



c/o Calvary Community Center
4740 Baltimore Avenue
Philadelphia, PA
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CPN Development Principles

Based on a survey of Cedar Park residents in 2012, community conversations about the future of the Baltimore Avenue corridor in 2010, as well as countless discussions between the leaders and constituents of Cedar Park Neighbors (CPN), CPN generated the following statement of values. In almost equal measure, a combination of five factors are the reason that most Cedar Park residents choose to live in the neighborhood: *1) a sense of community, 2) convenience to services, amenities and transit, 3) diversity, 4) affordability and 5) neighborhood character and green space.* Cedar Park residents also desire a safe and walkable community.

To help residents, business owners, developers, community partners, civic leaders, public officials and others, CPN developed the following principles for residential and commercial development in the neighborhood and encourages investment that enhances or connects to these principles:

Overarching Principles

Commercial development should add value and enhance the quality of life

As a community with a rich history and bright future, CPN prefers new residential and commercial development that adds value and meets unmet needs versus development for development's sake. New residential or commercial developers should be able to talk about how their project will contribute to the community as a whole and specifically how the project will serve/enhance the quality of life for all neighbors. Owners/developers should also have a positive track record of responsive development.

Development should serve those of different backgrounds

Cedar Park residents value diversity in all forms and are particularly interested in new commercial and residential development that welcomes people of different races, socio-economic, ages, sexual orientation and ability. New residential or commercial developers should be able to talk about how their project will contribute to the community as a whole and specifically how the project will serve/enhance the quality of life for neighbors of different backgrounds.

Value locally owned businesses and organizations

Cedar Park residents believe that locally-owned businesses (businesses owned by local residents and businesses with a history of involvement with the neighborhood) play a vital role in Cedar Park's sustainable economic development. CPN values the presence of locally owned and operated businesses, institutions, and non-profit organizations and wants to support their continued success. Businesses headquartered outside the neighborhood are strongly encouraged to discuss how their business plan will engage the community or serve unmet needs.

Enhance walkability, bikability and use of public transit

Convenience to work, shopping, friends & family, and community spaces is a top reason that Cedar Park residents say they live in the neighborhood. As such, new commercial and residential development should connect to and help enhance the walkability, bikability and use of public transportation in the neighborhood. Maintaining and improving the sense of Cedar Park as a walkable community with a vibrant street life should be a goal of all development. New development should also do nothing to lessen the availability of all types of parking within the neighborhood.

Promote safety

Because walkability and public life is important to Cedar Park residents, calm traffic, safe intersections, trolley and bus shelters, lighting, bicycle parking are all important goals for development. Not only does an active street life promote a sense of community and interaction between Cedar Park residents, it also prevents crime and violence. There should be no 1st floor garages, which disrupt the continuity of the street/sidewalk and create a pedestrian hazard.

Enhance green spaces

Green space, including street trees and gardens, are important to Cedar Park residents. New commercial and residential development should include plans for street trees, plantings, pots, window boxes, etc.

Developers with a successful track record

Cedar Park's historic housing stock lends itself best to residential and commercial developers who have a track record of success in the neighborhood. Cedar Park residents also welcome new residential and commercial owners and developers, especially those who have the resources to maintain their property and prevent it from falling into disrepair or disuse.

Importance of public education

CPN recognizes that access to a quality local K-12 public education is important to the stability of its families, vitality of the community, success of local businesses and prosperity of future development.

Residential Principles

Commercial activities should generally not occur on residential blocks and be focused along commercial corridors. There is however existing precedence for some "corner stores" within residential areas.

Respect character of residential blocks

Residential development should maintain or respect existing character of blocks and the scale of building stock. Aesthetic consistency is of a higher importance within residential blocks, particularly with regard to architectural features such as porches, bay windows, and detail and building lines.

Residential development that adds value

Residential development should include operable windows, doors and make best use of porches on first floors and include good exterior lighting. Similar to commercial property, it should not include garages at street level. Revitalization of existing buildings should maintain current door and window openings, especially along the street for "eyes on the street" and safety.

Owner-occupied homes are valued and preferred

Owner-occupied homes are valued most in residential development. Renters are also an integral part of the Cedar Park community, but duplexes and sometimes triplexes in which one unit is lived in by the building's owners have historically added the most value to the community.

Responsible landlords are valued

Rental properties owned by responsible landlords who live in the neighborhood are also highly valued.

Commercial Principles

Development should complement existing stock

Development should maintain or respect existing character of blocks, but more diversity already exists along the commercial corridor. Development is preferred that complements existing stock especially in terms of scale, proportion and architectural features, but higher density is preferred along the commercial corridor. New development should be compatible and complimentary to, but not necessarily mimic, the existing building stock.

Street level development should encourage foot traffic

Commercial development should make best use of street level space by housing operations there that encourage high-volume foot traffic, make best use of display windows, include signage and lighting and offer hours of operation that extend until at least 8pm.

Mixed used development brings vitality to the corridor

Our commercial corridors are important to the overall health and vibrancy of the neighborhood. As such, future commercial mixed-use development should enhance walkability and bring increased vitality to commercial corridors.

Provide diverse services along the corridor

Access to diverse services and the provision of good jobs through locally-owned business are important to Cedar Park residents. Commercial development should help meet these goals. Owners should also provide a business plan that is viable and sound.

Development should avoid creating a nuisance

Business should demonstrate that they will not negatively affect quality of life (noise, smell, trash, parking, nuisance, light pollution, etc.)