

mtairy 2025

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Thank you for volunteering!

You have volunteered today to assess the physical makeup of Mt. Airy. The physical character and the feel of a neighborhood are connected, and neighborhood beautification isn't just a matter of impressing the neighbors or trying to make everything "perfect." It affects the way people interact, and the way they feel not only about their neighborhood, but about themselves and their neighbors. As a result, it can make a huge difference in the quality of life in a neighborhood or a city.

With the information we collect as a group, we can:

- Project neighborhood-wide repair needs
- Take advantage of possible funding opportunities including grants to make repairs or capital improvements
- Enhance property owner education
- Identify or increase awareness of safety issues
- Identify patterns that can be analyzed and focus on blocks that might merit priority protection or reinvestment



Observational Conditions Reference Sheet

Existing exterior building and site elements are to be determined by the following criteria as **Good**, **Fair**, or **Poor**.

SIDEWALKS - The purpose of a sidewalk is to provide a safe path for people to walk along that is separate from motorized traffic. For purposes of this observation, if a sidewalk is in such a condition that would force a pedestrian to walk in the street or on the grass, that sidewalk is in Poor condition.

Below are some examples of conditions to note:

- Slab uplifts or other vertical height differences
- Cracks
- Vegetation overgrowth
- Temporary or permanent obstructions (e.g., perpendicular curbs or utility poles making it difficult for people with wheelchairs or canes to pass through)

Questions to keep in mind:

- Can people walk here without tripping?
- Can caregivers take their child in a stroller without disruption?
- Can people in wheelchairs get through without disruption?

Good Condition

An element is evaluated as **Good** when:

- The element is intact, structurally sound, and performing its intended purpose
- There are no surface problems; no obstacles
- There are few or no cosmetic imperfections
- The element needs no repair other than minor/routine maintenance (e.g., paint touch up, overgrown vegetation, cleaning)



Fair Condition

An element is evaluated as **Fair** when:

- There are early signs of wear, failure, or deterioration (building cracks, paint), though the element is generally structurally sound and performing its intended purpose
- There are minor surface problems; minor obstacles, e.g., a vertical lift of less than half an inch (.5") as pictured below
- There is failure of a subcomponent of the element
- Up to 25% of the element is in need of repair and/or replacement



Poor Condition

An element is evaluated as **Poor** when:

- The element is no longer performing its intended purpose
- The element is missing; major surface problems; significant obstacles
- Deterioration or damage affects more than 25% of the element
- The element shows signs of imminent failure or breakdown
- The element requires major repair/replacement



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Overall attractiveness of the block

While this is ultimately a subjective answer, here are a few objective factors to keep in mind when rating on a scale of very unattractive to very attractive on a scale of 1 to 4:

- Greenery
- Lawns are well-maintained (if applicable)
- Litter
- Graffiti
- Curb condition
- Sidewalk condition
- Pedestrian lighting
- Blighted properties
- Vacant lots
- Illegal dumping

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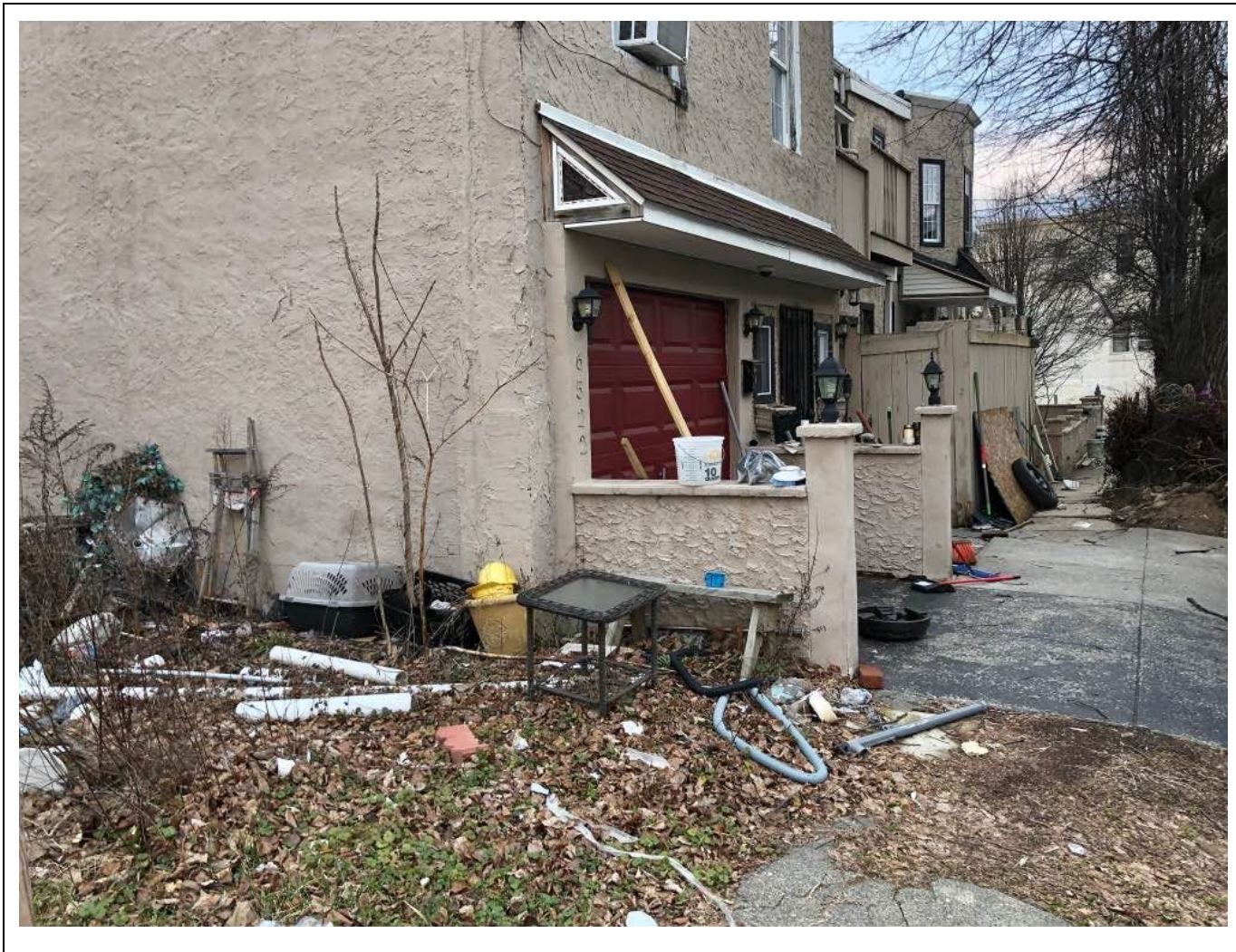
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Evidence of Pride

Evidence of pride is one way to measure attractiveness in spite of what may be poor quality housing.

Do the residents that live here make an effort to make it "better"? A house may not typically be viewed as attractive due to factors beyond the resident's control, but the people who live there still exhibit pride in their home.

For example, a resident may live in an apartment complex where the landlord has not kept the maintenance up and the building is thereby deemed to be in poor quality or otherwise unattractive through no fault of their own. However, an apartment dweller could take time and effort to plant a garden, hang a flag, decorate for the holidays, etc., evidencing a sense of pride in their residence.





WHO WE ARE

Mt. Airy CDC (formerly Mt. Airy USA)

Founded in 1980, Mt. Airy CDC (community development corporation) has a mission to preserve, empower, and enrich a vibrant and diverse Mt. Airy.

In 2019, the organization changed its name to Mt. Airy CDC to better reflect the work it does as a Community Development Corporation. We currently work to fulfill our mission through four program areas: 1) Housing Counseling, 2) Real Estate & Infrastructure, 3) Business Services, and 4) Community Programs.

East Mt. Airy Neighbors (EMAN)

Since 1966, East Mount Airy Neighbors has been committed to providing a means of friendly communication, mutual understanding, information and education to the neighbors of East Mount Airy. We are committed to making a good community better through partnerships, problem-solving, and promoting projects and public improvements that encourage positive community development. EMAN serves as the Registered Community Organization (RCO) that handles zoning and land use issues in East Mt. Airy.

West Mt. Airy Neighbors (WMAN)

WMAN is a community-based volunteer organization committed to preserving and enhancing the quality of life in its richly diverse urban neighborhood. WMAN provides a community forum for community problem solving through our Quality of Life Committee and ad hoc community meetings; communications through our website, eNewsletters, and safety alerts; volunteers to organize for community improvement such as through our Streetscapes Committee; and neighbor input into proposed development through our Zoning Committee.



WHAT IS THE PURPOSE OF THESE OBSERVATIONS?

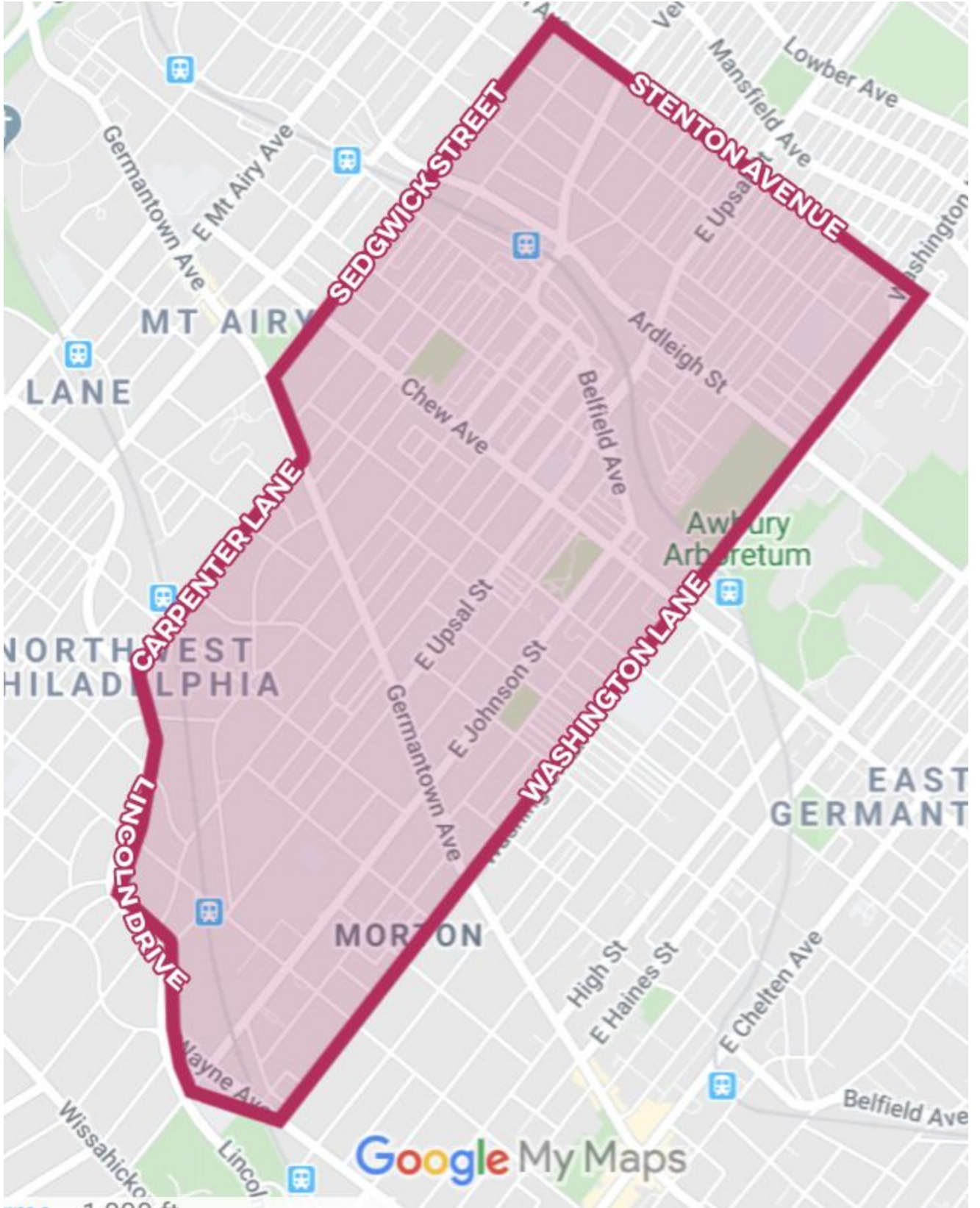
- To project neighborhood-wide repair needs
- Recommend additional funding for proactive repairs
- Increase awareness of sidewalk maintenance needs
- Take advantage of possible funding opportunities including grants
- Approach City Councilmembers to fund neighborhood or block repairs
- Explore the possibility of implementing property point of sale programs, property owner cost sharing programs, and repair projects
- Enhance property owner education
- Identify or increase awareness of safety issues
- Mapping these conditions can reveal patterns that can be analyzed and identify blocks that might merit priority protection or reinvestment.
- Mt. Airy 2025 community survey follow up (go to mtairy2025.org for more details)
- Provides an opportunity to partner with neighborhood and City organizations such as
 - East Mt. Airy Neighbors for a micro-grant of up to \$1,000,
 - West Mt. Airy Neighbors Streetscapes Committee,
 - Rain Check (Philadelphia Water Department) for rain barrels and rain gardens

WILL YOU BE REPORTING THESE OBSERVATIONS TO ANYONE, INCLUDING L&I?

- NO! None of this information is reported to any government officials, agencies, or authorities. It will not be used to enforce any penalties or fines.
- This data will only be used to inform a neighborhood-wide property inventory and physical conditions assessment to determine what areas of Mt. Airy should be prioritized for improvement.

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What is Mt. Airy 2025?

- Mt. Airy 2025 is a 10 year strategic vision for the future of the neighborhood, implemented in 2015 with a 5 year planning grant from the Wells Fargo Regional Foundation.
- In the fall of 2014, Mt. Airy CDC and its partners (East Mt. Airy Neighbors, West Mt. Airy Neighbors, Chew and Belfield Neighbors, the 6300 Alliance, and the Mt. Airy Business Improvement District) submitted a collaborative proposal to the Wells Fargo Regional Foundation for a Neighborhood Planning Grant.
- As part of the grant, the Collaborative partners conducted a basic assessment of the condition of homes / properties within the planning area. Mapping these conditions revealed patterns that can be analysed and also identify blocks that might merit priority protection or reinvestment.
- ***Today, we are following up on that assessment to see if physical conditions have changed.***
- In the years since these plans were developed, a \$3.5 million streetscape improvement project and nearly 80 façade improvements have transformed the appearance of Germantown Avenue. New businesses have opened on the Avenue, safety has improved, and pedestrian traffic has increased. MACDC has also added to the neighborhood's affordable housing stock, transformed Lovett Park into a shared safe and public space, and started the Mt. Airy Business Improvement District as well as the Business Association of Mt. Airy. The Mt. Airy Schools Coalition has worked with all six local public elementary schools to launch a multi-site, multi-year, multi-million dollar schoolyard redesign initiative with the School District of Philadelphia.

Mt. Airy 2025's action strategies are organized in six (6) major categories with these vision statements:

- Neighborhood Retail & Commerce: Mt. Airy has vibrant, clean and thriving commercial areas that meet the needs of its residents and attracts/nurtures entrepreneurs.
- Early Childhood Education: Mt. Airy offers accessible, affordable, and high



quality early childhood education opportunities that prepare children for succeeding as they enter the school system.

- Senior Living: Mt. Airy is a multi-generational neighborhood with deep social connections that offers a variety of services and housing options for its seniors.
- Community Safety & Placemaking: Mt. Airy is a neighborhood where residents feel comfortable and safe and are actively engaged in neighborhood-wide public safety efforts.
- Homes and Housing: Mt. Airy is a diverse, mixed-income, affordable neighborhood with a wide range of housing types and sizes available for residents of all stages of life.
- Youth Engagement: Mt. Airy has actively engaged youth who come together to advocate for their needs and aspirations for the neighborhood.

Collaborative Purpose Statement:

What is our mission? The Mt. Airy Collaborative is co-creating a safe, vibrant and unified Mt. Airy through community engagement across race, class, age, sexual orientation, faith and gender expression.

What is our vision? Mt. Airy is a united and welcoming place to live, work, and play.

How we work? The collaborative will support existing efforts building up community and safety in the neighborhood and convene and organize leaders across the neighborhood to help us all get more done together.