



# Jenkintown2035 Comprehensive Plan Implementation Report March 2025



JENKINTOWN  
2035  
COMPREHENSIVE PLAN



Jenkintown Borough adopted the Jenkintown2035 Comprehensive Plan on July 25, 2018 to guide the future of the borough. In part, the Jenkintown2035 community vision statement reads “Jenkintown envisions a vibrant future for the community that builds upon its rich foundation as a leader in sustainability, economic development, and community involvement.” Over the last several years, the borough has worked to advance this vision and implement the many recommendations of the Jenkintown2035 plan. This booklet highlights some of the borough’s many projects and initiatives, as they relate to each of the four themes of Jenkintown2035.

## Neighborhood Preservation Theme

The Neighborhood Preservation theme of the Jenkintown2035 Comprehensive Plan incorporates the many aspects of the community that support residents, from housing and neighborhood character to parks and open space; as well as health, public safety, and institutional land use.

### Implementation Theme: Community Greening

Since the adoption of Jenkintown2035, the borough has implemented many projects that particularly advance the community greening recommendations of the comprehensive plan. These projects exemplify how the borough has taken steps to prioritize and preserve the green, attractive, and walkable neighborhoods that make up the community.



### Washington Lane & Old York Road Southern Gateway

This important intersection was identified as a potential gateway parklet location to create more usable green space and make this key entrance to the borough visually-distinctive. The borough received a \$73,902 grant and completed the project in 2020. The project included decorative brick banding, enhanced crosswalks, pedestrian-scale lighting and custom banners, a rain garden, and an enhanced SEPTA bus stop.





## Cedar Street Moretti Park

The Cedar Street Moretti Park project began in 2016 when the borough acquired 0.36 acres of land at 433-435 Cedar Street from the Moretti Family and began a community-based design process to create a pocket park. The borough was awarded nearly \$500,000 in grants for the park, which opened in 2022. Cedar Street Moretti Park incorporates unique sustainability features, a meandering loop walking path, a nature-based children's play space, and a peaceful meadow area.



## Pollinator Garden & Traffic Calming Improvements at Vernon Road & Vista Road Intersection

The Jenkintown Environmental Advisory Committee worked with neighbors and resident Anne Brennan (owner of Ground Truth Landscape Studies, LLC) to design and install a pollinator garden in the traffic island at the intersection of Vernon Road and Vista Road. In addition to the enhanced plantings within the traffic island, traffic calming and pedestrian safety enhancements were also implemented at this important intersection.



## Community Beautification & Planter Program

In the past few years, community members have also taken the initiative to advance the ideals of the comprehensive plan of greening and beautification within the community in the form of new planters. These have been installed and maintained by the community in areas like the Town Square, Greenwood Avenue Gateway, and Borough Hall.





# Economic Development Theme

The Economic Development theme of the Jenkintown2035 Comprehensive Plan highlights the already-successful growth of Jenkintown's Town Center district as a destination for arts, entertainment, dining, and music and identifies new ways to maintain its distinctive identity and sense of place while encouraging new businesses and appropriately-scaled development.

## Implementation Theme: Vibrant Business Community

With the support of the borough administration and community-led organizations, the business community has continued to grow. New businesses have embraced the unique features that the borough's historic mixed-use town center offers, and are highlighted and supported by expanded community events and new public art installations.



## New Business Development

The past few years have seen a blossoming of new business development in the borough, offering exciting shopping, dining, and entertainment experiences for residents and visitors alike. New businesses include: the Keep Easy Cocktail Bar, Human Robot Brewery, J-Town Market & Eatery, White Horse Creamery and Coffee Roasters, Newbolds Food and Libations, Pizza Wheel, Grandma Jannah's Ice Cream Parlor, and Via 417. These businesses align well with many of the comprehensive plan goals, including to encourage local businesses, especially those with pedestrian-friendly and active storefront designs.

Many new businesses have found creative ways to activate Yorkway Place, which the Philadelphia Inquirer highlighted as "Jenkintown's most charming pedestrian alley." The potential of this unique area within Uptown for both indoor and outdoor activation was highlighted in Jenkintown2035.

In addition, a new full-size grocery store is under construction at Old York Road and Washington Lane and is expected to open in early 2025. The store is expected to bring around 100 job opportunities to the Jenkintown community and will feature enhanced streetscaping, pedestrian connections, and stormwater management.





## Historic Resource Inventory of Uptown Commercial Area

Advancing one of the comprehensive plan's economic development guiding principles to build upon the historic character of Jenkintown's commercial areas, a detailed historic resource inventory of hundreds of properties in the Uptown commercial area was completed in 2019. The inventory, which was conducted under the guidance of the Pennsylvania Historic and Museum Commission, is an important first step towards preserving and sharing the borough's unique and historic downtown identity.



## Public Space Activation & Community Events

The local business community, with the support of the borough and other community groups, found creative ways to serve customers during recent periods of public health restrictions. By providing distinctive outdoor dining facilities and family-friendly and safe events like the Outdoor Cinema Series, local businesses worked together to ensure Jenkintown will remain vibrant for years-to-come. Many important events are hosted each year by dedicated community groups including the Jenkintown Festival of the Arts Sunset 5k Run, and the Jenkintown Night Market.



## Public Art and Murals

Murals and other public art are creative and low-cost ways to create a distinctive character and sense-of-place for a community. Recently, local artists have implemented several public art mural projects. A talented group of local Girl Scout Brownies wrote a book in 2022, "[The Jenkintown Art Walk](#)," to highlight the public art in the community, including interviews with the artists recommended in Jenkintown2035 as a way to activate and beautify temporarily-vacant storefronts.



# Environmental Sustainability Theme

The Environmental Sustainability theme of the Jenkintown2035 Comprehensive Plan looks comprehensively at the many aspects of the borough’s natural environment, water resources, infrastructure, and waste reduction efforts.

## Implementation Theme: Sustainable Community

The borough has implemented several sustainability recommendations of the comprehensive plan, including working with the Jenkintown Environmental Advisory Committee to support new technologies and volunteer opportunities.



### Electric Vehicle Infrastructure

The borough has taken steps to encourage and support the transition to more electric vehicles (EV) by offering more EV charging opportunities to residents and visitors. There are now multiple public charging stations in the borough, including a Level 2 Charging Station at Jenkintown Borough Hall at 702 Summit Avenue and two additional stations in the Greenwood Avenue public parking lot.

In 2023 the borough updated its SALDO to include the provision that one parking space for every 30 new parking spaces will be dedicated for the use of alternative fuel vehicles, which may include EV charging stations.



### Updated Landscaping Standards

In 2023, the borough adopted important updates to their Subdivision and Land Development Ordinance (SALDO) to strengthen the landscaping requirements for future land developments and subdivisions. Notably, the updated SALDO includes standards for tree preservation and replacement, street trees, parking lot landscaping, stormwater facility plantings, and native plant species.

Even prior to the latest SALDO standards emphasizing landscaping of stormwater basins, several projects have incorporated rain gardens, including the Take 5 Oil Change development, Cedar Street Moretti Park, and the GIANT grocery store.







**Recycle Broken String Lights at Borough Hall.**



**Bin is located outside Borough Hall on Summit Avenue.**



## Environmentally-Focused Community Events

Over the last several years, the Jenkintown Environmental Advisory Committee has organized many community events that promote sustainability efforts, including the Monarch Butterfly and Sustainability Fair and the annual Block-by-Block Cleanup. In 2023, the EAC hosted a storm drain labeling effort to help educate residents about the water quality issues and discourage activities like dumping into the drains.

In addition, in 2023, Jenkintown was designated as an official Bird Town of Pennsylvania by the Pennsylvania Audubon Council. To receive this certification, municipalities must follow strategies to create a bird-friendly habitat. The borough has installed new signage to memorialize their commitment to this designation and in August 2023, a birding workshop was held at Cedar Street Moretti Park, specifically for children to teach them about the different types of birds in the community.



## Enhanced Recycling Efforts

The borough has a long history of successful grants from the PA DEP to support recycling and waste reduction efforts in the community, for a total of over \$400,000 in grant revenue since Jenkintown2035 was adopted. These grant funds have been used to purchase lidded recycling totes for residents, a recycling collection truck, a leaf collection trailer, and to support ongoing recycling education.

The borough has also worked with the JEAC to identify locations for new public trash and recycling containers that were acquired using funding from the PA DCED. The JEAC has also been working closely with the borough since December of 2022 to host special collections for materials that are difficult to recycle properly, such as broken Christmas lights.



# Transportation Theme

The Transportation theme of the Jenkintown2035 Comprehensive Plan evaluates all four of the most common modes of transportation – vehicular transportation, walkability, bikeability, and public transportation – and their importance to the borough’s quality-of-life and economy.

## Implementation Theme: Traffic Calming & Walkability

Many of the borough’s comprehensive plan implementation efforts related to transportation have advanced traffic calming and walkability improvements, with a particular focus on enhancing Old York Road for all users.



### Old York Road Traffic Calming & Walkability Plan

In 2023, the borough received a \$52,000 Montco 2040 grant to put towards Old York Road Traffic Calming & Walkability Implementation. The grant will be used to improve pedestrian and vehicular safety on Old York Road. Specifically, transverse rumble strips, speed reduction signs, updated and larger speed limit signs, speed limit pavement marking legends, dynamic speed display signs, updated pedestrian signs, and retroreflective traffic signal back plates were installed as part of a PennDOT-approved plan to help calm traffic speeds.



### School Zone Expansion

In 2022, the borough received a \$48,000 Montco 2040 grant for the Jenkintown School Zone Extension project, which has been completed as of July 2024! This project will extend the current school zone to provide a continuous school zone for student walkers, approximately 450 ft. The project additionally covers two new school dynamic school zone flashing signage with pavement markings and signage, all approved by PennDOT.





## Updated Sidewalk & Streetscape Design Standards

After years of discussion and analysis at the Jenkintown Borough Planning Commission, the borough adopted updates to their Subdivision and Land Development Ordinance in 2023. The updates include enhanced standards for sidewalks, crosswalks, and streetscape design for new land developments and subdivisions.

Also, related to the borough’s walkability and accessibility, the borough received a \$200,000 CDBG grant in 2022 to install 22 ADA handicapped accessible curb ramps at intersections along Vernon Road and Newbold Road.



## Multimodal Improvements with Grocery Store Development

The borough worked closely with the applicant during the land development review process of the GIANT grocery store, which is under construction at Old York Road and Washington Lane, to ensure the many ways in which customers and employees may wish to access the site were taken into consideration. As a result, enhanced sidewalks and streetscaping; a signalized, mid-block pedestrian crossing on Washington Lane; and a SEPTA bus shelter along Old York Road were incorporated into the development and will substantially enhance accessibility to this important site.



# Other Community Highlights



The Jenkintown 150 Celebration was held in 2024 to celebrate the 150th anniversary of the founding of the Borough of Jenkintown in 1874.

Jenkintown Borough was named as the 4th best place to live in Montgomery County and the 11th best place to live in Pennsylvania by Niche in 2024.



Jenkintown Middle School-High School was ranked the 20th best middle/high school in Pennsylvania by the U.S. News & World Report for 2023-2024.



With a Walk Score of 91, Jenkintown Borough is classified as a “Walker’s Paradise” by Walk Score.



Jenkintown was recognized as a “2020 Honoree” for Best PA Borough Websites in the category of small government websites (populations between 2501 and 5000) by the Pennsylvania State Association of Boroughs.

Since Jenkintown2035 was adopted in 2018, the borough has seen an uptick in development proposals, with particular interest in multifamily – either as new construction or as mixed-use conversions of existing buildings in the Uptown and Old York Road corridor areas.



Since 2017, the borough has successfully received over \$4.2 Million in grants for projects ranging from community greening and park development to borough hall facility improvements and public safety infrastructure.





Residential Land Use: Housing  
& Neighborhood Character



Public Safety

**Neighborhood  
Preservation Theme**



Health



Institutional  
Land Use



Parks &  
Open Space

**Economic  
Development Theme**



Commercial Land Use



Parking



Placemaking &  
Beautification



Water Resource  
Management



Ecological Stewardship



Infrastructure  
& Energy



Waste Reduction

**Sustainability  
Theme**

**Transportation  
Theme**



Walkability



Vehicular  
Transportation



Bikeability



Public  
Transportation

Prepared by the Montgomery County Planning Commission

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