

CAPITAL FACILITIES

CONTEXT

The Lower Northeast has 33 capital facilities. The term “capital facility” denotes City buildings, structures, and other physical assets that are eligible for funding from the City’s Capital Budget for their physical or built improvements. Capital facilities can be a single building such as a health center or a set of buildings and land such as a recreation center. Individual buildings, structures, or land holdings are known as “fixed assets.” The Lower Northeast District has a total of 40 fixed assets, associated with its 33 capital facilities, including library buildings, playground structures, public pools, administrative office buildings, and public parks.

For the purposes of *Philadelphia2035*, capital facilities are divided into two categories: community-serving and municipal-serving. Community-serving facilities house services provided directly to the public and include libraries, playgrounds, building-permit offices, etc. Municipal-serving facilities support the operations internal to municipal government such as administrative offices and include all utilities infrastructure (e.g., wastewater treatment plants). These distinctions are made in order to evaluate how City resources are allocated among facilities designed to serve the public versus those required to sustain and support municipal operations including critical infrastructure. This memo assesses the location and general conditions of facilities and identifies Capital Program expenditures. Comparisons are made to other planning districts when applicable.

It must be noted that the total quantity and categorization of fixed assets in the city is under evaluation and are likely to change in the near future. PCPC, in cooperation with the Mayor’s Task Force on City-Owned Facilities, is evaluating the inventory of fixed assets and this process may subdivide, aggregate, or verify new and inactive assets. As a result total quantity of fixed assets across the city may change and impact the statistics cited in this memo.

OVERVIEW: FACILITY AND FIXED ASSET QUANTITIES

In February and March 2012, PCPC conducted field surveys to confirm the presence and general condition of City capital facilities and fixed assets within the Lower Northeast District. These are general observations and not audits of structural soundness or operational quality. Staff confirmed the existence of 40 different fixed assets at 33 facilities. All fixed assets in the district are owned by the City, none is leased for use by City departments. The majority of assets are community-serving in nature. The table below compares the total number of assets to facilities or sites.

Table 1: Facility and Fixed Asset Counts

	Facilities	Building, Structures or Other Assets
Community-Serving	30	36
Municipal-Serving	3	4
Total	33	40

Compared to other districts, the Lower Northeast has relatively few City-owned active fixed assets. At current estimates, there are approximately 1,580 active fixed assets citywide.

- The Lower Northeast has roughly 2.5 percent of fixed assets citywide.
- The Lower Northeast ranks 16th out of all planning districts in the quantity of fixed assets.
- In comparison, the highest concentrations of fixed assets are in the Central and Lower North planning districts with 12 and ten percent of all fixed assets citywide, respectively. The lowest concentration is in Lower South with three percent of all fixed assets.

Community-Serving Facilities

Notable among the community-serving sites is the number of recreation assets. The district has eight recreation centers managed by Philadelphia Parks and Recreation Department (PPR), which may be considered multipurpose in that the facilities have a compliment of ball courts, athletic fields, and playground equipment. Six of these facilities have buildings for indoor activities including day care and after-school programs. Four of the recreation centers have pools (Houseman, Lawncrest, Max Myers, and Simpson Playgrounds) and there is one ice rink (Tarken). There are four other playgrounds with no buildings or programming (see Table 3 for complete listing of assets).

In addition to the multipurpose recreation facilities there are four neighborhood parks, three of which have playground equipment or ball courts (Northwood, Overington, and Wilmot). There is also one Police Athletic League facility operated from a City-owned building that provides after-school and recreational services to youth of the nearby neighborhoods, and is for this analysis is considered as one of the City's recreation fixed assets.

Combined, the total number of community-serving fixed assets for recreation opportunities in the District totals 15. This represents nearly the majority or 48 percent of all active fixed assets within the district. The Lower Northeast ranks above most other planning districts for recreational assets. Across all planning districts, recreational assets on average make up 20 percent of all assets within a district. When compared to citywide totals for recreation assets, the Lower Northeast is at the median of 14 recreational fixed assets per planning district (see Table 2 below).

All of the recreational facilities are in fairly good condition; however, PCPC staff observed poor conditions specific to particular assets at a half dozen locations including:

- Tarken Playground – fair to poor condition of playground surfaces and equipment.
- Wilmot Park Playground – excessive litter around play equipment.

- Camella Playground – benches in poor condition and uprooted and missing playground tiles.
- Lawncrest Playground – broken panels/sides of field hockey rink, excessive graffiti.
- Graland and Bingham Playground at Tacony Creek Park – broken fencing in rear of playground at creek embankment.
- Houseman Playground – Swing sets are too close to fence and other equipment and swings have been removed; set could be repositioned to be returned to active use. Broken A/C unit in gymnasium. Gymnasium is lacking benches. Excessively worn playground surfaces and pooling water on basketball court.

Houseman Playground had the most issues observed during the visit and recreation staff confirmed that these are long-standing issues. Another site worth noting is Hedge and Plum Playground. Although in good condition the site is excessively paved. Concrete around benches could be removed and the site greened, except for the ball courts, to enhance its passive recreation uses and improve stormwater conditions.

In addition to recreation assets, the following other community-serving facilities are found in the district:

- Libraries (3) – observed to be in good condition.
- Fire Stations (3) – interiors not examined.
- Licenses and Inspections (L&I) field office (1) – observed to be in good condition.
- Parks (3- neighborhood, 1-watershed as defined by PPR) – observed to be in good condition
- Golf course (1) – not surveyed.

There are no Police stations or City-run Health centers in the District. The closest serving Police station is the 2nd/15th station house on Levick Street approximately 0.3 miles from Roosevelt Boulevard on the northeastern border of the District, or one-half mile from Max Myers Recreation Center. The second closest Police station is 24th/25th located to the southwest in the North District and approximately 1.8 miles from Womrath Park. The closest City Health center (#10) is located on Cottman Avenue approximately one-half mile from the District's northern border of Knorr Street, and one mile from the center of the Castor Gardens/Oxford Circle neighborhood. An evaluation as to whether the populations of the District are adequately served by any of these facilities is beyond the scope of this conditions assessment. Evaluations of Police, Fire and Health centers require a wide-ranging assessment of factors on a citywide basis, and are not applicable to individual planning districts.

A comparison of Lower Northeast's community-serving facilities to citywide quantities and other planning districts is presented in the table below. The table does not include parks, which are the subject of the Open Space and Trails existing conditions report.

Table 2: Comparison of Lower Northeast Community-Serving Facility Quantities to Citywide Totals and Min/Max Quantities for All Planning Districts

	<i>Quantities</i>		<i>Minimum and Maximum Quantities by Planning District</i>			
Facility Type	Lower Northeast	Citywide	Min Count	Max Count	Median Quantity	Comparable Planning Districts by Quantity of Facilities
Fire Stations	3	66	1	8	3	Central Far Northeast, Lower Southwest, West
Health Centers	0	10	0	4	0	Lower Far Northeast, Lower Northwest, Lower Southwest, Lower South, River Wards, Upper Far Northeast, Upper North, West Park
Libraries	3	56	1	6	3	Lower Far Northeast, Lower Northwest
Police Stations	0	22	0	3	1	Lower South, West Park, Central Far Northeast
Recreation Centers\Playgrounds*	15	258	0	29	14	Upper North, West Park, Univ City\Southwest

*Includes all recreation centers and sites with playground equipment, courts, or athletic fields and two PAL's. Excludes fee-based golf courses owned by City.

Municipal-Serving Facilities

There are only three municipal-serving assets in the District and include the Fox Chase Fresh Water Pumping Site (active status still pending verification by PWD), the 5th District Survey Office of the Streets Department, and a fuel pump located at the Engine 15/Ladder 15 fire station (see Table 3 for complete listing).

Table 3: Lower Northeast District Fixed Assets (sorted by Asset Type)

Facility Name	Number		Address	Asset Type	Category
	Structures				
L&I East District Office	1		Rising Sun Ave	Admin \ Multi-Use Bldg	Municipal
Police Memorial PAL	1		4253 Frankford Ave	Admin \ Multi-Use Bldg	Community
Survey 5th District Office	1		6601 Rising Sun Ave	Admin \ Multi-Use Bldg	Municipal
Fire Engine 14/Ladder 15	1		Foulkrod & Darrah St	Fire Station	Community
Fire Engine 64	1		Rising Sun Ave	Fire Station	Community
Fire Engine 70	1		Foulkrod & Langdon St	Fire Station	Community
Fuel Site 263	1		Foulkrod & Darrah St	Fuel Pump Site	Municipal
Bushrod Library	1		6304 Castor Ave	Library - Branch	Community
Frankford Library	1		4634 Frankford Ave	Library - Branch	Community
Lawncrest Library	1		6098 Rising Sun Ave	Library - Branch	Community
Northwood Park	1		999 Arrott St	Park	Community
Overington Park	1		4600 Leiper St	Park	Community

Womrath Park	0	4098 Frankford Ave	Park	Community
Tacony Creek Park	1	5658 Rising Sun Ave	Park	Community
Wilmot Park	0	1801 Meadow St	Park	Community
Parking Lot – Griscom ST	1	4667-83 Griscom St	Parking Lot	Community
Parking Lot - Rising Sun Ave	0	6411 Rising Sun Ave	Parking Lot	Community
Market Frankford Station - Church	1	Frankford Ave & Church St	Transit Station	Community
Market Frankford Transportation Center	1	Frankford Ave & Bridge St	Rail \ Transit Station	Community
Market Frankford Station - Margaret\Oxford	1	Frankford Ave & Margaret St	Rail \ Transit Station	Community
Juniata Golf Course	1	1391 East Cayuga St	Rec - Golf Facility	Community
Tarken Recreation Center	2	6250 Frontenac St	Rec Center \Ice Rink	Community
Carmella Playground	1	2100 Wakeling St	Rec Center	Community
Deni Playground	1	1381 Ruan St	Rec Center	Community
Gambrell Playground	1	1900 Wakeling St	Rec Center	Community
Garland & Bingham Playground	0	5153 E Tabor Rd	Rec Center	Community
Hedge & Plum Playground	0	4628-32 Hedge St	Rec Center	Community
Max Myers Playground	3	1601 Hellerman St	Rec Center	Community
Mcilvain Playground	2	5200 N Penn St	Rec Center	Community
Houseman Playground	2	802 E Godfrey Ave	Rec Center + Pool	Community
Lawncrest Recreation Center	2	6000 Rising Sun Ave	Rec Center +Pool	Community
Simpson Playground	1	1010 Arrott St	Rec Center + Pool	Community
Foxchase Fresh Water Pumping Station	1	Lardner and Oakley St	Water Facility	Municipal

CAPITAL FUNDS BUDGETED FOR FIXED ASSETS

Capital Program funds budgeted for Lower Northeast facilities were examined for the period of fiscal year 2000 to 2010. The amounts described are budgeted funds, not confirmed expenditures. Of the 40 fixed assets in the district, only 24 assets were budgeted for capital investments over the period. The total amount budgeted was \$15.9 million, including both hard and soft costs.¹ Expenses ranged from a high of \$3.7 million for Market-Frankfort Transportation Center, as the City's contribution to a major state and federal investment in the terminal, to a low of \$10,800 for the roof reconstruction on the Tacony Creek Park maintenance building. In a comparison of community-serving versus municipal-serving facilities, capital funds were overwhelming budgeted to the community-serving sites, primarily due to the quantity of these assets.

¹ Soft costs include Capital Program staff salaries and services for designs, assessments, project management, etc.

Table 4: Capital Program Obligations FY2000-2010 Totals for Community- and Municipal-Serving Categories

Capital Program Budget Amounts by Category			Largest Budget Amounts by Service Type		
Serving	Capital Program FY00-FY10	Portion	Facility Name	Capital Program FY00-FY10	Portion
Community-Serving	\$13,225,257	83%	Frankford Transportation Center	\$3,698,000	23%
Municipal-Serving	\$2,704,056	17%	Foxchase Water Pump Station	\$2,612,500	16%
			All Other Facilities	\$9,618,812	61%
Total	\$15,929,312	100%		\$15,929,312	100%

The two major projects listed in the table above represent 39% of the total capital budget dollars spent in the Lower Northeast District, and may be considered outliers in that these facilities are part of larger infrastructure systems and serve populations beyond the immediate neighborhoods. Approximately \$9,618,812 was budgeted for the remaining community-serving assets and directed towards a host of projects including asbestos removal, HVAC systems, electrical or mechanical replacements within buildings, and exterior and equipment replacements for recreation centers. Asbestos removal appears to be a concerted effort during the decade and was budgeted for five buildings.

The capital-budgeting process can be loosely interpreted as an assessment of critical needs for facilities. Projects like those documented in Table 5 below are emblematic of the City's historic Capital Program spending patterns where funds are generally targeted at deferred maintenance projects rather than for new or replacement facilities and/or significant building system improvements.

Table 5: Capital Program Total Obligated Expenditures FY2000-2010 by Fixed Asset

ASSET NAME	ASSET TYPE	CAPITAL PROGRAM PROJECT	Amount	Years Budgeted
Community-Serving				
L&I East District Office	Admin Building	Interior Construction	\$192,324	FY00, 01, 02
Fire Engine 14/Ladder 15	Fire Station	HVAC, Electrical, Asbestos Removal	\$223,271	FY00, 04-06, 08, 10
Fire Engine 64	Fire Station	HVAC, Electrical, Plumbing, Asbestos Removal	\$927,752	FY00, 03-10
Fire Engine 70	Fire Station	HVAC, Boiler, Electrical Asbestos Removal	\$290,610	FY00, 02, 06-10
Bushrod Library	Free Library	Engineering Services	\$135,400	FY00
Frankford Library	Free Library	Electrical, Construction	\$16,818	FY03, 10
Lawncrest Library	Free Library	Engineering Services	\$476,000	FY00
Northwood Park	Park	Curbs and Sidewalks	\$57,000	FY02
Overington Park	Park	Landscaping	\$76,290	FY09

Womrath Park	Park	Exterior Construction	\$141,567	FY04-06
Frankford Transportation Ctr	Transit Station	City contribution to transportation center	\$3,698,000	FY03, 05, 07-09
Tarken Playground and Ice Rink	Rec Center	Roofing Reconstruction, Landscaping, Ball Court and Field Improvements	\$1,751,562	FY00-03,06-08
Carmella Playground	Rec Center	Exterior Construction, Ball Court Improvements, Safety Sprinklers	\$352,203	FY00, 01, 07, 08
Deni Playground	Rec Center	Playground and Ball Court Improvements\Equip	\$265,629	FY08, 10
Gambrell Playground	Rec Center	Landscaping, Interior and Exterior Construction, Window/Door Replacements, Playground and Field Improvements, Field Lights	\$2,106,227	FY03-10
Mcilvain Playground	Rec Center	Playground and Ball Court Improvements\Equip	\$115,064	FY02, 04
Houseman Playground	Rec Center	HVAC, Interior Construction, Field Lights, Pool	\$637,444	FY00, 01, 08-10
Lawncrest Recreation Center	Rec Center	Interior Construction, Roofing Reconstruction, Ball Court Improvements	\$752,408	FY00-07
Max Myers Playground	Rec Center	HVAC, Plumbing, Roof Reconstruction, Electrical, Interior and Exterior Construction, Playground and Ball Court Improvements, Field Lights, Asbestos Removal, Safety Sprinklers	\$781,782	FY00, 02-05, 07-10
Simpson Playground	Rec Center	Playground Improvements/Equipment	\$227,907	FY00
<i>Community-Serving Subtotal</i>			<i>\$13,225,257</i>	
Municipal-Serving				
Survey 5th District Office	Admin Building	Asbestos Removal and Construction	\$68,260	FY03
Fuel Site 263	Fuel Pump	Tanks Replacements	\$12,431	FY09
Tacony Maintenance	Park	Roofing Reconstruction & Materials	\$10,865	FY01, 02
Foxchase Fresh Water Pumping Station	Water Facility	Water Treatment Facility Improvements	\$2,612,500	FY10
<i>Municipal-Serving Subtotal</i>			<i>\$2,704,056</i>	
TOTAL			\$15,929,312	

PROGRAMMED FUNDING

The Capital Program published in 2011 identifies three programmed projects in the Lower Northeast District. The table below describes the project site, type, and expenditures that have been programmed for allocation. Expenditures for the next five years are all integral to the operation of the facilities. For example, the Frankford Free Library branch is programmed for HVAC, electrical, plumbing and mechanical upgrades.

Table 6: Projected Expenditures FY2012-2017

Programmed Expenditures FY12-FY17				
Asset Name	Asset Type	Project	Programmed	Year
Frankford Library	Free Li-brary	HVAC & Infrastructure Upgrades	\$144,000.00	FY12, 14, 17
Fire Engine 70	Fire Station	Mech/Elec/Plumb Im-provements	\$281,000.00	FY14-16
Fire Engine 64	Fire Station	Mech/Elec/Plumb Im-provements	\$131,000.00	FY14-16
Total Programmed Expenditures			\$556,000.00	

ISSUES/OPPORTUNITIES

- Based on of the field assessment by PCPC staff, the fixed assets in the District may be considered to be in generally good condition with some exceptions to particular features or assets of the various recreation centers.
- Particular attention should be paid to repair of the street hockey rink at Lawncrest Playground and to several issues at Houseman Recreation Center where funding for improvements to the playground equipment and surfaces are necessary as is a repair to the gymnasium wall.
- While Capital Program funds have been obligated to nine of the recreation centers for field improvements and HVAC upgrades, it does not appear that funds for playground equipment have been identified in the last ten years for Carmella, Houseman, or Tarken where surfaces and equipment appeared worn and in need of replacement.
- In addition, greening of the Hedge & Plum playground may be considered in the District Plan to advance stormwater, park enhancement, and tree-canopy objectives of *Philadelphia2035*.

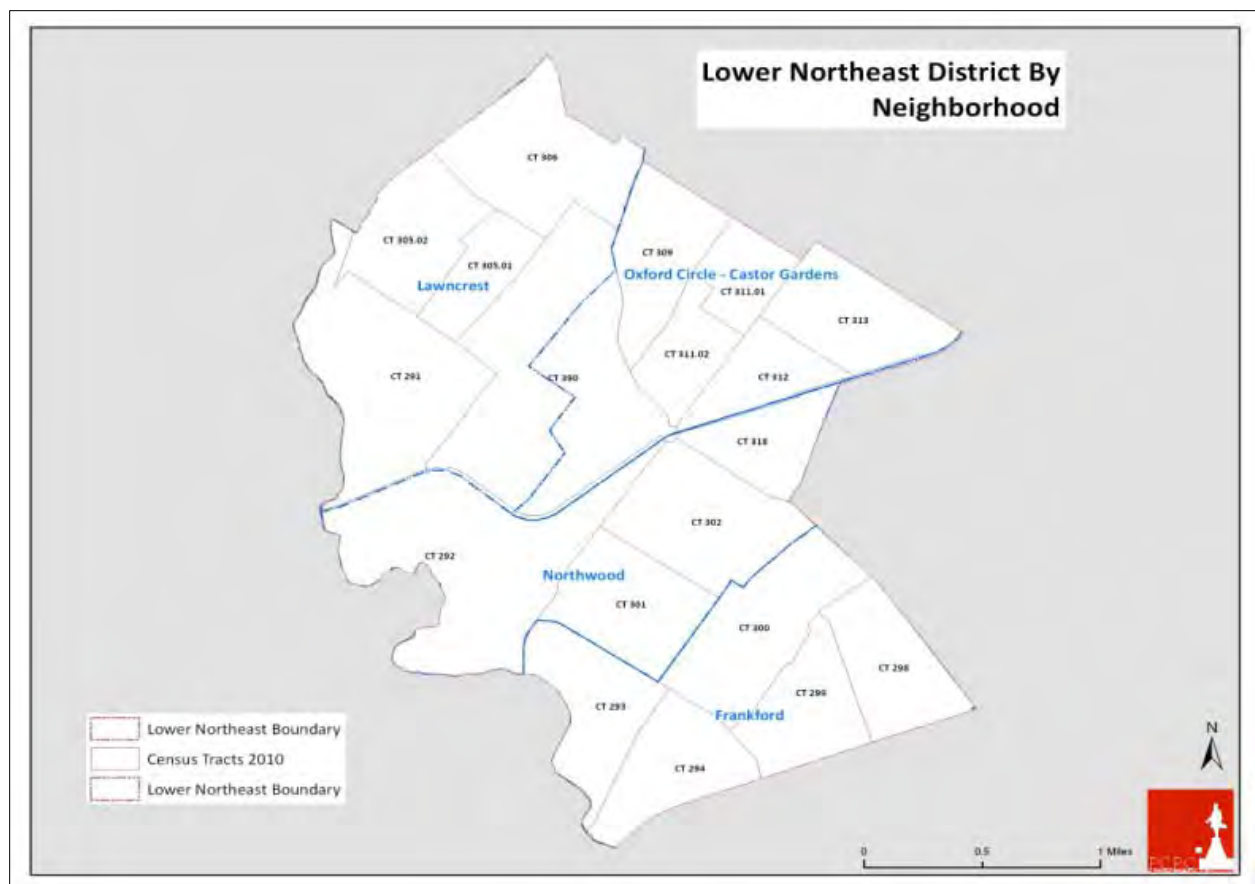
Philadelphia2035: Lower Northeast District Plan

Existing Conditions, Issues, and Opportunities—May 2012

DEMOGRAPHICS

BOUNDARIES

This demographic analysis, based on Decennial Census data (1980-2010), and American Community Survey (2005-2009) data, is for the Lower Northeast Planning District. As of 2010, the census tract boundaries for the Lower Northeast District are: 291, 292, 293, 294, 298, 299, 300, 301, 302, 305.01, 305.02, 306, 309, 311.01, 311.02, 312, 313, 318 and 390. Between the 2000 and 2010 Censuses, there were a number of changes to census tract boundaries in the area, reflecting population growth and decline. Where population increased, tracts were split. For example: tract 305 was split into tracts: 305.01 and 305.02. Where population declined, tracts were consolidated into new tracts (tract 390 previously consisted of census tracts: 303 and 304). These changes are important to note because the analysis of 2010 Decennial Census data will be based on the new tract boundaries as listed above. While the analysis of trend data from the 1980, 1990 and 2000 Decennial Censuses, and the 2005-2009 American Community Survey (ACS), will be based on the older tract boundaries (listed here: 291, 292, 293, 294, 298, 299, 300, 301, 302, 303, 304, 305, 306, 309, 311, 312, 313, 318.).



The Lower Northeast District is comprised of various neighborhoods, but for the purposes of this analysis we will focus on the following four major neighborhoods. (2010 tract boundaries)

- **Frankford** - census tracts: 293, 294, 298, 299 and 300;
- **Northwood** - census tracts: 292, 301, 302 and 318;
- **Oxford Circle** - census tracts: 309, 311.01, 311.02, 312, 313 and p/o 390; and
- **Lawncrest** – census tract 291, 305.01, 305.02, 306, and p/o 390.

Summary

With a population of 100,232 people, the Lower Northeast District comprises 6.5% of the City's total population (1,526,006) (please see accompanying maps at the end of this report illustrating various data). Population in the district increased 7% between 2000 and 2010, making it **the 4th fastest growing district in the City**. The Lower Northeast District has historically been a fairly homogenous community, with a predominantly white population. In 1980, the Lower Northeast District was 94% White, 4% Black, 1% Asian, 1% Other Race, and 2% Latino (ethnicity). ***[The Citywide population at that time was 58% White, 38% Black, 1% Asian, 3% Other, and 4% Latino.]*** However, over the past thirty years, with a 66% decline in its White population, the area has seen a dramatic shift in the racial composition, transforming it **into one of the most racially and ethnically diverse districts in the City**. As of 2010, the Lower Northeast District was 30% White, 46% Black, 8% Asian, 12% Other Race, and 23% Latino (ethnicity). ***[The Citywide population was 41% White, 43% Black, 6% Asian, 6% Other, and 12% Latino.]***

The transformation of the racial composition in the Lower Northeast has led to other demographic changes. **The number of young people under the age of 20 has increased**. The median age for the area decreased from 34.25 years in 1980, to 30 years in 2010 (Citywide median age in 2010 was 33.5). **The average household size in the district increased** to 2.92 persons (compared to a citywide average household size of 2.44). All of these changes correlate with the increase of Black, Latino Asian and Other Race population, who generally have younger population and larger household sizes. The percentage of **population 65 and older has significantly decreased**. There was also a decline in the number of senior homeowners. This is directly related to the loss of older white population. As of 2010, the majority of the population in the Lower Northeast is in the 20 to 44 years old age cohort (36.91%). The under 20 years old age cohort is close behind at 34.1%.

Other less positive demographic changes in the district include increased housing vacancy and decreased homeownership rates. While the total number of housing units in the Lower Northeast District has remained relatively stable,, **housing occupancy rates have declined slightly, and vacancy rates have increased**. For many years homeownership rates in the Lower Northeast were above the citywide average, but more recently they declined and now more consistent with citywide rates. As of 2010, the homeowner occupancy rate in the Lower Northeast District was 55.76%, compared to the Citywide rate of 54.1%. In 2010, The renter occupancy rate in the district, was of 44.24%, compared the Citywide renter occupancy rate of 45.9%. In 1980, the homeowner occupancy rate in the Lower Northeast district was 73.17%, with a renter occupancy rate of 26.83%. Between 2000 and 2010, all census tracts in the district experienced a decline in homeownership rates. The biggest declines occurred in: The Lawncrest neighborhood, in census tract 291: (-25.58%); and The Frankford neighborhood, in census

tracts 293: (-29.64%), census tract 298: (-25.98%), census tract 299 (-26.82%) and census tract 300 (-25.55%). While Educational Attainment levels in the Lower Northeast District, for high school and college graduates have increased, they still remain below the Citywide average. As of 2009. Median Household incomes in the district range from a low of \$23,500 in tract 300, to a high of \$50,718 in tract 312. **The median household income for the entire Lower Northeast District was \$33,119 in 2009, compared to \$36,669 citywide.** Unemployment rates in the Northeast District have fluctuated over the past few decades from 9.14% in 1980, to 7.60% in 1990, and 8.97% in 2000. **In 2009 (2005-2009 ACS) the unemployment rate in the Lower Northeast District rate skyrocketed to 15.70% .**

POPULATION

- **As of 2010 the population in the Lower Northeast District was 100,232**, up from a 2000 population of 93,471, and a 1990 population of 89,260. In 1980 the population was 92,898.
- After a 4% population decline between 1980 and 1990, **the area has continued to grow**, with a 5% population increase between 1990 and 2000, and a **7% increase between 2000 and 2010**. This growth is largely being fueled by an increase in Black population which more than doubled between 2000 and 2010 (113% increase).
- Citywide, Black population grew more modestly with just a .92% increase between 2000 and 2010.
- **Asian, Latino, and Other Population also all increased in the Lower Northeast District between 2000 and 2010** - Asian (36% increase), Latino (85%) and Other Population (72% increase).
- The Citywide Asian, Latino and Other race population also increased rapidly. Between 2000 and 2010. The Citywide Asian population increased 42.50%; Latino Population 44.4%; and Other Race Population 18.60%
- **White population in the Lower Northeast District has steadily declined.** Between 1980 and 2010 White Population in the Lower Northeast District declined 66%.
 - Between 2000 and 2010, White population declined 47%.
 - Between 1990 and 2000, White population declined 29%.
 - Between 1980 and 1990, White population declined 9%.
- **Over the past few decades population in the Lower Northeast has grown increasingly more diverse.**
- In 1980 The Lower Northeast Planning District was 94% White, 4% Black, 1% Asian, 1% Other Race, and 2% Latino (ethnicity).
- In 1990 The Lower Northeast Planning District was 89% White, 6% Black, 3% Asian, 2% Other Race, and 4% Latino (ethnicity).
- In 2000, the Lower Northeast Planning District was 60% White, 23% Black, 6% Asian, 8% Other Race, and 13% Latino (ethnicity).
- **In fact, as of 2010, the Lower Northeast is one of the most racially and ethnically diverse districts in the City** with 30% White population, 46% Black population, 8% Asian, 12% Other Race, and 23% Latino (ethnicity).
- As of 2010, the citywide population was 41% White, 43% Black, 6% Asian, 6% Other, and 12% Latino.
- In 2000, the Citywide population was 45% White, 43% Black, 5% Asian, 5% Other, and 9% Latino.
- In 1990, the Citywide population was 54% White, 40% Black, 3% Asian, 4% Other, and 6% Latino.
- In 1980, the Citywide population was 58% White, 38% Black, 1% Asian, 3% Other, and 4% Latino.

While the overall population in the Lower Northeast District increased 7% between 2000 and 2010., when examining the data by census tract, race and ethnicity , you can see in more detail where specific population change occurred.

- **The Oxford Circle neighborhood experienced the greatest population increase with approximately 13% growth between 2000 and 2010.(see *Percentage Change in Population Map-area in blue*),** followed by Lawncrest with 7% population growth. The biggest population increase occurred in census tract 318(Oxford Circle),which grew by 18%.

Although the Frankford and Northwood neighborhoods both grew 4% between 2000 and 2010, population in Census Tract 293(Frankford), declined 4%. Population in the Northwood neighborhood also declined in Census Tract 292(- 5%),and in Census Tract 301 (- 3%). While Black Latino and Other Race population all increased in these tracts, that growth was not enough to offset the loss of White and Asian population.

- In Census Tract 293 -White population declined 45 % and Asian population declined 4%. Black population increased 80%, Other Race Population increased 41% and Latino population increased 51%.
- In Census Tract 292- White population declined 34% and Asian population declined 22%. Black population increased 30%, Other Race Population increased 32% and Latino population increased 31%.
- In Census Tract 301- White population declined 44% and Asian population declined 20%. Black population increased 46%, Other Race Population increased 29% and Latino population increased 53%.
- **White population declined in all census tracts within the Lower Northeast District.**
- Asian population decreased in census tracts 292, 293 ,300, 301 and 302.
- Black ,Latino and Other Race population increased in all tracts within the Lower Northeast District.

GROUP QUARTER POPULATION

While the Lower Northeast has never had a large numbers of Group Quarter facilities, as of 2010 only 0.62 % of the population in the Lower Northeast lived in Group Quarters, with the other 99.38% of the population living in households.

- In 2000, the number was slightly higher with 1.35 % of the population living in Group Quarters, and 98.65% of the population living in households. This decline in population in Group Quarters between 2000 and 2010, occurred in numerous census tracts throughout the Lower Northeast district and may be related to the closing of several residential institutions, or nursing homes facilities in the area.
- In 1990,.49% of the population lived in Group Quarters, with 99.51% of the population living in households. In 1980,.061% of the population lived in Group Quarters, with 99.39% of the population living in households. Citywide 3.6% of the population lived in Group Quarters in 2000 and 2010;. 2.8 % in 1990 ; and 2.1% in 1980.

HOUSING

Over the past few decades the total number of housing units in the Lower Northeast District has remained relatively stable . However, housing occupancy rates have declined slightly, while vacancy rates have increased.

- In 2010, there were 37,287 housing units, up slightly (0.27%) from 2000, when there were 37,186 housing units. In 1990 there were 37,244 housing units ; and in 1980, 37,481 housing units.
- In 2010, there were a total of 670,171 housing units Citywide.
- The Lower Northeast District's housing units comprise 5.6% of the City's total housing units' inventory.
- In 2010, the housing occupancy rate in the Lower Northeast was 91.61% , with a vacancy rate of 8.39%. Of the 37,287 total housing units, there were a total of 34,160 occupied housing units and 3,127 vacant units.
- In 2000, the occupancy rate was 91.79%, with a vacancy rate of 8.21%. Of the total 37,186 housing units, there were a total of 34,134 occupied units and 3,052 vacant units.
- In 1990 ,the housing occupancy rate was 94.36%, with a vacancy rate of 5.64%. Of the total 37,244 housing units, there were a total of 35,145 occupied housing units and 2,099 vacant units.
- In 1980, the housing occupancy rate was 95.04%, with a vacancy rate of 4.96%. Of the total 37,481 housing units, there were a total of 35,623 occupied housing units and 1,858 vacant units.
- In 2010 the Citywide occupancy rate was 89% , with a vacancy rate of 11%.
- In 2000, the Citywide occupancy rate was 89.1%, with a vacancy rate of 10.9%
- In 1990 , the Citywide occupancy rate was 89.4%, with a vacancy rate. a 10.6%
- In 1980 , the Citywide occupancy rate was 91.5%, with a vacancy rate of 9.5%

The fluctuations in occupancy and vacancy rates can be seen in more detail when examining the data by census tract . Some census tracts experienced increased occupancies while others experienced increased vacancies . These changes are scattered throughout the various neighborhood in the district.

- Census tracts: 292, 293, 298, 299 ,301, 305.01, and 305.02, all experienced Increases in vacancies and decreases in occupancies..
- The following census tracts all experienced slight increases in occupancy rates with decreases in vacancies:
 - The occupancy rate in census tract 291 increased 3.81% (56 additional units). The occupancy rate in census tract 311 increased 0.34, or by 10 additional units), The occupancy rate in census tract 390 increased 0.04% or by 4 units. All of these tracts are in the Lawncrest neighborhood.
 - The occupancy rate in Census tract 294 increased 1.61% (17 units). Census Tract 300 increased 3.52% (89 units). Both of these tracts are in the Frankford neighborhood.
 - The occupancy rate in Census tract 302, experienced a 3.96% increase (74 units). The occupancy rate in census tract 318, increased 0.28% (4 units). Both of these census tracts are in the Northwood neighborhood.
 - The occupancy rate in Census tract 312 increased 0.89% (14 units) , as did the occupancy rate in census tract 313 (1.16% /26 units). Both of these tracts are in the Oxford Circle neighborhood. .

Historically, the homeownership rate in the Lower Northeast has been above the Citywide average, but as of 2010 the homeownership rates in the area were consistent with citywide rates.

- **As of 2010 ,the homeowner occupancy rate** in the Lower Northeast District was **55.76%**, with a **renter occupancy rate of 44.24%** .The Citywide homeowner occupancy rate of 54.1 %, and the Citywide renter occupancy rate of 45.9%.

- **Between 2000 and 2010, all census tracts in the district experienced a decline in homeownership rates. The biggest declines occurred in:**
 - The Lawncrest neighborhood, in census tract 291: (-25.58%); and
 - The Frankford neighborhood, in census tracts 293: (-29.64%), census tract 298:(-25.98%), census tract 299(-26.82%) and census tract 300(-25.55%).
- Homeownership rates are the highest in :
 - Census tract 292(65.88%) in the Northwood neighborhood.
 - Census tract 302(61.30%) in the Northwood neighborhood.
 - Census tracts 305.01 (61.51%)and 305.02 (75.38%) in the Lawncrest neighborhood.
 - Census tract 311.01(55.65%) and 311.02(70.61%) in the Oxford Circle neighborhood.
 - Census tract 318 (71.42%).
- **In 2000, the homeowner occupancy rate was 67.24, with a renter occupancy rate of 32.76%.** Citywide the homeowner occupancy rate was 59.3%,with a renter occupancy rate 40.7%.
- **In 1990, the homeowner occupancy rate was 72.44, with a renter occupancy rate of 27.56%.** Citywide the homeowner occupancy rate was 61.9%,with a renter occupancy rate of 38.1%.
- **In 1980, the homeowner occupancy rate was 73.17%, with a renter occupancy rate of 26,83%.** Citywide the homeowner occupancy rate was 61 %,with a renter occupancy rate of 39%.
- **As of 2010, 17.99 of all homeowners in the Lower Northeast District were senior citizens compared** to a Citywide rate of 27.2%. As of 2000, 27.97% of all homeowners in Lower Northeast were senior citizens compared to a citywide rate of 30%. As of 1990, 34.84% of all homeowners in Lower Northeast were senior citizens compared to a citywide rate of 31.3%. *Note: 1980 Senior Homeowner data is not available*

Over the past several decades household sizes in the Lower Northeast District have grown increasingly larger. This is directly related to the increased ethnic and racial diversity in the district. Black, Asian, Latino and Other Race population tend to have higher average household sizes than White population. **In 2010, the average household size in the Lower Northeast was 2.92 persons compared to a citywide average household size of 2.44.**

- In 2000, the average household size in Northeast was 2.70 persons per household, compared to a citywide average of 2.48.
- In 1990 the average household size in Lower Northeast was 2.54 persons compared to a citywide average of 2.56 persons.
- In 1980 the average household size in Lower Northeast was 2.59 persons per household, compared to a citywide average of 2.66 persons per household.
- As household sizes have increased, the number of one-person households has decreased in the Lower Northeast District .
- In 2010, 34.1% of all households in the City were one person households, compared 24.98% of the households in the Lower Northeast District.
- In 2000, the Lower Northeast District had a 28.44% one-person households, compared to the Citywide percentage of 33.8%.
- By 1990, 31.9% of all citywide households were one-person households, compared to 30.44% in the Lower Northeast district.

- In 1980, 27.68% of all households in the Lower Northeast District were one-person households. Citywide, 28.8% of all households were one-person households.
- Between 2000 and 2010, the number of female headed households in the Lower Northeast district has declined. As of 2010, only 30.11% of all households in the Lower Northeast district were female headed, down from 39.82% in 2000. In 2010, 22.50% of all Citywide households were female headed compared to 22.25% in 2000.
- In 1990, 35.36% of all households in the Lower Northeast district were female headed, compared to 20.20% citywide.
- In 1980, 33.37% of all households in the Lower Northeast district were female headed, compared to 18.50% citywide.
- Based on 2005-2009 ACS data, 32.10% of the housing units in the Lower Northeast were built before 1939, compared to 40.04% citywide.
 - 22.79% of the units in Lower Northeast were built between 1940 and 1949; compared to 16.1% Citywide
 - 28.23% between 1950 and 1959, compared to 18.04% Citywide;
 - 8.70% between 1960 and 1969; compared to 10.51% Citywide
 - 3.4% between 1970 and 1979, compared to 6.72% Citywide;
 - 2.3% between 1980 and 1989, compared to 3.93% Citywide;
 - 1.29% between 1990 and 1999, compared to 2.24% Citywide;
 - 0.86% between 2000 and 2004, compared 1.58% Citywide; and
 - 0.33% in 2005 or later, compared to 0.93% Citywide.
- 54.89% of the all units in the district were built before 1950, compared to 56.5% Citywide.

AGE

Between 1980 and 2010, the population in the Lower Northeast District under the age 20, and from age 20 to 44 increased while the population 45 to 64 years old and 65 years and older decreased. As of 2010, The Lower Northeast District has an above average percentage of population under the age of 20. With the increases in younger population, the median age in the Lower Northeast District has declined. However, the largest percentage of the total population in the Lower Northeast District continues to be the population aged 20 to 44 years old, which is consistent with citywide trends.

- **In 2010, 34.41%** of the population in the Lower Northeast District was **under the age of 20**, compared to 26.27% Citywide.
- **In 2000, 32.34%** of the population in the Lower Northeast District was **under the age of 20**, compared to 28.5 % Citywide.
- **In 1990, 27%** of the population in the Lower Northeast District was **under the age of 20**, compared to 26.9 % Citywide.
- **In 1980, 26.94%** of the population in the Lower Northeast District **was under the age of 20**, compared to 29.6% Citywide
- In 2010, 36.91% of the population in the Lower Northeast District was **20 to 44** years old, compared to 38.08 % Citywide .
- In 2000, 36.87% of the population in the Lower Northeast District was **20 to 44** years old, compared to .37% Citywide.

- In 1990, 37.46% of the population in the Lower Northeast District was **20 to 44** years old, compared to 39.4% Citywide.
- In 1980, 31.29% of the population in the Lower Northeast District was **20 to 44** years old, compared to 34.8% Citywide.
- In 2010, 21.16% of the population in the Lower Northeast District was **45 to 64** years old, compared to 23.4 % Citywide .
- In 2000, 17.86% of the population in the Lower Northeast District was **45 to 64** years old, compared to 20.2% Citywide.
- In 1990, 17.31% of the population in the Lower Northeast District was **45 to 64** years old, compared to 18.31% Citywide.
- In 1980, 17.31% of the population in the Lower Northeast District was **45 to 64** years old, compared to 1.4% Citywide.
- In 2010, just 7.52% of the population in the Lower Northeast District was **65 years and older**, compared to 12.1 % Citywide .This is a significant decrease from previous decades.
- In 2000,12.93% of the population in the Lower Northeast District was **65 years and older**, compared to 14.08% Citywide.
- In 1990, 18.23% of the population in the Lower Northeast District was **65 years and older**, compared to 15.2% Citywide.
- In 1980, 18.59% of the population in the Lower Northeast District was **65 years and older**, compared to 14.1%% Citywide.
- With the increases in younger population, **the median age in the Lower Northeast District has declined. In 2010, the median age was 30 years**, compared to the 1980 median age of 34.25 years. The Citywide the Median age in 2010 was 33.5 years.
- **When examining Age data by census tract and neighborhood, you can see specific changes in more detail:**

Frankford

- In 2010, the median age for population in the Frankford neighborhood was 28.7 years , down from 32.7 years in 1980
- As of 2010, 36.82 % of the population in Frankford was under the age 20 compared 30.27% in 1980..
- As of 2010, 35.24% of the population in Frankford was between the ages of 20 and 44, compared to 31.20% in 1980.
- As of 2010, 20.59% of the population in Frankford was between the ages of 45 and 64., compared to 22.65% in 1980
- As of 2010, 7.35 % of the population in Frankford was 65 years and older, compared to 15.87% in 1980.

Lawncrest

- In 2010, the median age for population in the Lawncrest neighborhood was 30.5 years , down from 34.2 years in 1980

- As of 2010, 33.23 % of the population in Lawncrest, was under the age 20, compared to 25.32% in 1980
- As of 2010, 36.60% of the population in Lawncrest was between the ages of 20 and 44, compared 29.34% in 1980.
- As of 2010, 21.41% of the population in Lawncrest was between the ages of 45 and 64., compared to 22.14% in 1980
- As of 2010, 8.76 % of the population Lawncrest was 65 years and older, compared to 23.21% in 1980.

Northwood

- In 2010, the median age for population in the Northwood neighborhood was 30.1 years , down from 34.05 years in 1980
- As of 2010, 33.40 % of the population in Northwood, was under the age 20, compared to 26.81% in 1980
- As of 2010, 37.68% of the population in Northwood, was between the ages of 20 and 44, compared to 32.74% in 1980.
- As of 2010, 21.75% of the population in Northwood, was between the ages of 45 and 64., compared to 22.17% in 1980
- As of 2010, 7.17 % of the population in Northwood, was 65 years and older, compared to 18.27% in 1980.

Oxford Circle

- In 2010, the median age for population in the Oxford Circle neighborhood was 30.5 years , down from 38.75 years in 1980
- As of 2010, 33.94% of the population in Oxford Circle was under the age 20, compared to 24.22% in 1980
- As of 2010, 37.56% of the population in Oxford Circle, was between the ages of 20 and 44, compared to 30.64% in 1980.
- As of 2010, 21.57% of the population in Oxford Circle, was between the ages of 45 and 64., compared to 24.52% in 1980
- As of 2010, 6.93 % of the population in Oxford Circle, was 65 years and older, compared to 20.62% in 1980

EDUCATIONAL ATTAINMENT

While Educational Attainment levels for the population in the Lower Northeast have increased, the percentage of population with 4 years or more of college still remain below the Citywide average.

- **According to 2005-2009 ACS estimates ,38.73%** of the total population 25 and older, living in the Lower Northeast district, had just a **high school** diploma, compared to 35.9 % citywide.
- **In 2000, 38.36%** of the total population 25 and older, living in the Lower Northeast district, had just a **high school diploma**, compared to 33.3% citywide
- **In 1990, 40.52%** of the total population 25 years and older, living in the Lower Northeast district, had just a **high school diploma**, compared to 32.9% citywide.

- **In 1980, 54.57%** of the total population 25 years and older, living in the Lower Northeast district, had just a **high school diploma**, compared to 33.9% citywide.
- **In 1980, 7.26%** of the total population 25 years and older, living in the Lower Northeast district, **had 4 years or more of college**, compared to 11.1% citywide.
- **In 1990, 9.37%** of the total population 25 years and older living in the Lower Northeast district, **had 4 years or more of college**, compared to 15.2% citywide.
- **In 2000, 11.30%** of the total population 25 years and older, living in the Lower Northeast district, had 4 years or more of college, compared to 17.8% citywide.
- **The 2005-2009 ACS estimates** showed an increase in educational attainment levels for college graduates in the Lower Northeast district with **13.22%** of the total population 25 years and older having **4 years or more of college**, compared to 22% citywide.

UNEMPLOYMENT

While unemployment rates in the Lower Northeast District have fluctuated over the past few decades, they have always remained below the Citywide average. In 2009 the unemployment rate for the District increased to an all time high of 15.70%, compared to the Citywide average of 12.1%.

- **In 2000**, Lower Northeast had an unemployment rate **8.97 %**, compared to the citywide unemployment rate of 10.9%.
- **In 1990**, the Lower Northeast district had an unemployment **rate of 7.60%**, compared to the citywide unemployment rate of 9.7%.
- **In 1980**, Lower Northeast had an **unemployment rate of 9.14%**, compared to the citywide unemployment rate of 11.4%.

POVERTY

The Poverty Rate in the Lower Northeast District has steadily increased over the past thirty years. The biggest increase occurred between 1990 and 2000 when poverty increased by 64.37%. , from 11.16% in 1980, to 18.19% in 2000. As of 2009, the poverty rate in the Lower Northeast was 25.44%, compared 24.2% citywide.

- In 2000, Citywide poverty rate was 22.1%, compared 18.19% in the Lower Northeast District..
- In 1990, the Citywide Poverty Rate was 19.7%, compared to 11.46% in the Lower Northeast District.
- In 1980, the Citywide Poverty Rate was 20.6% compared to 11.16% in the Lower Northeast District.
- When reviewing the 2005-2009 ACS Poverty Data by census tract and neighborhood ,you can see that the Frankford Neighborhood has the highest poverty rate at 41.62%.
 - The 2009 Poverty rate in Lawncrest was 19.40%
 - The 2009 Poverty rate in Northwood was 18.05%
 - The 2009 Poverty rate in OxfordCircle was 24.40%

VEHICLES

- In 2000, 27.78% of all households in Lower Northeast did not have a car, compared with 35.74% Citywide. In 2009 that number decreased slightly.
- **As of 2009, 27.24% of all households** in Lower Northeast District **did not have a car**, compared with 32.9% citywide.

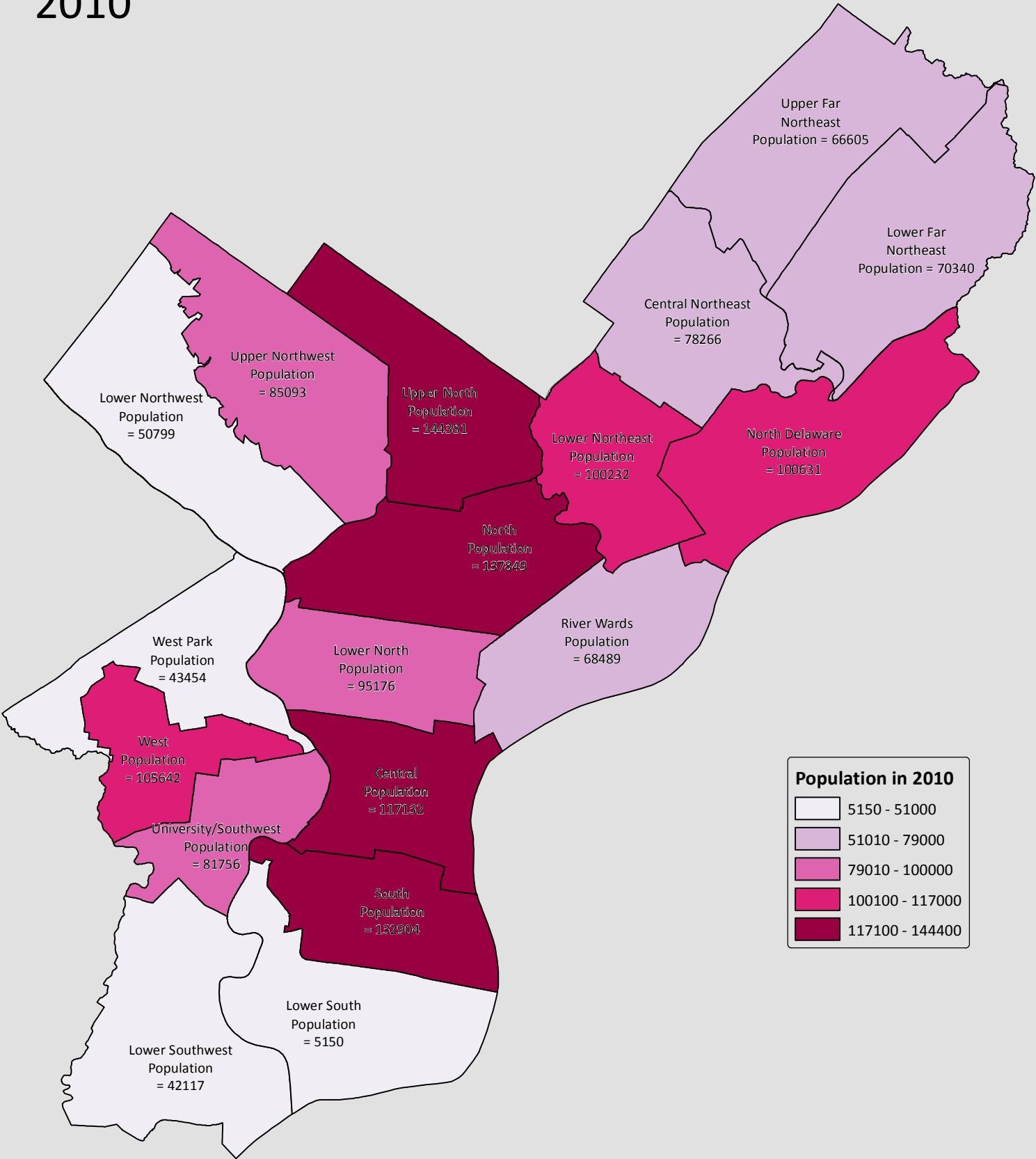
INCOME

In Lower Northeast the median household income in **2009** was estimated to be **\$33,119** dollars (2005-2009 ACS Estimate Data). As of 2009, the Citywide median Income was \$36,669. In 2009, median household incomes range from a low of \$23,500 in tract 300, to a high of \$50,708 in tract 312. The highest median incomes are in the Northwood neighborhood, while the lowest median incomes are in the Frankford neighborhood.

Census Tract	Median HH Income <u>1979</u>	Median HH Income <u>1989</u>	Median HH Income <u>1999</u>	Median HH Income <u>2009</u>
291	\$12,702	\$20,777	\$31,201	\$25,222
292	\$17,368	\$30,711	\$34,259	\$40,795
293	\$11,452	\$19,326	\$19,205	\$30,556
294	\$9,793	\$18,182	\$21,288	\$27,741
298	\$14,380	\$25,572	\$27,234	\$28,482
299	\$10,856	\$22,224	\$21,317	\$24,799
300	\$11,396	\$22,044	\$23,876	\$23,500
301	\$13,442	\$24,849	\$32,224	\$33,750
302	\$18,097	\$30,090	\$39,072	\$35,583
303	\$16,717	\$30,221	\$29,492	\$32,500
304	\$16,094	\$20,833	\$31,685	\$32,188
305	\$15,812	\$29,821	\$35,448	\$47,313
306	\$15,096	\$26,619	\$37,729	\$38,155
309	\$15,302	\$30,734	\$39,177	\$38,294
311	\$16,337	\$29,875	\$39,999	\$31,140
312	\$15,771	\$30,313	\$38,722	\$50,708
313	\$15,185	\$26,310	\$35,404	\$33,738
318	14,719	27,079	\$34,040	\$41,404
<u>Lower Northeast District</u>				<u>\$33,119</u>
Citywide	\$30,289	\$32,968	\$30,746	\$36,669

Population by Planning Districts

2010

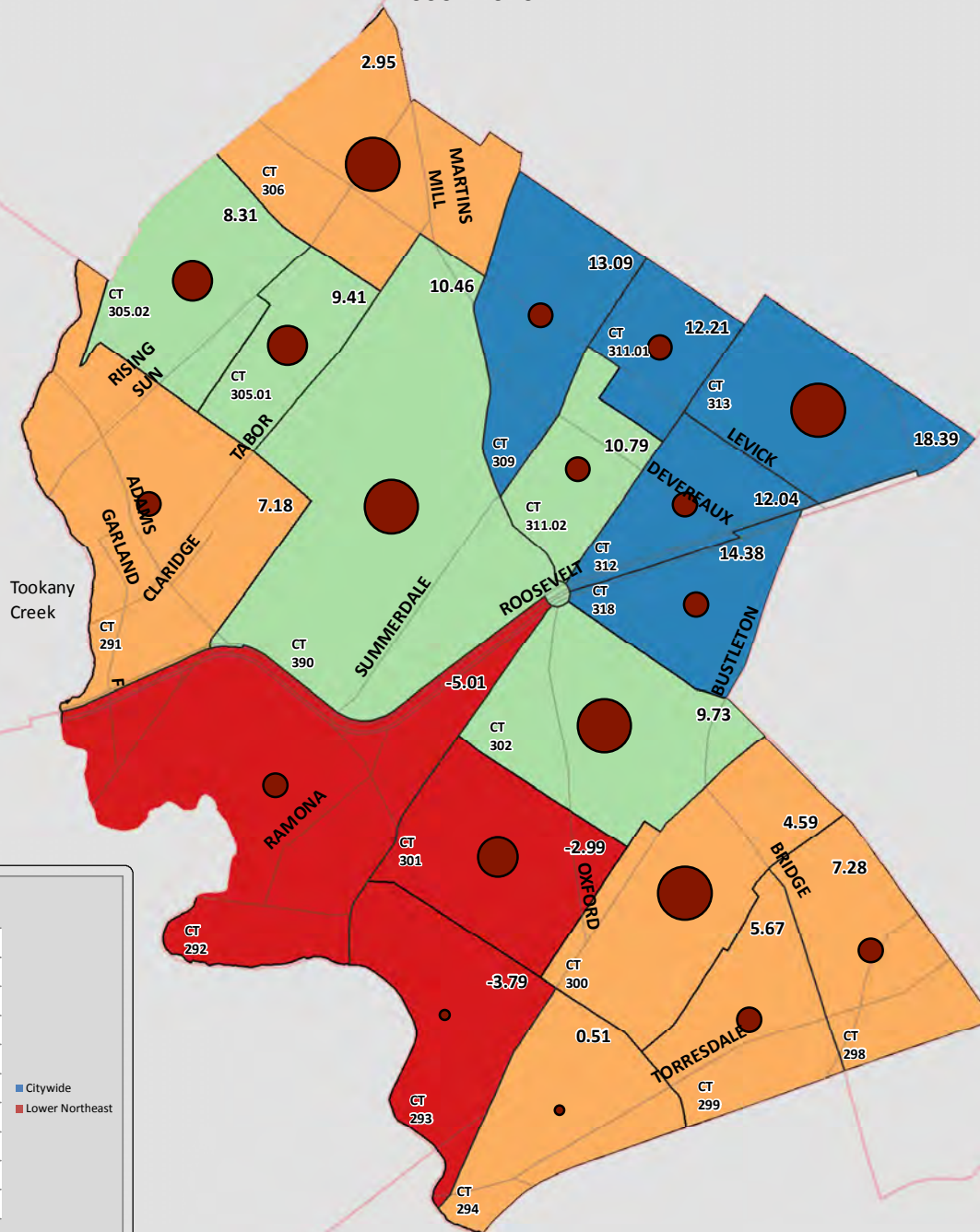
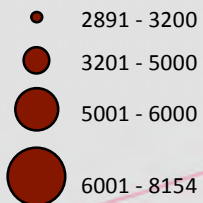


Percentage Change in Population

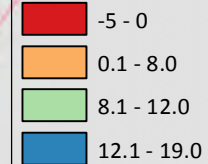
2000 - 2010

Year - 2010	Citywide	Lower Northeast
Total Population	1,526,006	100,232
White Population	626,221	29,781
African American Population	661,839	45,818
Asian Population	96,405	7,620
Latino Population	187,611	23,205
Other Population	90,731	12,144

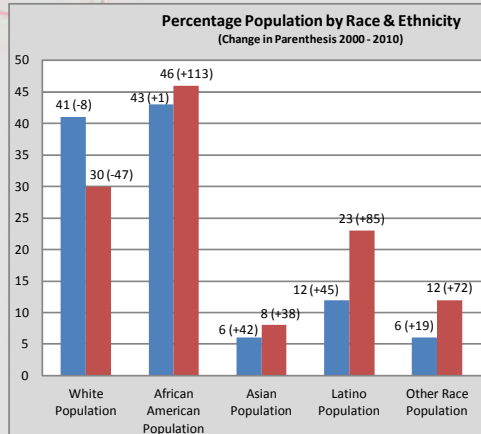
Population 2010



Population Change in % 2000 - 2010

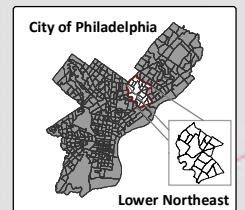


Demographic Analysis
 - District wide population growth of 7%
 - White Population declining by 47% compared to 8% Citywide



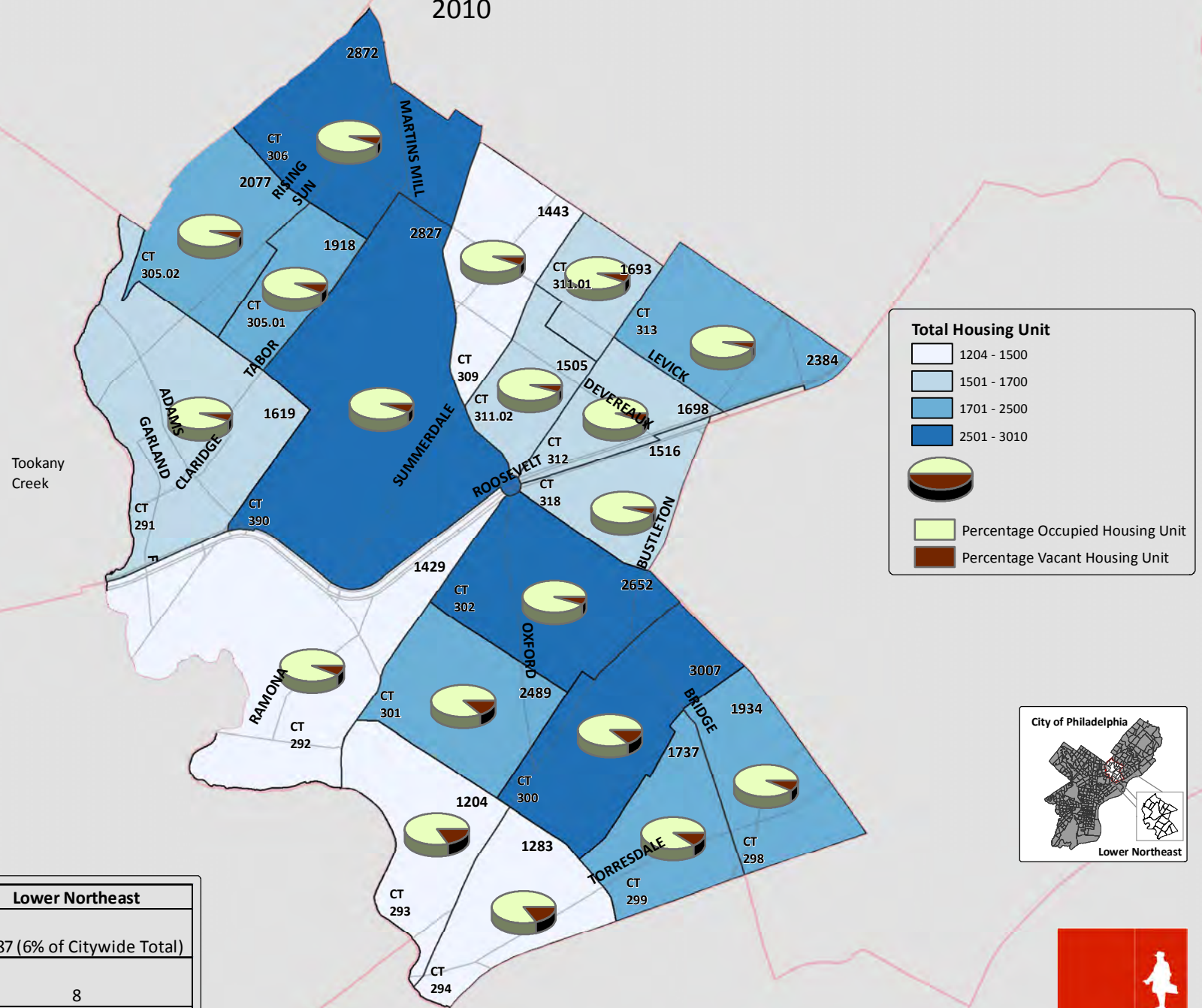
Data Source:- US Census 2000 & 2010

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Housing Units - Occupied Vs Vacant

2010

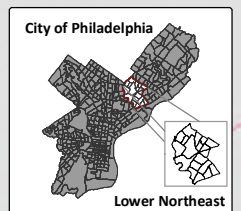


Tookany Creek

	Citywide	Lower Northeast
Housing Units	670171	37287 (6% of Citywide Total)
% Vacant Housing Units	11	8
% Occupied Housing Units	89	92

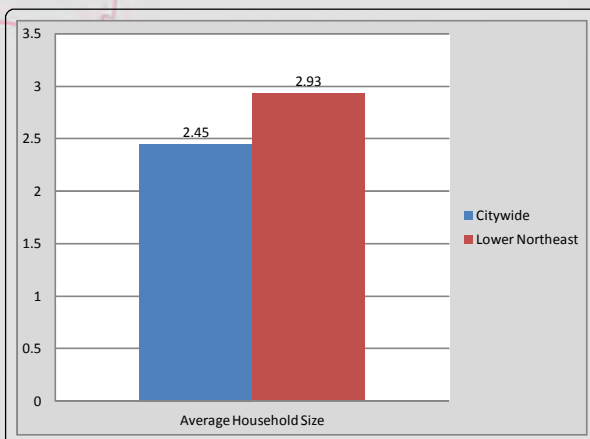
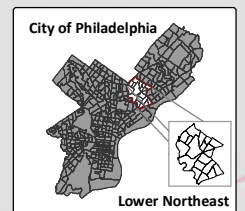
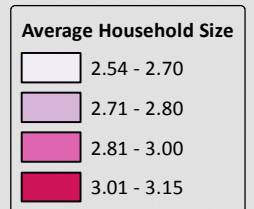
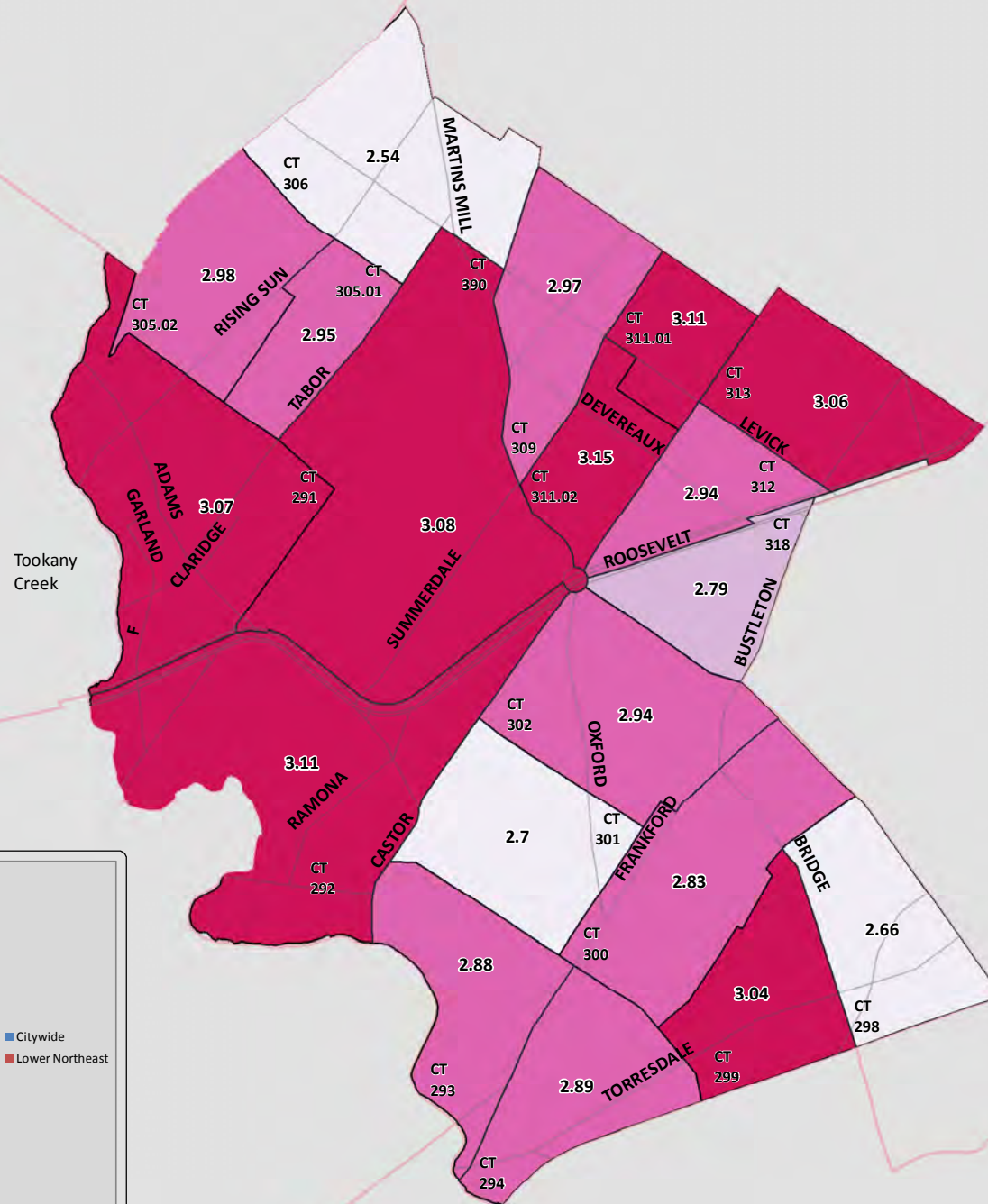
Data Source:- US Census 2010

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Average Household Size

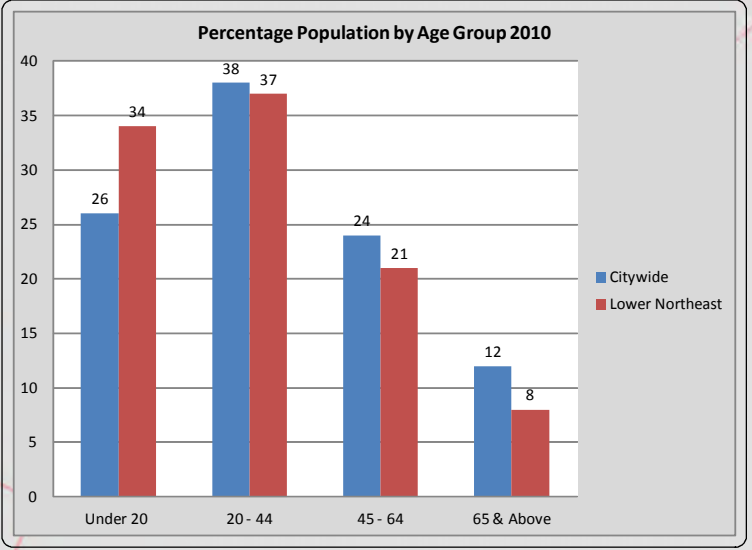
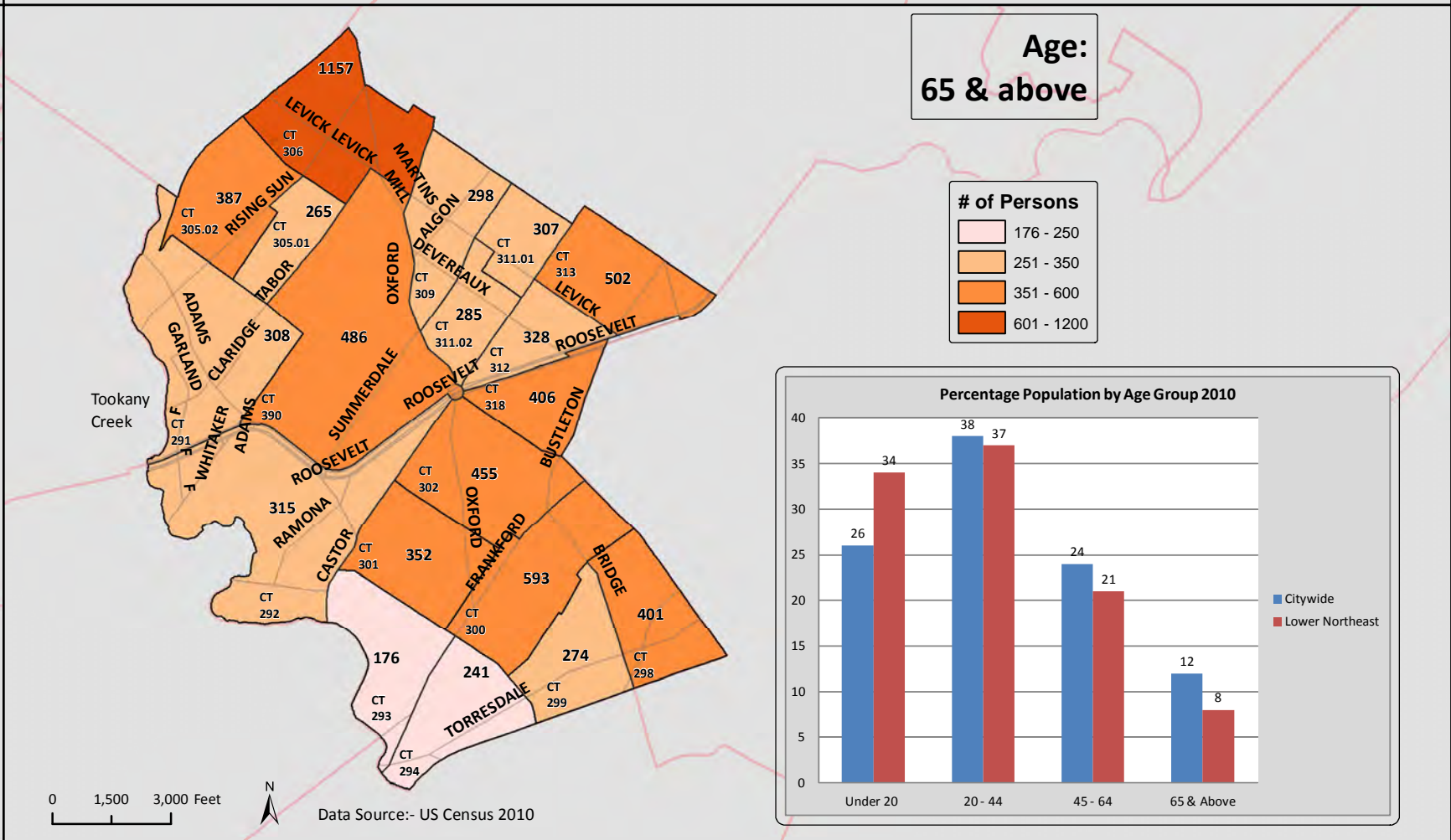
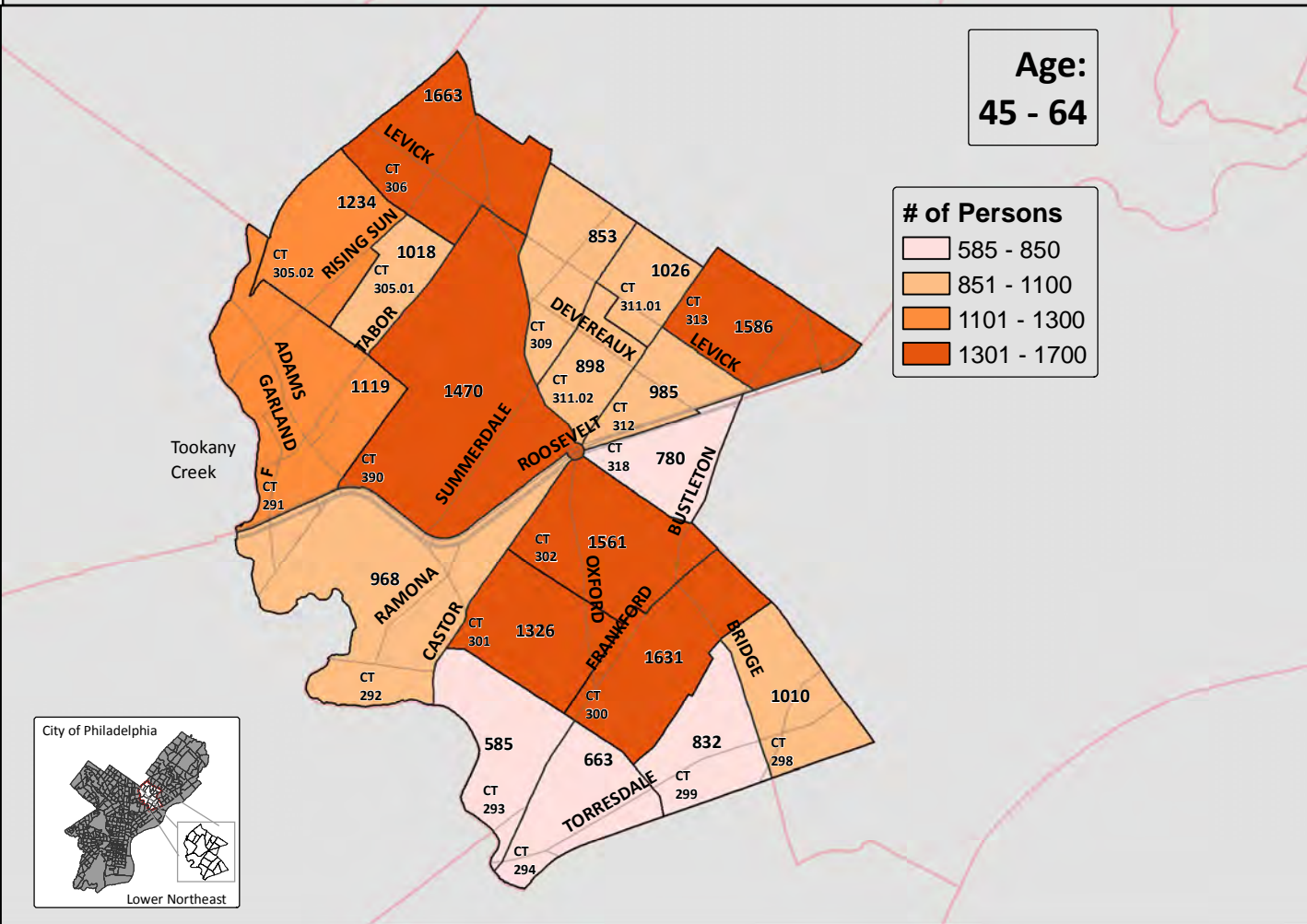
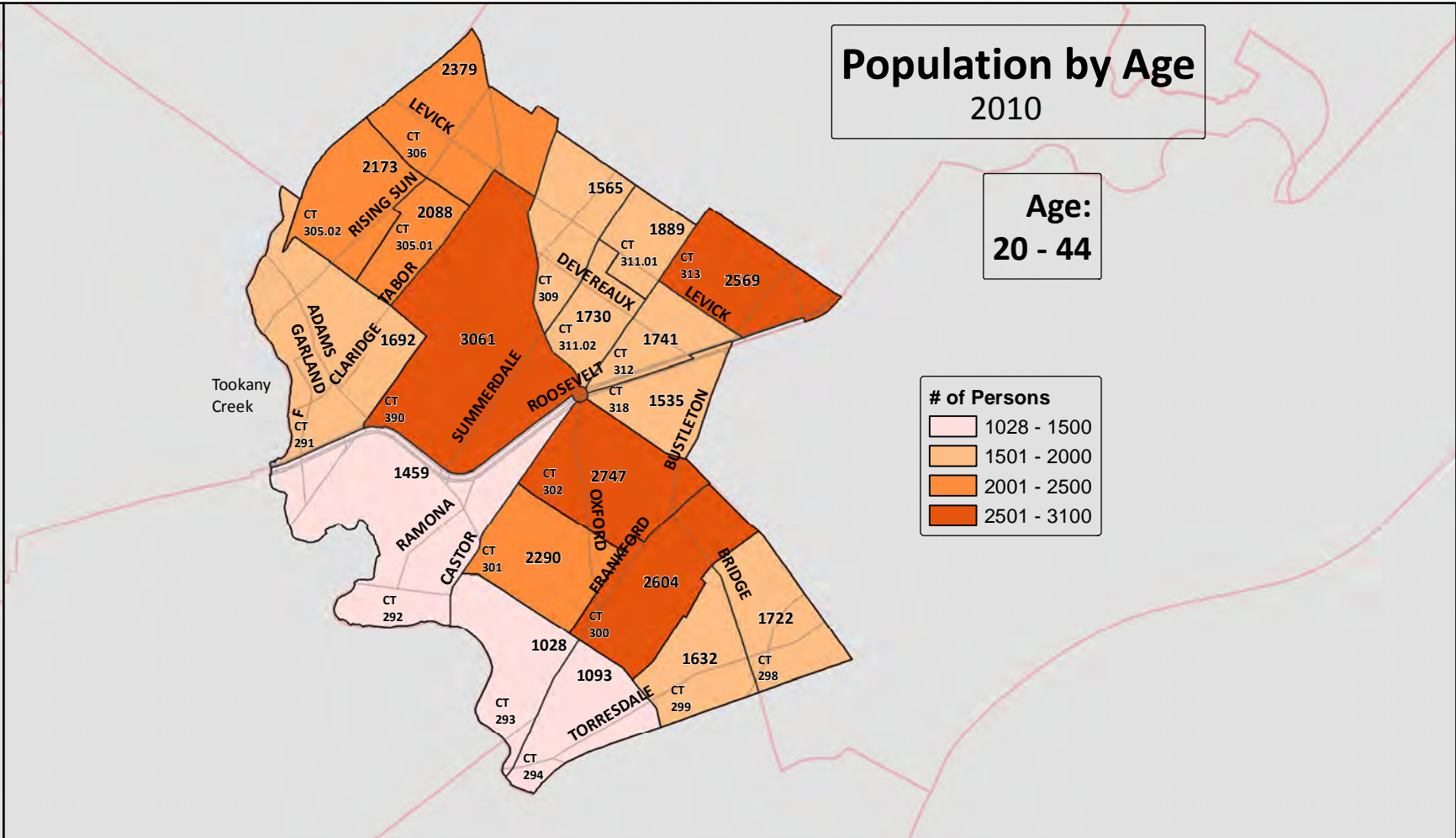
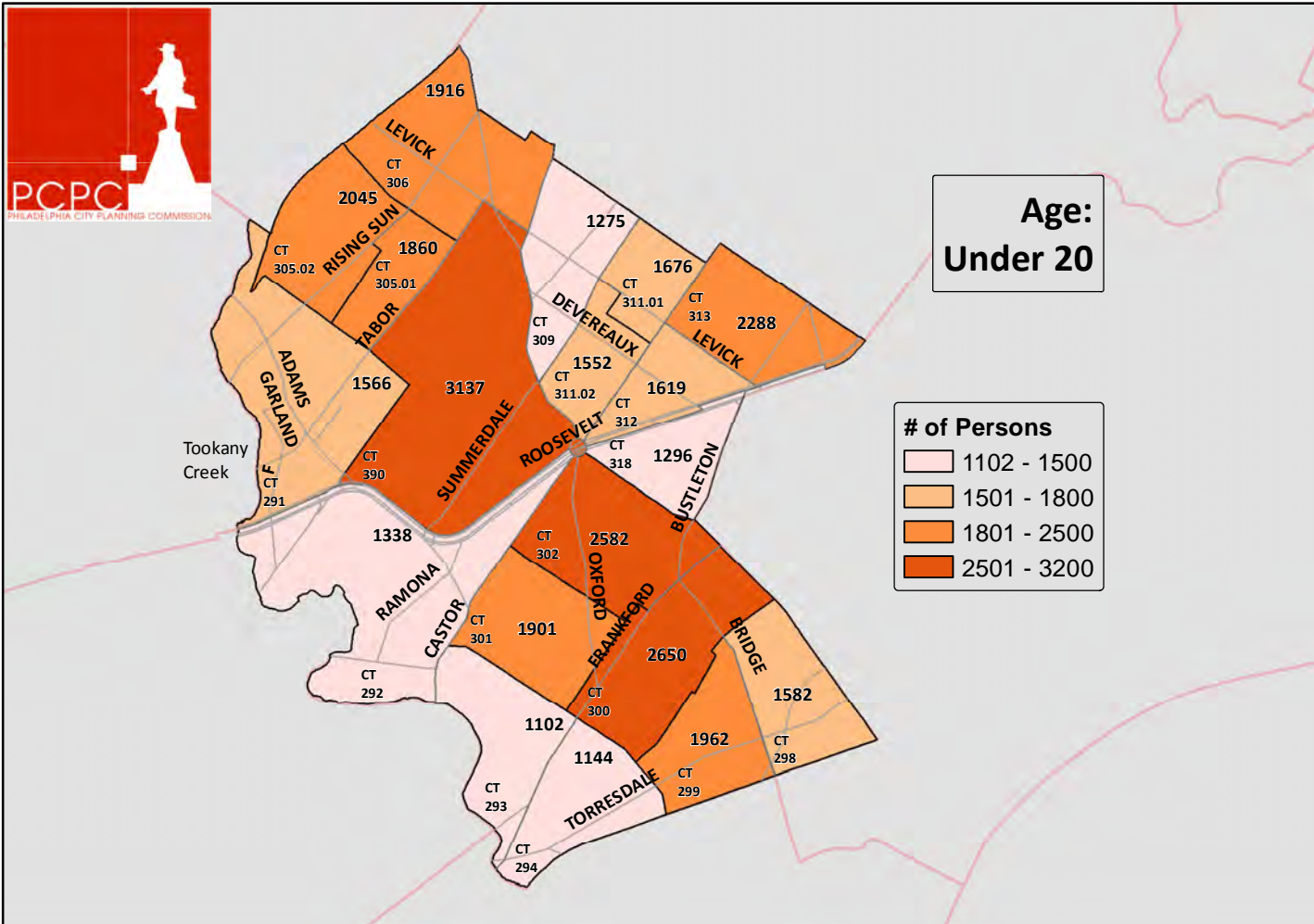
2010



Data Source:- US Census 2010

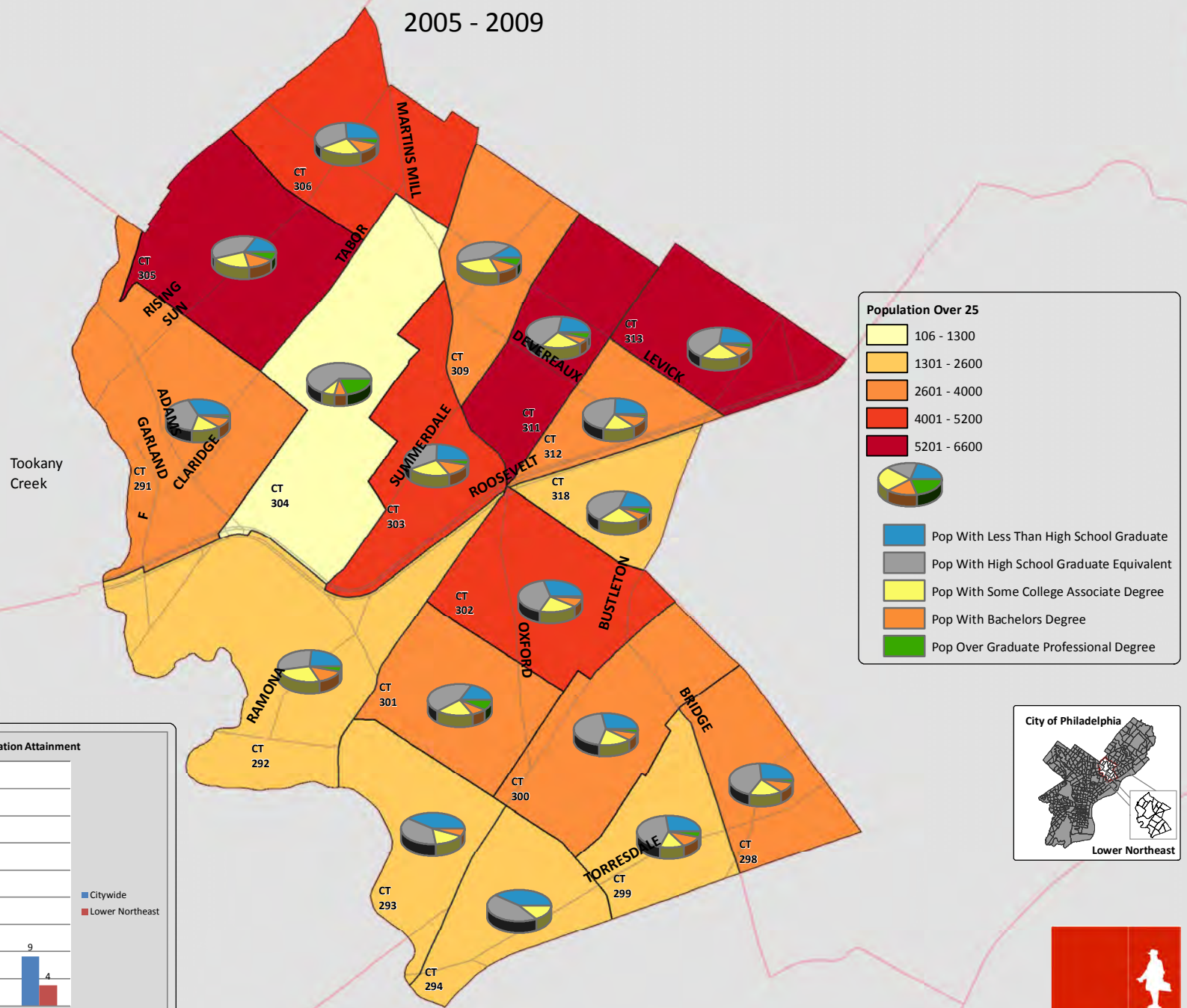
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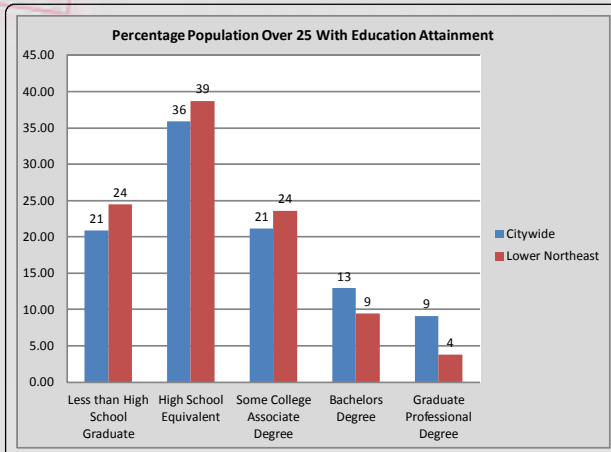


Education Attainment for Population 25 and Older

2005 - 2009

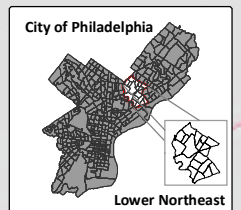


Tookany Creek



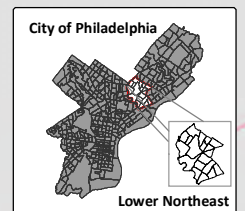
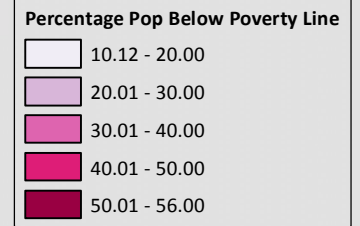
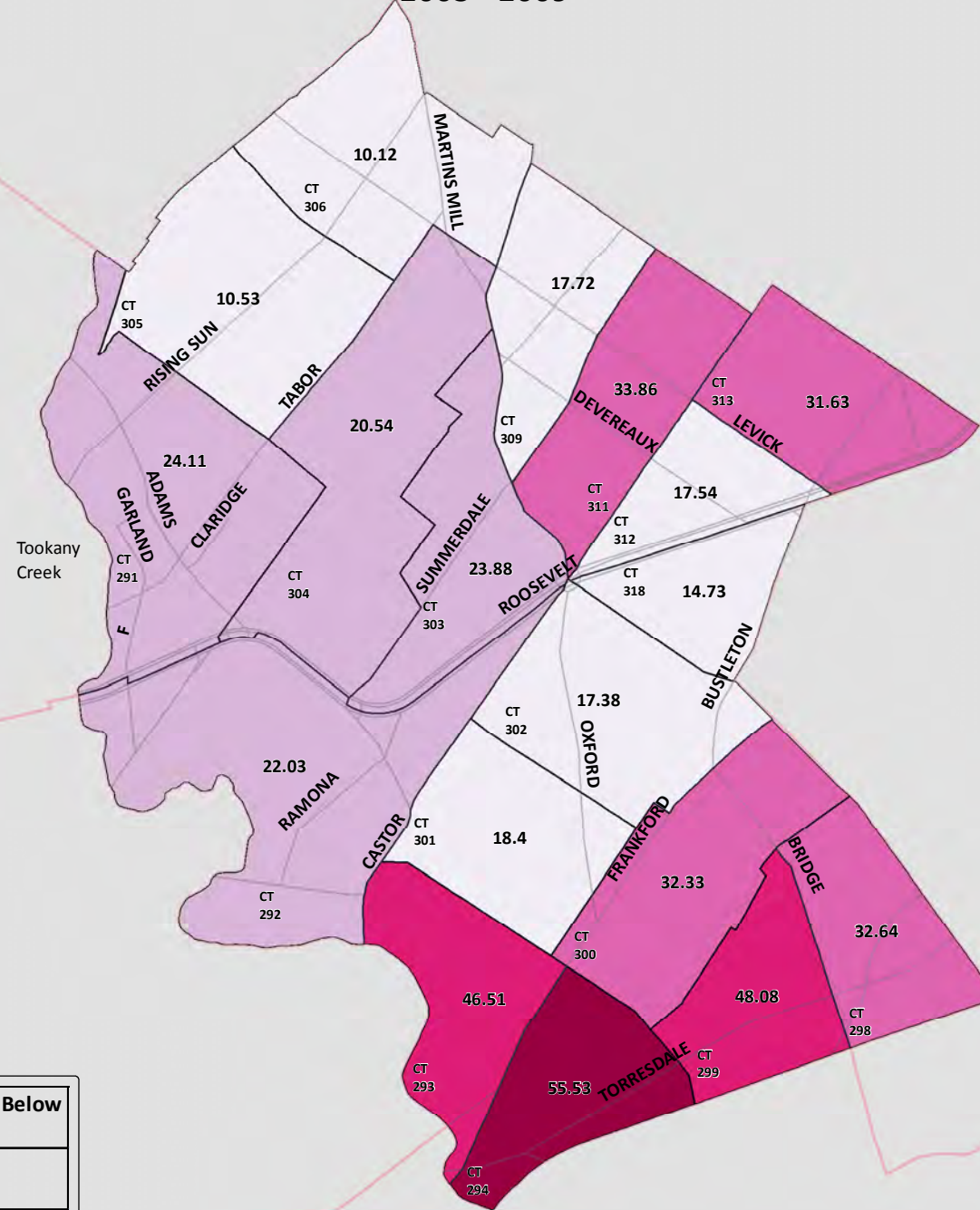
Data Source:- American Community Survey 2005 - 2009
5 Year Estimate

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Poverty Rate

2005 - 2009



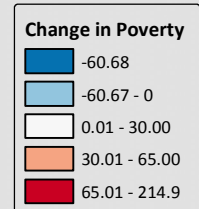
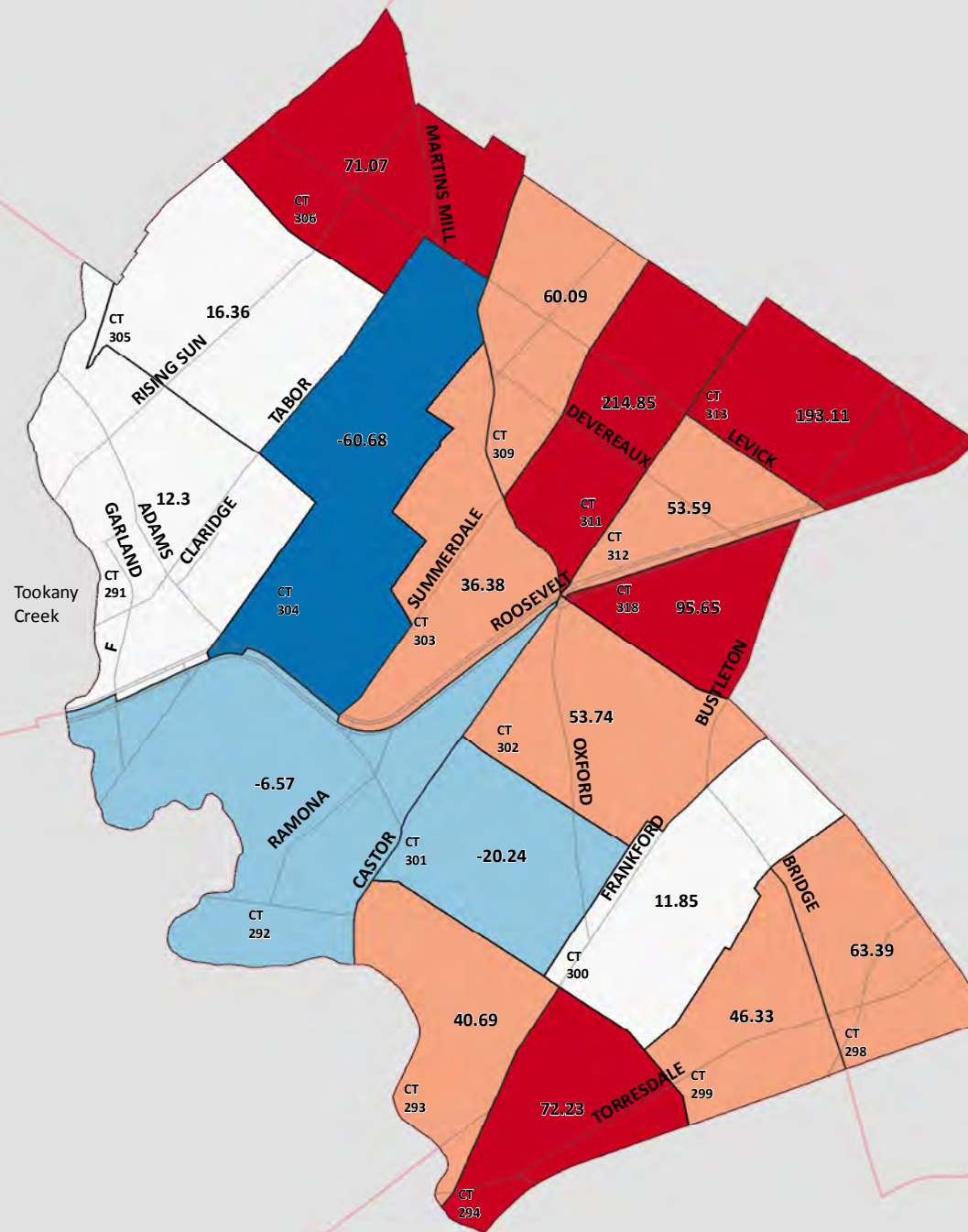
	Percentage Population Below Poverty Line
Citywide	24.16
Lower Northeast	25.44

Data Source:- American Community Survey 2005 - 2009
5 Year Estimate

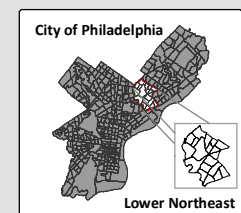
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Percentage Change in Poverty 2000 - 2009



Minus or negative numbers indicate decrease in Poverty and Positive number indicate increase in Poverty.



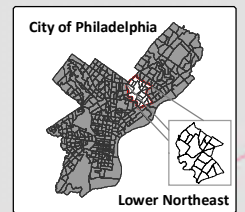
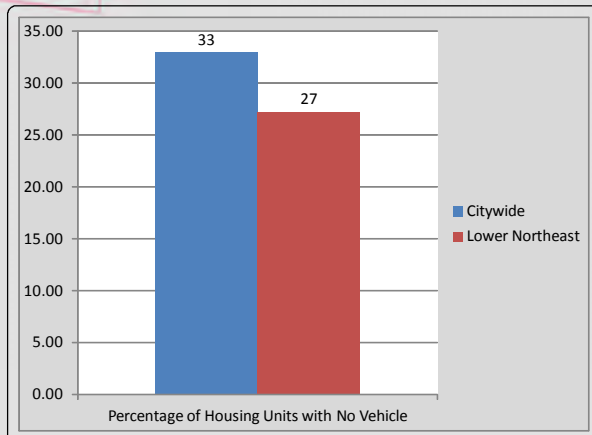
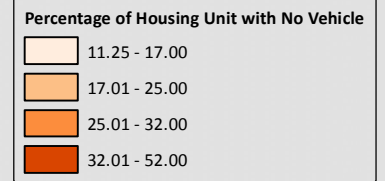
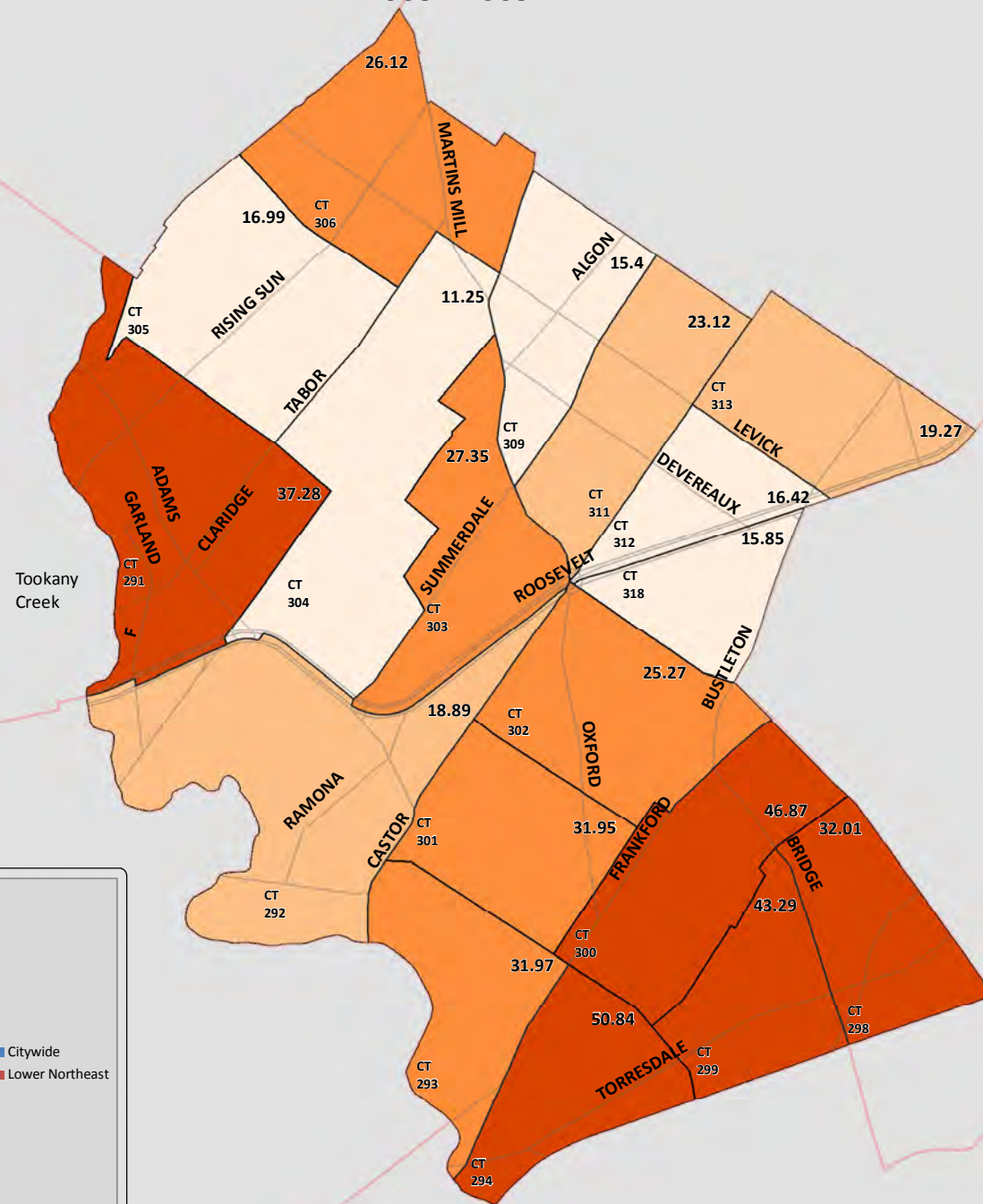
Data Source:- US Census 2000 & American Community Survey
2005 - 2009 5 Year Estimate

0 1,250 2,500 Feet



Vehicle Availability

2005 - 2009



Data Source:- American Community Survey 2005 - 2009
5 Year Estimate

0 1,250 2,500 Feet



Philadelphia2035: Lower Northeast District Plan

Existing Conditions, Issues, and Opportunities—May 2012

ECONOMY

CONTEXT

The Lower Northeast District contains a balanced mix of establishments and employers, and a significant share of Lower Northeast's land area is currently devoted to or intended for economic activity. Overall, however, following decades of reduced industrial activity and reduced job intensity (jobs/acre) on current and former industrial sites, the Lower Northeast has shifted to more of a bedroom community than an employment center. More than 32,000 district residents travel to jobs outside the Lower Northeast while roughly 25,000 workers travel into the district from homes outside the district. (*Preliminary estimates. Census LEHD 2009, NAVFAC MIDLANT 2011*)

Lower Northeast contains parts of three industrial districts - Lawncrest, Aramingo, and Upper North Delaware – that are identified in *Philadelphia2035* and the *Industrial Land and Market Strategy* (2010).

Consumer-oriented commercial centers in the Lower Northeast district include several auto-oriented community- and neighborhood-scale shopping centers, pedestrian-transit oriented corridors on Frankford, Castor, and Rising Sun Avenues, and numerous other commercial nodes along major arterials. Lower Northeast also hosts institutional employers such as hospitals, primary schools, and secondary schools.

Route 1/Roosevelt Boulevard, I-95, two SEPTA regional rail lines, and SEPTA subway and bus services at the Frankford Transportation Center provide businesses and workers with a range of options for passenger and freight travel to and from the Lower Northeast.

MAJOR EMPLOYERS

Lower Northeast hosts several large employers. An estimated number of jobs are noted below for selected employers and locations.

• Naval Support Activity (NSA) compound (2011)	5,900
♦ Defense Logistics Agency (DLA) Troop Support	3,000
♦ NSA Philadelphia	1,400
♦ Other tenant commands	1,500
• Cardone Industries	3,000+
♦ 5501 Whitaker Avenue	n.a.
♦ 5670 Rising Sun Avenue	n.a.
• Aria Health/Frankford – hospital, clinic, school of nursing	tbd
• Friends Hospital	tbd
• SEPTA	tbd
• School District of Philadelphia	tbd
• Cancer Treatment Centers of America	tbd

EMPLOYMENT BASE

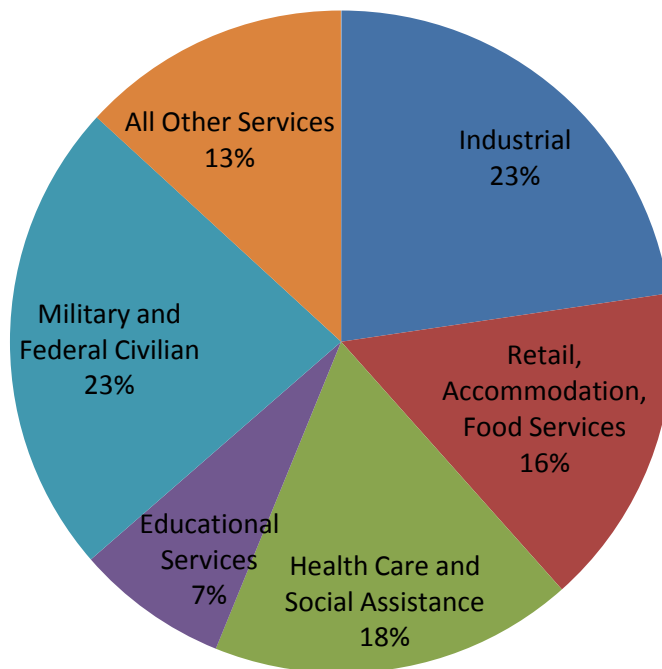
Including military and civilian military workers, Lower Northeast had an estimated 2010 employment base of approximately 25,000 jobs, or about four percent of the citywide estimated total of 675,000 jobs. Federal workers (US Dept. of Defense, DoD) accounted for about 23 percent of jobs in Lower Northeast (2011 DoD est.). Various non-DoD industrial activities also accounted for 23 percent of district jobs. The next largest groups of the District's employment base are Health Care and Social Assistance at 18 percent and Retail, Accommodation, and Food Service at 16 percent. (U.S. Census. OnTheMap Application, 2009, most recent year available) The number of non-DoD jobs in the District decreased by three percent between 2002 and 2009. The Manufacturing sector reportedly *gained* 1,000 jobs while Retail lost 1,300 jobs and Transportation/Warehousing lost 1,100 jobs. Most other sectors increased slightly (Census. OnTheMap)

Lower Northeast District, Jobs by Industry Sector, Year 2010 estimate

NAICS Sector	U.S. Census Bureau, OnTheMap ¹ (2009)	% Share of Dis- trict
Agriculture, Mining	2	0.0%
Utilities	12	0.0%
Construction	636	2.5%
Manufacturing	3,613	14.2%
Wholesale Trade	809	3.2%
Retail Trade	3,003	11.8%
Transportation and Warehousing	691	2.7%
Information	311	1.2%
Finance and Insurance	484	1.9%
Real Estate, Rental, and Leasing	184	0.7%
Professional, Scientific, and Tech.	443	1.7%
Management of Companies and Enterprises	271	1.1%
Admin. And Support, Waste Mgmt., Remediation	620	2.4%
Educational Services	1,894	7.4%
Health Care and Social Assistance	4,511	17.7%
Arts, Entertainment, Recreation	112	0.4%
Accommodation and Food Services	1,003	3.9%
Other Services (excluding Public Administration)	643	2.5%
Public Administration	282	1.1%
Census OnTheMap Subtotal	19,524	
Military and Federal Civilian (NSA, 2011, NAVFAC MIDLANT) (excluded from Census OnTheMap data)	5,900	23.2%
Adjusted Total	25,424	

¹ U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics.

Distribution of Jobs, Lower Northeast, est. 2010



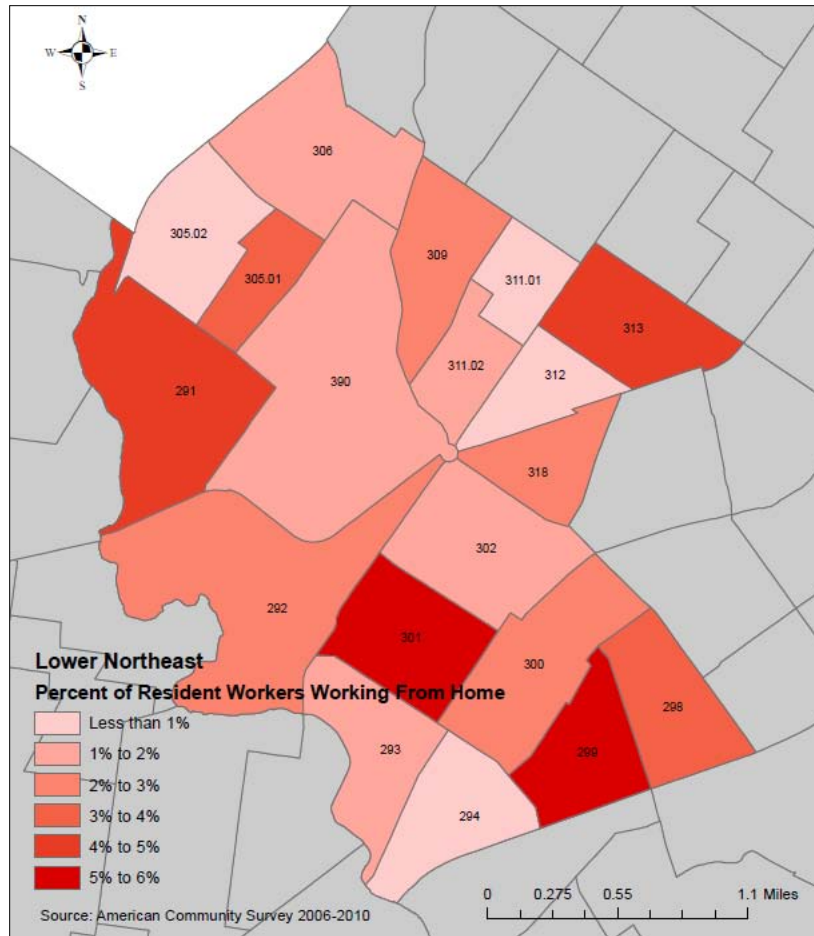
Lower Northeast's approximately 25,000 jobs are primarily held by residents of Philadelphia (60.3%), Montgomery (8.4%), and Bucks (8.1%) Counties. Residents of other counties in the 12-county greater Philadelphia region account for about 14 percent of Lower Northeast jobs. More than 2,000 of Lower Northeast's jobs are held by people who also live in the district.

Lower Northeast's 35,000 resident workers are primarily employed in Philadelphia (58.1%), Montgomery (14.7%), and Bucks (8.8%) Counties. Another 10.4 percent of the district's working residents hold jobs in other counties in the 12-county greater Philadelphia region. (Census. OnTheMap Application. Does not include NSA compound workers)

Persons working at home are an increasingly prominent part of the economy. Self-employed, home-based workers are not captured in Census OnTheMap data. Census five-year (2006-2010) sample data from American Community Survey (ACS) indicate that there are approximately 850 home-based workers in the Lower Northeast, which is about two percent of all resident workers. The percentage of home-based workers is relatively high in Census tracts 299, 301, and 313.

COMMERCIAL – CONSUMER

Economic activities geared toward direct provision of consumer goods and services include retail stores and restaurants, personal services, and certain professional and business services.



Overall, the Lower Northeast District appears to be adequately served by retail and service options, with an estimated 3.4 million square feet of gross leasable area for 100,000 District residents (2010), or 34,000 sq. ft. per thousand residents. This is near the citywide average of 36,000 sq. ft. per thousand residents (*PhilaShops2002* and *Census2010*; floor area per thousand population is *PhilaShops* standard). Major shopping and service destinations nearby, such as Cottman Avenue, Front and Olney, Aramingo Avenue, and the proposed Frankford Arsenal, supplement the retail and service resources available within Lower Northeast. Further analysis should look to identify any specific areas lacking safe, accessible, and affordable convenience goods and services.

Five of the larger commercial centers, corridors, and districts in or adjoining Lower Northeast aim to serve broader community markets. Vacancy and substandard conditions remain heavily concentrated in older, pedestrian and transit-oriented corridors. The Philadelphia City Planning Commission *PhilaShops* inventory of consumer-oriented centers, corridors, and districts includes the following areas relevant to the Lower Northeast District (with *PhilaShops* ID #): (2002-2003 data to be updated by field survey)

Community Centers

- Adams and the Boulevard (282) – incl. Northeast Tower Center – 3% vacant
- Frankford Avenue/Margaret-Orthodox (286) – 34% vacant
- Castor and Magee (300,partial) – 11% vacant
- Rising Sun and Adams vicinity (280) – 21% vacant
- Castor and Wyoming (284) – 20% vacant

Neighborhood Centers

- Frankford Avenue/Bridge-Pratt (287) – includes Frankford Transportation Center – 13% vacant
- Frankford Avenue/Church St. (285) – 38% vacant
- Roosevelt Plaza and vicinity (296, partial) – 0% vacant

Bustleton and the Boulevard (297, partial) – 6% vacant
 Oxford Circle (302) – 13% vacant
 Oxford and Levick (303) – 3% vacant
 Oxford and Unruh (305) – 20% vacant
 Rising Sun Ave./Crescentville (306) – 5% vacant
 Lawndale (307, partial) – 11% vacant

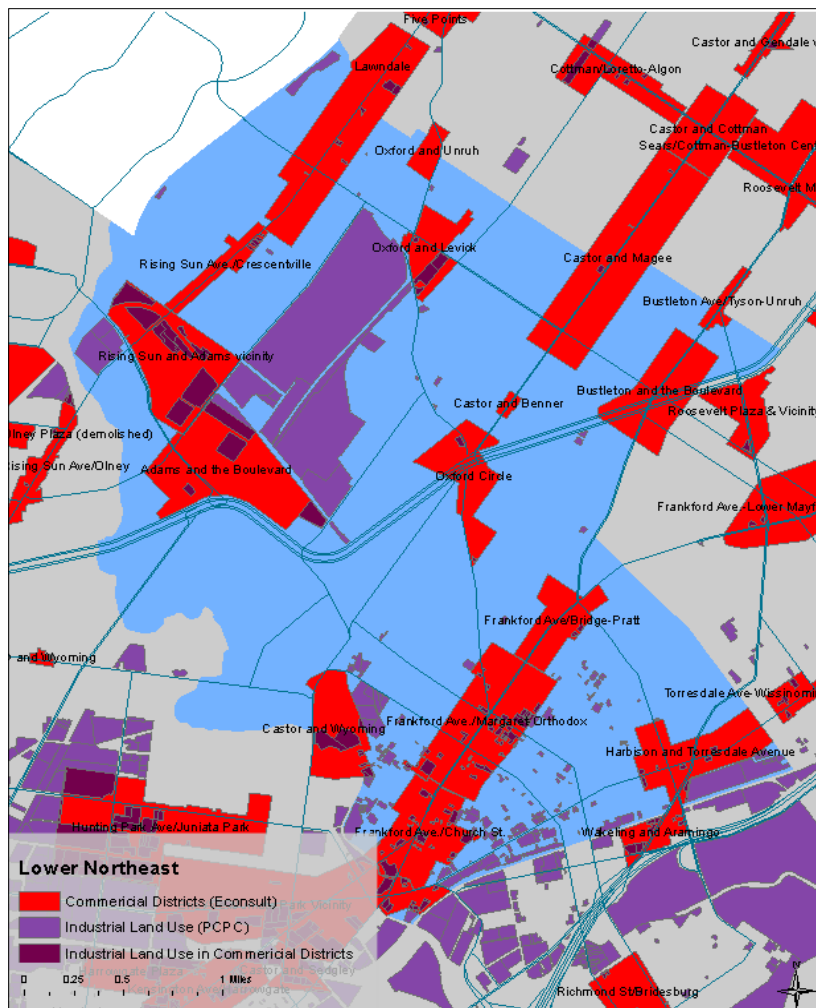
Neighborhood Subcenters

Harbison and Torresdale (289) – 20% vacant

The accompanying map highlights areas of general Commercial-Consumer activity and areas of Industrial land use. It is evident that industrial and consumer-oriented retail and service activity overlaps with industrial uses in much of the Lawncrest, Aramingo, and Upper North Delaware industrial districts.

Issues/Opportunities

- How best to serve a population that has been growing and changing?
- How to upgrade and reposition parts of Frankford, Rising Sun, and other commercial corridors?



- How to appropriately compete with and/or complement Roosevelt Mall, Aramingo Avenue, One and Olney Plaza, etc.?
- Which areas do not meet standards for basic, convenience goods and services?
- How to manage retail/industrial demand and conflicts?

COMMERCIAL–BUSINESS/ PROFESSIONAL

Economic activities devoted to business and professional services are generally carried out in office space within dedicated office buildings or mixed-use buildings.

Census OnTheMap data indicates that the Lower Northeast has a relatively low amount of

office-based jobs. The main concentration of business/professional jobs, which does not appear in On-TheMap data, is within the Naval Support Activity (NSA) compound. A significant share of these civilian military jobs is in managerial and administrative occupations. Other, smaller private and commercial office spaces are widely distributed throughout the district and are typically occupied by establishments serving local residents and businesses.

Issue/Opportunity

- To what extent can business/professional employment be retained/attracted as anchors for older commercial corridors?

INDUSTRIAL

Lower Northeast offers large amounts of contiguous industrially zoned land. Industrial parcels are located in the center of the region's labor market. Truck access to Route 1 and I-95 is generally good. Yet, with the exception of the NSA compound, the utilization of industrially zoned land in Lower Northeast is relatively low. This is partly attributable to large amounts of the industrial land and building inventory in Lower Northeast—particularly around Frankford—that are obsolete for modern enterprises.

Philadelphia2035 and the *Industrial Land and Market Strategy* (2010) recommend that concentrations of the District's larger and more modern industrial properties remain intact to affordably and flexibly retain/attract industrial activities and to comply with environmental demands. A key premise is that, with thoughtful planning and land-use controls, there should be enough land in Lower Northeast and elsewhere in the city to accommodate non-industrial uses on non-industrially zoned land.

Issues/Opportunities

- Parts of the Lawndale, Aramingo, and Upper North Delaware industrial districts should be considered for management as "Industrial Protection Areas", as described in *Philadelphia2035*. This should include strategies for targeted older properties consistent with new ICMX or IRMX zoning districts.
- The Urban Industry Initiative (UII), and its Manufacturing Alliance of Philadelphia project, are headquartered in Lower Northeast at 4500 Worth Street; UII can be a resource for the District Plan.
- The District's two main industrial employers are vulnerable. The District's largest manufacturer, Car-done, has gradually scaled back operations in Philadelphia and was recently for sale. Various operations now at the NSA compound could be subject to Defense Department budget cutbacks.

CIVIC/INSTITUTION

Three hospitals (Friends Hospital, Aria-Frankford, and Cancer Treatment Centers of America) and numerous primary and secondary schools account for most of the more than 6,000 jobs in civic and institutional establishments in Lower Northeast.

Issue/Opportunity

- More information is needed on potential expansion or contraction in light of national health care reforms.

TRANSPORTATION

The main transportation employer in the district is SEPTA's complex at the Frankford Transportation Center and Frankford bus depot.

Issue/Opportunity

- Planned reconstruction of I-95 sections BSR and BRI over the next 10 to 20 years should improve long-term vehicular access to Lower Northeast. This could generate some additional economic activity in the transportation and warehousing sector. Short term, during I-95 reconstruction, traffic and passengers detoured through Lower Northeast (Torresdale Avenue, Frankford Avenue, Rt. 1, SEPTA) could create some economic spin-off benefits.

CULTURE/RECREATION

There are no large, traffic-generating or job-creating culture and recreation venues in Lower Northeast.

TAX BASE

Philadelphia must continue its efforts to stabilize and increase its tax base in order to fund City services and schools. This includes increasing the value of taxable real property as well as the revenue stream from taxes on wages, sales, building use and occupancy, business income, etc.

Issues/Opportunities

- Recommendations for future development in Lower Northeast should be informed by the need to increase the amount of occupied, taxable properties. This should be balanced by the need in industrial areas to maintain consistent industrial zoning to encourage reasonably-priced industrial land and limit speculative pressure.
- The degree of tax delinquency in the Lower Northeast District.

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ENVIRONMENTAL RESOURCES

CONTEXT

The Lower Northeast District Plan can help set precedents for land use, zoning, and transportation-related decision-making that acknowledge the interrelationships between physical development, mobility, and the environment. A particular focus in this District is the gradual reduction of automobile reliance through land-use changes and investments in infrastructure that facilitates the movement of people and goods via alternative modes. It will be important for the plan to emphasize an incremental approach to such changes, and to focus near-term recommendations on locations with the infrastructure to most readily accommodate modal shifts. It will also be important for the Lower Northeast District Plan to illustrate how steps taken in the short to medium term of five to ten years are essential to the achievement of long term (25-year) environmental goals and objectives.

AIR QUALITY

The Philadelphia region is not in compliance with EPA standards for ground-level ozone and particulate matter. Vitally needed federal funds can be withheld from the region if progress toward compliance is not demonstrated.

Activities that produce regulated air contaminants also generate most of the gases known as, but not regulated as, greenhouse gas (GHG) emissions. Air-quality improvements, through reduced and more efficient combustion of fossil and organic fuels by vehicles, buildings, and industry, will yield commensurate reductions in GHG. Reducing vehicle miles traveled (VMT) is one of the most effective ways to achieve such reductions.

The main air-quality issue in the Lower Northeast is the high volume of cars, trucks, and buses on Roosevelt Boulevard, I-95, and other major arterials. Much of this traffic passes through the District, but a significant amount enters the local street network to reach stores, neighborhoods, and jobs in or near the District. Congestion on these routes often leads to longer travel times and idling.

Of the 35,000 resident-workers in the District, 33,000 travel to jobs outside the District. The District contains about 25,000 jobs, so it is a net exporter of workers. Attracting more jobs to the District, and/or making jobs elsewhere more accessible via public transit, can both reduce trip lengths and decrease auto dependency.

Issues/Opportunities

- *Philadelphia2035's* largest transportation recommendation in terms of cost and ambition – a new transit extension along Roosevelt Boulevard – relates directly to shifting auto trips to transit in the Lower Northeast. The District Plan should advance this discussion by identifying near-term steps ne-

cessary to achieve this long-term goal, including the introduction of Bus Rapid Transit or other select bus service as an interim measure. Traffic-flow improvements on major arterials would also improve air quality. A long-term aspiration should be to reduce VMT attributable to the district. Near-term District Plan recommendations may include:

- transit service improvements;
- re-engineering of the Boulevard to incentivize high-occupancy vehicles;
- enhancements to cross-district service to Frankford Transportation Center, and;
- updated transit feasibility studies based on realistic land use/activity patterns/passenger origin-destination.

Land use changes are a critical component of this overall strategy, and the District Plan should make reasonable recommendations for shifts away from purely auto-oriented development in those locations most likely to host future enhanced transit services, such as Oxford Circle.

- Friends Hospital is listed by the City's Air Management Services as one of the 100 largest potential emitters of regulated air contaminants in the city. In the long term, as processes and fuels change, there may be opportunities to reduce the overall amounts contaminants permitted at these facilities. <http://www.phila.gov/health/pdfs/airmanagement/2010%20EI.pdf>

WATER QUALITY

Lower Northeast's main water-quality issue is Frankford Creek. Former industrial activities along the creek have degraded its environmental benefit, and access to the water is nearly impossible along much of its length. Segments of the creek have been diverted and channelized and no longer retain natural features.

Issues/Opportunities

- Ongoing efforts to create an on-street trail network to improve access should be highlighted in the plan. The plan should lay out the steps to implementing a longer-term, off-road alternative that maximizes access to this natural resource. Naturalized banks and a riparian buffer to protect lands adjacent to the creek for future trail development will be one essential component.
- As a long-term goal, the connection of the Frankford Creek trail to an expanded Delaware River trail will give certain District residents an off-road connection to employment and cultural resources in Center City and elsewhere in Philadelphia. The development of this route as an active transportation corridor – one that can carry comparable numbers of commuters to Center City as Kelly Drive and the Wissahickon – should be considered part of the overall VMT reduction strategy, though it is unlikely that this alternative would divert enough traffic away from cars to be significant up against transit and land use changes.
- Much of the District has a combined sewer system (CSS) and is therefore targeted by the Philadelphia Water Department (PWD) to address combined sewer overflows (CSO). PWD efforts to achieve compliance with CSO requirements, via gray and green infrastructure, will focus on these CSS areas.

LAND SUITABILITY AND NATURAL HAZARDS

Sections of the District immediately along existing or historic streams are designated by FEMA's updated 2007 maps as 100-year or 500-year flood plains. The former means a one-percent risk of flood each

year, the latter means a 0.2-percent risk of flood each year. Current development regulations require projects to incorporate measures to address one-percent risks, and FEMA is actively working with local governments and property owners to further mitigate flood risk.

TREE COVER

The Department of Parks and Recreation analyzed existing and possible tree canopy citywide in a 2010 report: http://www.fs.fed.us/nrs/utc/reports/UTC_Report_Philadelphia.pdf. Tree canopy is the layer of leaves, branches, and stems of trees that cover the ground when viewed from above. Tree canopy provides many benefits to the community, including improving water quality, saving energy, lowering temperatures, reducing air pollution, enhancing property values, providing wildlife habitat, facilitating social and educational opportunities, and providing aesthetic benefits. The PPR Tree Canopy Study offers insight into where the tree canopy should be filled in across the city on a parcel-by-parcel level.

As a whole, the District achieves tree cover in the range of 13-17 percent, or approximately half of the citywide goal of 30 percent. The area below the Boulevard just above Juniata golf course already meets or exceeds its goal, but every other subsection of the District is well below. The report calculates a district-wide average potential tree canopy at somewhere between 45-48 percent. This would require aggressive planting in both pervious and impervious locations, on both publicly and privately owned land.

Issue/Opportunity

- The report breaks out different geographies to show that there are several possible additional planting areas in the District. Targeted parcels where there is a high percentage of the parcel available for additional tree planting include institutional lands, parks, golf courses, and park areas with large lawns. While many of these areas may be planted, there are use constraints with site lines near roadways and conflict of intended use on golf courses.

ENERGY

Philadelphia aims to reduce overall energy consumption, reduce consumption of carbon-based fuels, and increase the percentage of energy derived from cleaner and preferably renewable resources. These aims apply to electricity generation and energy used in buildings, transportation, industry, and waste management. At the same time, Philadelphia aims to ensure that energy supplies are reliable and affordable.

A long term concern for planning and development is the consideration of overall energy intensity of buildings *and* transportation. The location of a building, and the energy used to transport workers, customers, and goods to a building, is often a greater determinant of total energy use (kBtUs) per square foot than the energy used to operate the building itself. Philadelphia positively differentiates itself from competing locations when it locates jobs close to residents; locates shops, facilities, and industries close to customers; and provides competitive non-auto transportation alternatives. Strategies for transit-oriented and mixed-use development are ways to reduce energy intensity.

Issue/Opportunity

- Taking transportation into account, new developments along the Roosevelt Boulevard have the potential to be *more* energy intensive than similar new developments would be if located within existing city areas already well-accessed by transit and pedestrian networks. Public policies that guide such developments should require measures to reduce energy use from both buildings and transportation.

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Existing Conditions, Issues, and Opportunities—May 2012

HEALTHY-FOOD ACCESS

OVERVIEW

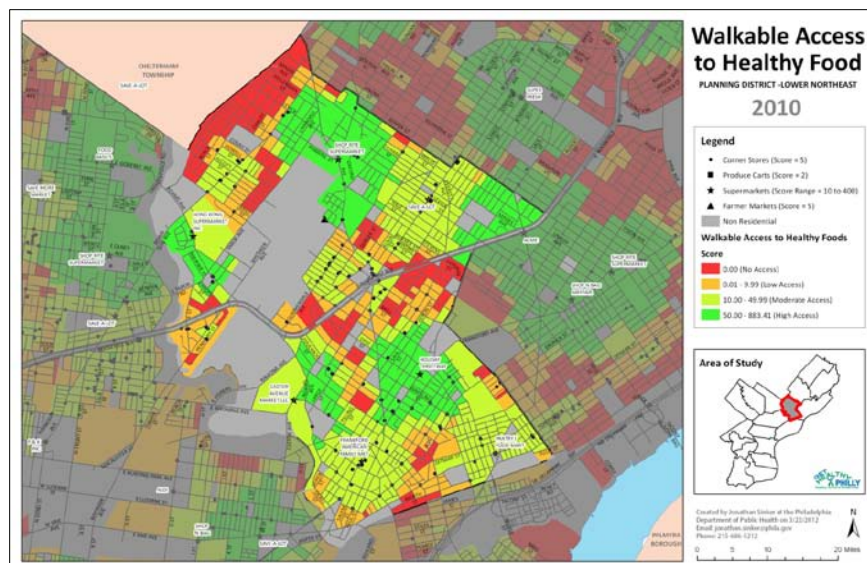
Healthy-food access is inconsistent across the Lower Northeast District. Walkable-access scores that were developed by the Philadelphia Department of Public Health (PDPH) show “food deserts” in parts of Lawncrest, Oxford Circle, and lower Frankford (see accompanying maps). The PDPH has been tracking healthy-food access since 2010, and since that time the District has seen some modest improvements in certain areas, due primarily to PDPH’s work with the Food Trust to open ten new farmers’ markets across the city and help corner store owners offer healthier products.

The District contains one of the ten new farmers’ markets, located at Frankford Transportation Center. There is one additional farmers’ market in the Oxford Circle area, also run by the Food Trust. Four corner stores in the District have undergone full-scale conversions to Healthy Corner Stores, one each in Lawncrest, Summerdale, Oxford Circle, and Northwood (these are denoted on the 2011 map with an asterisk symbol). Additional corner stores have been enrolled in the basic level of the program, requiring them to stock at least four healthier options, among other improvements.

This assessment of food access is only one measure of residents’ food environments, particularly in those parts of the District where car ownership is higher and driving to reach goods and services is a part of daily life. In such areas, census blocks that show up as food deserts may qualify as such from a pedestrian standpoint, but that may be irrelevant to the local context.

Issue/Opportunity

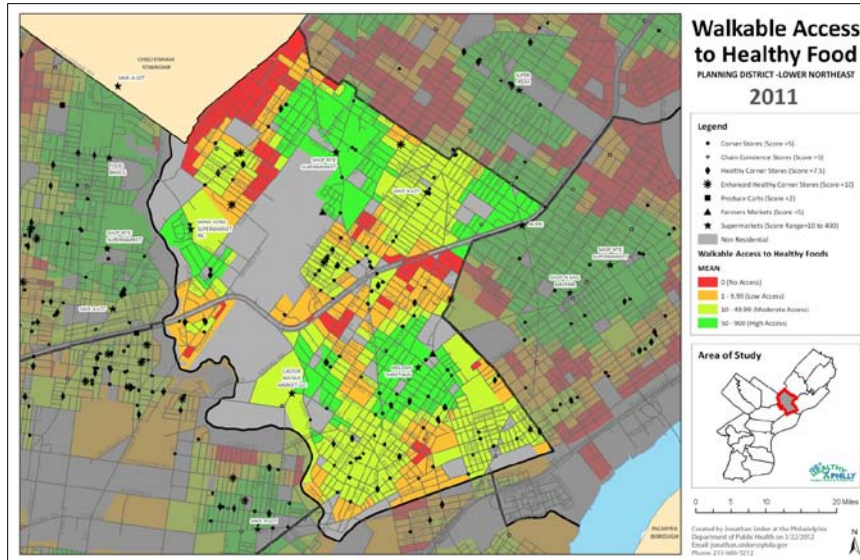
- More detailed analysis could be undertaken to compare auto-ownership rates, poverty, food-access



scores, and health outcomes, but this may not be necessary if fresh-food access is not a physical-development priority for the District’s stakeholders.

PDPH METHODOLOGY

To calculate scores for walkable food access, the PDPH mapped the locations of all purveyors of healthy foods, ranging from supermarkets to mobile produce vendors,



and assigned each a score based on their hours of operation and breadth of selection (for example, a supermarket with long hours and a full produce section would score much higher than a seasonal farmers' market or Healthy Corner Store). Scores also assume that different food sources have different "pull factors", meaning that a person might be willing to walk a greater

distance to reach a full service supermarket than they would to reach a corner store with an above average selection of healthy foods.

The two accompanying maps show walkable access to healthy food first in 2010 and then again as of 3/19/2012 (2011 date is erroneous). There have been minor improvements since 2010 thanks to corner store conversions. The FTC farmers' market did not dramatically affect walkable food scores in the FTC area due to the pre-existing supermarket, but does provide a transit-oriented option for those traveling through FTC. Better data on the origins of residents making multiple seat rides via FTC might reveal impact of this farmers' market.

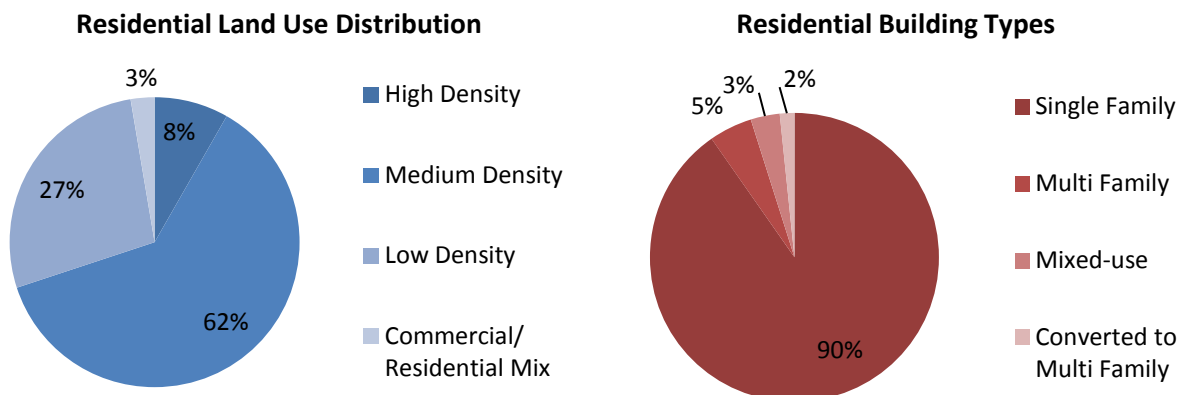
Philadelphia2035: Lower Northeast District Plan

Existing Conditions, Issues, and Opportunities—May 2012

HOUSING

RESIDENTIAL LAND USE IN LOWER NORTHEAST

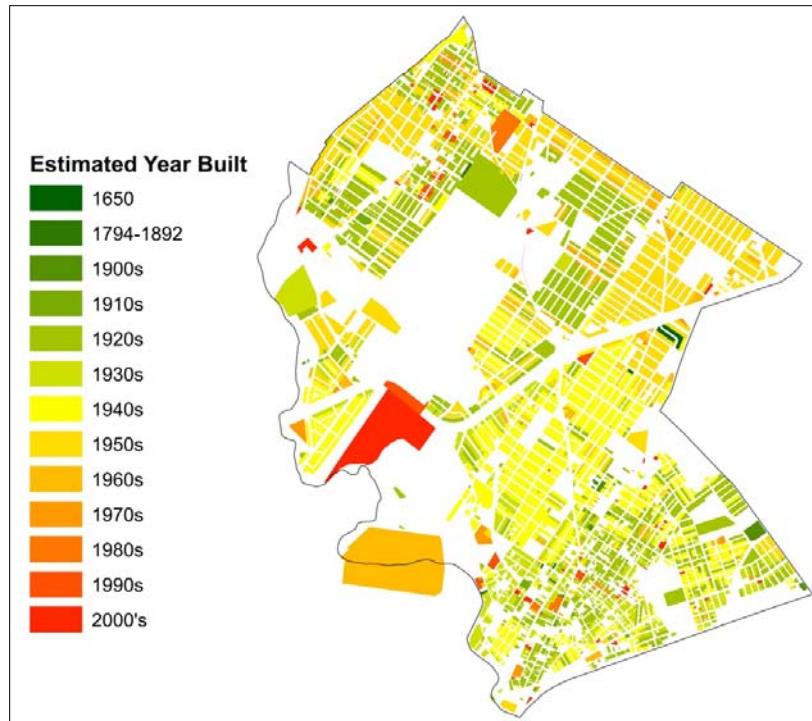
The Lower Northeast District is primarily residential in character, with residential uses occupying 36 percent of the land in the district¹. The predominant housing type is the row house, but other housing types have a visible presence. Semi-detached and detached homes make up roughly 20 percent of the housing in the Lower Northeast. The housing stock is relatively old (see accompanying map), but largely comparable to the age of Philadelphia's housing stock citywide. A greater proportion of the homes in this part of the city were built during the 1940s and 50s compared to the city as a whole, according to US Census estimates.



Conversions

On average, 5 percent of residential properties in the District have been converted from single-family to multifamily homes. At the District level, there is no obvious pattern of conversions. At a smaller scale, some patterns begin to emerge. Many of the conversions in the District are corner properties. Some clusters are also evident. There are several large homes along Penn Street (more than 2,000 sq. ft.) in Frankford; most of these have been converted to apartments. Other clusters are evident along Roosevelt Boulevard near Summerdale, in Oxford Circle, and the Whittaker neighborhood. In these cases, most or all homes on a block have been converted to apartments, with no obvious rationale. The greatest number of converted homes is in the Frankford neighborhood.

¹ Percentage includes commercial residential mixed use (1%).



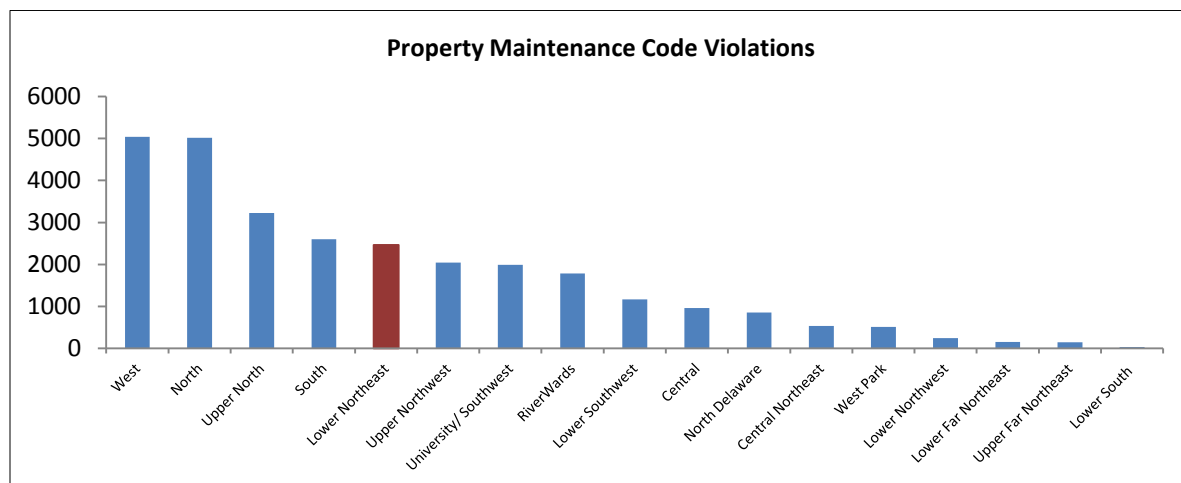
STATE OF REPAIR

The Office of Property Assessment rates the exterior condition of residential properties along a subjective 8-point scale ranging from newly constructed to structurally compromised. The typical home in the district was denoted to be in average condition. The Frankford neighborhood was the only exception with more than 500 properties rated below average; this is consistent with other housing trends in Frankford.

Between 2006 and 2009 the department of Licenses and Inspections issued nearly 2,500

property maintenance code violations in the Lower Northeast. The District was outpaced by only four Districts across the city for this class of violations at that time.²

The Office of Housing and Community Development supported 263 home repairs during FY2011 in the Lower Northeast District. These repairs include weatherization and replacement of major systems for households that could not afford major repairs.



² Property Maintenance Code Series PM-300 addresses general property and structural maintenance including weeds, sanitation, infestation, structural integrity and vacancy among other things. Series PM-400 focuses on Residential Occupancy; addressing such concerns as light, ventilation, and electrical and mechanical equipment.

VACANCY

Of all vacant buildings in the district, vacant homes account for the largest share. Thirty-four percent of the vacant buildings are medium-density residential buildings and 32 percent are mixed-use buildings. An occupied storefront with vacant housing above is a typical presentation of vacancy in mixed-use buildings. This type of vacancy is exacerbated along the Frankford commercial corridor, where the Market-Frankford Elevated makes second-floor apartments undesirable.

The District has traditionally maintained a residential vacancy rate that is much lower than the city as a whole; however, the vacancy rate has increased in each of the last three Census counts, growing closer to the citywide average. In 2010, the vacancy rate was 8.4 percent; nearly double the 1980 Census vacancy rate. Vacancy is scattered throughout the District, with each neighborhood containing a number of blocks with vacancy above 10 percent. In Frankford, almost 30 percent of the blocks have high vacancy³.

	1980	1990	2000	2010
Vacancy Rate	4.96	5.64	8.21	8.4
City Vacancy Rate	9.5	10.6	10.9	11.0

HOUSEHOLD CHARACTERISTICS

The average household size in the District is 2.9 people. This figure is higher than the citywide average of 2.4 and represents household growth in the district. Forty-two percent of the block groups in the District have household sizes above 3.0. As of the 2010 Census, about 25 percent of households in the District are one-person households⁴. Of these, 16 percent are householders above the age of 75. Many of these elderly householders live in group quarters, including a very large cluster in the Philadelphia Protestant Home in Oxford Circle. The remaining are scattered throughout the District and should be considered a special-need population as it is likely that their network of social supports is diminishing.

Data indicate that much of the demographic change in the District may be driven by the steady loss of white seniors. Over the past three decades, the proportion of elderly homeowners dropped 17 percent. The new residents are younger families with children. Demographic shifts have made the Lower Northeast one of the most diverse Districts in the City. It is likely that as the trend continues, the District will become less diverse.

Through 2000, homeownership rates in the Lower Northeast were above the citywide average; however, the 2010 Census reported that homeownership rates are now more consistent with citywide rates. Between 2000 and 2010, all census tracts in the District had a decline in homeownership rates. The current homeownership rate in Lower Northeast is 55.8 percent, compared to the citywide rate of 54.1 percent in 2010. Seventy-six percent of homeowners carry a mortgage. While there are significantly

³ Greater than 10% vacancy in a census block

⁴ 34% of all households citywide are one person households. 60% of households in 'inner' Central District neighborhoods are one person households.

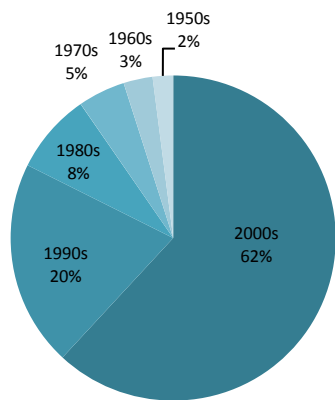
fewer homeowners in Frankford, greater proportions of homeowners own their homes free and clear compared to the rest of the District. There are clusters of high homeownership blocks in Northwood and in Lawncrest, near its border with Montgomery County.

	1980	1990	2000	2010
Homeownership Rate	73.2%	72.4%	67.2%	55.8%
City Homeownership Rate	61%	61.9%	59.3%	54.1%

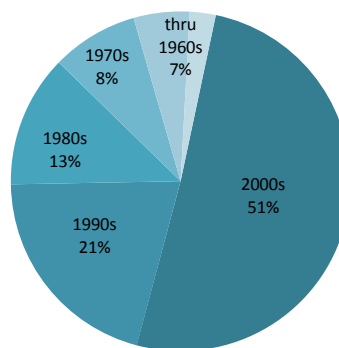
SALES ACTIVITY

Next to Center City, the Lower Northeast experienced the most active housing market in the city (relative to proportion of properties). Sixty-two percent of properties changed ownership between 2000 and 2009. Sales in the district represented seven percent of all sales in the city during the decade. Based upon total number of properties sold, the Lower Northeast was the fifth most active district in the city.

Decade of Last Sale for Residential Property in the Lower Northeast



Decade of Last Sale for Residential Property Citywide

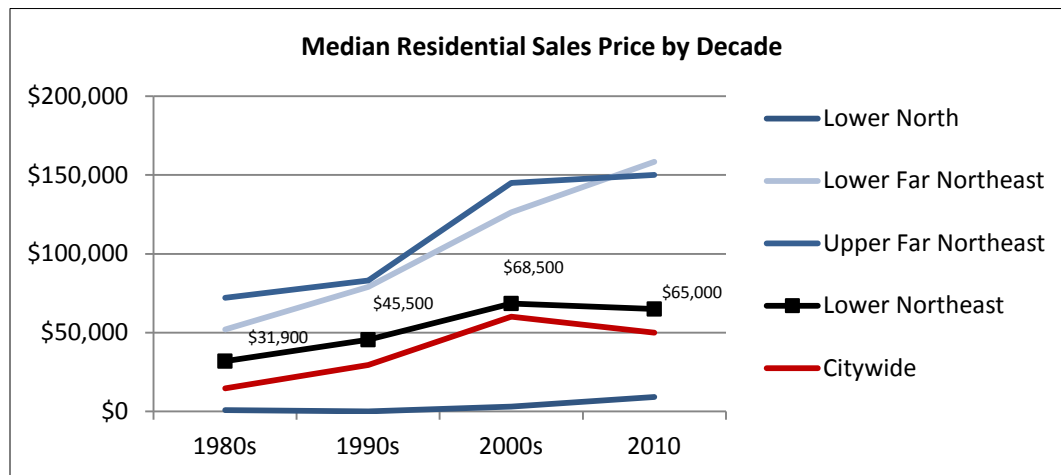


Based upon Office of Property Assessment data, median home prices in the District have followed a trend line similar to citywide prices over the past three decades. Sale and rental properties are relatively affordable across the District although some areas show signs of moderate to severe affordability challenges.

It is widely recommended that housing costs consume no more than 30 percent of household income. The average citywide gross rent-to-income ratio is 33 percent. In the Lower Northeast, more than one-fifth of the block groups have a rent-to-income ratio above 40 percent.⁵ This means that residents in

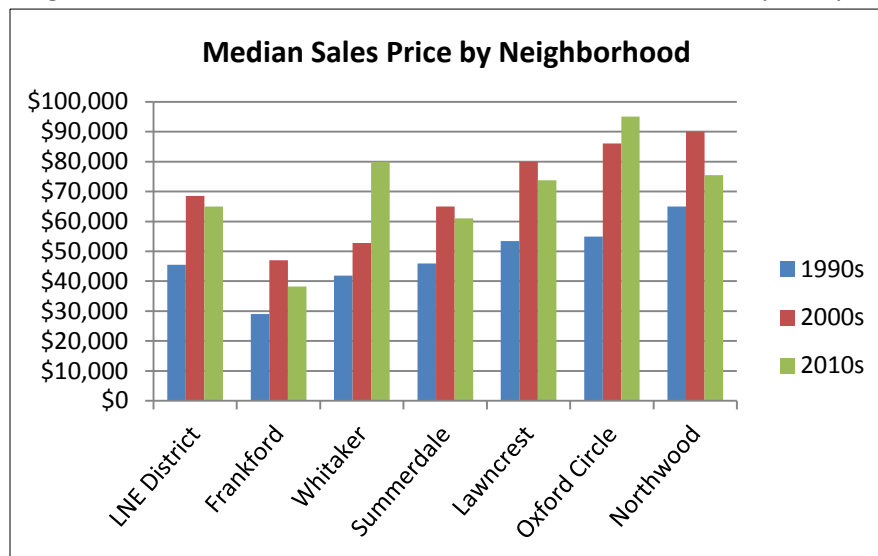
⁵ Based on comparison of ACS 2006-2010 estimates of median gross rent and median annual income of current residents.

these parts of the District may be spending more than 40 percent of their income on rent. The highest rent to income ratio within the Lower Northeast is 59 percent⁶.



*Median value based on last recorded sale date for residential properties. Figure does not represent all sales in a given decade.

It is difficult to apply the 30 percent metric to evaluate housing sale price affordability in the District, largely due to variations in individual interest rates, mortgage lengths, down payments, and payment frequency. Another rule of thumb for evaluating affordability for homeowners is that housing should be no greater than three times household annual income⁷. Thirty-five percent of the block groups in the



⁶ In tract 298 Block Group 4. The ratio of median sale prices to household income is also excessive here, and is disproportionate to other parts of the district. It is likely that the data is skewed due to differences in neighborhood/household characteristics north and south the Naval facility, which bisects the block group.

⁷ The annual Demographia International Housing Affordability study uses the following metric: housing price/household income: 3.0 and below- affordable, 4.0, and below-moderately unaffordable 5.0 and below- seriously unaffordable and above 5.0 severely unaffordable.

Lower Northeast District meet this affordability standard⁸. More than half of the block groups are experiencing moderate to serious unaffordability with median home values between three and five times the median household income. Nineteen percent of the block groups in the District are experiencing moderate to severe housing affordability challenges in both the rental and homeownership sectors. These block groups are scattered throughout the District, but there is a cluster in Oxford Circle.

⁸ Based upon calculation of ACS 2006-2010 estimated median household income divided by median home value for each block group.

LAND SUITABILITY

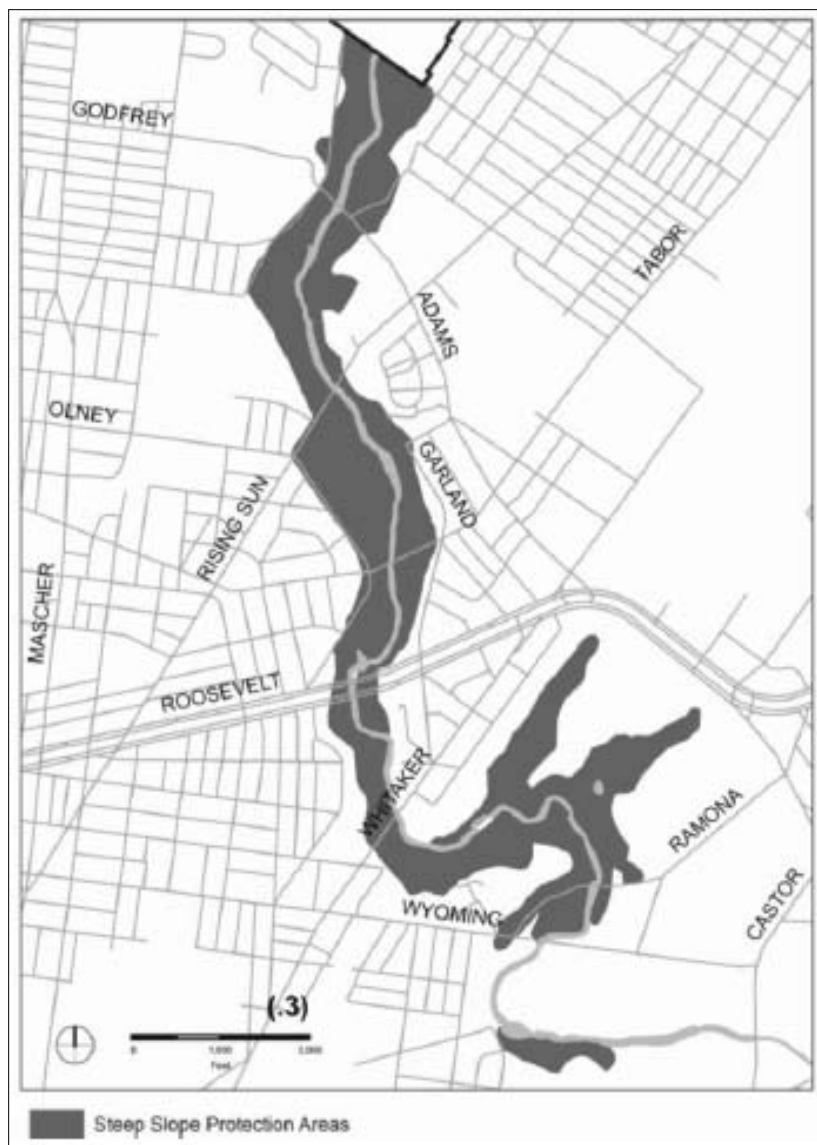
STEEP SLOPES

Steep slopes greater than 15 percent are primarily concentrated around the Tacony Creek, Tacony Park lands on the north side of the creek, and within the Juniata Golf Course. The Frankford and Northwood neighborhoods have the most change in slope and elevation per square mile in the District. Both neighborhoods are completely built out including slopes of 15 percent or greater. Any new development in these areas that triggers a zoning review under the new Zoning Code may require the applicant to conduct a topographic survey. Properties under this requirement must fall within designated “Steep Slope Protection Areas.” The accom-

panying map illustrates such areas within the District as defined in the new Zoning Code.

The area under the greatest impact of slopes 15 percent or greater are the Tacony Creek Park lands, which are under the management of Philadelphia Parks and Recreation Department (PPR). PPR in cooperation with Philadelphia Water Department (PWD) is implementing stream-bank improvement and stormwater mitigation projects along the creek. Park land is a suitable use for land that slopes in excess of 15 percent.

In addition, a spatial analysis of slopes identified a scattering of manmade slopes 25 percent or greater extending along single or limited numbers of properties including utility easements, railroad beds, and constructed berms. As these are artificial



slopes, abandoned rail lines may be suitable for redevelopment by leveling off the land where possible (e.g., the old railroad bed that bisects Northwood Park).

FLOOD PLAINS

In the District, FEMA-designated 100-year and 500-year flood plains exist only along the Tacony Creek. The Tacony Creek flood plains represent approximately 5 percent of the total land area of the District. See table below for a breakdown of acreage by flood plain.

Flood plains	Acres	Percent of District Acreage
100-year	121	3%
500-year	78	2%
Total		5%

Tacony Creek Park contains almost half of the total acreage within the 100-year flood plain. The remainder is concentrated in Frankford comprising 51 acres or approximately four percent of land area of the neighborhood. Analyzed by acre of land use, a 100-year flood in the District would primarily affect 70 acres of land used for both parks/open space and recreation and 16 acres of industrial land. Given the infiltration capacity of open space it is good that this acreage is within the flood plain and should be preserved from further development and impervious surfaces. It is estimated that over 200 residences are within the 100-year flood plain, which is a very small number compared to over 28,000 residential structures in the District.

Land Use (2-digit)	Properties in 100-yr Flood Plain (Estimate)	Acres in 100-yr Flood Plain	Count of All Properties (Estimate)	Percent of Properties in Flood Plain out of Total for Land Use Category
Active Recreation	4	38.32	18	22%
Civic/Institution	1	0.49	219	0%
Commercial Business/Professional	1	0.24	63	2%
Commercial Consumer	46	7.00	494	9%
Commercial Mixed Residential	3	0.11	718	0%
Industrial	42	16.04	318	13%
Other/Unknown	1	0.00	43	2%
Park/Open Space	19	30.35	52	37%
Residential High	3	2.04	136	2%
Residential Low	50	2.03	4044	1%
Residential Medium	154	3.15	24360	1%
Transportation	43	18.11	287	15%
Vacant	53	3.18	521	10%

Issue/Opportunity

To mitigate risk, any new development in the 100-year flood plain will have to meet the requirements set forth in the City of Philadelphia Administrative, Building, and Zoning Codes to lessen the impact of damage.

Philadelphia2035: Lower Northeast District Plan

Existing Conditions, Issues, and Opportunities—May 2012

LAND USE

The City Planning Commission (PCPC) surveyed land use across the Lower Northeast District from October 2011 through February 2012. The field work was conducted to update PCPC's draft GIS database of land use compiled from 2009 data sources and to accurately assign detailed land-use codes (3-digit level) to all properties.

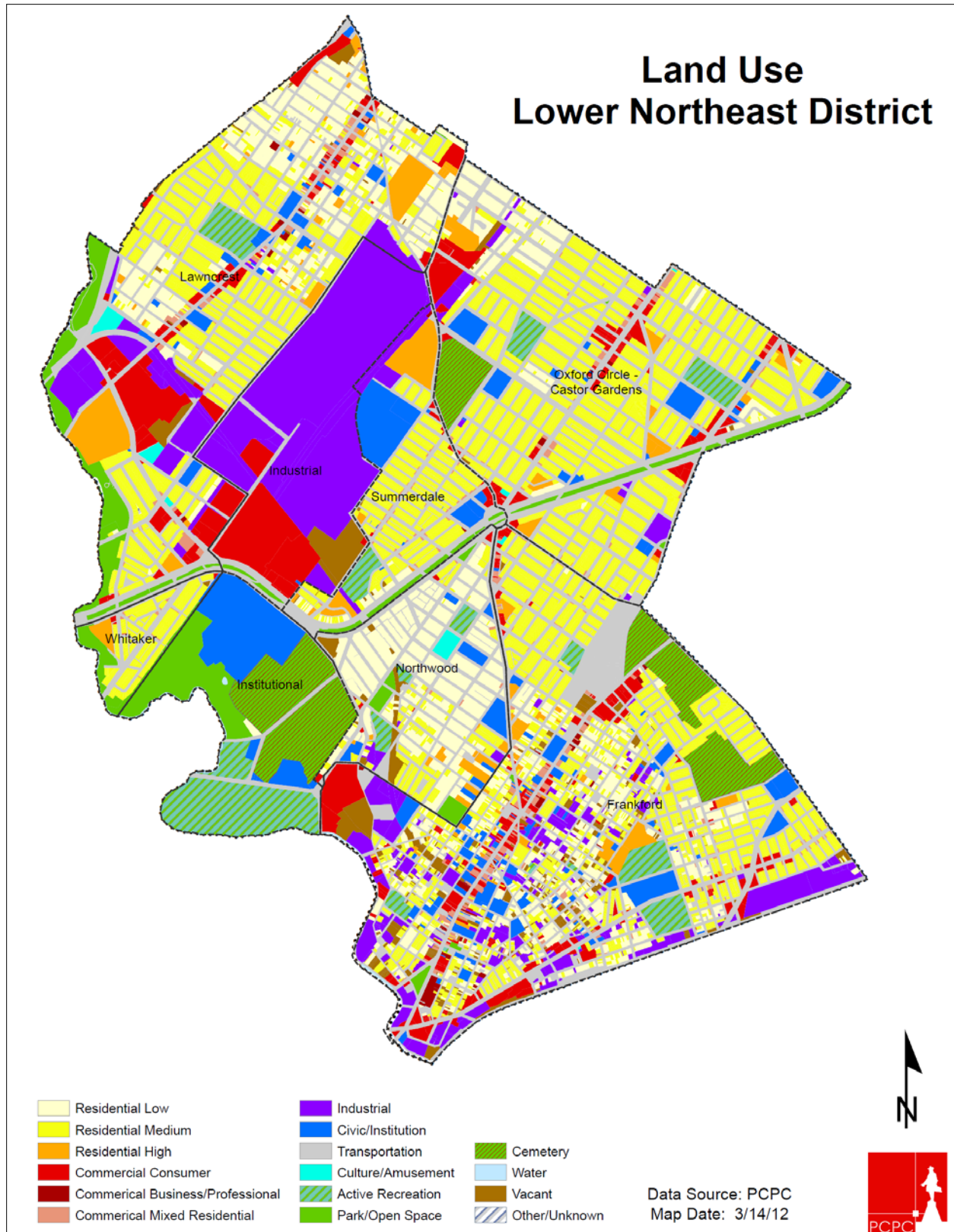
OVERVIEW

The land use of the Lower Northeast District is primarily residential in character with significant transportation uses as well as a mix of industrial, commercial, and park uses (see accompanying map). The chart below summarizes the nine major land-use categories by 1-digit codes (i.e., the most basic descriptions) and the categories are ranked by acres. At the 1-digit summary level, residential use is the leading land use by acre in the District.

Table 1: Categories of Land Use by Acre (1-digit)

Land Use (1-digit level)	Acres	Percent
Water	4.63	0%
Vacant or Other	77.90	2%
Culture/Recreation	157.69	4%
Civic/Institution	204.74	5%
Commercial	272.52	7%
Park/Open Space	297.63	8%
Industrial	413.01	11%
Transportation	1005.06	27%
Residential	1352.08	36%
Total	3,785.25	100%

The following table and chart summarizes land use by a set of 2-digit, more-detailed descriptions commonly used by PCPC. This more detailed categorization allows for a better assessment of specific residential, commercial, park/open space, and active recreation uses while still maintaining generally broad categories for other uses (e.g., industrial) so that comparisons may be readily evaluated, mapped, and charted.



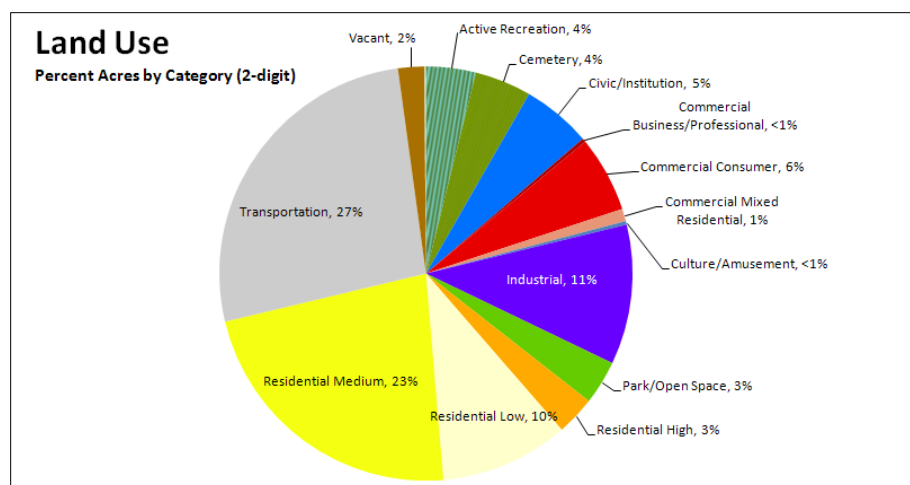


Table 2: Categories of Land Use by Acre and Percent (2-digit)

Land Use (2-digit level)	Acreage	Percent
Water	4.63	0%
Culture/Amusement	10.61	0%
Commercial Business/Professional	10.68	0%
Commercial Mixed Residential	36.86	1%
Vacant	77.75	2%
Residential High	115.02	3%
Park/Open Space	129.86	3%
Active Recreation	147.07	4%
Cemetery	167.77	4%
Civic/Institution	204.74	5%
Commercial Consumer	224.98	6%
Residential Low	381.09	10%
Industrial	413.01	11%
Residential Medium	855.97	23%
Transportation	1005.06	27%
Total	3785.10	100%

At the 2-digit level, transportation becomes the leading land use by acre in the District. Examining land-use data at the 2-digit level illustrates that while residential is the primary land use in the District, residential use is overwhelmingly medium- and low-density housing, with very little high-density residential (e.g., apartment buildings).

The remainder of this memo examines the top five land-use categories summarized at the 1-digit level within the District: residential, transportation, industrial, commercial, and parks/opens space. For greater detail, land-use categories are examined at the 3-digit in some instances.

RESIDENTIAL LAND USE

Residential land use is subdivided into three categories at the 2-digit level by density of residential housing: high, medium, and low. Medium density residential is the predominant land use by acre among the three categories. In the District, 87 percent of medium density residential consists of single-family row houses and the remaining 13 percent is a mix of row, detached, and semi-detached houses converted to apartments, and also apartment houses of less than three stories (see table below).

Table 3: Detailed Medium Density Residential Use (3-digit)

Land Use - Medium Density Residential (3-digit)	Acres	Percentage
Other Residential Med Density	8.90	1%
Residential Detached Converted to Apartments	10.99	1%
Apartments House 2-4 Units	15.87	2%
Residential Semi-Detached Converted to Apartments	29.63	3%
Residential Row house Converted to Apartments	43.60	5%
Residential Row house	747.00	87%
Total	855.98	100%

Ten percent of residential use by acreage is low density represented by detached and semi-detached single-family housing. There is limited high density residential (three percent) which consists mainly of apartment buildings of more than five units or apartment/condo buildings greater than three stories.

The issue has been raised that a number of single-family homes are being converted to apartments in the District. The existing data cannot be used to assess the rate of change or determine if a conversion has recently occurred; however, future land use surveys of the District will make such comparisons possible. PCPC staff observed properties by type (row, detached or semi-detached) and for those with visible indications of multi-family use a 3-digit code for “converted to apartment” was assigned in the database. From this coding process land-use data may be interpreted as a proxy count for the number of housing units, by type, within a neighborhood. Table 4 shows the percentage of row, detached, and semi-detached single family houses converted to multi-family use within the District’s neighborhoods when compared to the total count of housing stock for those same building types.

This analysis assumes that structures once designed as single-family row, detached, or semi-detached houses were converted to multi-family properties at some unknown time in the past. Structures designed as apartment buildings (duplex, quad, or multi-story) are coded separately and excluded from this analysis. Of the conversions identified during PCPC’s field assessments, Whitaker has the largest percentage (eight) of single family structures converted to apartments. The average conversion for the District is five percent. Once land-use surveys are completed for all 18 planning districts, comparisons of these statistics can be made and understood in context of the whole city. At this time the average cannot be determined to be high or low.

Table 4: Single Family Homes and Conversions to Multi-Family Homes by Neighborhood

Neighborhood	Total Count of Row house, Detached, Semi-Detached Land Use	Count of Row house or Detached or Semi-Detached Converted to Apartments	Percent of Total Converted to Apartments
Lawncrest	9494	290	3%
Northwood	1834	61	3%
Summerdale	2256	104	5%
Oxford Circle\Castor Gardens	8472	417	5%
Frankford	9325	608	7%
Whitaker	744	62	8%

TRANSPORTATION LAND USE

Transportation is 27 percent of total land use by acre and the most common use at the 2-digit level. This is due to the fact that the District contains large portions of vital transportation assets in Philadelphia: Roosevelt Boulevard, the Market-Frankford El, and the Frankford Transportation Center. Streets and sidewalks make up the largest percentage of transportation land use, as in most areas of the city. Parking lots, rail stations and rail rights-of-way, and taxi/bus/truck lots make up the remaining portions of transportation use but in smaller percentages. The breakdown of transportation uses across the District using detailed 3-digit descriptions are shown in the table below.

Table 5: Detailed Transportation Land Use

Transportation Land Use (3-digit)	Acres	Percent
Transportation Street and Sidewalk ROW	927.87	92%
Transportation Rail ROW, Yards and Stations	19.92	2%
Transportation Truck/Bus/Taxi	11.41	1%
Transportation Parking	37.67	4%
Transportation Parking with Commercial Mix	1.47	0%
Other Transportation	6.66	1%
Total	1,005.00	100%

Parking lots as a primary use for a property, and not serving accessory uses to homes or businesses, are four percent of the transportation use, but are not spread equally across the District. Frankford contains the majority (79 percent) of all dedicated parking lot uses in the District (see table below).

Table 6: Transportation – Parking Lot Use by Neighborhood

Acres Parking Lots by Neighborhood	Count	Acres	Percent of Total Acres
Summerdale	1	0.16	0%
Oxford Circle\Castor Gardens	3	1.82	5%
Lawncrest	24	2.43	6%
Northwood	12	3.37	9%
Frankford	188	29.87	79%
Total	228	37.65	100%

INDUSTRIAL LAND USE

Industrial land use is 11 percent of total land use by acre and the third most common at the 2-digit level. The predominant industrial uses are categorized as other production at 46 percent followed by manufacturing metal/machinery/equipment at 21 percent. See table below for summary of 3-digit level detailed industrial uses across the District.

Table 7: Detailed Industrial Land Use

Industrial Land Use (3-digit)	Acres	Percent
Manufacturing Wood, Paper, Printing, Petroleum, Chemicals, Plastics, Rubber	3.95	1%
Manufacturing Food, Beverages, Textiles, Apparel	16.98	4%
Construction	20.08	5%
Utilities	20.62	5%
Other Industrial	37.74	9%
Warehousing and Distribution	48.93	12%
Manufacturing Metal, Machinery, Electronics, Transportation Equip, Furniture	82.72	20%
Other Production, Distribution, Repair and Maintenance	181.99	44%
Total	413.01	100%

Industrial land is concentrated in an area defined by PCPC as the “Lawncrest Industrial District” due to the presence of the Naval Support Activity and Cardone Industries. The Industrial District contains 59 percent of all industrial land use documented in Lower Northeast.

Frankford has the highest quantity of industrial land uses, both active and inactive with a count of 239 properties. Industrial uses do exist in other neighborhoods and are made up of a mix of other production, manufacturing, warehousing, and utilities. The table below summarizes total industrial land within each neighborhood by count of properties and total acres.

Table 8: Percent Industrial Land Use by Neighborhood

Neighborhood	Count	Acres	Percent
Northwood	4	3.18	1%
Summerdale	4	9.76	2%
Oxford Circle\Castor Gardens	15	12.69	3%
Lawncrest	27	50.57	12%
Frankford	239	93.97	23%
Industrial	13	242.83	59%
Total	302	413.01	100%

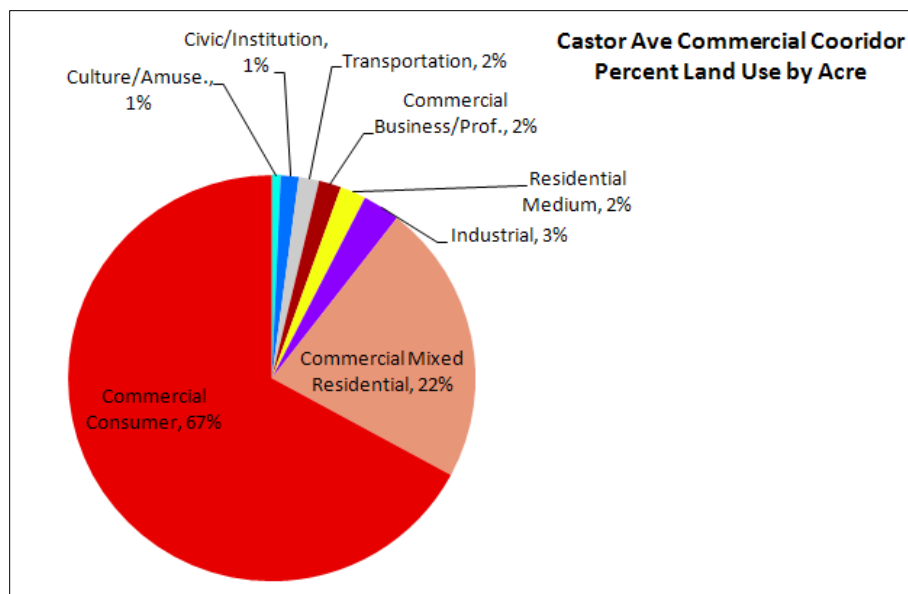
COMMERCIAL LAND USE AND COMMERCIAL CORRIDORS

Commercial land use is seven percent of total land use by acre at the 1-digit level and tends to be concentrated along or surrounding three corridors: Frankford, Castor, and Rising Sun Avenues. Commercial mixed residential is the primary use in all the corridors followed by commercial consumer (retail goods, personal or business services, convenience stores, grocery, etc.). When the full spectrum of land use in the three commercial corridors is examined, the corridors are found to contain:

- 49 percent of all commercial mixed uses in the District;
- 31 percent of all commercial consumer uses in the District;
- 25 percent of all of the vacant land in the District; and
- 11percent of all of the civic/institutional uses in the District.

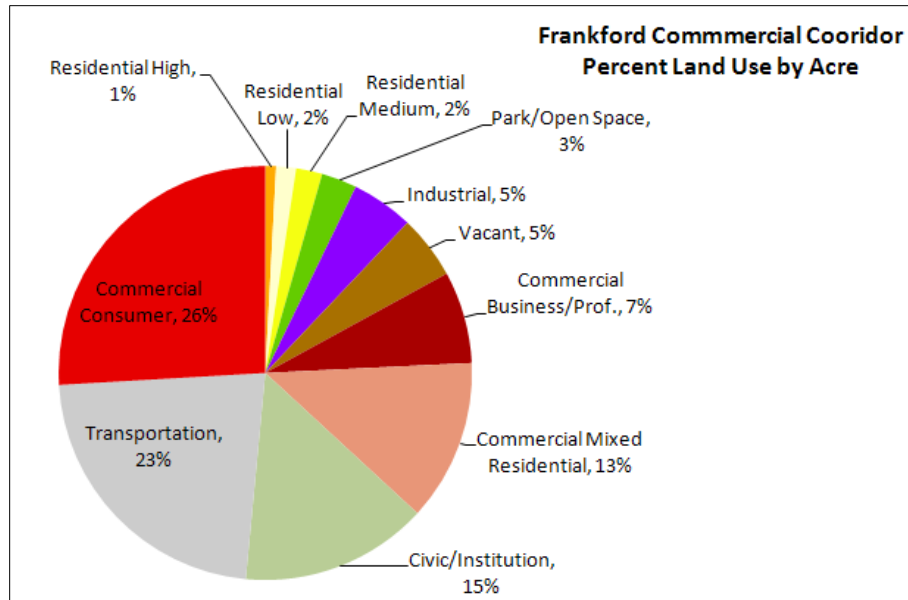
To better understand the context for the commercial uses, land use for each corridor was summarized at the 2-digit level using boundaries established for each corridor by PCPC's *PhilaShops* study (2012).

Individual assessments of land use in each of the three commercial corridors are illustrated in the following charts.



Castor Avenue Commercial Corridor

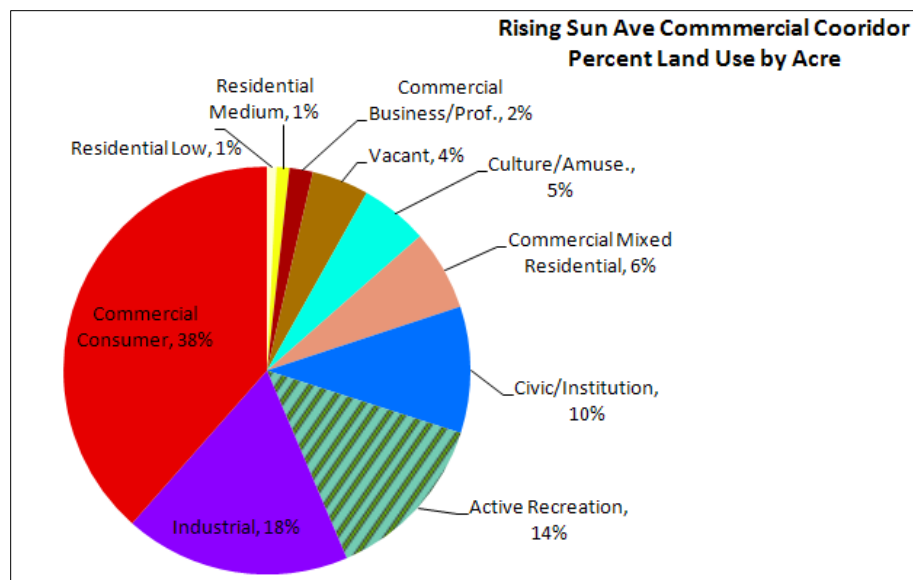
Land use along the Castor Avenue corridor is primarily commercial consumer at 67 percent, consisting mostly of retail, restaurants, and business and professional services. There is a sizable commercial mixed residential use at 22 percent with all other land uses comprising 11 percent.



Frankford Commercial Corridor

The Frankford Commercial Corridor includes Frankford Avenue and small portions of Oxford and Kensington Avenues. The corridor has a more diverse mix of land uses with more vacant land than the other two corridors. Collectively the commercial consumer, commercial business/professional and commercial mixed residential categories combine to make up almost half at 46 percent of the total land use along the corridor. Transportation at 23 percent is another significant land use due to the presence of the Market-Frankford El and the public parking and bus lots for the Frankford Transportation Center.

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Rising Sun Commercial Corridor

The Rising Sun commercial corridor has a diverse mix of land uses with the highest percentage being commercial consumer at 38 percent. Of the three commercial corridors, Rising Sun has the highest percentage of civic/institution uses plus active recreational uses, a combined 24 percent, due to the presence of

the Free Library, Lawncrest Recreation Center, and Fire Engine 64 – all of which are located adjacent to one another along Rising Sun Avenue. At 18 percent, this corridor also has the highest percentage of industrial use among the three corridors consisting mainly of construction uses followed by various manufacturing or fabrication operations. Collectively the commercial consumer, commercial business/professional and commercial mixed residential categories combine to make up almost half of the total land use along the corridor.

PARKS/OPEN SPACE

Parks/Open Space makes up eight percent of the total land use by acre in the District at the 1-digit level and constitutes approximately 298 acres. The breakdown of open space is as follows is shown in the table below.

Table 9: Park/Open Space Land Use by Acre

Park/Open Space (3-digit)	Acres	Percent
Other Park/Open Space	24.65	8%
Parks and Opens Space	105.21	35%
Cemetery	167.77	56%
<i>Total</i>	<i>297.63</i>	<i>100%</i>

Park/open space land use is not distributed equally across the District. A small number of neighborhood parks are mostly located in Frankford and nearby Northwood. The larger Tacony Creek Park and major cemeteries are located mostly along opposite borders of the District. For example Tacony Creek Park lands are found along the District's western edge with the Oakland and Greenwood cemeteries located nearby. Another three cemeteries are located in very close proximity to one another along the south eastern edge of the District.

The lack of open space within the interior of the District may be compensated by the presence of seven recreational centers and playgrounds which are coded as active recreation. The majority of these sites have large athletic fields, which when not in use can provide for passive open space in the District. Active recreation is four percent of the land use at the 2-digit level or approximately 147 acres.

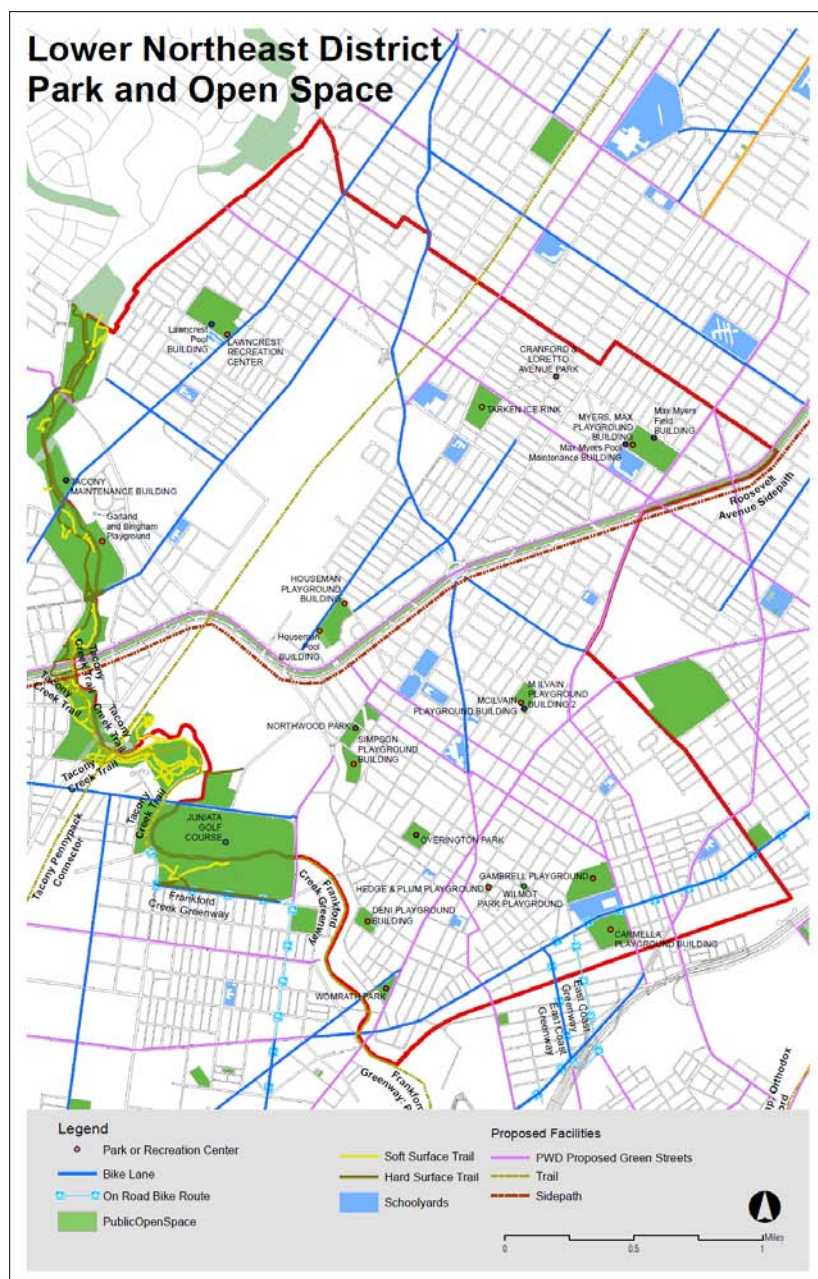
Philadelphia2035: Lower Northeast District Plan

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OPEN SPACE AND TRAILS

WATERSHED PARKS AND TRAILS

The Tookany/Tacony-Frankford Creek Watershed, which includes the Tookany/Tacony Creek, Wissinoming Creek, and Frankford Creeks, is within the Lower Northeast District. These flows come together just outside the District at the largest water outfall in the city, near the intersection of I and Ramona Streets.



There is one watershed park within the Lower Northeast District: the Tacony Creek Park. The district boundary bisects the park from north to south and only the smaller, eastern park sections are included in the District. Much of the park is currently used for illegal ATV activity and short dumping. The northern section of the Tacony Creek Park has an extensive paved trail network, shown on the accompanying map. The trail is used by pedestrians, bicyclists, and neighborhood residents and has several access points to the city street network. The paved trail is similar in nature to the Pennypack Trail system, with a winding path and some steep sections. This northern portion begins at Roosevelt Boulevard and ends at the Philadelphia boundary with Montgomery County.

The Department of Parks and Recreation (PPR) is funding extensive park and trail improve-

ments to the southern portions of the Tacony Creek Park with plans for an improved trail from Roosevelt Boulevard to I and Ramona Streets on the western side of the creek, outside the District boundary. PPR is working in concert with the Philadelphia Water Department (PWD), which is doing stream restoration and water quality work on the same portion of the creek and park. The trail improvements are a push to legitimize park usage by bringing the community into the park and promoting community ownership of public spaces. This effort is being replicated on the eastern portion of Tacony Creek Park, within the District, by the PPR and the Scattergood Foundation, the nonprofit arm of Friends Hospital. The Scattergood Foundation will be hosting public meetings in 2012 about their open space area. The area is adjacent to the Frankford Creek between the District boundary, Roosevelt Boulevard, Fisher's Lane, and the PECO right of way/alignment of the proposed Tacony Pennypack Connector Trail.

Trails Master Plan

The City's *Trails Master Plan*, now in development, identifies three key proposed trail facilities for the District: the Frankford Creek Greenway, the Roosevelt Boulevard Sidepath, and the Tacony Pennypack Connector Trail.

PCPC, PWD, PPR, Philadelphia Industrial Development Corporation (PIDC), and Councilwoman Quinones-Sanchez are in partnership to develop the Frankford Creek Greenway, which parallels the boundary of the district along Frankford Creek. PCPC and PPR applied for funding from the Delaware Valley Regional Planning Commission (DVRPC) to conduct a feasibility analysis of the greenway to best lead the property acquisition strategy. The Greenway will connect directly to the Tacony Creek Trail discussed in the previous sections, the Delaware River Trail on the Delaware River waterfront, and the East Coast Greenway.

The Roosevelt Boulevard sidepath is recommended in PCPC's *Pedestrian and Bicycle Master Plan* and is a strong recommendation of many pedestrian and bicycle advocacy groups. There is extensive pedestrian activity along the Boulevard, despite the high traffic volume and speeds. There are areas of the Boulevard that do not have sidewalks or where the sidewalks are inadequate or extremely damaged. There is also a high crash rate on the Boulevard, resulting in a high injury and fatality rate for pedestrians, cyclists, and drivers.

Finally, the Tacony Pennypack Connector Trail concept is a longer-term proposed trail that follows a PECO right-of-way (ROW) from the Tacony Creek Park to the Pennypack Park. There is some existing informal use of the ROW on several sections, particularly adjacent to parks and connecting neighborhoods. However, there are also significant constraints including encroachment by residential properties and businesses on the PECO ROW; Roosevelt Boulevard, where there is an abandoned underpass; and the Naval Support Activity property, where public access is not permitted.

Regional Connections

There are two regional connector facilities in the District: the East Coast Greenway and the existing portion of the Tacony Creek Trail. The Tacony Creek Trail was discussed earlier and connects directly to Montgomery County. Montgomery County has expressed interest in improving the connections be-

tween park facilities and creating an on and off-road loop facility between the Pennypack and the Tacony Creek Parks.

There is one existing on-road corridor connector trail in the District: the East Coast Greenway (ECG). The ECG is a conceptual on-road Appalachian Trail that runs from Maine to Florida and directly through Philadelphia. This portion of the route runs along PA State Bike Route E and is an important connector route between green spaces in Philadelphia. Following this route from the Lower Northeast, a cyclist can connect directly to the Pennypack, Glen Foerd, Schuylkill Banks, Bartram's Garden, Heinz Wildlife Refuge, and other local and regional park amenities. In the Lower Northeast District, the East Coast Greenway on-road alignment runs along Torresdale Avenue, Orthodox Street, and Margaret Street.

WATERFRONTS

With the exception of the Tookany/Tacony and Frankford Creeks, there are no waterfront access or recreation opportunities in the district. Frankford Creek is channelized southeast of Juniata Golf Course and not accessible to the public. Waterfront trail access and passive recreation will be encouraged as part of the trail and park rehabilitation efforts described above.

NEIGHBORHOOD PARKS AND RECREATION

Existing Parks and Recreation Areas

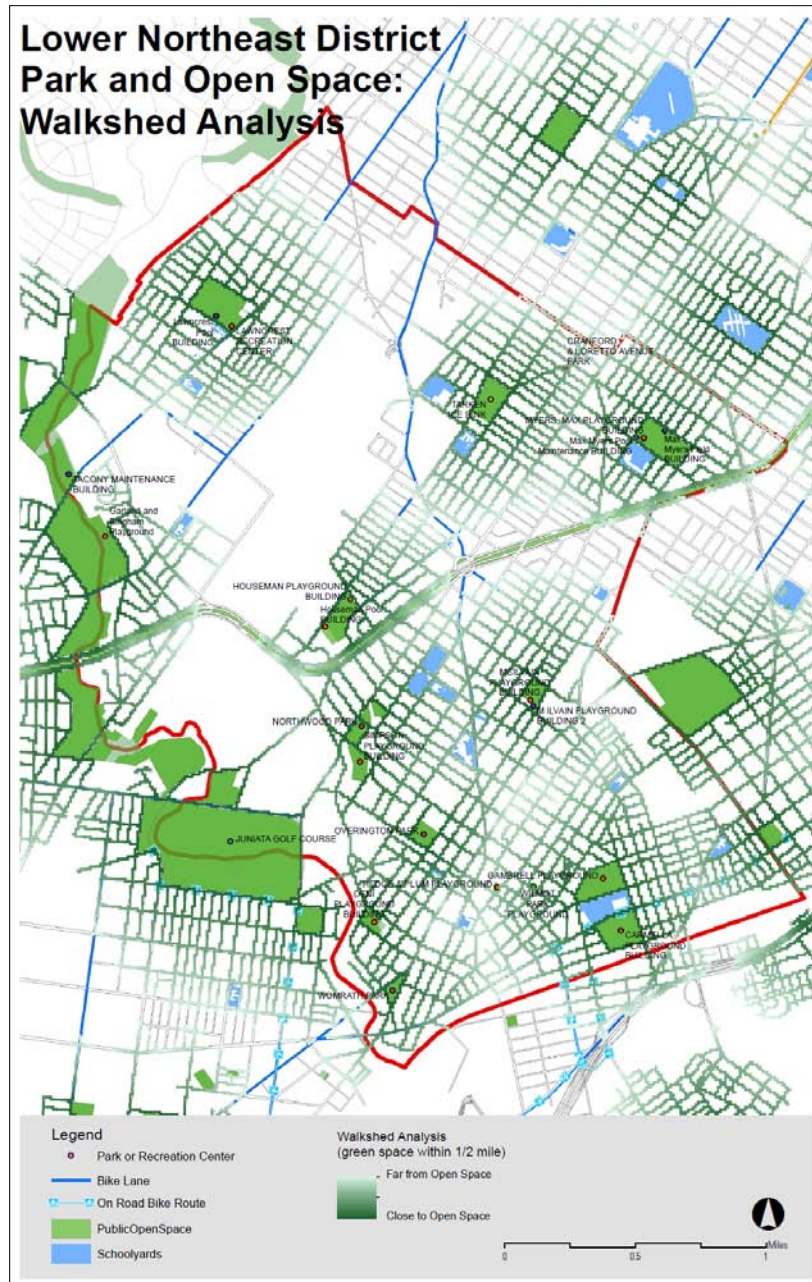
City-owned park and recreation resources are discussed in detail in the Capital Facilities report for the Lower Northeast District, so are not reviewed here.

Walkable Access to Open Space

According to a walkability-to-green-space analysis performed as part of *Philadelphia2035*, there are several areas that have little accessibility to public open space, as shown on the accompanying map. The analysis included public open space over one acre, such as recreation centers and larger parks. In particular, Frankford Avenue and adjacent streets between Orthodox and Dyre Streets, the northern portion of the District north of Lawncrest Recreation Center, and the streets surrounding Roosevelt Boulevard between Oxford and Harbison Avenues have little access to large open spaces. These areas should be examined as prime need zones for school-yard and vacant-land conversion to public open space. These are, however, in areas that may be losing population, so further analysis may be necessary.

Parks-Centers Connectivity

There are three general "centers" in the Lower Northeast District: near the Lawncrest Recreation Center, the Frankford Transportation Center (FTC), and the Margaret-Orthodox El Station. The Lawncrest center is directly adjacent to the Lawncrest Recreation Center, which has a playground, pool, and library. This area is adequately served by parks and open space and is within close walking distance to the center area.



At the Margaret-Orthodox center, there are park and open space facilities more than 0.4 miles away: Whitehall Commons and Northwood Park. One-half mile is the maximum distance a pedestrian will likely walk for a park facility. Margaret Street and Arrott Street are residential streets with adequate sidewalk width, but there are no way-finding or green-street features that would connect the parks to the center. Therefore, there is poor park-center connectivity near the Margaret-Orthodox Center.

The McIlvain Playground is approximately 0.1 miles from the Frankford Transportation Center on Pratt Street. There are way-finding signs to indicate from the FTC that there is a park nearby, and Pratt Street is a walkable residential street lined with trees; therefore, there is reasonable park-center connectivity near the Frankford Transportation Center.

Maintenance and Vibrancy

The District's public open space has its share of maintenance issues. There is short dumping and illegitimate ATV use within Tacony Creek Park. Neighborhood parks have too-little dedicated maintenance funding, staff, or community buy-in.

As stated in the *Fairmount Park Strategic Plan* from June 2004, there is a general need for upgrades in park equipment, safety lighting, and general maintenance in community parks in the Northeast. Because of these issues, as well as accessibility, many parks are underused.

There are several on-going efforts to improve maintenance and use of park resources, including neighborhood group programs and investment by the City. PWD is investing in Womrath Park to join the

recreation goals of PPR with the stormwater-management goals of PWD. The park will be redesigned to meet both sets of goals and better serve the community. Construction is scheduled to begin in 2012.

PARK AND OPEN-SPACE OPPORTUNITIES

As described in detail in *Green2015* and *Philadelphia2035*, there are significant opportunities for public recreation on school yards. As shown in the accompanying map, there are many evenly spaced school grounds throughout the study area, particularly in locations where parks are less prevalent.

Additional open space opportunities are identified in *Green2015* and there are several potential PWD-designated green streets (shown on the accompanying map). Though not traditional park or open space amenities, green-street infrastructure brings nature to a community, enhances the streetscape, and offers opportunities for neighborhood ownership and partnership for maintenance, all of which are particularly important for underserved areas.

Proposed Trails

An analysis of proposed trails citywide is underway as part of the *Trails Master Plan* and trails listed here will be included in that analysis. A preliminary ranking of proposed trails in the Lower Northeast District follows:

1. Tacony Creek Trail
2. Frankford Creek Greenway
3. Roosevelt Avenue Sidepath
4. Tacony Pennypack Connector

Connection Points to Regional Assets

An issue of high importance is direct and safe connection points to local and regional trail amenities. Connection points of high importance include:

- Roosevelt Boulevard to Tacony Creek Trail
- East Coast Greenway to local parks and schools

Walkable Access to Open Space – Filling the Gaps

As detailed in the accompanying Walkshed Analysis Map, there are several areas of low access to public open space. Within some of these areas, there are proposed trails, parks, and open space amenities that would help to fill in the gaps:

- Allen M Stearne School - public access and greening of the schoolyard in Frankford
- Roosevelt Boulevard – promote sidepath and green amenities along the boulevard as well as increased safety measures and public access
- Tacony Pennypack Connector – though only a proposed trail concept at this time, implementation in a phased way on the portions of the PECO right-of-way that are adjacent to neighborhoods, such as in Lawncrest north of the Navy property, would fill the void in walkable open space and provide a valuable linear green amenities.

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PUBLIC LAND

According to Philadelphia Water Department (PWD) data, there is an estimated 193 acres of City of Philadelphia and quasi-City owned land in the Lower Northeast District. Combining City-owned land with holdings by state and federal agencies, the School District of Philadelphia, and SEPTA brings the total of publicly owned to an estimate of 416 acres. This represents approximately 11 percent of all land in the District. See Table 1 below and the accompanying map.

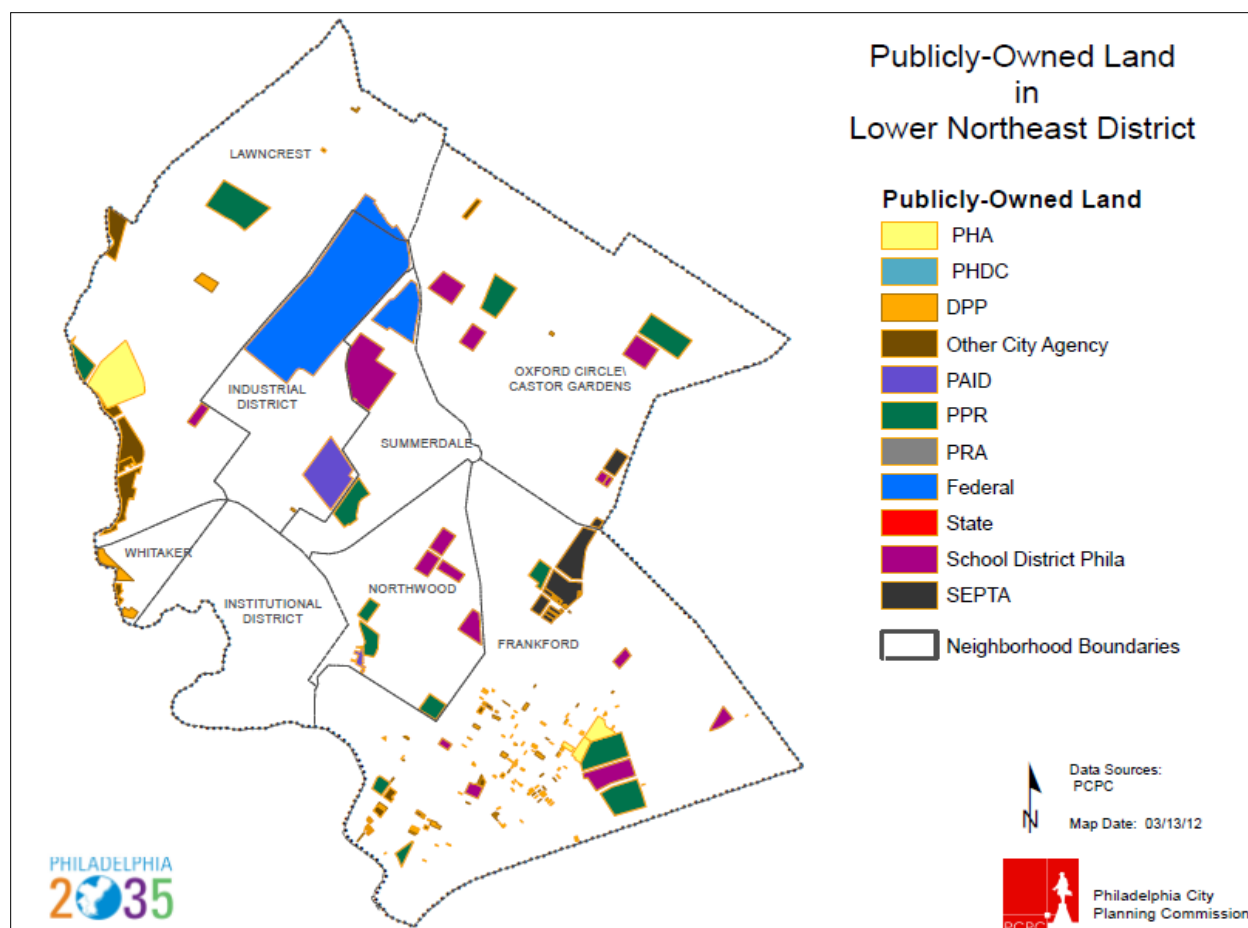
Table 1: Public Land by Owner

City Ownership	Parcels	Acres	Percent Acres by Subtotal	Percent All Govt
Phila Office of Housing & Community Develop. (OHCD)	6	0	0%	0%
Phila Redevelopment Authority (PRA)	15	1	0%	0%
Dept. of Public Property (DPP)	54	21	11%	4%
Phila Authority for Industrial Develop. (PAID)	3	21	11%	4%
Phila Housing Authority (PHA)	8	30	16%	7%
Other City Agencies	88	32	16%	7%
Phila Parks & Recreation Dept. (PPR)	14	88	46%	21%
Subtotal	188	193	100%	--
Other Public Ownership				
State Government	28	1	1%	0%
SEPTA	29	17	8%	3%
School District of Philadelphia	16	73	33%	17%
Federal Government	2	150	67%	36%
Subtotal	804	223	100%	--
Total Public Lands	263	416	--	100%

*PWD parcel data does not provide names of agencies or departments for "Other City Agencies" category.

The Lower Northeast District is ranked 14th out of 18 planning districts by total acreage of publicly-owned land (including city, school district, state, and federal holdings). Among the 18 districts the Lower Northeast has just one percent of all available publicly owned land in the city, and this is below the median for all planning districts of two percent or roughly 980 acres.

The largest quantity of public lands in the District, by acre, belongs to the federal government, owner of the Naval Support Activity in Lawncrest. The largest City land holder is Philadelphia Parks and Recreation Department (PPR) followed by the Philadelphia Housing Authority (PHA) with large housing developments in Frankford, Summerdale, and Lawncrest.



By acre, over two-thirds of City-owned lands are found in Lawncrest (36 percent) and Frankford (30 percent); however, Frankford has the largest number of City-owned properties with approximately 166 parcels (see Table 2 below).

Table 2: City and Quasi-City Agency Owned Land by Neighborhood

Neighborhood	City-Owned		Percent Acres
	Parcels	Acres	
Whitaker	3	5.38	3%
Summerdale	1	8.06	4%
Northwood	4	12.28	6%
Industrial	2	19.86	10%
Oxford Circle\Castor Gardens	4	20.88	11%
Frankford	161	56.81	30%
Lawncrest	14	68.86	36%
Total	189	193	100%

*Includes 10-acres of SEPTA operated land in Frankford that is designated as City-owned, not SEPTA-owned property. Does not include School District of Philadelphia land holdings.

Issue/Opportunity

- The large quantity of City-owned land in Frankford might present a number of opportunities for specific planning interventions not readily available to other neighborhoods. As a result, focused recommendations for public land use or redevelopment in Frankford should be considered in the District planning process.

Philadelphia2035: Lower Northeast District Plan

Existing Conditions, Issues, and Opportunities—May 2012

TRANSPORTATION

CONTEXT

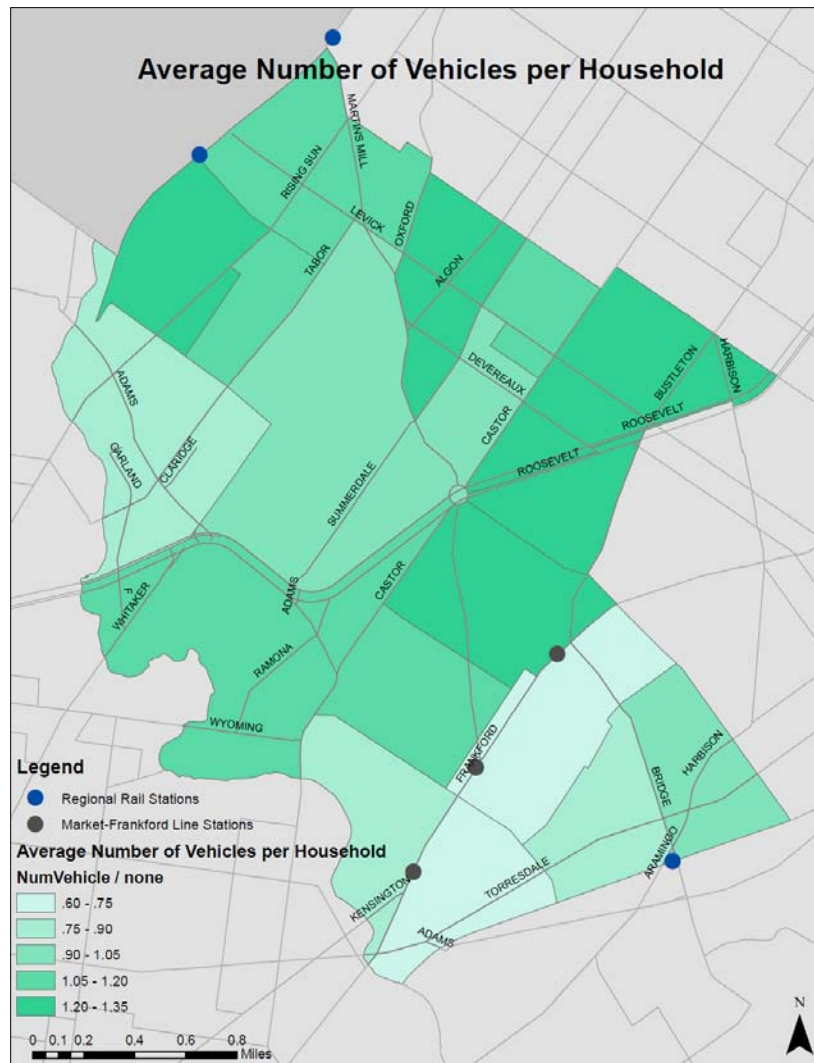
Overall, the Lower Northeast District is slightly more auto-oriented than the City as a whole. Auto ownership is higher and more people drive to work. Transit use is similar to the City average, due to the presence of the Frankford Transportation Center in the district. Walking and biking are significantly lower than the City as a whole.

Household Transportation Characteristics	Lower Northeast
<i>Percent of Households without Vehicles</i>	29%
<i>Number of Vehicles Available</i>	1.04
<i>Means of Transportation to Work (%)</i>	
Automobile	67.7%
Public Transportation	25.2%
Bike	0.2%
Walk	4.0%
All Other	3.0%

Transit

Transit use by commuters in the Lower Northeast District is illustrated on the accompanying map. The heavy-hitter of the entire SEPTA system, the Market-Frankford Line, penetrates the eastern third of the District, and terminates in the large and modern Frankford Transportation Center (FTC). More than 16,000 passengers use the FTC station each weekday. It is safe to assume that a majority of these riders then transfer to a surface route to continue their daily journeys. The importance of FTC in the SEPTA system and to general City mobility cannot be emphasized enough. Due to a lack of other rapid transit options in Northeast Philadelphia, and owing to the irregularity of the street grid relative to the older parts of the City, nearly every place served by transit north of this point links up to the Market-Frankford Line at FTC, or its smaller hub to the south, Margaret-Orthodox Station. In fact, 21 of 25 surface routes operating in the Lower Northeast District connect to these two stations.

Although always an important linchpin in Philadelphia's transit system, FTC's importance is greater than ever as the demographics of Lower Northeast, and Northeast Philadelphia in general, grow more diversified. This situation may be underscored by noting that the largest garage SEPTA has ever built is at FTC (990 spaces), yet it is rarely more than 60% utilized. The apparent explanation is that the majority of transit passengers at FTC are arriving via foot or transferring from another transit route. Aside from the



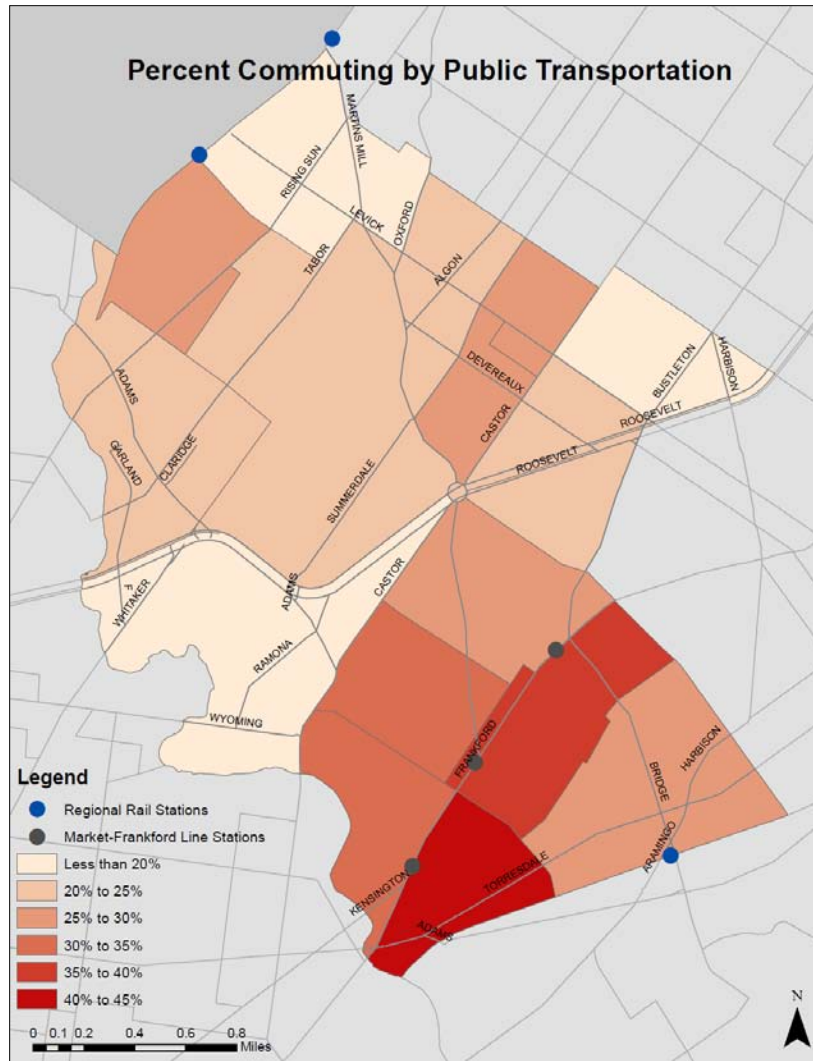
Market Frankford Line, other rail transit in Lower Northeast Philadelphia is rather peripheral. Two Regional Rail Lines – the Fox Chase (formerly R8), and the Trenton (formerly R7) lines serve as the western and eastern District boundaries, respectively.

An important point with regards to trip patterns is the multi-focus of employment centers. No longer is Center City the destination for the majority of Lower Northeast commuters. Rather, people are now using transit to get to dispersed job centers, or “reverse-commuting”. This situation has led to more complex patterns of demand for transit service, as well as traffic congestion that is more generally widespread and less predictable, creating new challenges for SEPTA’s schedulers. SEPTA has recently attempted to address this situation through introduction of various

“express” and “limited” bus routings, particularly on Roosevelt Boulevard.

Roosevelt Boulevard’s central location and key transportation function has consistently made it a candidate for inclusion in many local plans for rapid transit. As the population and density of Northeast Philadelphia grew in the early 20th century, the plans for high-speed trolleys quickly turned into a call for rapid transit. Such plans persisted even after WWII. Sometime in the mid-1960s, the City even relocated all underground utilities in anticipation of a subway. In 1970 a bond was floated for transit improvements that included both a southern and a northern (Boulevard) extension to the Broad Street Subway system. Only the southern extension, to the Stadium Complex, was built and completed (in 1974). Plans for any northern extension were eventually dropped by the end of the 1970’s, based on cost and resident opposition. Several studies since then have revived the idea, but high capital cost has remained an obstacle to progress beyond the planning stage.

Three of the 25 surface routes are trackless trolleys, or trolleybuses. These vehicles use rubber tires (no tracks) and get power from overhead catenary using a twin-pole. New vehicles were recently delivered



for these routes and they boast of having off-wire capability up to two miles, which allows flexibility to detour in emergencies or around illegally parked vehicles. Since trackless trolleys qualify as “fixed guideway” modes, SEPTA receives additional federal dollars toward maintenance.

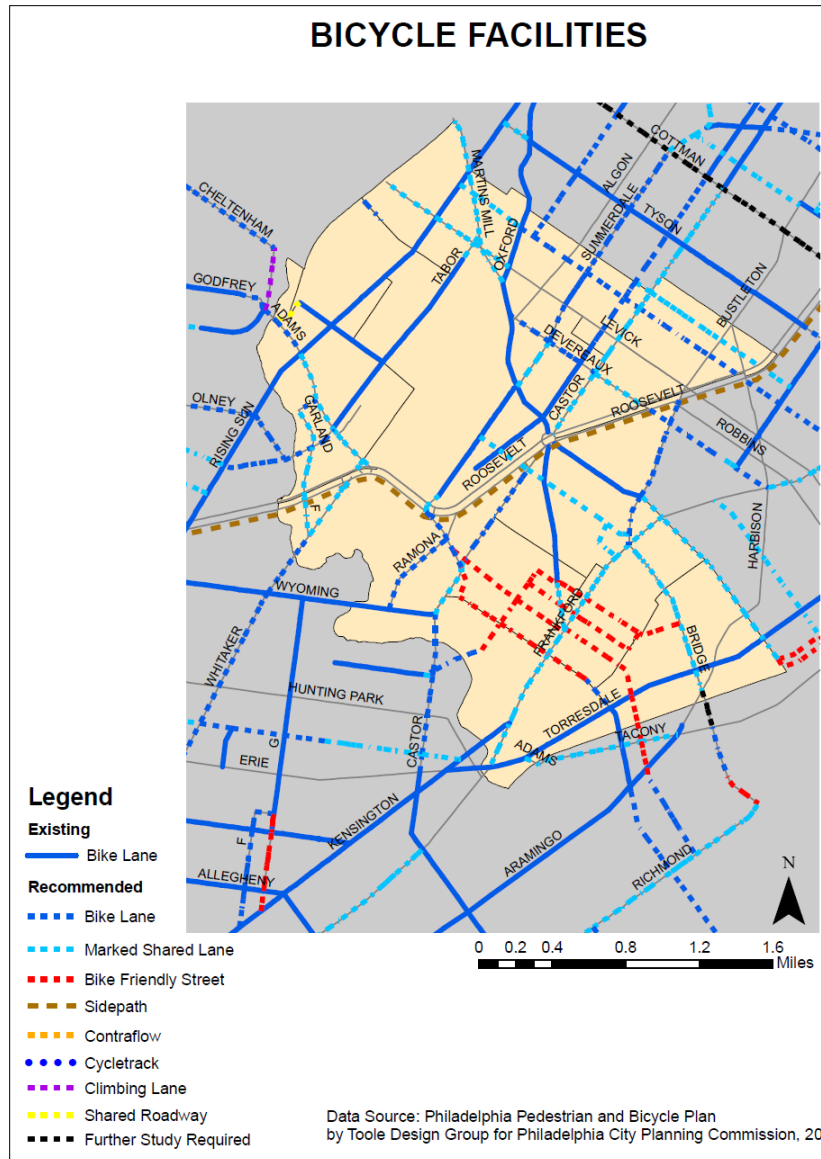
Complete Streets

Walking and bicycling are not well-used modes of transportation in the Lower Northeast, based on commuting data. Only one census tract has a bicycling-commute mode-share close to the City’s average of 2%; most are closer to 0%. The average walk mode-share for the district is half the City’s rate of 8%, but there is great variation across different census tracts, from 0 to 16%. The Lower Northeast is reasonably well supplied with

bike lanes due to the fact that wide roadways had space available for conversion to bike lanes. North-south bike lanes in the District are on Rising Sun Avenue, Oxford Avenue, and Torresdale Avenue, with shorter sections of Tabor, Summerdale, and Loretto Avenues. East-west bike lanes are more limited, and include short stretches of Godfrey Avenue and Cheltenham Avenue.

The sidewalk network is also extensive in the district. Street segments with missing sidewalks or sidewalks in very poor condition are shown in the accompanying map. Locations identified in PCPC’s *Pedestrian/Bicycle Plan* as needing pedestrian improvements are Bridge Street southeast of Torresdale Avenue, and Frankford Avenue between Bustleton Avenue and Pratt Street.

The Roosevelt Boulevard Safety Task Force was formed in 2002 due to concerns about a cluster of pedestrian fatalities, as well as two Boulevard intersections (not in the Lower Northeast District) being named to State Farm’s Top 10 Most Dangerous Intersections list. Since then, the Task Force has devoted a significant amount of attention to pedestrian safety on the Boulevard. A 2007 Roosevelt Boulevard Corridor Study by the Delaware Valley Regional Planning Commission (DVRPC) examined three signalized intersections and two “mid-block” crosswalks in the Lower Northeast District. Follow-up studies by the



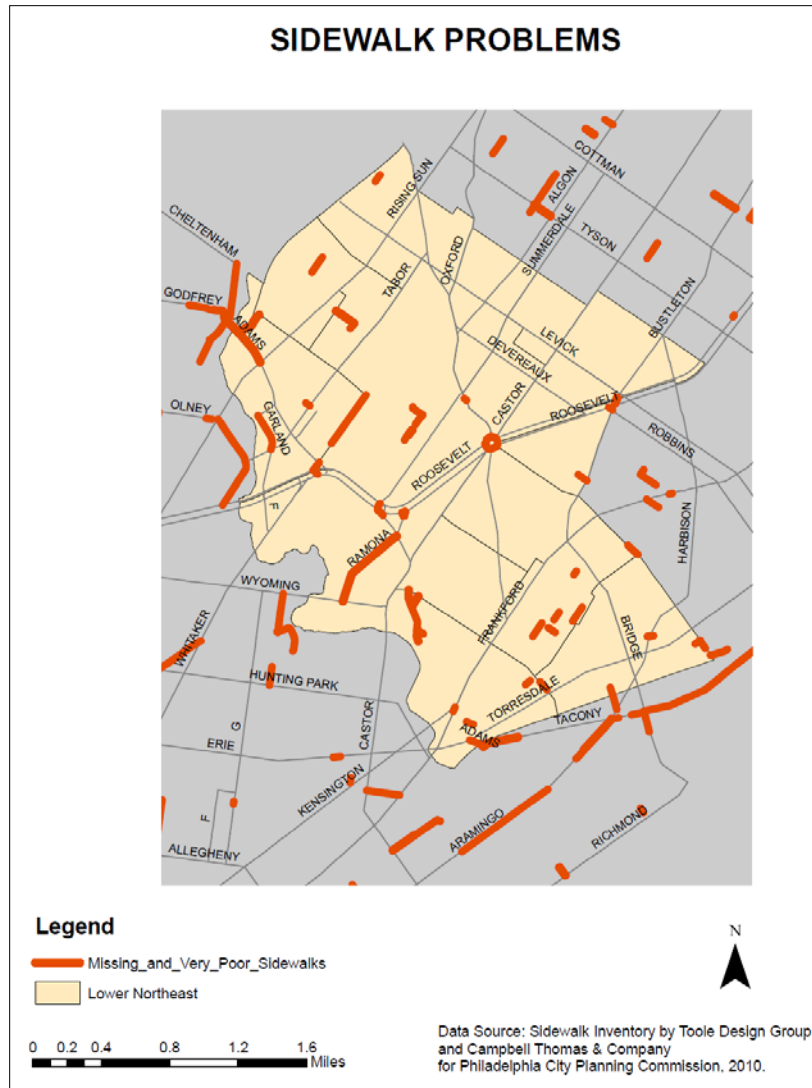
Task Force recommended that crosswalks at Smylie Road and at Benner Street be removed and that a crosswalk and pedestrian signal be added at the signalized intersection of Whitaker Avenue north of Garland Street. This project is currently under construction. All pedestrian signals on the Boulevard were upgraded to countdown signals in 2008.

Streets and Highways

The dominant transportation feature of the Lower Northeast District is the Roosevelt Boulevard, which bisects not only the district, but also all of Northeast Philadelphia. Roosevelt Boulevard was originally envisioned as a grand vehicular artery with rapid trolleys in the median. The rapid transit never came, but the roadway's scale is truly grand for Philadelphia. The 12-lane boulevard carries traffic volumes ranging from 75,000 up to more than 90,000 vehicles per day, a level that rivals many grade-separated

limited-access highways. As the transportation spine of Northeast Philadelphia, Roosevelt Boulevard is often seen as being both necessary and problematic. Its width can be daunting for both motorists and pedestrians, though the 12 lanes are separated by three landscaped medians.

The Safety Task Force's efforts have been assisted by generous earmarks of funding supporting supplemental traffic enforcement, as well as a comprehensive safety education campaign. The 2007 DVRPC safety study of the Boulevard examined the crossovers between the inner and outer lanes. Approximately one-third of the crossovers were recommended for elimination and another third for expansion. The study also briefly evaluated an alternative configuration that would reduce the roadway from 12 lanes to ten lanes and eliminate the side medians. Over the past few years, the City and PennDOT have worked together to improve signal timing along the Boulevard. This project is complete from Whitaker Avenue north.



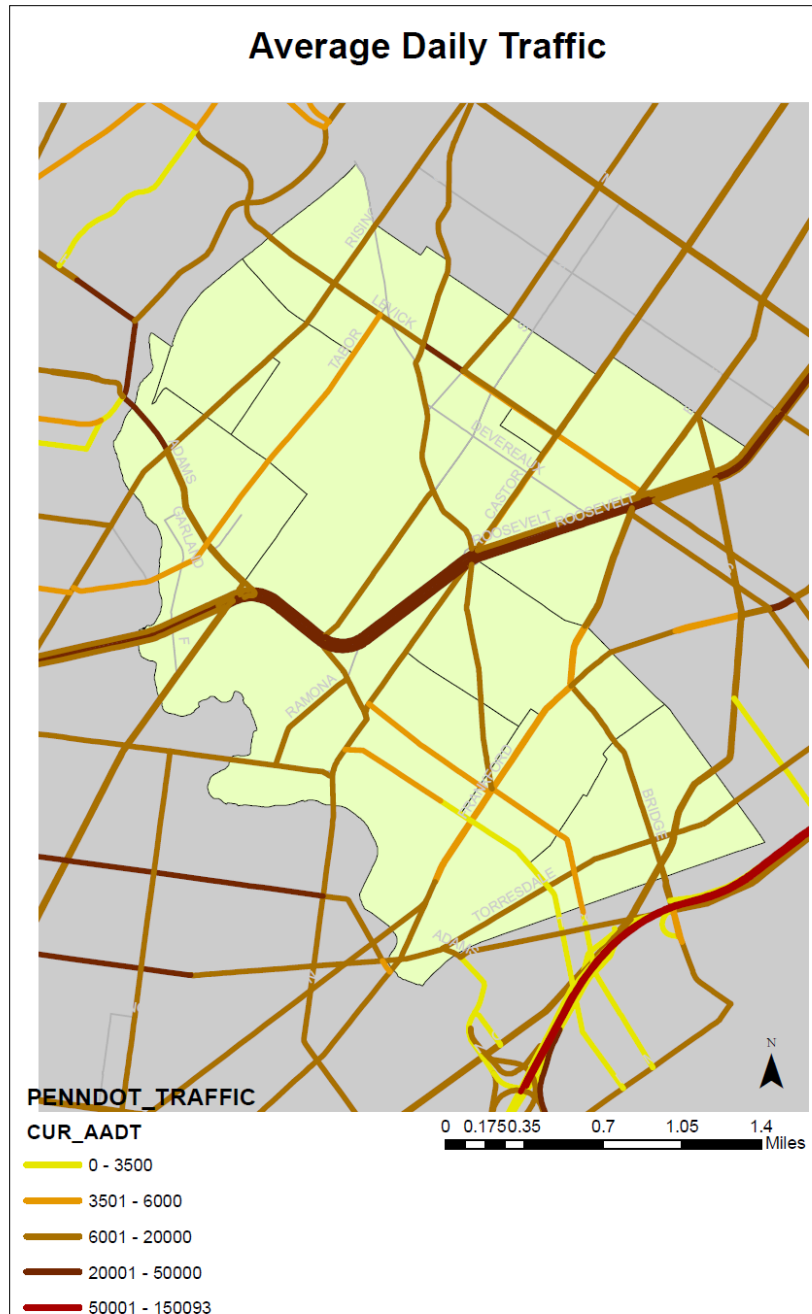
I-95 passes just east of the Lower Northeast; the most direct connections to I-95 are via Bridge Street and Aramingo Avenue. The Tacony-Palmyra Bridge to New Jersey is accessed from Levick and Robbins Streets. Aside from the Roosevelt Boulevard, streets in the Lower Northeast that carry significant volumes of traffic include Adams Avenue, Levick Street, Oxford Avenue, and Rising Sun Avenue. Traffic volumes are illustrated in the map below.

PRELIMINARY RECOMMENDATIONS

Transit

SEPTA projects in the Lower Northeast District that will enhance the existing transit infrastructure include new elevators for Margaret-Orthodox Station on the Market-Frankford Line and catenary rehabilitation on the Fox Chase Line. However, due to reduced capital funding, the construction phase of the Margaret-Orthodox Station improvements are deferred until sufficient funds can be identified.

Owing to the District's blend of dense development with auto-oriented accommodation, perhaps the biggest "bang-for-the-buck" transit improvements would be to improve the control of existing traffic. This can be done through various means, including signal timing, transit prioritization, transit-oriented development, and traffic calming. The Mayor's Office of Transportation and Utilities (MOTU) is working with SEPTA and the Streets Department to implement priority signalization (i.e., traffic signals timed to improve transit flow) on two corridors in the city including Bustleton Avenue in the District. Federal TIG-



ER III funding was awarded for this project. This project is considered an initiative of the City/SEPTA joint “Transit First” program, which seeks to enhance transit operations through various operating improvements.

The *Philadelphia2035* CityRail concept could greatly benefit the Lower Northeast District by introducing more frequent service on the Fox Chase and Trenton Lines. Bus service, in turn would be enhanced to provide reliable feeder services to these lines. The PCPC’s 2008 *North Delaware Riverfront Rail Stations Urban Design Study* recommended improvements to the Bridesburg Station, including reconfiguration of Granite Street to add parking and create a pick-up and drop-off area.

The City’s 2004 Transit Stop Management Study recommended citywide new bus/trackless stop placement standards, roughly every three blocks instead of the current every block. This proposal could have a greater impact on the

Lower Northeast District, arguably, than the rest of the City due to its wider streets and more auto-oriented land uses. Transit service can be sped-up dramatically and simply.

Although Philadelphia has one of the largest trackless trolley fleets in the USA, more could be done to capitalize on this unique asset. Graphic “branding” on SEPTA’s website could be a start. Today’s Route 59 trackless trolley, although performing an important function in the District as a main north-south route and a feeder to the EI, has relatively small ridership considering the dense row-house neighborhoods it serves. The opportunity exists to improve service on this route as a means for gauging potential riders’ response to service and route improvements. For instance, trackless arrival and departure times

from the EI could be better-timed to meet trains, or the route might enjoy a higher functionality if it were extended a bit further north.

Less-costly than a full Roosevelt Boulevard subway, but with a great impact nonetheless, would be the less-than-one-mile extension of the EI directly up Bustleton Avenue to the Boulevard. Although this idea was mentioned as part of the City's 2003 study in conjunction with the full subway, the idea as a stand-alone project is worth studying in greater depth. By having rapid transit readily available at the Boulevard, complete with a major bus transfer facility, to continue journeys, much traffic congestion and time could be saved.

TOD nodes should be planned even before the proposed Roosevelt Boulevard rapid transit is designed and built. The City's 2003 *Roosevelt Boulevard Transportation Improvement Study* proposed a "Town Center" at Cottman Avenue and the Boulevard, to serve the entire Northeast as a mixed-use retail/office center. This vision can be facilitated through appropriate zoning, to a degree, even without a rapid transit service.

Implementation of a rapid-transit-style service along Roosevelt Boulevard would necessitate substantial improvement of bus/trackless services throughout the Northeast as buses & trackless trolleys would need to run much more frequently to carry higher loads of passengers accessing the rapid transit along the Boulevard spine. Improved feeder service in turn would attract more ridership on the spine, as wait times become shorter and transfers become easier.

Complete Streets

PCPC's *Pedestrian/Bicycle Plan* includes an expansion of the bicycle network, including new bike lanes and marked shared lanes, or "sharrows". Highlights include new bike lanes on Magee Avenue from Oxford Avenue to Rowland Avenue, with sharrows connecting to the riverfront, a combination of bike lanes and sharrows on Devereaux Avenue, bike lanes on Summerdale Avenue and Loretto Avenue from Cottman Avenue to Devereaux Avenue, and bicycle-friendly streets on Margaret, Orthodox, Foulkrod, and Harrison Streets. The plan also proposes that the south/east sidewalk of the Boulevard be converted to a shared-use sidepath that can be used by bicyclists as well as pedestrians.

Of the street segments with missing sidewalks or sidewalks in very poor condition, a small number in the Lower Northeast were identified as being high priority for improvement due to their proximity to pedestrian generators such as transit stops, schools, parks, or senior centers. These include Hasbrook Avenue next to the Lawncrest Recreation Center, Duffield Street from Foulkrod Street to Arrott Street, and the corner of Hegerman Street and Cheltenham Avenue.

The *Pedestrian/Bicycle Plan* included two focus areas in the district. Near the Frankford Transportation Center, there appears to be a significant level of mid-block pedestrian crossings of Frankford Avenue, some of which may occur at the uncontrolled intersection of Frankford Avenue and Granite Street. Raising the existing painted median on Frankford Avenue would allow for safer pedestrian crossings. The

possibility of creating a formal mid-block crossing should be evaluated; however, this would need to take into consideration SEPTA's "kiss-and-ride" and loading operations.

Another street needing pedestrian improvements is Bridge Street between Torresdale Avenue and the riverfront. Transit stops at the intersection of Bridge Street and Torresdale Avenue need improvement. Aramingo/Harbison Avenue is seven lanes wide and difficult to cross at Bridge Street. The *North Delaware Riverfront Rail Stations Urban Design Study* recommended a "lane diet" and addition of medians; however, PennDOT has indicated an interest in adding traffic capacity to Aramingo Avenue in this vicinity. At a minimum, pedestrian signals with countdowns are needed at this intersection.

Streets and Highways

Transportation Improvement Program (TIP) projects in Lower Northeast include Phase 2 of the Roosevelt Boulevard Safety Improvements which will include the improvements to crossovers recommended by the DVRPC study, as well as installation of permanent speed feedback signs and other safety measures. Another TIP project is the replacement of the Adams Avenue Bridge over the Tacony Creek.

The nearly \$35-million TIGER project mentioned above will upgrade more than 100 existing signal traffic controllers on three transit corridors, two of which travel through the Lower Northeast: Castor/Oxford Avenues and Bustleton Avenue. The project will include Americans with Disability Act (ADA)-compliant ramps, traffic monitoring cameras and fiber-optic cable, and pedestrian countdown signals at intersections along the corridors. It is intended to improve traffic flow and provide more predictable travel times for transit riders.

Other signal timing projects planned by the City Streets Department include Adams Avenue, Whitaker Avenue, and Frankford Avenue under the EI.

Part of the BRI/BSR section of the I-95 improvements is the Adams Avenue Connector, extending from Torresdale Avenue to Aramingo Avenue and the Betsy Ross Bridge. This long-awaited roadway improvement will provide a direct connection from the Lower Northeast District, as well as Erie and Hunting Park Avenues, to I-95 and New Jersey. It will also reduce traffic on such local streets as Church Street, Tacony Street, and Castor Avenue.

Issue/Opportunity

Roosevelt Boulevard functions more as a barrier than an amenity, though it is a major open space and transportation asset. New development along the Boulevard should be designed at a scale and type that is appropriate for a major transportation corridor. New transit service and appropriate transit-oriented development should be part of Roosevelt Boulevard's future. In addition, the incorporation of a shared-use path on the east side of the Boulevard can provide an amenity for the community and visitors to Northeast Philadelphia.

Philadelphia2035: Lower Northeast District Plan

Existing Conditions, Issues, and Opportunities—May 2012

VACANT LAND AND BUILDINGS

OVERVIEW

This memorandum compiles and assesses information on the location and quantity of vacant land and structures from three sources:

- PCPC staff field survey of land use in which fully and partially vacant buildings were documented;
- Department of Licenses and Inspections' (L&I) enforcement actions and vacant building permits for 2011; and
- Department of Public Property's (DPP) inventory of City-owned vacant properties.

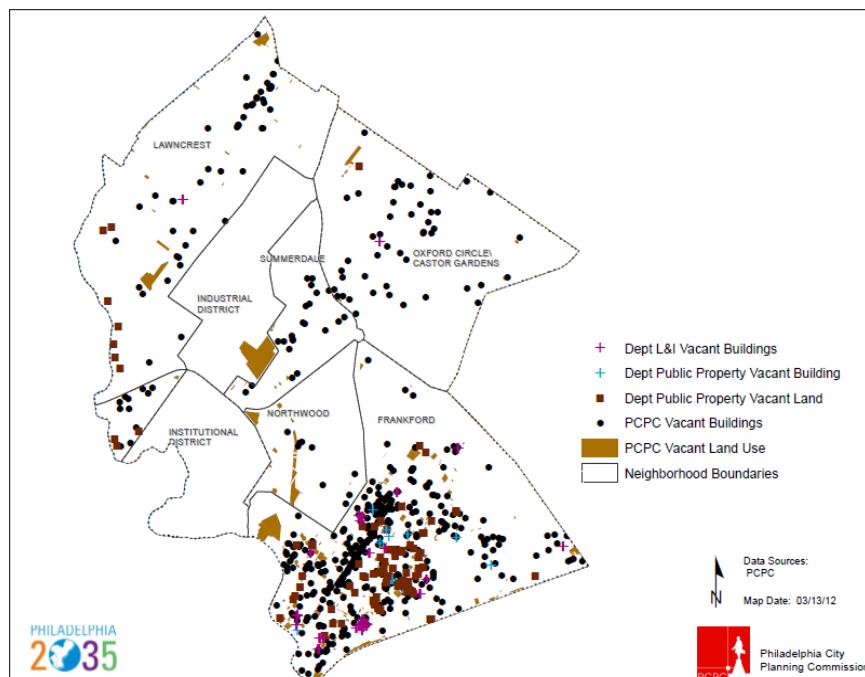
Comparisons are made between PCPC's observations of vacant land use and vacant buildings in the District with the data from L&I and DPP. Evaluating all three sources and eliminating overlaps, it is estimated that the Lower Northeast District has the following range of vacant land and structures:

- Vacant Land/Lots: 545 – 570
- Fully Vacant Buildings: 525 – 568

The accompanying map illustrates the quantities and distribution of vacant land and structures in the District and where overlaps exist between PCPC, DPP, and L&I data sources.

PCPC LAND USE SURVEY OF VACANT LAND AND POTENTIALLY VACANT BUILDINGS

As part of the land use survey of the Lower Northeast District conducted from October 2011 through



February 2012, PCPC staff documented the existence of vacant land and potentially vacant buildings. Vacant land is property with no structure or no other designated use. Vacant buildings were documented based on visual assessments of structures including, but not limited to, the existence of boarded-up doors and windows, deteriorating building features, “for sale” signs, and other indicators of abandonment. Building vacancy was deter-

mined to be partial if only portions of a multi-story or mixed use building were observed to be empty or bordered-up. Since no investigations were conducted to determine actual building vacancy or lengthy of vacancy, all figures presented for PCPC documented vacant buildings are estimates.

PCPC Vacant Land Use

Vacant Land is 2% of all land use by acre in the Lower Northeast District totaling approximately 78 acres. Vacant land ranks eighth out of nine major categories of land use for the District (using the most basic 1-digit level descriptions). Both the median and average size of a vacant lot in the District is less than one tenth of an acre. The largest vacant lot is 14 acres in the industrial area along Summerdale Avenue. This lot is owned by PIDC and is deed-restricted for industrial development. There are only six other lots that are larger than one acre and these range from two to five acres in size and are located in only three neighborhoods: Frankford, Lawncrest and Northwood. Frankford has the largest quantity of vacant land containing 54% of all vacant land across the District; however, vacant land makes up just 5% of all land use in Frankford. In Frankford vacant land is widely distributed. The Industrial District of Lower Northeast ranks second, but this is due to one large 14-acre lot. Lawncrest ranks third with eight acres, which are widely distributed among 18 different properties. See table below for details.

Table 1: PCPC Vacant Land Use by Neighborhood

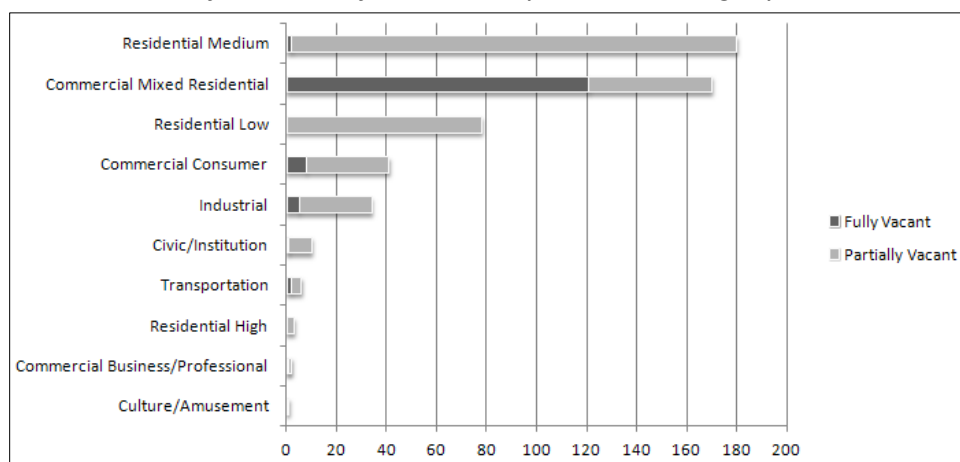
Name	Properties	Acres	Percent
Whitaker	1	0.22	0%
Summerdale	13	0.64	1%
Oxford Circle\Castor Gardens	14	2.39	3%
Northwood	17	8.37	11%
Lawncrest	18	8.86	11%
Industrial Area	2	15.43	20%
Frankford	480	42.01	54%
Total	545	77.91	100%

PCPC Identified Potentially Vacant Buildings

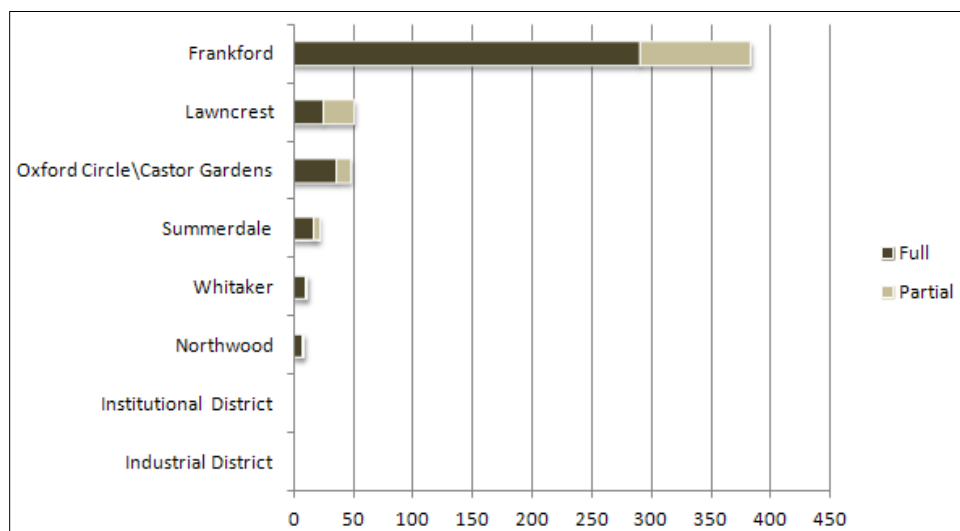
PCPC estimates that there are 525 structures with varying levels of vacancy in the District. Geographically, the majority of potentially vacant buildings observed by PCPC staff exist within the Frankford area with buildings concentrated around the commercial corridor including Frankford Avenue. All remaining neighborhoods have relatively few vacancies. In Oxford Circle/Castor Gardens and also in Lawncrest the vacancies are in medium density residential and all commercial land-use categories. When the total number of fully and partially vacant buildings are combined and referenced against an estimate for total building stock by land use, the vacancy rates for the three categories of residential units are found to be quite low at or below 2% (see Table 3 below). This reinforces the finding that with the exception of Frankford, vacant buildings for residential housing are not a major issue in the District. An assessment of fully versus partially vacant buildings by land use and neighborhood are illustrated in the tables and charts below.

Table 2: Potentially Vacant Buildings Identified by PCPC

Building Vacancy	Count	Percent
Fully Vacant	385	73%
Partially Vacant	140	27%
Totals	525	100%

Chart 1: Counts of PCPC Identified Potentially Vacant Buildings by Land Use

Of the total number of full and partial vacant buildings observed by PCPC staff, the highest quantities were in Frankford with a count of 290 fully vacant and 93 partially vacant. Frankford captures the highest percentage of building vacancy among all neighborhoods at 73%. The next highest are Lawncrest at 10% and Oxford Circle/Castor Gardens at 9%.

Chart 2: Counts of PCPC Identified Potentially Vacant Buildings by Neighborhood

With regards to land use, the highest building vacancy rates in the District are for medium density residential and commercial mixed residential at 34% and 32% respectively (see table below). These proper-

ties are largely shuttered houses and businesses in the Frankford area and can be attributed to the economic decline of this area over the last 50 years. A very large number of mixed use buildings with vacant upper floors were observed along the Market-Frankford El and elsewhere around Frankford (see additional details below under “*Commercial Corridors*” section). The calculated vacancy rates are estimates based on PCPC observations and have not been verified with commercially available statistics or with local business associations.

Table 3: Counts of PCPC Identified Vacant Buildings by Land Use

Land Use (2-digit)	Fully Vacant	Partially Vacant	Total Vacant	Percent of Total	Estimate of Buildings or Units	Vacancy as Percent of Total Buildings
Residential Medium	2	178	180	34%	24,360	1%
Residential Low	0	78	78	15%	4,044	2%
Residential High	0	3	3	1%	136	2%
Commercial Business/Professional	1	1	2	0%	71	3%
Transportation	2	4	6	1%	125	5%
Civic/Institution	1	9	10	2%	207	5%
Commercial Consumer	8	33	41	8%	622	7%
Culture/Amusement	0	1	1	0%	9	11%
Industrial	5	29	34	6%	300	11%
Commercial Mixed Residential	121	49	170	32%	837	20%
Totals	140	385	525	100%	29,874	n/a

PCPC Commercial Corridors – Vacant Land and Potentially Vacant Buildings

The following tables illustrate building vacancies by land-use category (using 2-digit code descriptions) within three commercial corridors in the District: Castor Avenue, Frankford (including businesses within three blocks of Frankford Avenue and on portions of Oxford and Kensington Avenues), and Rising Sun Avenue. The geographic area analyzed is consistent with the corridors as defined by PCPC’s *PhilaShops* study (2012). The highest numbers of vacancies appear within commercial land use categories especially commercial mixed residential.

- Castor Avenue has low building vacancy rates suggesting a healthy turnover of businesses and of tenants in commercial mixed residential buildings (see Table 4 below). Most buildings along this corridor are single-use and/or one-story.
- Frankford commercial corridor has high commercial vacancy rates suggesting an inability of the corridor to attract and maintain businesses. The high rate of partially vacant buildings is largely due to the quantity of empty second and third stories of buildings along the El. The close proximity of upper floors to the El trains is a disincentive to both residential and commercial uses. Alternative uses for the upper floors of these buildings unaffected by the El trains might include storage, light industrial production or artist craftwork. The industrial and artist live/work uses would require changes in zoning for the corridor (see Table 5 below).
- Rising Sun Avenue also has low to moderate vacancy rates suggesting a relatively healthy turnover of businesses. The eight-percent vacancy rate for partially vacant buildings is wholly reflective of the

category of commercial mixed residential. This moderate rate is attributed to row house style buildings with upper floors designated for residential use that were observed to be vacant. This vacancy rate could be reflective of the number of factors including limited square foot of livable space or the quality of residential units in these buildings (see Table 6 below).

Table 4: PCPC Potentially Vacant Buildings by Land Use – Castor Avenue Commercial Corridor

Castor Ave Commercial Corridor Summary				
	<i>Parcels</i>		<i>Vacancy</i>	
Land Use Categories (2-digit)	Count	Percent	Fully	Partial
Civic/Institution	2	2%	0	0
Commercial Business/Professional	2	2%	0	0
Commercial Consumer	57	44%	3	0
Commercial Mixed Residential	58	45%	0	4
Culture/Amusement	1	1%	0	0
Industrial	1	1%	0	0
Residential Medium	7	5%	0	0
Transportation	1	1%	0	0
Totals	129	100%	3	4
Potential Building Vacancy Rate:			2%	3%

Table 5: PCPC Potentially Vacant Buildings by Land Use – Frankford Commercial Corridor

Frankford Commercial Corridor Summary				
	<i>Parcels</i>		<i>Vacancy</i>	
Land Use	Count	Percent	Partial	Full
Active Recreation	1	0%	0	0
Civic/Institution	35	7%	0	4
Commercial Business/Professional	23	4%	0	1
Commercial Consumer	105	20%	2	14
Commercial Mixed Residential	208	40%	68	30
Industrial	8	2%	1	3
Other/Unknown	3	1%	0	0
Park/Open Space	2	0%	0	0
Residential High	5	1%	0	0
Residential Low	18	3%	0	2
Residential Medium	42	8%	0	2
Transportation	35	7%	0	0
Vacant	39	7%	0	0
Water	1	0%	0	0
Totals	525	100%	71	56
Potential Building Vacancy Rate			14%	11%

Table 6: PCPC Potentially Vacant Buildings by Land Use – Rising Sun Avenue

Rising Sun Avenue Commercial Corridor Summary				
Land Use	Parcels		Vacancy	
	Count	Percent	Partial	Full
Active Recreation	1	0%	0	0
Civic/Institution	23	9%	1	0
Commercial Business/Professional	14	5%	0	0
Commercial Consumer	53	20%	0	4
Commercial Mixed Residential	114	44%	20	1
Culture/Amusement	2	1%	0	1
Industrial	9	3%	0	1
Residential High	2	1%	0	0
Residential Low	14	5%	0	0
Residential Medium	20	8%	1	0
Transportation	5	2%	0	1
Vacant	4	2%	0	0
Totals	261	1	22	8
Potential Building Vacancy Rate			8%	3%

DEPARTMENT OF LICENSES AND INSPECTIONS VACANT BUILDING PERMITS AND COMPLIANCE

For all of 2011 and January 2012, the Department of Licenses and Inspections (L&I) documented approximately 46 cases of vacant buildings in the Lower Northeast District that required a vacant building permit or compliance measures by L&I to ensure proper sealing of doors and windows (also shown on accompanying map). The District represents only 2% of the total number of L&I compliance cases and permits across Philadelphia for this same period. Of the 46 cases, 96% of them are in Frankford with only one case each in Oxford Circle/Castor Gardens and Lawncrest.

A review of contact information compiled for compliance actions revealed that more than half of the owners or responsible parties for the vacant buildings reside outside of Philadelphia. Only 2 of the L&I cases are located outside of Frankford, one each in Oxford Circle and Lawncrest. See Map 1 attached. No government-owned vacant buildings were documented as requiring compliance actions by L&I for the same time period.

During the land-use field survey process, PCPC staff identified 385 potentially fully vacant structures in the District compared to the 46 cases documented by L&I. Approximately 11 of PCPC identified locations coincide with addresses of L&I cases. There are several reasons for the large number of reported vacancies by PCPC staff and small quantity that coincide with L&I compliance site:

- The L&I data accounts for compliance actions and vacant building permits in 2011 and January 2012 only, and is not an accumulative account of compliance actions or vacancy permits.
- Buildings that are partially vacant would not trigger enforcement action or require a vacancy permit.
- PCPC staff made only street-level observations of vacancy. No interior investigations were conducted or subsequent research performed to verify the observed vacancies.

CITY-OWNED VACANT LAND AND STRUCTURES

Department of Public Property Holdings

PCPC reviewed an inventory of City-owned vacant land and structures provided by the Department of Public Property (DPP) current to February 2012. Based on these data, the District contains less than 2% of all of the DPP-owned vacant lots and buildings in the city. These sites have limited distribution in the District and exist in three neighborhoods: Frankford, Lawncrest and Oxford Circle/Castor Gardens. The quantities and distribution by neighborhood are summarized in the table below and shown on the accompanying map.

Table 7: Department of Public Property, City-Owned Vacant Lots and Vacant Buildings by Neighborhood

Neighborhood	Vacant Lots	Vacant Buildings
Frankford	94	0
Lawncrest	10	0
Oxford Circle\Castor Gardens	1	11
<i>District Totals</i>	<i>105</i>	<i>11</i>
<i>Citywide Totals</i>	<i>5,562</i>	<i>683</i>
District as Percent of Citywide Totals	1.9%	1.6%

DPP-owned vacant lots are predominately found in Frankford and are more concentrated in an area bounded by Hedge, Kinsey, and Margaret streets and Torresdale Avenue. In Lawncrest the vacant lots are concentrated in the vicinity of Tacony Park lands. All DPP-owned vacant buildings are located in Frankford.

Twenty-four of the DPP vacant lots and eight of the vacant buildings do not appear in PCPC's survey of vacant land use and vacant buildings. There are several possible reasons for these differences.

- In some cases DPP vacant lots sites were observed by PCPC staff to have an existing structure, disqualifying it from the designation of vacant land use.
- DPP sites that are parking lots may be considered an accessory use to the adjacent building by PCPC staff and as such are not coded as vacant land. Or, PCPC determined parking lots to a transportation land use and not vacant land.
- If a building did not appear shuttered, abandoned or in extreme disrepair (broken doors and open windows), it was not recorded as vacant by PCPC.

Other City Agency Vacant Land and Building Holdings

PCPC's data on vacant land use and vacant buildings were cross-referenced to tax parcel boundary data maintained by Philadelphia Water Department and land/building descriptions maintained by the Office of Property Assessment. From this assessment, the following estimates of vacant land ownership by City or quasi-City agency were compiled:

- In addition to the 105 vacant lots owned by DPP another 27 vacant lots were observed by PCPC located on land owned by quasi-City agencies or SEPTA.

- In addition to the 11 vacant buildings owned by DPP, another eight potentially vacant buildings were identified by PCPC located on land owned by quasi-City agencies including SEPTA, Philadelphia Redevelopment Authority and Philadelphia Housing Authority.

Redevelopment of Vacant Land and Buildings by City Agencies

In January 2012, PCPC interviewed staff of the Philadelphia Housing Authority (PHA), Philadelphia Redevelopment Authority (PRA), Philadelphia Industrial Development Corporation (PIDC), and DDP to determine if any of their holdings in the District, particularly vacant lots or vacant buildings, would be redeveloped or sold. Time frames for action by the agencies were defined as near term 1-5 years; or long term 5-10 years. The findings are as follows:

- Currently no projects are planned by PHA or PRA for these time frames.
- DPP is actively marketing 5201 Frankford Avenue, a vacant lot in Frankford for disposition.
- PIDC may sell the following vacant lots:
 - 1657 Meadow St in Frankford. Potential for Sherriff sale at some point within five years.
 - 4629 Adams Ave in Frankford. Potential for Sherriff sale at some point within five years.
 - 5000 Summerdale in Summerdale. The lot is adjacent to the Houseman Playground and is considered a viable property for active marketing when economic conditions improve; likely to go on market within 10 years.
 - 5201 Frankford Ave at corner of Pratt St in Frankford is actively marketed now. This 1400 square foot lot is zoned C2 and located across from the Frankford Transportation Center.

SUMMARY

Since PCPC's field survey of land use including vacant land and vacant buildings has been completed for only three of the 18 planning districts, it is difficult to make comparisons and rank the standing of the Lower Northeast District with regards to vacancy issues. Based on estimates of vacant land and buildings derived from PCPC's field survey in combination with data from L&I and DPP, vacant land and building vacancy are not critical planning issues across the Lower Northeast District - but are central problems for the Frankford neighborhood. In Frankford, 5% of all land is vacant property, the rate of building vacancy (both partial and full) within the Frankford Avenue commercial corridor approaches 30%, and almost all of the 46 L&I compliance cases for vacant buildings in 2011 were located in Frankford. Even without comparable references to vacancy numbers for the rest of Philadelphia, combined, these statistics suggest building and land vacancy in Frankford is an important issue for the District Plan to address.

When building vacancies observed by PCPC staff are compared to an estimate of total building stock, the estimated percent of residential properties is low at approximately 5% and this would suggest stability for residential land use in the District with exceptions paid to Frankford. Across the District, vacant buildings primarily exist on mixed commercial land use. The percentage of vacant buildings on commercial mixed residential is high at 20% indicating that for these buildings there is an issue with maintaining residential and/or commercial tenants. Vacancy for buildings on industrial land is at 11% and suggests a need for further economic development and/or proposals for new and innovative adaptive reuses for vacant industrial buildings.

ZONING SUMMARY

ANALYSIS

The analysis of the existing zoning designations in the Lower Northeast District reveals an area dominated by single-family dwellings, but also an area bifurcated by large industrial tracts and commercial corridors. This area had a number of early zoning re-mappings in the 1970s, which took advantage of the old R-9A (now RSA-5) residential zoning designation. This zoning district permits only single-family dwellings and these changes were made to both reflect the current use of the properties, as well as to discourage multi-family conversions of single-family residential units. In 1975, the Lawncrest Recreation Center was given its current SP-PO (parks and open space) zoning designation which, it can be argued, has protected that land from development pressure for the past 30-plus years. While the last zoning efforts took place over a decade ago, much of the current residential zoning reflects the current land use.

Given the timing of the District Plan release, the provisions of the new zoning code will be in effect. The District Plan should explore the application of the new CMX-2.5 district for the commercial corridors along Frankford, Castor, and Rising Sun Avenues. While the CMX-2 (formerly C-2) category requires a Special Exception for a take-out restaurant, the CMX-2.5 district prohibits them altogether. Another option for Frankford Avenue may be to use the new /TOD Transit Oriented Development overlay district, which requires active uses on the ground floor, prohibits certain automotive related uses, and adds form and design standards. Through the course of the planning process, PCPC will analyze the current and expected land use patterns to see if this is an option worth pursuing.

There are a number of large areas that are industrially zoned, especially along Tabor Avenue, and to a lesser extent, in the area east of Torresdale Avenue. The areas along Tabor Avenue still have active industrial uses, however, the I-2 Industrial (formerly G-2) classification may no longer be warranted for many of these properties. Through the course of the planning process, PCPC will consider down-zoning the properties to a district which would permit the current activities, while opening the door for commercial activities in the future. ICMX or I-1 zoning may be an appropriate fit. The same can be true of the area to the east of Torresdale Avenue, where there are many industrial properties but also residential uses mixed in. This area should be reviewed for a possible industrial zoning downgrade, as well as a full remapping effort.

The Lower Northeast has been kept relatively clean of zoning overlay districts, with the exception of the daycare overlay for the 6th and 10th Councilmanic Districts. This overlay restricts daycare facilities to four or less children. This overlay does put the area at odds with the state licensure process which permits six children, however, this overlay is popular with the residents and politicians alike.

Table 1: Zoned Land

Total Land Area: 2833.24 acres				
Total Zoned Land: 2745.60 acres (96.9%)				
Zoning Breakdown				
DISTRICT	OLD DISTRICT(S)	ACREAGE	# OF PARCELS	% OF ZONED LAND
CA-1	C7/NSC	17.67	42	0.6%
CA-2	ASC	29.51	11	1.1%
CMX-1	C1	20.41	361	0.7%
CMX-2	C2/RC2	140.63	1474	4.9%
CMX-3	C3	82.10	170	2.9%
I-1	L2/L3	13.39	12	0.5%
I-2	G2	532.03	395	18.7%
ICMX	L4/L5	12.41	37	0.4%
RM-1	R9/R10	449.80	8961	15.7%
RM-2	R11A/R12/R13	33.57	11	1.3%
RM-3	R14	11.53	43	0.4%
RM-4	R15	5.85	29	0.2%
RSA-1	R3	94.76	20	3.5%
RSA-2	R4	158.53	427	5.8%
RSA-3	R5	348.23	3714	11.9%
RSA-5	R9A/R10A	699.87	16666	25.7%
RSD-1	R1	0.03	1	0.0%
RTA-1	R5A	3.99	56	0.1%
SP-INS	IDD	15.47	1	0.6%
SP-PO-A	REC	163.18	16	4.8%

The Zoning Board information is typical for the City, especially where there are commercial nodes surrounded by residential uses. Signage and take-out restaurants dominate in terms of number of cases, with the notable exception of day care uses. Many of the signage cases will no longer need Zoning Board approval under the new code, as replacing an existing sign face will be permitted as a matter-of-right. Take-out restaurants will still require a trip to the Zoning Board in most cases, even after the new code goes into effect. In the CMX-2 zoning district which dominates the commercial nodes, such uses require Special Exception approval and will continue to result in a large number of Zoning Board Hearings.

Owing to the changing demographics of the district, the PCPC expects multi-family conversion cases to continue to rise. In general, both the PCPC and community groups oppose such uses at the Zoning Board. Re-mapping RM districts to RSA districts wherever single-family dwellings dominate will strengthen single-family neighborhoods and prevent by-right conversions to multi-family dwellings.

In summary, the Lower Northeast District, especially Frankford, will benefit from strategic remapping efforts, informed by the recommendations of the District Plan, with an eye to incorporate TOD overlay zones where appropriate. The single-family neighborhoods should be reinforced, and the commercial

corridors strengthened. The plan will also consider downgrading the industrial zoning where appropriate, to permit more modern commercial and even residential uses to be developed in the future.

REMAPPINGS

The following remapping bills have been approved in the Lower Northeast District:

- ZRO 48 Upper Northwood I, Approved 9/17/73 (Parts included)
Included new R-9A category, changed some C-2 on Castor to C-1 and C-7 (old zoning districts)
- ZRO 56 Upper Northwood II, Approved 3/25/74 (Parts included)
Updates in small sections to permit existing duplex units R-5A, consolidated ASC (old zoning districts)
- ZRO 57 Upper Northwood III, Approved 3/25/74
Changing to R-9A, created REC zoning at Levick and Summerdale (old zoning districts)
- ZRO 62 Upper Northwood IV, 9/25/74 (Parts included)
Changing R-9 to R9A, Some scattered C-2 sites to C-7 (old zoning districts)
- ZRO 69 Lawncrest, Approved 7/18/75
Changing R-9 to R-9A, Made Lawncrest Rec REC (old zoning districts)
- ZRO 167 Wissinoming, Approved 12/22/89 (Parts included)
Changing R-9 to R-9A, Adding C-2 along Bridge St (old zoning districts)
- ZRO 178 Oxford Circle, Approved 6/1/99
Changing R-9 to R-9A, updated existing apartments to R-12 (old zoning districts)
- ZRO 193 Wissinoming, Approved 12/23/08 (Parts included)
Updated Torresdale from C-1 to C-2 (old zoning districts)

Table 2: Variance Requests by Zoning District 2006-2010

DISTRICT (OLD ZONING CODE)	# OF CASES	% OF CASES
ASC	4	1.2%
C1	42	12.5%
C2	44	13.1%
C3	10	2.9%
C7	5	1.4%
G2	34	10.1%
IDD	1	0.2%
L2	1	0.2%
L3	2	0.6%
R10	4	1.2%
R10A	16	4.7%
R14	2	0.6%
R3	3	0.8%
R4	5	1.5%
R5	31	9.3%
R5A	2	0.6%
R9	69	20.6%
R9A	63	18.8%
Mixed Use Districts	8	2.4%
TOTAL	335	100.0%

Table 3: Variance Requests by Refusal Type 2006-2010

REFUSAL TYPE	# OF CASES	% OF CASES
Use	246	75.5%
Zoning	33	10.1%
Use and Zoning	22	6.7%
Certificate	23	7.1%
Other	2	0.1%
TOTAL	326	100.0%

Table 4: Variance Requests by Request Type 2006-2010

REQUEST TYPE*	# OF CASES	% OF CASES
Signs	25	20.7%
Day Care	27	22.3%
Take Out Restaurant	22	18.2%
Rooming House	6	5.0%
Telecommunications	7	5.8%
Dispensing Windows	1	0.8%
Multi-family Conversion	13	10.7%
Decks	2	1.7%
Auto Repair	8	6.6%
Regulated Use	10	8.3%
TOTAL	121	100.0%

*Not every variance case falls into a request type.