

## Land Development Awards



# JENKINTOWN TOWN SQUARE

Jenkintown Borough

Jenkintown Borough earned a Planning Merit Award for the creation of the Jenkintown Town Square. The goal of this adaptive reuse project was to design a park that would serve as a town center and borough focal point. The park successfully functions as a new town center, providing a place for community gatherings and public events.

### *Background*

Jenkintown Town Square was an idea that grew from the “Small Green Jewels,” an open space workshop sponsored by the Montgomery County Lands Trust. This project is an adaptive reuse of a former borough parking facility and involved the acquisition and demolition of a former car dealership and adjoining fish market. Through acquisitions and land exchanges, the borough added parcels to the existing borough-owned parking lot, creating a better park location and layout and allowing the most efficient parking design.

### *Design Features*

The intent of the design was to have the area look and feel like a park, having as much green area as possible and a visual identity as a town square. The town square design shows a large oval-shaped paved area that serves as a plaza to accommodate public gatherings. An attractive gazebo, used to host special events, and an information kiosk are focal points of the park’s design. Brick seating walls and numerous benches provide seating. The ornamental light posts used throughout the park match the existing lighting found along Old York Road. Other park amenities



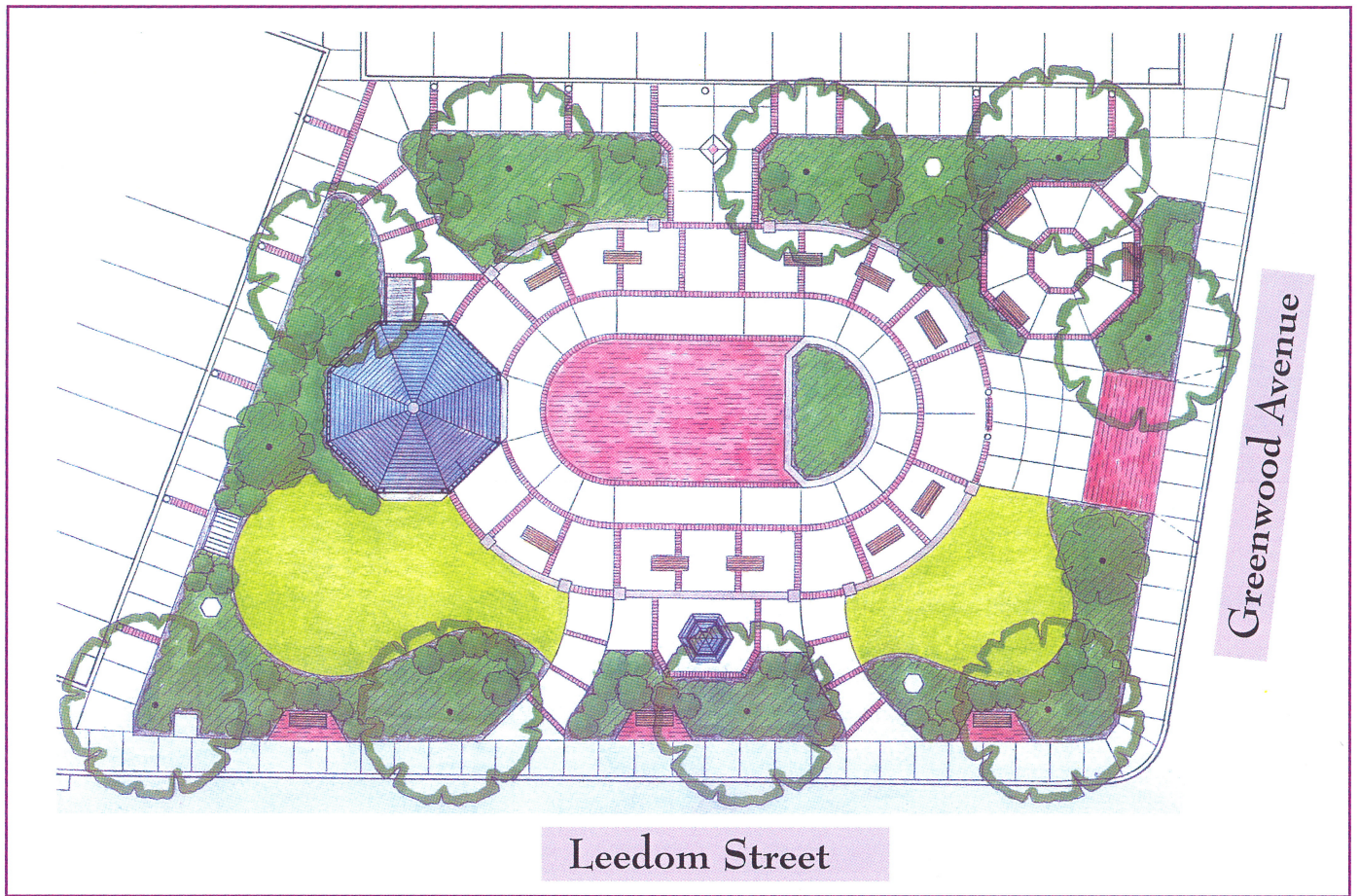
include several pedestrian access points into the park, a veterans memorial, and planting areas containing shade trees, shrub plantings, and two small lawn areas for sitting and picnicking. Inscribed bricks, sold to raise funds for the park’s construction, were used in the central plaza. The square is used for many functions including school presentations, political events, a jazz festival, and many holiday celebrations.

### *Streetscape Improvements*

Many streetscape improvements, such as new parking, paving, pedestrian amenities, and landscaping, were completed around the town square. New building entrances and façade improvements enhance what were formerly rear entrances surrounding the square. A pedestrian access way from the parking area to West Avenue was constructed along with an area for outdoor dining for the adjacent restaurant. New street trees and sidewalks were added along West Avenue.

This project has had a positive effect on the borough’s business district. A number of restaurants and businesses are thriving near the town square. This project, created with the support and involvement of borough residents, officials, and local businesses, has continued the revitalization of Jenkintown’s central business district.

## 2003 Planning Merit Award



**Location**

Corner of Greenwood Avenue  
and Leedom Street  
Jenkintown Borough  
Montgomery County

**Project Data**

Land Use: Town Center/Public Park  
Tract Size: .25 acres

**Key Features**

- Creation of town square/public park
- Improved pedestrian and vehicular access and parking
- Economic development
- Beautification
- Streetscape improvements

**Owner/Developer**

Jenkintown Borough  
P.O. Box 2176  
Jenkintown, PA 19046

**Borough Engineer**

Pennoni Associates Inc.  
2005 S. Easton Road, Suite 100  
Doylestown, PA 18901

**Landscape Architect**

Edward Landau  
Landscape Architect  
Box 543, 533 Greenwood Avenue  
Jenkintown, PA 19046

**The MCPC Approach**

*The Montgomery County Planning Commission's annual land development awards program is dedicated to recognizing excellence in site planning and design throughout Montgomery County. It honors the developers, consultants, and municipalities responsible for shaping the places that add to Montgomery County's high level of livability and attractiveness.*

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