

## **Jenkintown Borough Planning Commission approved meeting minutes for April 16, 2024**

### **Location: Virtual via Zoom and streamed on Facebook**

Commissioners Attending: Lucinda Bartley, Eric Horowitz, Jon McCandlish, Shari Neidich

Not Present: Peter Van Do, Phil Zimmerman

Also present: George Locke (Jenkintown Borough Manager and Zoning Officer), Marley Bice (MCPC), Mark Brickerton (Borough engineer)

Others in attendance: Michael Yanoff, Alan Freed, Stuart Winegrad, James Stevens, Ross Abel, Maureen Lucak, Jean Thompson, Deborra Sines Pancoe, Phil Pulley, Sally Speidel and others, also streamed on Facebook.

The following minutes may use individuals' initials as abbreviations throughout.

---

The meeting was called to order at 6:40 p.m. Jon McCandlish chairing Motion to begin JM (LB)

### **Public Comment**

Maureen Lucak had comments from the Jenkintown Environmental Advisory Committee and reported Leigh Kieser who is a Master Gardener presented a pollinator bees birds and bats talk at Borough Hall last week. She also said part of the talk was of interest to the Planning Commission having to do with a Pennsylvania Department of Conservation and Natural Resources brochure on Landscaping with the Native Plants in Pennsylvania. It has a huge listing of types of plants to plant and it goes from sunny to shady areas and from moist to dry sites. Maureen will send a copy to Lucinda, Jena Thompson, Eric and George. (See APPENDIX "A")

No comments from Facebook.

### **Reports/Actions:**

JM (LB) made a motion to approve the minutes for October, November, January, February and March and the Annual Summary Report. Commission members discussed various sets of minutes, identified typos, and clarified which minutes need approval with the caveat of correcting typos before posting. Motion carried unanimously.

### **New Business / Business for Discussion**

Sub-Division Land Development Application – Jenkins Court Realty Company, 610 York Road

JM introduced the first order of new business, a subdivision and land development application for a coffee shop and frozen dessert establishment by Jenkins Court Realty Company for 610 York Road. JM invited the applicant to speak first, followed by brief comments from attendees, and then questions and comments from the Planning Commission. The applicant, Phil Pulley, outlined the extensive process the project has undergone, including zoning and conditional use hearings, meetings with the Jenkintown and Abington Neighborhood Association, Abington Township, Jenkintown Borough, traffic studies, and agreements on various aspects like lighting,

green space, and drive-thru window placement. He expressed doing extensive planning integration with everybody's ideas and thoughts regarding where they are now.

JM asked GL to clarify the timeline and the Planning Commission's role in the current project. He explains that the application has been submitted, distributed to relevant entities, and will be reviewed by the Montgomery County Planning Commission. The project is scheduled to be discussed at the Borough Council meeting in May. George emphasized the Planning Commission's advisory role, stating that they will wait for feedback from the county and engineers before making a final recommendation to the council. He noted that the Planning Commission will collect information, discuss it with the applicant, and prepare a letter advising the Council before their meeting on May 22nd.

JM opened the floor for public comments, emphasizing that it's not a question-and-answer session yet. Ross Abel raised concerns about oversight of the applicant's adherence to borough engineer's recommendations and suggests improvements for pedestrian safety and traffic safety. James Stevens echoes these concerns. He said he has not seen the most recent plans, but the previous plans were very auto oriented. He emphasized the need for better pedestrian connections and green spaces which are not just buffers but are usable as people do like to sit outside rather than a patio in a parking lot. He thinks there could be a win-win scenario that creates excellent commercial development as well as excellent public space. JM mentions that the site plans are available on the borough website. JM invited further comments from the public or the applicant but there were none. The applicant chose not to respond to public comments other than to say they testified at Borough Council and Zoning Hearings and would have no problem meeting those standards from the two hearings.

JM begins by reading comments from Phil Zimmerman, who couldn't attend the meeting but sent his remarks regarding the project. The comments cover various aspects such as site grading, sidewalk width, driveway distance from intersections, traffic impact study, and building design standards. JM suggests addressing these comments with the engineers and invites further comments or questions from the Planning Commission or the applicant. JM proposed that the comments be entered into the record and addressed later, either in writing or during a follow-up meeting. The Planning Commission agreed to this approach. (See APPENDIX "B").

The following bulleted points highlight the Planning Commission discussion:

- Site grading is not in compliance with borough requirements. Section 160-12 that states: "No grades in excess of 6% or less than 1% except by approval of the Borough Council and for intersections wherever practicable grade should not exceed 3% for 50 feet measured from the near side of the intersected Street." However, grades indicated onsite grading plan are as steep as 16% for parking drive lane and 5% approach to new intersection.
- Sidewalks per section 160-16 from the Borough Code shall have a minimum width of four feet. York Road might require even wider sidewalks per right of way requirements. The proposal appears to maintain the existing non-conforming sidewalks along York Road and at one point sidewalks narrow to less than four feet which is not compliant. It is unclear whether sidewalks would be required to be made compliant. Sidewalks along Spring Ave are also not compliant for both existing and proposed new sidewalks which

are narrower than the required minimum of 4 feet. At the very least, new pavement should be compliant and greater than four feet wide.

- Information showing general walkability and pedestrian safety needs to be available for review which reinforces the connection to the center of town per the Jenkintown 2035 Comprehensive Plan.
- Driveway distance from the intersection requirement has a waiver request where the applicant is requesting a waiver for driveway distance requirements from the adjacent intersection of York Road and Spring Avenue and it appears to be on the grounds that the proposed driveway entrance will be located at the existing driveway, however as stated in a previous PC meeting the proposed entrance is planned for two way traffic as opposed to the current existing driveway which is only one way onto Spring Avenue which is also only one way. The proposed configuration would appear to alter traffic patterns at this location significantly and a waiver on the grounds that these two conditions would be comparable does not seem to be a sound argument.
- Responses to the borough traffic engineers' previous concerns have not been seen by the PC or a traffic impact study. Concerns should be addressed, and traffic impacts understood before recommending approval.
- Documentation demonstrating conformance with building design standards per section 181-61 Point A.1 through point 5 do not appear to have been submitted.
- Adequate drawings for Planning Commission review. Usually, we see more of the building design and also see renderings and the greenery and the planting. Only the minimal amount has been shown and not enough for review by the Planning Commission.
- Internal striping for pedestrians is not showing how it ties into existing crosswalks on the surrounding roads. We would like to see a more thorough pedestrian circulation and possibly an illustration. We do not even know if there are roadway crosswalks on the roads so that safety can be gauged. There is a switchback ADA ramp, but it is not clear if it leads out to a crosswalk. If we are showing the surrounding roads and other information it would be helpful to see the striping on those as well.
- A traffic impact plan is often required in municipalities and how it ties into the site.
- The planting plan is thin and it appears there are two kinds of trees, one tree and one kind of shrub. What is the spacing of the hedgerow privacy fence surrounding the drive through lane? It is suggested to plant a variety of trees with a mix of things for visual interest. The hedge around the outside of the fence appears to be just inkberry and that might be interesting.
- A public green space should be created and be appealing.
- It is excellent that they are removing some impervious from the site but if we can soften it and green it additionally with a more creative planting than the absolute bare minimum or have it more varied.
- Site lighting is shown with fifteen-foot poles, and they are also going to have a six or eight foot rise off of the sidewalk level from the street level. These are going to be quite high, so if you are on the street or you are in a house one will be able to see up under the shade. If the applicant could include shielding to ensure people are not seeing the light source, and not just bleed over onto the ground but also what the view is up into the light. It is encouraged that the lighting be set lower.
- There is a need for elevation drawings. It would be helpful to see a site elevation so the impact on the neighboring residential use is more obvious. It would also be helpful to see a site elevation from across the street on Spring Avenue to show the slope up to the hedge and the fence and what piece of the building can be seen and the height of the lights from the point of view standing across the street.

- The borough leans towards use of materials and design that is congruent with history of the neighborhood and things addressed in the Jenkintown 2035 Comprehensive Plan.
- The inclusion of bollards or planters on the sidewalks for pedestrian protection, as there will be many pedestrians, including children and high-speed traffic.
- Need to see proof we are meeting the design standards as laid out in the Borough Code but also the Jenkintown 2035 Comprehensive Plan.
- What is the circulation signage including internal and in terms of identification of the businesses and where those go and what size they will be.
- Understanding sight lines as the grade change is deceptive.
- Site grading elevations- The entrance on Madeira is around forty feet from the exit and entrance and the frozen desserts building is ten feet higher than the elevation for the coffee shop which is a little less than eight feet higher than the sidewalk on Spring Avenue. There will be a lot of steep grading. How will erosion be managed and runoff. It is also getting managed with some retaining walls and other devices, but we need to understand a little more about the details because these will impact the experience of people approaching the site both by car and on foot.
- Rooftop mechanical is important for the coffee shop given the grade change of the roof. There will be visibility of the rooftop as you drive north on York Road.
- Where there is a fence how is the fence a part of the design
- How do light poles fit in including retaining walls materials and a better understanding of how people will circulate. It is a steep climb from the coffee shop to the dessert shop and back again, which is more about what kind of materials and making sure we see and get the data we need to make an informed recommendation to the council.
- Starbucks approach to creating third spaces: JM highlighted the importance of developing the landscape to create attractive third spaces, mentioning specific areas like a grass patch and the need for a bus shelter. JM referenced Starbucks' approach to creating third spaces as a potential model. The public realm and the private realm as the first two places the third place are these places that are between public and private where it is not your living room in your house, but it is also not a public library or a true public space. It is a space that is facilitating interpersonal connections and comfort as well as facilitating Commerce.
- We would like to see more development of the landscape as a feature as a third place both indoor and outdoor and there are some large open areas that are currently grass that are actually considered part of the area of disturbance and this includes the big grass patch that is right at the corner of York and Rodman and it can be developed as an appropriate gateway for the front door to not only the property but also to the borough. It is currently shown as not being touched at all but is just a patch of grass.
- Covered Bus shelter on the east side of the southeast side of the intersection for the 55 bus.
- The Jenkintown Planning Commission would like to hear from the applicant's engineer.
- The headlights of cars and how that would affect residents in the rear residences at night, although this was reviewed in part earlier.
- What are the hours of operation when the shops are expected to be open?
- When are lights going to be required to be turned off at night and can this be shown on the plans?
- The borough engineer needs to review Abington Township requests for buffering to the neighbors including the headlights and to look at the interior signs of the property which was part of the conditional use and what is being done to which was to incentivize vehicles exiting out of Madeira or from Madeira because we do know that Spring Avenue would more likely to back up with some traffic and traffic enforcement issues there so

just pay particular attention to the interior circulation and trying to get the cars out to Madeira.

JM invited comments or questions from others present.

Michael Yanoff said the engineer was not present and that many of the comments and concerns raised during tonight's meeting had been previously testified in front of the Borough Council during Conditional Use hearings and to the Zoning Board and in discussions with the Planning Commission since November.

JM expressed appreciation and noted Planning Commission members do not necessarily attend Borough Council meetings and several of these questions are of a planning nature which have come up before without appearing to be addressed. JM asked for the Planning Commission to receive an update as a courtesy from the applicant on these matters at the next meeting.

Jean Thompson raised a concern about the potential impact of car headlights on residents in the area at night. She inquired whether this issue had been previously reviewed. JM noted Jean's question and assured her it would be documented for further consideration at the next meeting. If the applicant could address it during the current meeting, that would be ideal, but if not, it would be addressed at the next meeting.

Phil Pulley expressed interest in attending the workshop session to address various items discussed during the meeting. Jon clarified that this is not the Council's Workshop Session, and the Planning Commission meets once a month, specifically on the third Tuesday, with the next meeting scheduled for May 21st. Phil was invited to attend this next meeting. Another attendee added to Jean's concern about car headlights by raising questions about lighting schedules, specifically regarding the expected opening hours of the shop and when lights would be required to be turned off at night. They suggested including this information on the plan sheet for clarity.

Abington Commissioner Stuart Winegrad commended the Planning Commission for their excellent questions and comments, emphasizing the importance of buffering to the neighbors. He requested the traffic engineer to pay particular attention to interior lot parking signs directing traffic towards Madeira to alleviate potential congestion on Spring Avenue. Overall, Stuart expressed gratitude for the Commission's efforts and acknowledged their thorough work.

Mark Bickerton, the borough traffic engineer, informed the Planning Commission that he received responses to his review letter regarding traffic concerns. He is currently reviewing the plans in light of these responses. George then invited any further comments, including from the public or the Planning Commission, and confirmed that there were no comments on Facebook. George expressed appreciation to the applicant for attending and listening to the comments, emphasizing the importance of visual documentation in the plans for effective communication. He thanked the applicant for their engagement and willingness to work collaboratively, looking forward to their continued participation in the next meeting.

A comment was raised about Land Development plans expressing expectation for modifications based on previous discussions. Concerns were voiced regarding missing information in the

application and discrepancies in the indicated area of disturbance. There's a consensus that more detailed information is needed before the project can be evaluated properly.

Discussion ensues about the necessity of addressing these concerns before making a recommendation to the council. The importance of having written documentation of any modifications or responses to comments is emphasized. It's noted that the engineering and county reviews, along with compliance with SALDO requirements, are critical aspects to consider.

The meeting participants express their desire for thoroughness in the review process and suggest sending a bulleted list of comments and questions to the applicant for clarification. There's also mention of drafting a record of the meeting to ensure that all points are adequately addressed.

## **Ongoing Business**

### Approved Plant List/Sign Ordinance

The discussion revolved around the approved plant list with initial thoughts on the plant list, highlighting the importance of native plants and the need for further review regarding species diversity. They discussed whether the list was sent to the Shade Tree Commission for input and the status of the Shade Tree Commission's involvement in the approval process. Additionally, there is mention of the ongoing SALDO rewrite and its implications for landscaping requirements in land development proposals. The conversation also touches on the challenges of determining landscaping requirements for parking lot reconfigurations. Overall, there is acknowledgment of the progress made with the plant list and a recognition of the need for continued review and coordination with relevant stakeholders.

### Greenwood Avenue (Former Cedar Street/Glanzmann) Properties – Borough Parking Lot Rentals, Future Land Use Discussion

There is a focus on arranging small group tours of the property due to insurance limitations and the desire for grassroots involvement. Participants express interest in involving residents, business leaders, architects, and planning professionals in the walkthrough and subsequent brainstorming sessions.

Concerns about timelines, property taxes, and funding options were raised, with suggestions to explore tax deferral programs and involve the Redevelopment Authority for potential public-private partnerships. The idea of creating a community-driven development plan with designated spaces for public use is emphasized.

Suggestions include leveraging existing resources like realtor videos of the building's interior, using surveys and measured drawings to assess the property, and involving facilitators from the county or Redevelopment Authority to guide discussions and access funding opportunities.

Overall, there's a consensus on the importance of community involvement, feasibility assessments, and strategic planning to maximize the property's potential for the benefit of the community. Participants express willingness to collaborate and explore various options while acknowledging the need to balance community aspirations with practical considerations.

Appendix C and Appendix D shows information distributed for ongoing discussion by the Montgomery County Planning Commission titled “Cedar Street Garage Adaptive Reuse Research” and “Cedar Street Garage Brainstorming”.

#### Short Term Rentals

Lucinda mentioned being tasked with drafting code language and plans to present a few alternatives for discussion. She expressed the importance of reviewing concrete examples rather than abstract concepts. Additionally, she mentioned conducting research while traveling and indicated that she will share her findings soon. Lucinda also encouraged others to share any materials they want reviewed before the meeting for preliminary consideration.

#### Bike and Pedestrian Safety (Sub-Committee update)

There were no updates provided. However, it was agreed that a meeting should still be held later in the month.

#### Zoning Review Update (Various House Keeping / Language Corrections)

Nothing new to report

#### 181-141 Off-Premises Signs Ordinance (Tabled – ongoing discussion)

Confirmation that it's still tabled and under appeal at the State Supreme Court.

#### **Other Business**

Towards the end of the meeting, it was confirmed that the council meeting will be held on a Thursday.

#### **Adjournment**

A motion is made to adjourn the meeting, JL (LB) and plans are outlined for follow-up communication and coordination for 611 York Road before the next meeting in May.

Respectfully submitted,  
Eric Horowitz

APPENDIX "A"

	Common Name	Scientific Name	Bloom period / color	Size	Notes
<b>Sunny Moist Sites</b>					
Trees	Red maple	<i>Acer rubrum</i>	Mar-Apr / red	40-100'	very adaptable to light and moisture conditions
	Serviceberries	<i>Amelanchier</i> species	Mar-May / white	20-30'	good fall color and edible berries
	Tuliptree	<i>Liriodendron tulipifera</i>	May-Jun / green & orange	75-100'	fast growing, nectar source, tulip-shaped flowers
	Eastern white pine	<i>Pinus strobus</i>	May / cones 5"	> 100'	graceful shape with very high wildlife value
	White oak	<i>Quercus alba</i>	Mar-May / inconspicuous	60-80'	acorns feed a variety of wildlife, slow-growing
	Eastern hemlock	<i>Tsuga canadensis</i>	Apr-May / cones ¾"	60-80'	evergreen, tolerates shade, PA's state tree symbol
Shrubs	Summersweet	<i>Clethra alnifolia</i>	Jul-Aug / white or pink	6-12'	very fragrant, tolerates shade, supports pollinators
	Red-osier dogwood	<i>Cornus sericea</i>	May / white	6-12'	showy red stems, spreads to form colonies
	Winterberry	<i>Ilex verticillata</i>	May-Jun / red berries	6-10'	male and female plants needed for fruit production
	Red chokeberry	<i>Photinia pyrifolia</i>	Mar-May / white	5-10'	red fruits & fall color, can be pruned as a hedge
	Ninebark	<i>Physocarpus opulifolius</i>	May-Jul / pinkish white	5-10'	coppery fall color, papery peeling bark
Perennials	Swamp milkweed	<i>Asclepias incarnata</i>	Jul-Aug / rose	2-6'	lovely flowers, food for monarch butterfly caterpillars
	Joe-pye-weed	<i>Eutrochium fistulosum</i> ( <i>Eupatorium</i> f.)	Aug-Sep / purple	3-10'	nectar source draws many pollinators
	Gaura	<i>Gaura biennis</i>	Jul-Sep / pink or white	1-6'	long-blooming, very attractive flowers
	Oxeye sunflower	<i>Heliopsis helianthoides</i>	Jul-Sep / yellow	1-5'	nectar for butterflies & bees, seeds for goldfinches
	Great blue lobelia	<i>Lobelia siphilitica</i>	Jul-Oct / blue	1-4'	long blooming, nectar for hummingbirds & butterflies
	Bee-balm	<i>Monarda didyma</i>	Jul-Aug / red	2-5'	nectar for hummingbirds & butterflies, aromatic
	Wild blue phlox	<i>Phlox divaricata</i>	May-Jun / lilac	1-2'	aromatic showy, nectar source, dormant in summer
	Mountain mints	<i>Pycnanthemum</i> species	Jul-Aug / white	15-36"	aromatic, support butterflies, bees and other species
	New England aster	<i>Symphotrichum novae-angliae</i>	Aug-Oct / purple	2-6'	tolerates drier soil
	New York ironweed	<i>Vernonia noveboracensis</i>	Jul-Sep / purple	3-6'	tall, attractive nectar source for wet sites
	Culver's-root	<i>Veronicastrum virginicum</i>	Jun-Sep / white or pink	to 6'	elegant spires of flowers support butterflies
	<b>Sunny Dry Sites</b>				
Trees	Red bud	<i>Cercis canadensis</i>	Apr-May / pink	20-35'	lovely as ornamental, 20-year average lifespan
	Eastern red-cedar	<i>Juniperus virginiana</i>	Apr-May / inconspicuous	30-45'	evergreen, sky blue fleshy berry-like cones
	Blackgum	<i>Nyssa sylvatica</i>	Apr-May / inconspicuous	30-75'	dark blue fruits, scarlet early fall color
	Red oak	<i>Quercus rubra</i>	Apr-May / inconspicuous	60-80'	acorns feed wildlife
	Sassafras	<i>Sassafras albidum</i>	Apr-May / yellow	30-50'	dark blue fruits feed songbirds
Shrubs	Black chokeberry	<i>Photinia melanocarpa</i>	Apr-May / white	3-6'	black fruits feed songbirds, red fall color
	New Jersey tea	<i>Ceanothus americanus</i>	May-Sep / creamy white	< 3'	drought tolerant
	Blueberries	<i>Vaccinium</i> species	May-Jun / white-pink	2-12'	Highbush & lowbush need acidic soils, edible fruit
	Blackhaw	<i>Viburnum prunifolium</i>	Apr-May / white	8-15'	blue-black fruits feed songbird and people
Perennials & Grasses	Big bluestem grass	<i>Andropogon gerardii</i>	Jun-Sep / inconspicuous	3-5'	clump-forming, bronze fall & winter color
	Butterfly-weed	<i>Asclepias tuberosa</i>	May-Sep / orange	1-3'	food for monarch caterpillars, deep-rooted
	Blazing-star	<i>Liatris spicata</i>	Jul-Sep / purple	2-6'	showy flower spikes
	Wild bergamot	<i>Monarda fistulosa</i>	Jul-Aug / pink-violet	2-5'	nectar for hummingbirds & butterflies, aromatic
	Sundrops	<i>Oenothera perennis</i>	Jun-Aug / yellow	1-2'	long-blooming perennial, drought tolerant
	Switchgrass	<i>Panicum virgatum</i>	Jul-Sep / pink-red	3-6'	golden yellow-burgundy fall color, winter cover
	Virginia creeper vine	<i>Parthenocissus quinquefolia</i>	Jul-Aug / inconspicuous	25-35'	bluish-black berries with high wildlife value, fall color
	Beard-tongue	<i>Penstemon digitalis</i>	May-Jul / white	2-5'	meadow & border plant, long-blooming
	Black-eyed Susan	<i>Rudbeckia hirta</i>	Jul-Sep / yellow	2-3'	long-blooming, readily available
	Little bluestem grass	<i>Schizachyrium scoparium</i>	Aug-Oct / inconspicuous	2-4'	blue-green in spring, coppery autumn color
	Goldenrods	<i>Solidago</i> species	Sep-Oct / yellow	1-4'	drought tolerant once established, many pollinators
	Indian-grass	<i>Sorghastrum nutans</i>	Aug-Sep / yellow anthers	3-8'	beautiful seed heads feed songbirds
<b>Shady Moist Sites</b>					
Trees	Sugar maple	<i>Acer saccharum</i>	Apr-May / yellow	60-75'	adaptable to dry sites, outstanding fall color
	River birch	<i>Betula nigra</i>	Apr-May / brown catkins	60-80'	attractive peeling bark
	Flowering dogwood	<i>Cornus florida</i>	Apr-Jun / white or pink	10-30'	prefers acidic soils, red berries
	Pin oak	<i>Quercus palustris</i>	Apr-May / tan catkins	60-70'	red fall color, acorns feed wildlife
Shrubs	Smooth alder	<i>Alnus serrulata</i>	Mar-Apr / yellow catkins	6-10'	high wildlife value
	Pagoda dogwood	<i>Cornus alternifolia</i>	May-Jun / white	15-25'	very high wildlife value, purple-red fall color
	Wild hydrangea	<i>Hydrangea arborescens</i>	Jun-Aug / white	3-6'	leaves poisonous
	Spicebush	<i>Lindera benzoin</i>	Mar-May / yellow	6-12'	aromatic, red fruits
	Rosebay	<i>Rhododendron maximum</i>	Jun-Jul / rose pink	10-30'	evergreen wildlife cover
Perennials	Jack-in-the-pulpit	<i>Arisaema triphyllum</i>	Apr-Jun / green-purple	1-3'	bright red berries in an unusual flower shape
	Wild ginger	<i>Asarum canadense</i>	Apr-May / maroon	< 1'	semi-evergreen groundcover
	Dutchman's breeches	<i>Dicentra cucullaria</i>	Apr-May / white to cream	< 1'	early nectar for bumblebees, dormant in summer
	Cardinal-flower	<i>Lobelia cardinalis</i>	Jul-Sep / scarlet	2-5'	nectar for hummingbirds & butterflies, usually biennial
	Golden ragwort	<i>Packera aurea</i>	Apr-Jul / yellow	1-2'	long-blooming, tolerates wet areas
	Jacob's ladder	<i>Polemonium reptans</i>	Apr-Jun / blue	1-2'	clumping ladder-like foliage, self-seeds
	Foamflower	<i>Tiarella cordifolia</i>	Apr-Jul / white	4-14"	groundcover for deciduous woods, long-blooming
Ferns	Maidenhair fern	<i>Adiantum pedatum</i>	distinctive delicate texture	1-2'	great for woodland or rock gardens
	Wood ferns	<i>Dryopteris</i> species	lacy clump of fronds	1-3'	evergreen, some adaptable to drier sites
	Cinnamon fern	<i>Osmunda cinnamomea</i>	fertile fronds in Apr-May	1-2'	fertile fronds cinnamon brown, prefers acidic soils
	Interrupted fern	<i>Osmunda claytoniana</i>	distinctive fronds	2-4'	prefers acidic soils
	Christmas fern	<i>Polystichum achrostichoides</i>	evergreen, short rhizomes	1-2'	adaptable to drier sites
<b>Shady Dry Sites</b>					
Trees	Shagbark hickory	<i>Carya ovata</i>	May / green catkins	60-80'	golden yellow to orange fall color, sweet nuts
	Chestnut oak	<i>Quercus montana</i>	May-Jun / catkins	50-75'	acorns feed wildlife
	Hop-hornbeam	<i>Ostrya virginiana</i>	April / catkins	35-50'	nutlets in a loose papery cone resembling hops
	Witch-hazel	<i>Hamamelis virginiana</i>	Sep-Nov / golden yellow	8-20'	fragrant, often multi-stemmed
Shrubs	Pinxter-flower	<i>Rhododendron periclymenoides</i>	Apr-May / pink to white	6-12'	prefers acidic soils
	American hazelnut	<i>Corylus americana</i>	Mar-Apr / catkins	10-15'	nuts ripen in Aug-Sep.
	Arrow-wood viburnum	<i>Viburnum dentatum</i>	May-Jun / white	3-15'	a very variable and adaptable species
Perennials	Black cohosh	<i>Actea racemosa</i>	Jun-Sep / white	3-8'	tapering spikes of flowers & interesting seed heads
	White snakeroot	<i>Ageratina altissima</i> ( <i>Eupatorium rugosum</i> )	Jul-Oct / white	2-3'	nectar for butterflies & bees, hardy, spreading habit
	Wild columbine	<i>Aquilegia canadensis</i>	Apr-Jun / red & yellow	1-3'	supports hummingbirds, adaptable to sun and soil
	White wood aster	<i>Eurybia divaricata</i>	Jul-Oct / white	1-3'	showy fall flowers, thrives throughout PA
	Bigleaf aster	<i>Eurybia macrophylla</i>	Aug-Sep / pale blue-violet	1-2'	groundcover, larval food for pearl crescent butterfly
	Wood geranium	<i>Geranium maculatum</i>	Apr-Jul / lavender-pink	1-2'	adaptable to full sun, spreads slowly
	Alumroot	<i>Heuchera americana</i>	May-Aug / greenish	1-2'	long-blooming, many cultivars
	Virginia bluebells	<i>Mertensia virginica</i>	Mar-Jun / blue	1-2.5'	early, long-blooming, supports early pollinators
	Partridge-berry	<i>Mitchella repens</i>	May-Jul / white	<1'	groundcover, acid soils, trailing stems, red fruits
	Mayapple	<i>Podophyllum peltatum</i>	May / white	1-2'	prefers acid soils, rhizomes spread slowly
	Stoncrop	<i>Sedum ternatum</i>	Apr-Jun / greenish-white	<1'	groundcover, adaptable to sun
Solomon's plume	<i>Smilacina racemosa</i>	May-Jul / white	1-2'	starry flowers, red berries, rhizomes spread	





Monarch Caterpillar

## What is a native plant?

The Department of Conservation and Natural Resources (DCNR) defines a native plant as one that occurred within Pennsylvania before European settlement. Native plants include ferns; grasses and sedges; annual, biennial and perennial wildflowers; trees, shrubs and vines that covered “Penn’s Woods” when English, Dutch, German and Swedish settlers brought their agricultural plants and associated weeds to the colony. More than 2,100 plant species make up the native botanical heritage of Pennsylvania.

## Why should I care about native plants?

Native plants create beautiful landscapes that provide native wildlife with the diverse habitat and food they need to survive. Plants are the foundation of local ecosystems. As such they maintain the unique natural heritage of a region. Pennsylvania's native plants give a sense of place that is recognized and enjoyed by citizens and visitors from all over the world. Native plants form the basis of the food chains that support bees, butterflies hummingbirds and songbirds inhabiting our backyards. Supporting our favorite birds requires more than seed-feeders for the adults. Bluebirds, chickadees, warblers — in fact over 90 percent

of the birds that share our suburban neighborhoods raise their babies on a diet of insects, especially caterpillars. By providing plant foods for the butterfly and moth caterpillars, we help adult birds feed the next generation of songsters. Goldenrods, asters, sunflowers, bonesets and other plants support hundreds of species of butterflies and moths that have co-adapted to feed on their leaves, pollen and nectar here in the eastern United States. These insects in turn support birds and other wildlife in the ecological network. Because Pennsylvania’s native plants are adapted to grow here, they thrive with less maintenance thereby reducing the labor and expense of watering and fertilizing. As wildlands are developed, paved or planted to biologically impoverished grass lawns, our community and residential gardens become increasingly important to sustaining the natural beauty and wildlife that define the region.



Greg Czarnecki

# LANDSCAPING WITH NATIVE PLANTS IN PENNSYLVANIA



Monarda fistulosa



DCNR-BOF-12/7/2016



Pinxter-Flower

<http://www.dcnr.state.pa.us/forestry/plants/nativeplants/index.htm>

Their greatest benefit, though, may be the increased appreciation of our natural heritage. Native plants in our gardens connect us to all the living things that share our neighborhood. Children and adults can have a high-quality educational experience right in their own backyard, park, school, or workplace. For more information and a list of native plant and seed sources in Pennsylvania visit our web site:

## In Summary

determine the current condition of the soil. Composts and a mulch of leaves and grass clippings improve soil structure and provide slow release of nutrients. Chemical fertilizers provide a flush of soluble elements that give weeds a competitive edge. Try cultural pest controls before using chemicals — keep the soil covered to prevent weeds; remove invasive plants nearby; take out diseased plants to reduce infestations. Many native plants attract beneficial insects which help control pests so try creating habitat for “good bugs.” Never introduce exotic plants into your landscape that may spread from your property and invade native plant communities. Read the DCNR brochure *Invasive Plants in Pennsylvania* for more information.

The first rule of responsible landscaping is to plant the right plants in the right environment. Choose plants that match the prevailing light and soil conditions — shade or sun, wet or dry, and acid or neutral pH. One good tactic is to notice which native plants are thriving nearby and let these clues guide your plant selection. This brochure lists some information, but more is available from plant nurseries, catalogs, books, or online. Proper site preparation begins with a soil test to

## 6. Practice responsible landscaping techniques

Taking plants from the wild depletes native populations. Also, many wild-collected plants do not survive transplanting. Discourage wild-collecting in public parks and state forests is illegal without a permit from the managing agency. Well-chosen native plants can perform beautifully in these landscapes. The DCNR-Bureau of Forestry recommends hardy and adaptable native plants which flourish in a wide variety of conditions and have a better chance of success in gardens. These plant species grow abundantly throughout the state. For a short list of recommended native plants easily purchased, see the table in this brochure.

## 5. Do not remove native plants from the wild

seed provide more variety than cloned cultivars. grow from local seed sources. Plants grown from genetic diversity; however, ask for straight species height, color and blooming period. If your goal is predictable in attributes many gardeners want — are available in some cases. Cultivars are characteristics, named cultivars of native species native. If you want guaranteed ornamental making it even easier for more gardeners to go native plants, these sources of supply will grow offer native plants. As more consumers request Many retail nurseries and mail-order catalogs now

## 4. Buy nursery-propagated native plants

strive for minimum impact on habitat. further disturbance. If disturbance is necessary,

The easiest, least expensive, and best way to conserve Pennsylvania's plant heritage is to protect existing native plant communities from

## 3. Protect native plant communities and minimize habitat destruction

Learn what plants are native to your area. Many field guides and online resources can help you get started. Days afield in Pennsylvania's parks and wildlands getting to know the wildflowers are both delightful and educational.

## 2. Landscape with native plants

Learn what plants are native to your area. Many field guides and online resources can help you get started. Days afield in Pennsylvania's parks and wildlands getting to know the wildflowers are both delightful and educational.

## 1. Learn more about native plants

## Go native with these six basics:



Tiger Swallowtail on Wild Bergamot

## APPENDIX "B"

### **P. Zimmerman Comments for 610 Old York Road, Borough of Jenkintown, PA 4/16/24**

#### **Site Grading**

There are proposed grades on the site which are not in compliance with Borough requirements.

"§ 160-12 Grades.

There shall be no grades in excess of 6% nor less than 1% except by approval of the Borough Council. At intersections, wherever practicable, grades should not exceed 3% for at least 50 feet measured from the near side of the intersected street."

Grades indicated on site grading plan are as steep as 16% for parking drive lane and 5% at approach to new intersection.

#### **Sidewalks**

§ 160-16 - Sidewalks.

...Sidewalks shall have a minimum width of four feet...

Applicant proposes to maintain existing, non-conforming sidewalks along York. At one point, sidewalk narrows to slimmer than 4' which is clearly not compliant. It is unclear whether sidewalks would be required to be made compliant as part of the project.

Sidewalks along Spring are also not compliant, both existing and proposed new sidewalks which are narrower than the required min 4'. At the very least, new paving should be compliant – greater than 4' wide.

Propose requiring sidewalks be made compliant to meet requirements, improve general walkability/pedestrian safety, and reinforce pedestrian connection to the center of town.

#### **Driveway Distance from Intersection Requirement Waiver Request**

Applicant is requesting a waiver for driveway distance requirements from adjacent intersection of York and Spring. This request appears to be on the grounds that the proposed driveway entrance will be located at the existing driveway entrance.

As stated in previous PC meetings, the proposed entrance is planned for two-way traffic as opposed to the current, existing driveway which is only one way onto Spring (which is also only one way). The proposed configuration would appear to alter traffic patterns at this location significantly, and a waiver on the grounds that these two conditions would be comparable is not a sound argument.

#### **Traffic**

I may be missing something, but I don't think I've seen responses to the Borough Traffic Engineer's previous concerns or a Traffic Impact Study. Concerns should be addressed, and traffic impacts understood before recommending approval.

#### **Building Design Standards**

Documentation demonstrating conformance with building design standards per §181-61.A.(1) thru (5) do not appear to have been submitted or reviewed.

**MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS**

JAMILA H. WINDER, CHAIR  
NEIL K. MAKHIJA, VICE CHAIR  
THOMAS DIBELLO, COMMISSIONER

WWW.MONTGOMERYCOUNTYPA.GOV



**MONTGOMERY COUNTY  
PLANNING COMMISSION**

MONTGOMERY COUNTY • PO Box 311  
NORRISTOWN, PA 19404-0311

610-278-3722  
PLANNING@MONTGOMERYCOUNTYPA.GOV

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

March 15, 2024

**SUBJECT:** Cedar Street Garage Adaptive Reuse Research

**TO:** George Locke, Jenkintown Borough Manager  
Jenkintown Borough Planning Commission

**FROM:** Margaux Petruska, Community Planner II  
[Margaux.petruska@montgomerycountypa.gov](mailto:Margaux.petruska@montgomerycountypa.gov) | 610-278-3728

**SUMMARY**

Adaptive reuse has been an increasingly important aspect of sustainable planning. All over the country, we observe both private and public entities utilizing adaptive reuse in development projects. Not only does this strategy reduce the environmental impact of development, but the design approach of blending historical and modern styles has become a substantial architectural strategy. The former garage located at 208 Cedar Street has the potential to be such a project. The 7,780-square-foot property built in 1920 could be a site of community engagement and creativity. This memo describes potential private, public, and private-public options for the future of this building, including case study examples in each category.



Source: Recent Google Street View image of site

**PUBLIC**

**Case Study: North Wales Arts and Cultural Center, North Wales, PA**

The former St. Luke's Church in North Wales Borough is getting reimagined into the North Wales Arts and Cultural Center. This project is still in its preliminary phases but will be a complete transformation of the 14,340 square foot church and adjacent office building, and a great example of adaptive reuse in our county. They have received approximately \$2.2 million in ARPA funding from the county and RACP grant funding. It will be utilized

as a nonprofit community center hub, especially for those who struggled throughout the pandemic to continue their programs. Once opened, they will be working with North Penn Arts Alliance to work on their programming.



Source: North Wales Borough

## OPPORTUNITIES FOR INCOME GENERATION / PUBLIC PRIVATE OPTIONS

### **Case Study: The Garage & Buildings Rentals Highlands UMC, Denver, CO**

This former 1,232-square-foot garage owned by a neighboring church has taken community engagement to a completely different level. This community event space is utilized by the church, but can also be rented out for \$30/hour by private/public entities and has been used for community lectures, community breakfasts, and more. What makes this space unique though is their inclusion of art. The church contracted artists to begin a mural on the outside of the garage. These garages create a perfect canvas as typically they have a lot of wall space not containing windows. But this project was unique—it was a “paint by numbers”, open to community members. The mural was completed in a single weekend, displaying the power of community engagement.

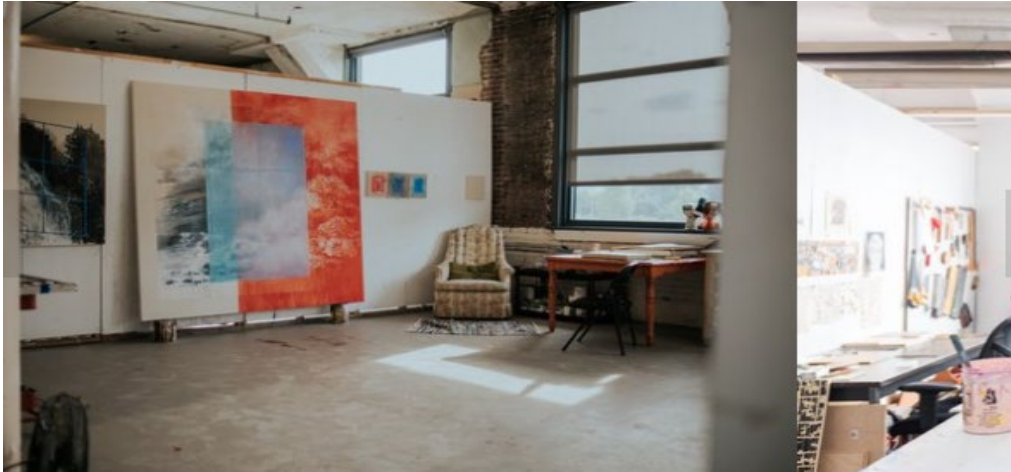
This type of mural project could be utilized in a space like the Cedar Street Garage, adding a pop of color to the community and bringing residents together.



Source: [https://static.wixstatic.com/media/b30400\\_5865df2c175d4f14bdd736a275e920b7~mv2.jpg/v1/fill/w\\_722,h\\_470,al\\_c,q\\_80,usm\\_0.66\\_1.00\\_0.01,enc\\_auto/b30400\\_5865df2c175d4f14bdd736a275e920b7~mv2.jpg](https://static.wixstatic.com/media/b30400_5865df2c175d4f14bdd736a275e920b7~mv2.jpg/v1/fill/w_722,h_470,al_c,q_80,usm_0.66_1.00_0.01,enc_auto/b30400_5865df2c175d4f14bdd736a275e920b7~mv2.jpg)

**Case Study: Radiant Hall Shared Artists Space (3 locations in Pittsburgh region: 6,000-14,000 square feet)**

A shared artist space may be just what Jenkintown is looking for. With a bustling art community, the potential reuse of the Cedar Street Garage could lend itself to a successful studio space. Radiant Hall based in Pittsburgh provides a great example of such a space, containing both semi-private and private studio space for rent. Their locations have shared tools and supplies, kitchenettes, utility sinks, and bathrooms available for their members. Some locations additionally contain classroom space where they offer artist talks, film screenings, and more.



Source: <https://www.radianthall.org>

**Case Study: The Grotto (Co-working Space), York, PA**

COVID has led to an unprecedented number of remote and hybrid workers in the past few years. Because of this, the interest in co-working spaces has grown. One example here in Pennsylvania is located in York, in a space of approximately 3,200 square feet. This space offers different passes for membership depending on the access and perks you'd like to receive. The Grotto goes past typical co-working spaces, offering art studio and conference room rentals, and various community events. Some of their special events include: knowledge shares/lectures, community conversations, art shows, game nights, and figure drawings.

In order to determine if such a space is of interest and needed in the Jenkintown community, we recommend community engagement events to encourage public participation. This would likely have to be a project worked in conjunction with local professionals/business owners. To entice members, Jenkintown could partner with a café or coffee shop to bring in members as well.



Source: <https://www.york365.com/wp-content/uploads/sites/www.york365.com/images/2023/04/event-featured-free-coworking-day-member-lunch-1680875915.png>

**PRIVATE**

While initially, the discussion broached a community usage of the property, it is important to note the potential for private businesses to utilize this space.

**Case Study: Funk Brewing, Emmaus, PA**

An intriguing phenomenon of former garages being converted into breweries and restaurants has seemed to explode. These former auto-body shops typically have a substantial amount of open space and large see-through garage doors, providing a unique indoor experience. Funk Brewing turned a vacant auto-body shop into a bustling microbrewery. While the total square footage adds up to 14,096 feet, the usable ground floor space is approximately the same size as the Cedar Street Garage.



Source: <https://th.bing.com/th/id/OIP.Ghe3BSD7uAjEhHzmOVmxlgAAAA?rs=1&pid=ImqDetMain>

**Case Study: Samuels & Associates, Boston, MA**

Encompassing the power of a raw, urban building aesthetic, this architecture firm has worked to transform this former auto shop into a beautiful office space. At 8,600 square feet, this comparable size shows just how property such as in Jenkintown can be updated.



Source: [https://www.samuelsre.com/wp-content/uploads/About\\_01-1500x844.jpg](https://www.samuelsre.com/wp-content/uploads/About_01-1500x844.jpg)

### **Case Study: PA House, Hellertown, PA**

One of the benefits to a garage reuse project is the ability to implement an open-concept structure. This restaurant has become a favored hub in the Lehigh Valley. At 2,400 square feet, this location is substantially smaller than the Cedar Street Garage and displays the potential with even smaller space. This restaurant is located directly across from a walking trail connecting the towns of the Lehigh Valley.



Source: [https://sauconsource.com/wp-content/uploads/2022/04/20220415\\_134857-2048x1536.jpg](https://sauconsource.com/wp-content/uploads/2022/04/20220415_134857-2048x1536.jpg)

### **Case Study: Steel Penny Cafe, Hatboro, PA**

Another great local example of adaptive reuse is the Steel Penny Café, a coffee shop/café mixed with a Detroit-style pizza place. It is a repurposed warehouse sitting at approximately 4,430 square feet.



Source: <https://s3-media0.fl.yelpcdn.com/bphoto/pVqU8TmX85Rb4-c0rsT2Aq/l.jpg>

## **OPPORTUNITIES FOR OUTDOOR SPACE**

With approximately 5,000 square feet of parking lot space, there are opportunities to provide an outdoor element to the main space, or be its own project entirely. An addition that would be beneficial to any of these

options is to “green” the parking lot, making it more visually appealing and sustainable (look to MCPC Sustainable Green Parking Lots for specifics).

### ***Farmer’s Market / Art Market***

Farmer’s markets embrace community engagement and create a space where you can connect with your peers. Shopping local is essential to a small town or borough, and building this community character is often led through farmer’s markets. This parking lot space can be used as a micro-farmers market or a place for local vendors to sell or display their products.

### ***Food Truck Days***

Many parking lots are the source of “food truck days” where vendors come from all over and community members can try out different types of foods. One such example is in Allentown about an hour north which during the summer months has Food Truck Thursdays in a large parking lot, transforming the lot of a nearly vacant mall into a bustling community event.

### ***Outdoor Seating/Patio***

Whether or not the garage will be reimaged, having outdoor seating or patios for residents to enjoy, could be an easy addition to this empty lot.

### ***Outdoor Concerts***

Another great option for a space like this is outdoor concerts. Outdoor concert series during the warm months bring residents out and become a hub for making connections and enjoying time outside.

## **ADDITIONAL CASE STUDIES REQUESTED: ARTYARD AND CHERRY ST PIER**

While both ArtYard and Cherry Street Pier projects are intriguing, their applicability to the Cedar St Garage is not as clear as the above examples based on space and funding, although their art elements may be replicable.

Cherry Street Pier combines art studios, a market, rental space, and galleries into a 65,000-square-foot warehouse, and is a fantastic example of an adaptive reuse project. They received around \$5 million in funding from public/private entities such as the City of Philadelphia, William Penn Foundation, DCED, Board of Directors of City Trusts and Delaware Ave Fund, Knight Foundation, and Joseph Robert Foundation, emphasizing the power of public and private funding sources.

ArtYard, a nonprofit organization led by artists in Frenchtown, NJ is located in a 21,000-square-foot building that contains two floors of exhibition space and a 162-seat theatre. They have an artist residency program and host events such as workshops and artist talks. This project was not an adaptive reuse, the existing structures were torn down and rebuilt in the style of the industrial buildings in the region. Additionally, there is no information on their funding, which appears to be entirely private.

## **FUNDING OPPORTUNITIES**

### ***Redevelopment Assistance Capital Program (RACP)***

Pennsylvania has taken an interest in adaptive reuse projects, including providing \$10 million towards revitalization and adaptive reuse projects in the state utilizing the Redevelopment Assistance Capital Program (RACP). The projects chosen for the funding were selected based on their ability to create employment, training, community development, and revitalization. One of these such projects was located nearby in Doylestown, revamping their Community Recreation Center. One requirement of this funding is to have secured at least 50% non-state financial participation.



***Local Share Account – PA Department of Community and Economic Development (DCED)***

Norristown's Trail Junction Center recently received a \$500,000 grant from this state program. Applicable projects must be in the public interest that improve the quality of life of citizens and must be owned and maintained by an eligible applicant or nonprofit application. Applications are typically received between the beginning of September to the end of November and requests must be within the \$25,000 - \$1,000,000 range.

***Montco 2040 Implementation Grant Program***

If Jenkintown decides to go the public or public/private partnership route, there is an opportunity for funding from Montgomery County through the Montco 2040 Implementation Grant program, if it is identified as specifically aligning with the *Montco 2040* plan's goals. The maximum grant award for the 2024 award season was \$250,000 with the average award closer to \$100,000, although multi-municipal projects may apply for up to \$350,000. Municipalities are required to provide a minimum local match of 20% of the grant amount.

***PA Municipal Assistance Program (MAP)***

This program provides funding to assist local governments and is available for either shared services or community planning. Under the community planning category are comprehensive plans, and parts thereof, and entrepreneurial/innovative plans that support community and economic development improvements. The grant funding is up to 50% of the eligible costs.

## APPENDIX "D"

### MONTGOMERY COUNTY BOARD OF COMMISSIONERS

KENNETH E. LAWRENCE, JR., CHAIR  
JAMILA H. WINDER, VICE CHAIR  
JOSEPH C. GALE, COMMISSIONER



**MONTGOMERY COUNTY  
PLANNING COMMISSION**  
MONTGOMERY COUNTY COURTHOUSE • PO Box 311  
NORRISTOWN, PA 19404-0311  
610-278-3722 • FAX: 610-278-3941  
[WWW.MONTGOMERYCOUNTYPA.GOV](http://WWW.MONTGOMERYCOUNTYPA.GOV)

SCOTT FRANCE, AICP  
EXECUTIVE DIRECTOR

November 21, 2023

TO: George Locke, Jenkintown Borough Manager  
Jenkintown Borough Planning Commission

FROM: Marley Bice, AICP, Community Planning Assistant Manager  
[marley.bice@montgomerycountypa.gov](mailto:marley.bice@montgomerycountypa.gov) | 610-278-3740

SUBJECT: Cedar Street Garage Brainstorming

### BRIEF HISTORY

It is our understanding that Jenkintown Borough is starting to explore the potential of creating a community center or otherwise using the vacant building at 208 Cedar Street for community purposes. The 7,780 square foot auto service garage, known as the Cedar Street Garage, was built in 1920 and was used for auto repair for more than 100 years. This memo describes potential public engagement and design options to consider as the borough moves forward with this concept.



Aerial image source: Nearmap



Recent Google Street View image of site

## QUESTIONS TO CONSIDER

### What is the current condition of the building?

Is the building in a condition where it could be open to the public as part of community engagement events? Being able to host events associated with the project at the project location could drive participation as residents will be interested to get a first-hand look at the unique space. Events at the location allow participants to truly envision the potential of the space and could increase general buy-in in the project.

## PUBLIC ENGAGEMENT GOALS

1. Determine potential uses for the Cedar Street Garage that would have a major community benefit.
2. Engage as many community members as possible in interactive community brainstorming and design events.
3. Identify community members interested in working on the project and build general community buy-in for the project.

## POTENTIAL PUBLIC ENGAGEMENT ACTIVITIES & TIMELINE

### Phase 1: Late 2023 – Early 2024: Identify Potential Uses

This phase could consist of internal research regarding potential community uses of the Cedar Street Garage space. Model developments that reused similar spaces and/or used public-private partnerships could be identified and researched further through interviews and/or site visits. If there are community events over the winter holidays, brainstorming boards could be displayed to gather ideas and interest. In addition, regular updates at borough committee and/or council meetings could be started.

**Phase 2: Throughout 2024: Refine Potential Uses & Design Concept**

During this phase, the project should continue to be promoted with displays at community events. In addition, one or more design workshops could be hosted at the Cedar Street Garage to invite the community to visit the unique space and truly visualize the potential of it. Separate events could be hosted for children and others.

Activities within the workshops could include conceptual interior designs to identify how the space could be divided between different potential uses; a community art project; a visual preference survey; or presentations. If desired, an online survey could be paired with the in-person workshop(s).

**Preliminary List of Potential Uses to Explore**

- Bike share station
- Tool lending library
- Toy and board game lending library
- Plant starting station
- Little Free Library (outside)
- Mural (interior, exterior)
- Indoor picnic area and kitchenette
- Indoor playground or skate park
- Arcade games, air hockey, ping-pong table, etc.
- Bird feeders (outside)

**Potential Uses with Revenue Potential**

- Artist studio spaces available for rent
- Solar panels on roof and educational information
- Flexible event space (scouts club meeting, yoga class, small concert, movie night, etc.)

If multiple distinct conceptual designs are identified through this process, an additional community event could be used to identify the final design concept before moving forward, keeping in mind potential funding sources and mechanisms.

**Phase 3: Late 2024 – 2025: Pursue Funding Sources and/or Develop Public-Private Partnership**

Once the final design concept has been identified, grant applications or other funding mechanisms such as a public-private partnership or development of a non-profit organization, could be pursued.