommendation effective, business and homeowners will need support



from the Fox Chase CDC to secure funding and provide education on solar panel retrofitting.

**Work with the City of Philadelphia to immediately retrofit city-owned buildings in Fox Chase.** This plan recommends the newly formed Fox Chase CDC coordinate

with the City of Philadelphia to make instant retrofits to public buildings. This will provide public examples to the community of the City's commitment to clean energy. Buildings, like the public library and the local school, would be ideal for this action.



Zone 1: Oxford Ave Commercial District



Zone 2: Pine & Verree Rd Residential Area





## Recommendation 3

### Electric Vehicle Stations

🕒 Year 2 - 7

💰 \$\$\$\$

**Installing electric vehicle charging systems in publicly-accessible areas.** As mentioned previously, Fox Chase is auto-oriented and many residents own and use their vehicles on a daily basis. Transportation is the largest contributor of U.S. greenhouse gas emissions and electric cars work to cut those emission levels. Therefore, this recommendation proposes the funding for purchasing and installation of electric vehicle (EV) charging stations for public-use around the neighborhood to encourage residents to purchase EVs. This recommendation will ideally be supported by the Fox Chase CDC.





## Recommendation 4

### Sensors and Support

🕒 Year 5 - 15

💰 \$\$\$

**Installing sensors to track environmental conditions.** As mentioned before, Fox Chase is in a favorable position to be environmental champions and to monitor progress, this recommendation proposes installing various sensors around the neighborhood. Several types of sensors could be installed to help monitor energy efficiency, soil and water quality, air contaminants, or power-outages. Sensors would also be used on arterial roads to activate smart lights (lights activated by movement to combat energy and light pollution). These sensors will allow the city and residents to better anticipate the needs of the neighborhood or their properties. This data could similarly be shared on a community-accessible dashboard, the Hydrology Improvements recommendation.



# IMPLEMENTATION

*Creating a path forward.*

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💰 Cost Range
\$ - less than \$100,000
\$\$ - Between \$100,000 and \$1 Million
\$\$\$ - Between \$1 Million and \$5 Million

Theme	Recommendation	Actions	Year 1 - 5	6 - 10	11 - 15
Community and Economic Development	Make CDC	Re-establish CDC run by neighborhood leadership with the intent of supporting the implementation of this plan and guiding future neighborhood development			
		Work with PACDC and other neighborhood partners to obtain the necessary technical support and training for interested residents			
	Support existing and cultivate new life science industry	Create an advisory committee with key neighborhood stakeholders			
		Identify sites for future office and lab space and potential private partners			
		Establish training-to-employment life science workforce development programs			
		Require CBA for all new commercial developments, emphasizing workforce development for local residents			
		Create a neighborhood employer working group devoted to increasing local life science industry employment of residents			
	Land Use and Infrastructure to Support Mixed-Use Development	Transform underused parking lots into temporary community and retail spaces			
		Update zoning codes to strengthen Fox Chase's commercial corridors			
		Outreach and engagement with local businesses and property owners along the commercial corridors			
	Establish an exciting and inviting business district	Community resources for business services and technical assistance			
		Accurate and updated online resources and promotion of local businesses			
		Commercial corridors as destinations for more than shopping			
		Distinct and recognizable commercial corridors			
	Prioritize Community Recreation and Gathering Spaces	Renovate and Upgrade Existing Facilities			
		Increase Curb Appeal of Community Gathering Spaces			
		Open Sight Lines and Remove Physical Barriers			
		Establish physical connections between community amenities			



## \$\$\$\$ - Over \$5 Million

	Key Partners	Possible Funding	Cost Range	Goals Met
	PACDC, Tacony CDC, Frankford CDC	PACDC Grants	\$	<b>PROSPEROUS</b> 
	PACDC, FCHA, Burholme RCO	PACDC grants, Community Development Block Grants, City of Philadelphia's Department of Commerce	\$\$	
	FCCDC, FCCC, Temple University	FCCDC Budget, Public-Private Partnerships	\$	
	FCCDC, PCPC, City of Philadelphia, DVRPC TOD team	Redevelopment Assistance Capital Program (RACP) grants, Public-Private Partnerships, Keystone Innovation Zone (for private developments)	\$	<b>PROSPEROUS</b> 
	Frontida Biopharm Inc. , Fox Chase Wellness Cenwter, Temple University	Public-Private Partnerships	\$\$\$	
	Philadelphia OIC, POWD	Workforce Development Program, William Penn Foundation, Public-Private Partnerships	\$	
	FCCDC, PACDC, FCCC, Temple University	FCCDC Budget, Public-Private Partnerships	\$	<b>LIVABLE</b> 
	SEPTA, City of Philadelphia, PPA	Public Private Partnership	\$\$	
	FCCDC, FCHA, City Council	Public Private Partnership	\$	
	FCCDC, ROCs, Local businesses	Philadelphia Activities Fund grant	\$	<b>LIVABLE</b> 
	FCCDC, PACDC, PDC, Rockledge Fox Chase Business Association	Small Business Assistance program, Main Street Business Revitalization Program	\$	
	FCCDC, local businesses	Public Private Partnership, FCCDC Budget		
	FCCDC, local businesses	Public Private Partnership, FCCDC Budget	\$	<b>LIVABLE</b> 
	FCCDC, local businesses	Public Private Partnership, FCCDC Budget, Main Street Business Revitalization Program	\$\$	
	FC Recreational Center, PPR, FCCDC	The Rebuild Fund of Philadelphia, Park Rehabilitation and Development Funding	\$\$	
	PennDOT, PPR, FCCDC	Philadelphia Capital Improvement	\$\$	<b>LIVABLE</b> 
	FC Recreational Center, PPR, FCCDC	Philadelphia Capital Improvement	\$\$	
	FC Recreational Center, PPR, FCCDC, Fox Chase Library	The Rebuild Fund of Philadelphia, Park Rehabilitation and Development Funding	\$\$\$	


















Theme	Recommendation	Actions	Year 1 - 5	6 - 10	11 - 15	
Better Streets	SEPTA Station Improvements	Add new, small commercial space on station grounds (coffee shop)				
		Add bike racks and sitting areas				
		Solar Panels				
	Complete and Safe Streets	Add traffic signaling for pedestrians and cyclists on HIN and add curb extensions at intersections on high-traffic roads				
		Complete marked, high-visibility, high-frequency crosswalks across the neighborhood				
		Connect bike lanes on complete streets and major roads and install bike racks and other end-of-trip biking facilities				
		Complete both-side paved sidewalk network, install sidewalk furniture and streetscaping, and plant street trees				
		Upgrade transit stops to shelters along complete streets				
		Improve wayfinding/signage system across the neighborhood				
		Introduce (Indego) bikeshare program				
		School educational program: street safety & biking classes				
	Open Streets	Expand into new commercial districts over time				
		Market to neighborhood business owners				
	Equal Access to Transportation	Extend a SEPTA bus line to the Northwest corner of Fox Chase				
Healthy Housing	Accessible Homes	Establish Pilot ADU zoning overlay district				
		Boost Fox Chase CDC capacity to address barriers to home modification process				
		Create public-private loan fund to offer home repair and improvement loans				
	Equitable Development	Identify sites for new senior housing and homes for young households and encourage developers to prioritize these typologies				
		Identify spaces for and set design standards for residential aspects of live-work spaces				
		Consider CBA mandate for new development to include affordable housing goals; ensure minimum FHA accessibility requirements and extra-accessible units in new residential developments				



	Key Partners	Possible Funding	Cost Range	Goals Met
	SEPTA, FCCDC, FCHA, PCPC	SEPTA Bonds	\$\$	<div>PROSPEROUS</div> <div>LIVABLE</div> <div>CONNECTED</div>
	SEPTA	SEPTA Bonds	\$	
	SEPTA + whatever environmental systems appoints	SEPTA, Commercial C-PACE Tax Credits	\$\$	
	OTIS/Streets, Vision Zero Philadelphia, PennDOT, OCS, PCPC	Philadelphia Capital Improvements Budget, PennDOT Grants, DVRPC	\$\$\$\$	
	OTIS/Streets, PennDOT	Philadelphia Capital Improvements Budget, PennDOT Grants, DVRPC	\$\$	<div>CONNECTED</div> <div>LIVABLE</div> <div>SUSTAINABLE</div>
	OTIS/Streets, Office of Complete Streets, Bicycle Coalition of Greater Philadelphia, PennDOT	Philadelphia Capital Improvements Budget, PennDOT Grants, DVRPC	\$\$	
	OTIS/Streets, PCPC, FCHA, DVRPC, Local businesses, TreePhilly Program, OOS, PPR	Philadelphia Capital Improvements Budget, PennDOT Grants, DVRPC, FCCDC Budget, TreePhilly Program	\$\$\$	
	SEPTA, OTIS/Streets	SEPTA	\$\$	
	OTIS/Streets, PCPC, SEPTA, PPR, FCHA	Philadelphia Capital Improvements Budget, PennDOT Grants, FCCDC Budget	\$	<div>PROSPEROUS</div> <div>LIVABLE</div> <div>CONNECTED</div>
	Ingedo, OTIS, OCS, PCPC, FCHA	Indego, Philadelphia Capital Improvements Budget	\$	
	Vision Zero Philadelphia, Philadelphia City School District, Local schools	Safe Routes Philly Program, DVRPC, Vision Zeo	\$	
	OTIS/Streets, OCS	FCCDC Budget, Private sources	\$	
	FCCFC, Local businesses	FCCDC Budget	\$	<div>PROSPEROUS</div> <div>LIVABLE</div>
	SEPTA, OTIS, PCPC, FCHA	SEPTA Comprehensive Bus Network Redesign Program (Bus Revolution)	\$	
	PCPC, Philadelphia City Council, FCHA, Burlholm RCO	N/A	\$	
	FCHA, FCCDC, PCA	FCCDC Budget, PACDC Budget	\$	
	PHDC, Philadelphia City Council, FCHA, FCCDC, PHFA	PHDC Budget, USG FY2023 Budget, HUD, Rebuilding Together Philadelphia Grant, SDHP Budget	\$\$	<div>PROSPEROUS</div> <div>LIVABLE</div>
	PHDC, PRA, Social impact developers (SHIFT Capital, Pennrose, Human Good)	PHDC Budget, PPA Budget, SHIFT Capital (Private), Pennrose (Private)	\$	
	Community Design Collaborative, FCCDC	Community Design Collaborative	\$	
	Philadelphia City Council, FCHA, FCCDC	Philadelphia City Council, FCHA Budget, FCCDC Budget	\$	

Theme	Recommendation	Actions	Year 1 - 5	6 - 10	11 - 15
Healthy Housing	Pathways to Homeownership	Provide down payment and closing cost assistance to first-time home buyers			
		Establish funding for affordable home loans			
		Host Philly Home First homeownership workshops and counselling sessions locally			
Parks and Open Spaces	Pedestrian Trail Network	Develop the Lorimer Trail Greenway linear park			
		Create a new linear park under powerlines adjacent to Algon Ave			
		Establish dedicated pedestrian routes to supplement complete streets			
		Improve pedestrian connections to Pennypack Park			
		Promote trail usage through a "Walk Fox Chase" wayfinding campaign			
	Pocket Parks	Develop pocket park design and construction guidelines			
		Implement an adopt a park program			
		Establish clean up days with community members or partner organizations			
	Pennypack Park Improvements	Add new trailheads along the park edge with clear gateways			
		Re-establish a community led stewardship organization			
		Create an art installation honoring Lenape History			
Environmental Systems	Clean Energy	Promote solar retrofit incentives for homeowners and businesses			
		Establish new building regulations for clean energy uses in future developments			
		Small scale wind farm for Fox Chase Farm			
		Micro-Grid System training and incentivization programs			
		Establish a program supporting rooftop solar panel installations on commercial properties and municipal buildings			
	Electric Vehicles	Incentivize Electric Charging companies to build in FC through tax benefits			
		Establish EV charging stations at Five Points; Veree & Rhawn, Oxford			



	Key Partners	Possible Funding	Cost Range	Goals Met
	PHDC, FCHA, FCCDC, Wells Fargo	PHFA, PHDC (Philly Home First Program), Domain Real Estate (Private), Wells Fargo (Private)	\$\$	PROSPEROUS 
	PHDC, FCHA, FCCDC, Domain Real Estate (Tia Whitaker), Wells Fargo	PHDC (Philly Home First Program), Domain Real Estate (Private), Wells Fargo (Private)	\$\$	LIVABLE 
	FCHA, FCCDC, Domain Real Estate	FCCDC Budget, Domain Real Estate (Private)	\$	
	PPR	DCNR Grants, DVRPC TCDI Budget, RAPC	\$\$\$	CONNECTED 
	PPR, PECO	DCNR Grants, DVRPC TCDI Budget, RAPC	\$\$\$	LIVABLE 
	PPR, PECO	PennDOT Grants, DCED Grants	\$\$	SUSTAINABLE 
	FCCDC, PennDOT, PPR	PennDOT Grants, DCED Grants	\$\$	
	FCCDC, PennDOT	DVRPC Budget, PennDOT Grants	\$	
	FCCDC, PPR	FCCDC Budget, PPR Budget	\$	PROSPEROUS 
	FCCDC, Residents, Local organizations	FCCDC Budget, PPR Budget	\$	LIVABLE 
	PPR, Residents, Local organizations, Love Your Park Program (PPR)	Private grants/donations	\$	SUSTAINABLE 
	PPR	DCNR Grants	\$\$\$	PROSPEROUS 
	CDC, OOS	FCCDC Budget, Trust for Public Land	\$	SUSTAINABLE 
	FCCDC, PPR, OACCE, City of Philadelphia Art Commission, Monument Lab	Percent for Arts Program Grant	\$\$	LIVABLE 
	Philadelphia Solar, OOS, FCCDC, PEA	Federal Investment Tax Credits, Federal Residential Renewable Energy Tax Credits, PA Public Utility Commission Grants & Solar Savings Grant Program, PADEP Solar Engery Program	\$\$\$	CONNECTED 
	OOS	FCCDC Budget, Residents	\$	
	Fox Chase Farm, OOS	Public-Private Partnerships, PA DEP: Renewable Energy Program loans and grants	\$\$	PROSPEROUS 
	OIT, PECO	Public-Private Partnerships, FCCDC	\$\$\$	LIVABLE 
	FCCC, FCCDC, Burlhome Park	PA DEP: High Performace Building Program/C-Pace Tax Credits & Solar Engery Program	\$\$\$	SUSTAINABLE 
	Council Member Brian O'neill office, PCPC, Pennsylvania State Legislature	DVRPC Budget, PennDOT Grants	\$\$\$	PROSPEROUS 
	Tesla, EV companies	EV Connect, DSIRE USA	\$\$\$	CONNECTED 

# TABLE OF ACRONYMS

Abbreviation	Definition
Burholme RCO	Burholme Town Watch and Civic Association
CSXT	CSX Trenton Line
DCNR	Pennsylvania Department of Conservation and Natural Resources
DVRPC	Delaware Valley Regional Planning Commission
FCCC	Fox Chase Cancer Center
FCCDC	Fox Chase Community Development Corporation
FCHA	Fox Chase Homeowners Association
FEMA	Federal Emergency Management Agency
Frankford CDC	Frankford Community Development Corporation
OACCE	Philadelphia City Office of Arts, Culture and the Creative Economy
OCS	Philadelphia City Office of Complete Streets
OIT	Philadelphia City Office of Innovation and Technology
OOS	Philadelphia City Office of Sustainability
OTIS	Philadelphia City Office of Transportation, Infrastructure, and Sustainability
OWD	Philadelphia City Office of Workforce Development
PACDC	Philadelphia Association of Community Development Corporations

Abbreviation	Definition
PCA	Pennsylvania Corporation for the Aging
PCPC	Philadelphia City Planning Commission
PDC	Philadelphia Department of Commerce
PEA	Philadelphia Energy Authority
PECO	PECO Energy Company
PennDOT	Pennsylvania Department of Transportation
PHDC	Philadelphia Housing Development Corporation
PHFA	Pennsylvania Housing Finance Agency
PPR	Philadelphia Parks and Recreation
PRA	Philadelphia Redevelopment Authority
PWD	Philadelphia Water Department
RAPC	PA Redevelopment Assistance Capital Program
SDHP	Inglis Self-Determination Housing of Pennsylvania
SEPTA	Southeastern Pennsylvania Transportation Authority
Streets	Department of Streets
Tacony CDC	Tacony Community Development Corporation
TCDI	Transportation and Community Development Initiative



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# ACKNOWLEDGMENT

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The Fox Chase Neighborhood Plan was developed during the Spring of 2022 as a part of the Master of City Planning Workshop course (CPLN 600) at the University of Pennsylvania Weitzman School of Design. We would like to give a special thank you to our instructor, Gina Lavery, for her guidance, support, and patience through this endeavor. We would also like to thank the Tacony and Harrowgate Workshop groups for the constructive feedback offered throughout the semester.

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