

LOWER NORTH DISTRICT PLAN

TECHNICAL MEMORANDA: EXISTING CONDITIONS, ISSUES, AND OPPORTUNITIES

These memoranda present preliminary findings by Philadelphia City Planning Commission staff of existing conditions, issues, and opportunities, organized into seven topics within the Philadelphia2035 themes of Thrive, Connect, and Renew. An additional memo highlights demographic characteristics.

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NEIGHBORHOODS

Philadelphia2035 Citywide Vision Goal: Improve neighborhood livability.

SUMMARY OF EXISTING CONDITIONS

- Many of the district's commercial corridors remain uncompetitive and continue to struggle with high vacancy, but conditions in some corridors have greatly improved, and other corridors may also improve to the extent that surrounding neighborhoods see growth in population.
- Home prices within the district are increasing. However the extent of price appreciation is clustered rather than dispersed throughout the district.

KEY ISSUES

The following are important neighborhood issues faced by the Lower North District:

- Three of the four libraries face safety issues due to their locations including loitering, drug sales and violence which negatively impact both patrons and staff.
- Programmed basketball leagues and events at recreation centers are typically held indoors to deter violence that comes from random spectators off the street. The programming is significantly impacted in the summer months because none of the gymnasiums are air conditioned. During high heat days recreation leaders have to suspend activities in the gyms.
- Bus shelters are needed near at the bus stops serving the three health centers in the district.
- Vacant lots once identified for potential development as parks (aka "urban renewal parks") are long-standing sources of blight in neighborhoods. The sites are owned by the City, PRA or PHA.
- Lack of traffic signal delay controls at fire stations reduces response times.
- Overall commercial corridor vacancy is very high, and many commercial corridors are in poor overall condition.
- Neighborhoods in the northwest part of the district appear to have low levels of retail service.
- Much of the new housing within the district caters to students or residents who qualify for subsidized housing. In order to meet the needs of moderate income residents and families, it may be necessary to introduce more diversity in new housing offerings.
- There is still a significant proportion of housing in the district that is in need of stabilization and modernization. In many cases, necessary upgrades would be not financially feasible for owner occupants or would result in the displacement of lower income renters.
- There are limited resources available to provide housing or homeowner assistance to moderate income households.

OPPORTUNITIES

Opportunities to improve neighborhood conditions in the Lower North District include:

- Sale of urban renewal parks for development as new rowhouses (affordable or market rate) or as side yards.
- Improved access to health centers and libraries via more visible street crossings and bus shelters.
- Improved safety at library and recreation facilities through implementation of security camera systems and improved exterior lighting.
- Sale or conveyance of all City-owned parking lots to the Philadelphia Parking Authority (PPA) to reduce liability and future Capital budget expenditures.

- Many existing commercial corridors have room to accommodate increased market demand for shopping, dining, and other services resulting from future residential reinvestment in surrounding neighborhoods.
- The pedestrian-transit character of most of Lower North's commercial corridors offers locational and design precedents for future commercial investment to follow in order to be most consistent with the goals of *Philadelphia2035*.
- Within Lower North there are thousands of vacant lots, significant municipal ownership, relatively low acquisition costs and increasing market activity. With these factors in mind, with policy intervention, the district is in a unique position to develop a balanced housing portfolio.

NEIGHBORHOODS (SPECIFIC TOPICS)

Neighborhood Centers

Citywide Goal: Promote strong and well-balanced neighborhood centers.

Community-Serving Public Facilities

In the context of *Philadelphia2035*, locations that provide city government services to the public (e.g., libraries, health centers, and parks) are identified as "community-serving facilities." Within the Lower North District there are 65 active community-serving facilities on approximately 70 total sites, consisting of approximately 84 buildings or structures.

The conditions and potential for site improvements or modernization at each facility vary by operation. Like the majority of city-owned buildings, the facilities within Lower North face chronic under funding for routine facility maintenance. In the subsections below previous Capital projects and expenditures are noted, where available, as well as proposed expenditures for the upcoming fiscal year 2014. Recommended expenditures for FY14 provide an indication of the greatest building needs and maintenance priorities. For context, Capital budget expenditures across the district for the fiscal years 2000 to 2010 totaled more than \$35 million. This compares to \$4.5 billion expended citywide, \$23 million in the West Park district, and \$186 million in Central district as calculated by PCPC (excluding aviation and expenditures not specific to city-owned buildings). Conditions of facility or building by PCPC staff during site visits conducted March through May 2013. Due to the large number of facilities or buildings, only major categories of facilities (e.g., libraries) and specific sites with significant physical, operational or safety issues are discussed in the subsections below.

Fire Stations

There are four fire stations in the district. The average age of the stations is 50 years old and, like many fire houses across the city, these four are in need of additional operating space for equipment. While fire operations have modernized and expanded to include a range of emergency and medical response activities, stations have not been upgraded to manage the additional trucks, trailers, and equipment storage requirements. In addition, all stations are in need of traffic signal delay controls to improve the speed and safety of egress from the station during an emergency response.

- Engine 2/Ladder 3 – 2426-32 N. 2nd Street. Staff requests expansion to the adjacent vacant lot, city-owned, to create space for a fourth apparatus door and equipment storage (adjacent vacant lot is marketed for disposition on PRA's Philly LandWorks site). The building is 34 years old, and during its first twenty years was the busiest station in the city.
 - FY14 Capital request \$260,000 for exterior renovations to sidewalks and entrance ramps.
 - FY00-11 Capital expenditures: \$303,285 for Boiler replacement, roof reconstruction and upgrades to HVAC.
- Fire Engine 27 - 19th & Oxford Streets. Staff reports recurring roof leak.

- FY14 Capital request \$190,000 for exterior renovations to sidewalks, handicap ramps, and kitchen renovations. FY00-11 expenditures: \$242,483 for HVAC and electrical upgrades.

Health Centers

There are three health centers in the district. The average age of the centers is 53 years old. Combined, the centers served 35 percent of the system total in 2012. Strawberry Mansion is the busiest center in the system and served 51,037 unique patients during that time; the system average for the year was 43,560 patients.

- Health Center #5 - 1900 N. 20th Street. The original building was erected in 1960 with a significant addition in 1985. According to the Health Department maintenance director the following improvements are needed: mechanicals and roof replacement are needed for the older structure and a bus shelter on 20th street for patients and staff traveling to/from the center. The facility was built on top of an underground stream. Two sump pumps are required to run 24/7 to manage groundwater flow into the basement. In a past failure, water rose in the basement at rate of two foot/day. Foundation stabilization work is expected to go out to bid in 2014.
 - FY14 Capital requests of \$615,000 for HVAC upgrade and foundation work. FY00-11 expenditures: \$2,091,790 HVAC, plumbing, electrical controls, and asbestos abatement.
- Health Center #6 - 321 W. Girard Avenue. Roof replacement is planned in the next two years.
 - FY14 Capital requests of \$140,000 for unspecified renovations.
- Strawberry Mansion – 2840 W. Dauphin Street. The newest health center in the system was built in 1984 to take overflow from Center #5.
 - FY14 Capital requests of \$140,000 for HVAC system replacement plus energy efficient control system. FY00-11 expenditures: \$1,227,166 HVAC, roof reconstruction, plumbing, electrical controls, and asbestos abatement.

Free Library Branches

There are four Free Library branches in the district, and one just outside that serves the district: Cecil B Moore, Romonita de Rodriquez, Kensington and Widener: Lillian Marrero lies just north of the district at 601 W Lehigh Avenue. The average building age is 51 years, omitting Widener which is less than 8 years old. The branches collectively served 4 percent of the Free Library system by measure of total turnstile count of 5.5 million patrons in 2012. The four libraries averaged 61,571 patrons each in 2012. As reported to PCPC by the Free Library administration, issues with vandalism and crime outside of the building are experienced routinely at the Widener, C.B. Moore, and Kensington branches.

- Kensington Branch - 104 W. Dauphin Street. Drug sales, theft and loitering at the York/Dauphin El station platform adjacent to library and nearby bar are both perceived by staff as deterrent to library use. They present safety issues to patrons and staff. The Friends of the Kensington Library is requesting surveillance cameras to deter crime and drug sales near the building. The Free Library administration currently has surveillance camera programs at approximately six libraries with video feed sent to the Central library.
 - FY00-11 Capital expenditures: \$115,218 for HVAC work and general construction
- Cecil B. Moore Branch. This facility needs exterior lighting improvements and security cameras to deter loitering and improve safety. A bar located nearby tends to produce many of the security problems. According to Library administration a new boiler and roof are needed in the next five to

six years. Central Library is working with Office of Sustainability on implementing energy efficiency measures.

- FY14 Capital request of \$90,000 for HVAC and roof replacement. FY00-11 Capital expenditures: \$5,003 for asbestos removal.
- Widener Branch. According to staff the surveillance cameras are not in working order. Greening in front of building may mitigate storm water run-off issues.

Police Stations

There are three Police Department operations in the district: the 22nd Police District station, the Accident Investigation (AID) unit, and the Special Victims Unit. The latter two are considered municipal-support facilities and are referenced in the “Municipal-Support Facilities” section of the Land Management memorandum.

- Police 22nd District Station - 1747 N. 17th Street. The station is a consolidation of the 22nd and 23rd districts, but the interior was not reconfigured to accommodate the influx of staff. According to site staff, requests have been made for more space within the building and for parking. During a site visit, PCPC staff viewed a portion of the building with offices, storage space, and bathrooms that were entirely vacant. DPP should be consulted on space utilization and if health or safety issues are preventing full use of the building.
 - FY14 Capital request of \$1,700,000 for building system renovations. PICA funding committed for plumbing repairs in FY14-15. FY00-11 Capital expenditures: \$514,068 for roof reconstruction, window/door replacement, HVAC and plumbing projects.

Parking Lots (City-owned)

There are five city-owned parking lots in the district. Four of the lots are managed by PPA, but none have parking meters. A fifth lot at 1224 Mascher is in the process of transfer to private ownership by DPP (initiated in 2012, pending completion). All of the lots appear to be fairly underutilized. No Capital expenditures have been allocated to any of the sites in over ten years, and none has been requested for FY14-19.

All of these lots should be sold or conveyed directly to PPA for management and ownership. This would reduce the City’s liability and need for capital investment to repair paving.

- PPA managed: 2200 Turner St; 1300 N. Frankford Ave; 3250 W Lehigh Ave; and 2600-24 N 5th St.
- Not PPA managed: 1224 Mascher St.

Recreation Centers and Playground Equipment

Lower North has 23 multi-use city-owned recreation centers, the most of all planning districts. Not all of the recreation sites have buildings or are staffed. PCPC estimates that 14 of the recreation centers are programmed by PPR with dedicated staff for after-school activities and summer camps. Aggregated data on use is not available from PPR on this time. Among the recreation center amenities in the district are: 22 sets of playground equipment; 24 sets of basketball courts, 13 outdoor pools; one indoor and year-round pool (at Hartranft); two handball courts; and over 14 baseball fields (some with multiple diamonds).

There is incomplete data on the age of the 18 recreation buildings spread across the centers, but from the available information the dates of construction are estimated from 1884 (Mander) to 1990 (Cruz). The facilities are all fairly well maintained, with some exceptions mostly due to the City’s chronic state of

deferred maintenance of public facilities. Those facilities with community organization involvement tend to be the best maintained.

In general, all facilities with gymnasiums need air conditioning to maintain consistent operations during summer months. At some recreation centers, basketball games can only be played indoors or early in the mornings due to fears of fights and violence. Without air conditioning during the summer it is nearly impossible for staff to maintain regular programs indoors (e.g., basket ball leagues). Site specific issues are described below where applicable. Future Capital funding requests are noted for FY2014 and past expenditures, available only from FY2000 to 2011 are included where available.

- 3rd & Norris Playground - 259-73 W Norris Street. Play equipment and surfaces are in poor condition. Holes in rear fencing.
- Amos Playground - 1817-59 N 16th Street. Concrete play area could be greened. Play equipment and surfaces are worn.
 - FY00-11 Capital expenditures: \$623,142 for pool and field lighting.
- Athletic Recreation Center - 1450 N 26th Street. Has illegal dumping and violence issues; staff would like security cameras. Gym requires air conditioning. Windows and doors are leaking and need replacing. ADA access needed.
 - FY14 Capital request of \$50,000 for new electrical controls and fire alarm system. FY00-11 Capital expenditures: \$1,796,474 for boiler replacement, HVAC, playground and pool improvements
- Cecil B. Moore Recreation Center - 2020-50 W Lehigh Avenue. Play surfaces are in poor condition; completely gone at swings. One of two swing sets missing. Excessive graffiti and litter.
- Hartranft Recreation Center - 800 Cumberland Street. Several playground hazards: uneven and broken walking surfaces and broken benches with upright metal posts uncovered.
- Martin Luther King Recreation Center - 2101-35 Cecil B Moore Avenue. Air conditioning in gymnasium necessary to continue activities indoors during summer months.
 - FY00-11 Capital expenditures: \$858,525 for pool and field improvements.
- Nelson Playground - 2500-34 N 03rd Street. Playground equipment and surfaces are in very poor condition. Basketball and play area concrete surfaces are uneven with trip hazards. Garden program is using containers on large concrete pad; entire area could be greened with pervious surfaces for gardening and stormwater control.

The area surrounding the playground is quite blighted with vacant lots and vacant factory buildings and may act as deterrent to use. On sunny afternoon during PCPC field survey, no children or residents were observed at the playground.

- FY00-11 Capital expenditures: \$169,264 for plumbing, basketball court improvements.
- Strawberry Mansion Playground - 3369-3403 Ridge Avenue. Playground equipment and surfaces are in poor condition. Broken benches and trip hazards exist along the edge of the basketball court.
 - FY00-11 Capital expenditures: \$147,000 for playground/equipment improvements

- Stiles Street Playlot – 1608 Stiles Street. This is a two-piece set of play equipment with no play surfaces, benches, fencing or signage. The site seems small and forgotten, but has a functional set of playground equipment.
- Towe (Wilt) Playground - 1832-50 N Howard St. Play surfaces are in poor condition with trip hazards. Slide is in full sun and should be relocated to shade. Limited number of benches at hand ball court where additional benches are needed for regular tournament spectators and players. Staff raised concerns about added benches around facility in shaded areas as it promotes drug use at those locations.
- Kids can easily climb onto the roof; accessible from fence with no physical barrier and is re-occurring problem.
- Waterloo Playground - 2502-12 N Howard Street. Play surfaces are extremely poor condition with trip hazards. Only two of six basketball courts are functional. Pool is graffiti covered. Entrance from Waterloo and Cumberland is not secured. Adjacent playground area to entrance is “boxed in” and fenced with only one entrance/exit.
- Winchester Playground - 2330 N 15th Street. Half of the play equipment on the site is new, but the other half is in very poor condition. Residents requested swing sets during PCPC site visit.

The following are additional recreational amenities that exist independent of a multi-use recreation center:

- Playground equipment sets are found at the three major neighborhood parks: Fairhill Square, Fotteral Square, and Norris Square,
- Basketball courts are found at Norris Square, Fotteral Square, and in East Fairmount Park.
- Basketball courts found along York Street at 2400 31st Street and at 2400 Natrona Street are both on PRA owned property and are not managed by PPR. It is unclear if PRA is maintaining these sites.
- Smith Playground is on city-owned property, but the buildings and operations are owned and managed by the Smith Foundation. PPR maintains only the grounds and the site is Capital funding eligible.
- Over 45 sites listed by the Budget Office in an inventory of fixed assets as neighborhood parks have been confirmed by PCPC staff as no longer existing as parks. Some of these sites may have been vacant lots identified in urban renewal projects for development as pocket parks, but they never received investment or proper transfer to the Fairmount Park/Recreation inventory. Others may have been community supported parks that over time have become neglected and forgotten. The sites now exist as one of the following:
 - i) City-owned vacant land; ii) other government agency-owned vacant land; iii) privately-owned vacant or developed property; or iv) developed publicly-owned affordable housing sites.
 - A majority of the publicly-owned vacant land sites contribute significantly to neighborhood blight due to the presence of illegal dumping, graffiti, and hazards such as crumbling walkways and remnants of fixed metal posts that once supported benches and fences.
 - The average size of these former “urban renewal” parks is 0.05 acres. With such a small footprint it is questionable how these sites can best serve as passive or active recreation spaces. The size of the lots is more conducive to rowhouse development.

Parks

PCPC estimates that there are 18 different parks in the district of various sizes including parklets, squares and the expansive East Fairmount Park. The three public squares (Fairhill, Fotteral, and Norris) serve as both large passive parks and as quasi-recreation sites with one or two recreational amenities including playground equipment and ball courts. The squares are in mostly good condition and appear to have strong community support for care, maintenance and use. The smaller neighborhood parks are in good to fair condition, however two were observed to be inactive by PCPC and require significant restoration (see below). Over 200 acres of East Fairmount Park falls within the district and acts as both a local and citywide destination. The park contains numerous amenities and the East Park Reservoir. Information specific to conditions, trails, programming and restoration/maintenance projects within East Fairmount are discussed in the Open Space memorandum.

Site-specific issues with neighborhood parks are described below where applicable (there are no FY2014 Capital budget requests or expenditures dating back to FY2000 for the sites listed below except for East Fairmount Park).

- 2400 Colorado Street Park. This is a parklet with no signage or benches and is routinely locked. Neighbors requested more frequent access and benches during a site visit by PCPC. The site was assigned “breezeway/other” status by PPR and is under re-designation as a “mini-park,” which will raise its priority for more frequent maintenance and capital planning.
- 2400 W York Street Park. Site is in state of decay and deterioration – rotting benches and gazebo, fence half removed, and tall weeds at time of PCPC survey. The site was assigned “breezeway/other” status by PPR and is under re-designation as a “mini-park,” which will raise its priority for more frequent maintenance and capital planning. If upgrades are not made in the near term, the site should be considered for disposition for private redevelopment. The site is approximately a five minute walk from passive open space at C.B. Moore Recreation Center, and its restoration would not be considered critical to providing recreation space in the area.
- 2627 W Montgomery Avenue and 2413 N 19th Street opens space sites. These are both large vacant lots owned by the City and managed by PPR as open space. PPR currently has no plans for development as active or passive recreation sites. Pending no need as recreational or as stormwater mitigation resource, the sites should be evaluated for disposition.
- Benson Park - 1442-44 N 4th Street. The two entrances at 4th Street and at Lawrence Street are gated and locked, but the site is fully accessible from the terminus of Leithgow Street. A large patio area is tiled, but trip hazards. According to neighbors the park is mostly locked and not maintained by the City. Neighbors keep it mowed and cleaned (using Leithgow Street access)
- 1005 W. Cumberland Street (Creative Village). This 1,056 foot lot is city-owned and is adjacent to a 2,000 foot lot owned by the Village of Arts and Humanities Inc. (VAH). Collectively both lots from a single property used for art installations by VAH for the Creative Village project. The city-owned portion is not maintained by PPR. The site should be conveyed or sold to VAH.
- East Fairmount Park. See Open Space memorandum for further details on system of natural features and built amenities in the park.
 - FY14 Capital request of \$654,000 to stabilize embankments, outfalls and to control water run-off and erosion, and to install guide rails and fencing. FY00-11 Capital program

expenditures totaled \$1,135,856 for restoration of structures, tennis courts, sidewalks, trails and parking.

- East Park Driving Range - 3300 Reservoir Drive. The retail/office building has been demolished and replaced with a temporary trailer. There is no estimated date for reconstruction; no funds requested in the FY14-19 Capital Program.

Commercial Corridors

The neighborhoods of the Lower North District are served by 20 corridors designed for businesses that offer consumer-oriented goods and services. The corridors, both within or immediately bordering the district, total 2.9 million square feet of floor area. Nearly all of these corridors are neighborhood centers or subcenters that primarily cater to the daily needs of nearby residents and workers. All of these corridors have struggled with the loss of customers accompanying Lower North's past losses of population and jobs.

According to the Planning Commission's *PhilaShops* surveys, the current commercial vacancy rate in the district is about 25 percent. This is a higher rate than found recently in other districts in the city, yet it is lower than the 28 percent vacancy reported in Lower North in 2002 and the 32 percent vacancy reported in 1995. This positive trend may be attributable to the removal from the commercial inventory of many long-term vacant commercial spaces in neighborhoods faced with continued market challenges, and to the reoccupancy of former vacant spaces and development of new commercial spaces in neighborhoods experiencing reinvestment.

Commercial Corridors, Centers, and Districts Serving the Lower North District, 2013

PCPC ID	Name	Type of Center	Gross Leasable Area (sq. ft.)	Vacancy Rate (%)
140	West Girard	Neighborhood	160,000	27.6
152	2 nd and Girard	Neighborhood	270,000	23.4
153	Girard and Marshall	Neighborhood	167,000	37.0
154	6 th and Germantown	Neighborhood	84,000	12.5
155	Broad and Girard	Neighborhood	287,000	13.6
156	Girard and Ridge	Neighborhood Subcenter	72,000	38.8
158	Broad and Cecil B. Moore	Neighborhood	200,000	7.8
159	Ridge and Cecil B. Moore	Neighborhood	152,000	47.5
160	27 th and Cecil B. Moore	Neighborhood Subcenter	32,000	52.5
161	Broad and Susquehanna	Neighborhood	146,000	31.1
162	22 nd and Diamond	Neighborhood Subcenter	23,000	0.0
164	Ridge and Diamond	Neighborhood Subcenter	61,000	58.1
165	Strawberry Square	Neighborhood	92,000	10.8
168	West Lehigh	Neighborhood Subcenter	77,000	33.8
170	N 22 nd Street/Hope Plaza	Neighborhood	232,000	16.6
179	North Broad	Neighborhood	183,000	8.2
180	Germantown and Lehigh	Neighborhood	240,000	23.0
181	5 th and Lehigh	Neighborhood	165,000	25.0
183	American and Lehigh	Neighborhood	80,000	9.7

Source: PCPC. Philadelphia Shops inventory, 2012-2013

Despite the somewhat positive trend in overall district vacancy, parts of Lower North still have very low levels of service for basic convenience-oriented goods and services. Estimated on the basis of occupied gross leasable area per thousand of population, residents around Strawberry Square (#165), 22nd and Diamond (#162), 27th and Cecil B. Moore (#160), and Ridge and Diamond (#164) have access to less than fifty percent of the average convenience-oriented resources enjoyed by the Lower North District overall. Low levels of per capita service are caused in part by low incomes in these areas, yet other contributing factors include accessibility, quality, and safety. It may be possible to improve the level of service by improving the local shopping experience, thereby retaining spending in these corridors and helping existing and new establishments to survive.

The *PhilaShops* surveys also indicated that, even though some commercial areas have seen recent public and private investment, nine out of twenty Lower North corridors were estimated to be in poor overall condition. This means these corridors are not providing a competitive mix of stores or an attractive and safe environment. These include: Girard and Marshall, Girard and Ridge, Ridge and Cecil B. Moore, 27th and Cecil B. Moore, Broad and Susquehanna, 22nd and Diamond, Ridge and Diamond, West Lehigh, and Front and Kensington.

Over time, these conditions can improve, as evidenced by survey findings for other Lower North corridors. For example, the 2nd and Girard area (#152) has improved from ‘fair’ to ‘good’ in the past decade. Broad and Cecil B. Moore (#158) has gone from ‘poor’ to ‘good’. And North Broad (#179) has cut its vacancy rate in half while more than doubling its number of commercial spaces.

Anticipated residential growth in many Lower North neighborhoods will increase demand for retail stores, restaurants, and personal and business services. Given the historic pedestrian-transit character of Lower North commercial corridors, and recognizing that the goals of *Philadelphia2035* are best advanced by development that is pedestrian and transit-friendly, it is important to guide the location and design of new commercial investments to reinforce community character and the city’s overall sustainability.

Housing

Goal: Improve the quality and diversity of new and existing housing

The Lower North district has long suffered from reduced investment. In 2011, there were 13,762 properties within the Lower North district that were two or more years tax delinquent. Of these, about 60 percent have been delinquent for more than 10 years.

Recently there has been a resurgence of development within the District. More than 1,000 new construction permits have been issued since 2006. Affordable housing is very active, with more than 1,200 units of new affordable housing having been built in the district since 2000 with funds administered by OHCD. These units represent 16 percent of OHCD supported housing units developed citywide within that time period. Nearly 800 homeowners received support to make home repairs through various federally funded programs.

Sales Prices and Trends

The Median sales price in the Lower North District is \$66,600. While this figure is low compared to the citywide median (\$125,000 in 2012), median and mean sale prices have increased considerably in the Lower North district in the past 15 years.



Census block groups with median or mean sales prices above \$100,000. In 20 of the 26 block groups, the median and mean sales prices exceed \$100,000 in three or more years between 2008 and 2012

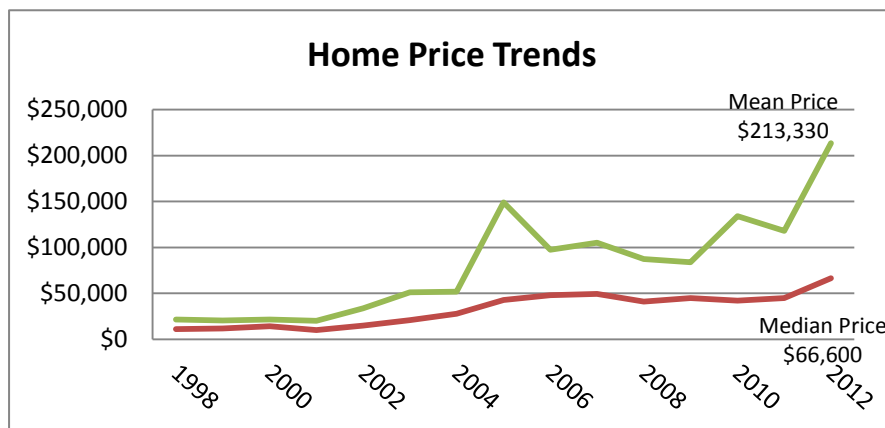
Sales in 27 percent of the district's block groups exceeded the citywide median sales price in 2012. Within the past five years, nearly 30 percent of all block groups in the district maintained an average sales price above \$100,000. These

block groups are clustered around Broad Street and along the southern edge of the district. This pattern

would suggest that development pressure within the district originates from Temple University and Center City neighborhoods.

Sales in other portions of the district have experienced price appreciation to a lesser degree. Home prices have remained below the 1998 median of \$11,000 in about 30 percent of the Block groups in Lower North.

The large increase in mean sales prices is not wholly reflective of increased values of individual homes but rather influenced by large housing development projects and grouped acquisitions for planned developments. Because there is significant sales activity at very high and very low price points within the district, it is difficult to get an accurate picture of market rate home prices within the district. There is quite a bit of volatility; the reality is somewhere between the mean and the median.



Overall, property valuation increased 225%. This figure is slightly lower than the citywide average increase of 235%. Interestingly, valuation in more expensive block groups experienced a smaller increase than the remainder of the district, whereas valuation in block groups with lower sales prices increased slightly

more than the citywide figures. The tax implication of this variance for existing homeowners may warrant further exploration. Twenty percent of residential properties in the district have applied for and been approved for the homestead exemption for 2014.

FOLLOW UP

- Coordinate with PPR to ensure that the parklets at 2400 N. Colorado Street and 2400 W. York Street have been designated as “mini-parks” by the department and will be prioritized for funding and restoration. However, if the 2400 W. York site is not restored in the near term, its blighted condition should be taken into consideration for a disposition and private market development.
- Coordinate with PRA, PHA and the City’s Department of Public Property to ensure that the formerly designated “urban renewal parks” are appropriately tracked for disposition.
- Coordinate with SEPTA on the options for bus shelter placement adjacent to health centers.
- Coordinate with Streets Department on the installation of signal controls at all fire stations.
- Continue to work with the Commerce Department and local community organizations to promote active commercial corridor business associations and related services and programming.
- Identify in existing commercial corridors the key, transit and pedestrian accessible blocks around which to concentrate commercial zoning, uses, and public investments.
- Consider strategic locations for new auto-oriented commercial development that complements the overall viability of traditional commercial corridors and district neighborhoods.
- Quantify the ratio of student and affordable housing options to market rate and family units being constructed in Lower North Philadelphia. To the extent that City agencies have influence; an effort should be made to ensure that an appropriate housing mix that accommodates relevant household types and income levels.

ECONOMIC DEVELOPMENT

Philadelphia2035 Citywide Vision Goal: Make Philadelphia more competitive in the metropolitan region

SUMMARY OF EXISTING CONDITIONS

The economy of the Lower North District is steadily evolving. New jobs are being created to serve in-fill development radiating northward from the adjacent Metropolitan Center and outward from Temple University. At the same time, many traditional employment sites are becoming less intensively used or are transitioning to newer uses. Additionally, many sites remain vacant due to obsolescence or real estate speculation. With a large amount of underutilized land, and a central and accessible location, Lower North has capacity to accommodate growth in its number of jobs and working residents.

- District employment is concentrated around enterprises that provide educational, utility, and health services. Temple University, Philadelphia Gas Works, Girard Medical Center, Department of Public Health, and St. Joseph's Hospital were some of the top employers in Lower North in 2010.
- The Lower North District is less than five miles from major job destinations within the Metropolitan Center (Center City/University City). It is located between I-76, I-95, I-676, and Route 1, and it is served by SEPTA City Division and Regional Rail that connects to other parts of the city and region.
- In 2011, Lower North had 25,500 employed residents. About 1,700 (seven percent) of employed residents held jobs within the district. The difference between the remaining 23,800 (93 percent) of employed residents who commuted out of the district and the 19,300 workers who commuted into the district resulted in a net outflow of -4,500 workers. (OnTheMap Application)
- Residents of the Lower North District were employed in 2011 in a variety of economic sectors.

Health Care and Social Assistance	25 percent
Business, professional, administrative, and related services	23 percent
Retail, food services, lodging, arts and recreation	21 percent
Industrial and industrially-related	15 percent
Educational Services	9 percent
Public Administration	7 percent
- Of the 25,500 Lower North residents with jobs in 2011, about 17,100 (67 percent) held jobs in Philadelphia. This compares to 62 percent for all city residents. About 2,700 resident workers (11 percent) worked in Montgomery County, and 1,200 (5 percent) traveled to jobs in Delaware County. Approximately 8,000 (31 percent) worked in zip codes that encompass the Metropolitan Center.
- Of the 21,000 jobs located in Lower North, roughly 12,800 (61 percent) were held by Philadelphia residents. This compares to 53 percent for all jobs in the city. About 2,200 jobs (11 percent) were held by residents of Montgomery County, and 1,500 jobs (seven percent) were held by Delaware County residents. More than 40 percent of Lower North jobs are held by workers who live to the north and to the northeast of the district.

- The total number of jobs located within the Lower North district appears to have remained relatively stable between 2002 and 2011, dropping by only 1.7 percent according to the Census Bureau's OnTheMap Application. This compares to a citywide loss of about 2.0 percent during the same period, according to an average of four different federal data sources. The Lower North district hosts about 3 percent of the total jobs in the city.

Total Number of Jobs, Lower North District, YR2002 and YR2011

YR2002	21,350
YR2011	20,990
Change	-360
% Change	-1.7%

Source: OnTheMap Application

KEY ISSUES

The Lower North District faces significant economic development challenges:

- Lower North has among the highest overall rates of unemployment and poverty in the city and region. For example, the 17 percent unemployment rate in Lower North far exceeds the city rate of 13 percent and the metropolitan area rate of 8.9 percent (ACS, 2007-2011). Many district residents lack needed skills or reasonable transportation access to obtain available jobs.
- The 47 percent rate of poverty in Lower North (ACS, 2007-2011), combined with continued population loss in some parts of the district, makes it difficult for good quality, locally-serving establishments to start and stay in business.
- Costs are high to redevelop once-active properties for new job and tax-generating uses, yet prices and rents in most of Lower North remain very low. This limits economic development by making the district relatively dependent upon scarce public subsidies.

OPPORTUNITIES

Lower North is also positioned to benefit from several economic development opportunities:

- The district's large amount of redevelopable acreage, close proximity to the growing Metropolitan Center, plus good access to the regional highway and transit network, all create potential capacity for Lower North to absorb a mix of new households and enterprises.
- Expansion of enrollment and programming at Temple University's main campus may be expected to bring new dollars into Lower North and generate additional job and business opportunities for local residents and enterprises.
- Continued reinvestment in targeted commercial, cultural, recreation, and industrial corridors can help Lower North support forecasted growth in district population, diversify opportunities for district residents and businesses, and capture spending from the broader city and region.

Major Employers, Lower North District

Temple University (Main Campus, full time and part time)	5,197
Philadelphia Gas Works (total for all of PGW)	1,900
Girard Medical Center	1,400
Philadelphia Department of Public Health	600
Philadelphia Nursing Home - Fairmount Long Term Care	540
St. Joseph's Hospital	480
Sodexo	300
Floracraft Corp.	250
PHA – Norris Apartments	250
Women's Christian Alliance	230
Girard College	220

[Source: DVPRC 2010, PCPC]

ECONOMIC DEVELOPMENT (SPECIFIC TOPICS)

Metropolitan and Regional Centers

Goal: Support the growth of economic centers

The Lower North District is located immediately adjacent to Greater Philadelphia's largest economic hub, the "Metropolitan Center" formed by Center City and University City.

The economic relationship between the Metropolitan Center and Lower North can be viewed as complementary. The Lower North District supports the growth of the Metropolitan Center by providing a significant, close-in supply of labor, by offering location options for enterprises and households that need affordable access to downtown customers and jobs, and by providing, through Temple University, an array of higher education, cultural and recreation options. Conversely, Lower North benefits from downtown proximity through access to a wide array of jobs, customers, specialized shopping and service resources, and cultural attractions.

The development of strong regionally-significant centers within and adjoining Lower North is also complementary to the city's overall economic vision. Temple University's Main Campus, with more than 5,000 jobs, roughly 30,000 students, regional transit access, and a gradually expanding mix of nearby commercial activity along Broad Street and Cecil B. Moore Avenue, forms the core of what may be considered the 'downtown' of the Lower North district. Around Broad and Lehigh and the North Philadelphia station along Amtrak's Northeast Corridor, a long-term opportunity may exist to create a regionally-competitive economic center featuring enhanced transit connections.

Lower North still faces long-standing obstacles to contributing to and benefiting from Metropolitan Center growth, as well as to fostering growth of significant economic centers within Lower North itself. Challenges within Lower North include low educational attainment, concentrated poverty, low private-sector activity, and acres of vacant and poorly-maintained property. Lower North may chip away at these obstacles by strengthening such competitive advantages as the ability to provide labor and specialized close-in services to urban employers and customers, and the capacity to absorb additional employers and jobs in specialized urban centers (e.g. Temple) and corridors (e.g. American Street).

Jobs by NAICS Industry Sector, Lower North, YR2002 to YR2011

NAICS Sector	YR2002	YR2011	% CHANGE
Utilities	1,489	985	-33.8%
Construction	355	222	-37.5%
Manufacturing	830	352	-57.6%
Wholesale Trade	752	534	-29.0%
Retail Trade	1,037	1,109	6.9%
Transportation and Warehousing	222	222	0.0%
Information	63	91	44.4%
Finance and Insurance	176	150	-14.8%
Real Estate and Rental and Leasing	211	278	31.8%
Professional, Scientific, and Technical Services	247	234	-5.3%
Management of Companies and Enterprises	2	91	4450.0%
Administration & Support, Waste Management and Remediation	318	371	16.7%
Educational Services	9,042	8,288	-8.3%
Health Care and Social Assistance	5,306	5,408	1.9%
Arts, Entertainment, and Recreation	196	172	-12.2%
Accommodation and Food Services	573	1,484	159.0%
Other Services	517	514	-0.6%
Public Administration	13	485	3630.8%
TOTAL	21,350	20,990	-1.7%

[Source: On The Map Application]

Industrial Land

Goal: Target industrial lands for continued growth and development

The Lower North District contains several areas with industrial land use and zoning that dates to freight rail lines developed in the 19th Century.

The only actively-managed industrial area in Lower North is the American Street Industrial Corridor, which parallels the eastern edge of Lower North. Boundaries currently reflected in an Urban Renewal Area extend from Lehigh to Girard avenues, as far east as 2nd Street, and as far west as 6th Street. American Street for most of its length is wide and truck-friendly. The Philadelphia Department of Commerce reports approximately 200 establishments, 1,300 jobs, and more than 400 truck trips per day in the Corridor. It is important to note that employment at food-related establishments such as Aramark (Food Services) and Philabundance Food Bank (Social Assistance) are not categorized in economic sectors commonly associated with industrial activity. Companies report that truck access to I-95 is important to their operations. At least 12 acres remain available for development, which could translate into more than 150 jobs.

In Brewerytown in the southwest corner of Lower North, a cluster of former industrial sites has been gradually redeveloping as housing and services. A single warehouse and storage use remains active. Amtrak's Northeast Corridor was once nearly continuously lined on both sides by industry. Only a handful of low-intensity industrial uses remain in the Lower North section of the Corridor, including a Streets Department yard and a construction debris yard. Several former industrial sites appear to be abandoned, while some other sites have been redeveloped for housing or commercial uses. SEPTA's main Regional Rail line was also once lined with industrial uses. Many former industrial sites remain vacant or underutilized, while others have been converted to other uses.

Institutions

Goal: Grow Philadelphia's strong institutional job sector

The recent expansion of enrollment and facilities at the Main Campus of Temple University is an example of how institutional growth contributes to citywide and district-specific economic vitality.

The Main Campus now accounts for about 5,000 full and part-time jobs, 30,000 enrolled students, and 5,000 beds of students who live on-campus. As many as 7,000 students live in off-campus housing near the Temple campus. Increasingly, Temple University attracts students from outside Philadelphia, which means that more dollars are brought into the local economy for tuition, housing, and other services. Recent construction projects for academic, housing, athletic, cultural, and parking facilities have spurred additional employment and spending within Philadelphia's economy.

Temple University has undertaken, and continues to update, a 'framework' plan intended to guide future physical improvement of the Main Campus. <http://www.temple.edu/2020>. The planning principles that support this effort reflect a vision that Main Campus will become more vibrant. Principles include the creation of a safe and inviting 24-hour campus, including a mix of community and university-serving amenities that will make the campus a destination.

The University's plan also states the intent to respect and engage surrounding communities, including an emphasis on development within the existing footprint of University-owned property and parcels zoned for special purpose institutional use, or SP-INS. A further assumption is that Temple University's student enrollment will remain relatively constant.

At a smaller scale, St. Joseph's Preparatory School on Girard Avenue has begun a strategic planning process to facilitate expansion, while the nearby Girard College has been encountering financial problems that may curtail its boarding and high school programs.

Several moderate-sized health care sites also provide economic anchors along Girard Avenue. The two campuses of the North Philadelphia Health System (Girard Medical Center and St. Joseph's Hospital), plus the Philadelphia Nursing Home/Department of Public Health complex, support as many as 3,000 jobs. These facilities provide important services to the surrounding communities.

The current economic and fiscal environment is difficult for many higher education and health care institutions. Schools are under pressure to keep tuition affordable. Hospitals, particularly those serving low income and under-insured communities, are under pressure to reduce costs and compete with newer, smaller out-patient focused facilities. These pressures may constrain their expansion.

Philadelphia2035: Citywide Vision encourages institutions that expect to grow, or even remain stable, to modernize on existing sites, to perform master plans and seek approval for SP-INS zoning.

Cultural Economy

Goal: Develop tourism and the creative economy into a leading economic sector

The Lower North District hosts concentrations of cultural and creative enterprises on North Broad Street from Girard to Temple University, as well as in neighborhoods that have seen recent market-rate, residential reinvestment near Girard Avenue and Frankford Avenue. (CultureBlocks, map, 2013)

Temple University's Liacouras Center on North Broad Street is the largest cultural attraction in the district. The facility hosts athletic events, concerts, comedy, and other entertainment. It holds over 10,000 seats. The Center attracts attendees from throughout the region. Public transportation is provided by SEPTA buses and the Broad Street Line, although a large number of attendees drive to the venue and park in adjacent garages and lots. Temple University also hosts public music, theater, and dance performances in Rock Hall, the Temple Performing Arts Center, and Tomlinson Theater.

North and south of Temple University, a long-standing goal to establish a new identity for North Broad Street as the 'Avenue of the Arts North' has met with limited success to date, as arts and cultural institutions in Philadelphia and elsewhere compete for changing audiences and limited funding. The Freedom Theater at 1346 North Broad is used for facility rentals and a performing arts training program. The adjacent Blue Horizon, a former boxing venue, has been proposed for adaptive reuse as a hotel. The storied Uptown Theater at 2240 North Broad has since 2002 been the focus of revitalization efforts by the non-profit Uptown Entertainment and Development Corporation. The former Metropolitan Opera House, or 'Met', at 858 North Broad, is now the Holy Ghost Headquarters Revival Center at the Met, which continues to attempt to raise funds to address the facility's serious state of disrepair.

Additional cultural sites and programming in the Lower North District include, among others: Crane Arts, Taller Puertorriquenos, 3rd Ward, the John Coltrane House, the African American Cultural Heritage Trail, and the Village of Arts and Humanity.

Recommended Follow-Up

- Identify transportation, land use, and public facility improvements that can improve access to jobs for Lower North residents and neighborhoods particularly impacted by poverty and unemployment.
- Continue to work with Temple University and stakeholders to refine needs for physical development and infrastructure and to identify zoning and investments that will serve both Temple and its adjoining communities.
- Update land use and transportation policies for the American Street Industrial Corridor, taking into consideration opportunities to balance neighborhood aspirations with citywide needs for services. Maintain neighborhood-compatible industrial and industrially-related use along other corridors where such uses can provide a safety and noise barrier between active rail and residential uses.
- Identify and reinforce appropriately-sized and located neighborhood and community-serving commercial centers and corridors to provide competitive mixes of goods and services, and jobs, to Lower North residents and workers. (See Neighborhoods Memo – Commercial Corridors)
- Continue to refine publicly-assisted redevelopment strategies to stretch limited public dollars and attract increasing amounts of private investment.

LAND MANAGEMENT

Philadelphia2035 Citywide Vision Goal: Capitalize on land assets

SUMMARY OF EXISTING CONDITIONS

Land use in Lower North is split among three primary uses: residential, park/open space and vacant land. The predominant land use is residential, making up 36 percent of the district, followed by park/open space and vacant land which are nearly equal in share at 16 and 13 percent, respectively. Civic/institutional uses are also significant due to the presence of Temple University, Girard College, and School District of Philadelphia facilities. All other land uses are equally divided by percent of total acres across the district. Vacant land and structures are significant land management issues in the district. Vacant land use is highly distributed and found in every Census tract across the district save Tract 146. There is a significant agglomeration potential for vacant land. Thirty-eight percent of the vacant land use is publicly owned by the City, the Philadelphia Redevelopment Agency (PRA), or the Philadelphia Housing Development Corporation (PHDC) and of these 55 percent are adjacent to another publicly-owned vacant lot. PCPC staff documented approximately 3,905 fully vacant buildings, and over 83 percent were found on residential properties.

KEY ISSUES

The most important land management issues the Lower North District is facing over the next ten years are:

- Vacant land is highly distributed and entire blocks can be found with more than 50 percent vacant land.
- Where adjacent parcels form contiguous blocks of vacant land, the ownership of the individual lots is a mix private and public.
- Fully vacant buildings observed in PCPC's land use survey are mostly found on residential land uses and number in the thousands. Partially-vacant buildings exist in the highest quantities on commercial mixed residential properties.
- A cursory analysis by PCPC indicates that there are 134 blocks where more than 75 percent of the properties have land use potentially inconsistent with the underlying zoning. These blocks are possible candidates for corrective zoning.

OPPORTUNITIES

There are significant land use opportunities in the Lower North District.

- Eighteen percent of vacant lots are adjacent to another vacant lot (57 percent for publicly-owned vacant land). Land consolidation may be evaluated where market conditions favor larger blocks of land for redevelopment.
- There is significant acreage to accommodate *Philadelphia2035* projected population growth of 15,000 new residents by 2035.
- Target blocks with limited numbers of vacant buildings for action by Department of Licenses and Inspections "Clean and Seal Program" to deter further deterioration of buildings, health and safety hazards to neighboring properties, and the blighting effects on neighboring block.
- Corrective zoning may be applied to entire square blocks.

LAND MANAGEMENT (SPECIFIC TOPICS)

Land Use and Zoning

Land Use Summary

Categorized at the broadest level, and aggregated by percent acres, land use in Lower North is split among three primary uses: residential, park/open space and vacant land. Residential land uses make up 36 percent of the district and park/open space and vacant land are nearly equal in share at 16 and 13 percent, respectively. Civic/institutional uses are also notable due to the presence of Temple University, Girard College, and other educational uses. All other land uses are fairly equally divided by percent of total acres. The mix of land use in Lower North is not readily compared with other districts surveyed thus far. This is largely due to the significant amount of vacant land found amid residential uses, and the large concentration of open space in East Fairmount Park.

The following analysis and data are based upon the field survey work conducted by PCPC staff January through May 2013. The table below displays the ranking of eight broad categories (one-digit level) of land use by percent acres.

Table 1: Percent Total of Land Use by Acre at 1-Digit Level

Code	Digit 1 Description	Percent of	
		Total Acres	Total
1	Residential	940	36%
7	Park/Open Space	416	16%
9	Vacant or Other	345	13%
4	Civic/Institution	280	11%
3	Industrial	173	7%
2	Commercial	159	6%
6	Culture/Recreation	147	6%
5	Transportation	131	5%
	Total (minus streets, water)	2,592	100%

Note that aggregated acreages for streets and sidewalks have been removed from the Transportation category so that this category only includes dedicated parking, transit and related transportation uses. Acreages representing water features (e.g., the Schuylkill River and the reservoirs in East Fairmount Park) have also been removed from the analysis as to better represent the quantity and distribution of built environment land uses.

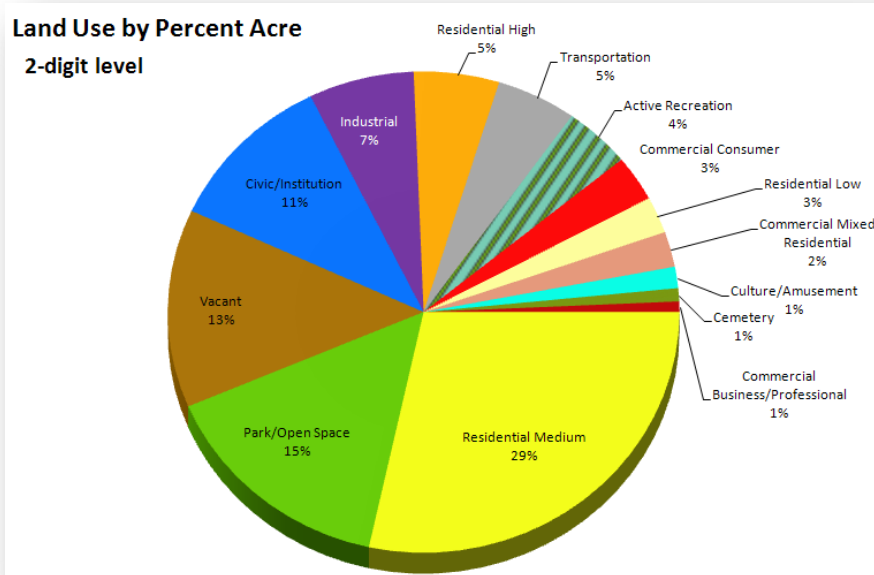
A closer examination of the broad land use categories at finer levels of detail (two-digit and three-digit categories) allows for more in-depth understanding of the distribution of land uses across the district. For example at the two-digit level residential, commercial, recreational and open space land uses are further divided into two or three different subcategories to better qualify uses without introducing too much detail.

The major land use categories are all described in detail in the subsections below using data analysis from both the two-digit and three-digit categories.

Table 2: Percent Total of Land Use by Acre at Two-Digit Level

Code	Digit 2 Description	Total Acres	Percent of Total
12	Residential Medium	737	28%
71	Park/Open Space	393	15%
91	Vacant	345	13%
41	Civic/Institution	280	11%
31	Industrial	173	7%
13	Residential High	140	5%
51	Transportation	131	5%
62	Active Recreation	110	4%
21	Commercial Consumer	80	3%
11	Residential Low	64	2%
23	Commercial Mixed Residential	61	2%
61	Culture/Amusement	37	1%
72	Cemetery	23	1%
22	Commercial Business/Professional	18	1%
	TOTAL (minus streets, water)	2,592	100%

Chart 1: Percent Total of Land Use by Acre at Two-Digit Level



Residential (ranked 1st)

Approximately 940 acres of the district are devoted to residential uses. PCPC categorizes residential land use by three levels of density: low, medium and high. By percent of acreage, medium density makes up a 78 percent of all residential uses followed by high density uses (e.g., apartments or condominiums) at 15 percent. Low density residential covers numerous blocks (e.g., Bonriquen Plaza) and accounts for only seven percent of all residential uses. Residential rowhouses make up the highest concentration of residential uses at 65 percent.

Please note that land use density in this context does not refer to zoning or allowable residential building densities under the zoning code.

Similar to the density categorization, residential uses may be examined at the three-digit level and grouped as single-family or multi-family. By percent acreage, residential uses are aggregated as follows:

- 76 percent Single-family residential land uses
- 24 percent Multi-family residential land uses

Under the single-family grouping, the dominant use is residential rowhouse at 76 percent of the total. Residential semi-detached makes up eight percent and residential detached accounts for just one percent. Approximately five percent is categorized as “other residential medium density” and is assigned to the single-family group to account for individual properties used as side yards or rear lots to adjacent single-family homes.

Under the multi-family land grouping, apartment houses and apartment or condominium complexes account for 50 percent of the total. Collectively, residential detached, semi-attached, and attached homes - converted to apartments - represent 32 percent of the multi-family total. Most of the conversions are residential semi-detached land uses. They are fairly well distributed across the district, but notable concentrations exist west of Broad Street to 20th Street and from Susquehanna to Master streets. The largest numbers of conversions are found in Census tracts 153 and 147 roughly bounded by Norris Street, Poplar Street, 19th Street and Broad Street. The remaining 18 percent of the multi-family grouping is made up in equal proportions of hotel/motel, residential care facility uses. Dormitories make up less than one percent of the residential multi-family group and just two percent of all residential uses as a portion of total acres.

Park/Open Space (ranked 2nd)

East Fairmount Park represents 86 percent or approximately 358 acres of the 416 acres of the park/open space category. This estimate is defined by land designated solely as park/open space and discounts areas that may account for culture/recreation, water or other uses. Sites designated as land use in the park, other than park/open space, by PCPC staff are: Robin Hood Dell, Mander Recreation Center, East Park Reservoir, Smith Memorial Playground, the Mount Pleasant Mansion grounds and the East Park Driving Range. As a result, the remaining percentage of park land/open space is represented by neighborhood parks and where community gardens were identified during the PCPC survey. Cemeteries represent just one percent of all open space.

Vacant Land (ranked 3rd)

Vacant land is discussed under the subsection, “Vacant Land and Buildings” found below.

Civic\Institutional (ranked 4th)

Education is the dominant civic and institutional use at 65 percent of this category by percent of acres. The percentage is very close to the 69 percent found in the University Southwest district and is largely attributed to presence of Temple University and Girard College. School District of Philadelphia properties contribute notably to the ranking of this category with properties ranging in size from two to seven acres. The approximately 220 acres of civic\institutional land within the district consists of the following subcategories:

- 65 percent Education
- 19 percent Worship
- 10 percent Health Care
- Six percent Other

Industrial (ranked 5th)

Industrial uses are found along two primary corridors. The largest quantity and density is found in the eastern half of the district along the American Street corridor. Industrial uses stretch to the east and west of American Avenue various distances, and collectively the corridor represents approximately 52 percent of the total industrial land in the district. The other significant concentration is found along the Amtrak corridor running adjacent to Glenwood Avenue from 33rd Street to Huntingdon Street. This western corridor represents approximately 23 percent of the total industrial land. The remainder of industrial land is typically found in small clusters on nearby, but not necessarily on adjacent properties, scattered around the district. Industrial uses are distributed among the following subcategories:

- 29 percent Other Industrial
- 24 percent Warehousing and distribution
- 21 percent Other Production (agriculture, heavy auto body repair, scrap yards, telecom, etc.)
- 15 percent Manufacturing (all)
- Nine percent Utilities
- Two percent Construction

The “other industrial” category makes up the largest percentage of the total due to the number of properties for which a specific subcategory could be not assigned from a survey, or where sites were shuttered and inactive.

Commercial (ranked 6th tied with Culture/Recreation)

Commercial uses are mostly found along commercial corridors. The predominant use is retail stores followed by mixed commercial with residential. Business and professional services make up the smallest percentage of commercial uses. Commercial uses are distributed among the following two-digit and three-digit subcategories:

- 50 percent Commercial Consumer
 - 34 percent Commercial store
 - 12 percent Commercial auto (gas station, auto parts and tires, repair)
 - Three percent Food service and drinking
 - One percent Other
- 30 percent Commercial Mixed Residential
 - 29 percent Rowhouse store with apartments

- 19 percent Commercial store with apartments
- One percent Other (accessory parking, storage, semi-detached office with apartments)
- 11 percent Business/Professional (offices, services)

Culture\Recreational (ranked 6th tied with Commercial)

Uses within this category include active recreation, performing arts and other cultural or amusement activities and by percent of total acres is tied with commercial uses. The largest use in this category is active recreation and is attributed to the relatively large number of city-owned recreation centers in the district and the athletic/recreation holdings of Temple University. The breakdown by percent acre within this category is as follows:

- 75 percent Active recreation;
- Nine percent Amusement.
- Five percent Cultural and natural history; and

Transportation (ranked 7th)

For this analysis, the 1,054 acres of roads and sidewalks were factored out of the percent total of transportation uses. The road network is ubiquitous and the presence of roads and sidewalks would otherwise obscure the significance of other land use categories, including specific transportation sub-uses. If roads and sidewalks were included in the transportation category, transportation would represent 28% of all land use by percent acre. With roads removed, all other transportation land uses combined amount to just five percent of the total land use and breakdown as follows:

- 50 percent Rail yards, rail stations and rail right-of-ways
- 45 percent Parking (non-accessory); and
- Four percent Truck, bus or taxi garages and dispatch
- One percent Other transportation

Analysis of Land Use Potentially Inconsistent with Zoning

The land use of each parcel, as documented in the field survey by PCPC staff, was compared to the parcel's existing zoning classification. Instances of land use inconsistent with underlying zoning were summarized by count of properties and acreage by both zoning and land use categorizations. The analysis highlights individual zoning districts where more than 25 percent of the properties have land uses potentially inconsistent with the underlying zoning, and may be evaluated for remapping. This is an exploratory analysis only and will require further, fine grained review by the District planning team.

Approximately 430 acres were identified as potentially inconsistent. This amounts to 11 percent of all acres zoned in the district. Statistics for potential land use to zoning inconsistency are as follows:

- On approximately 134 blocks more than 75 percent of the properties have land use potentially inconsistent with the underlying zoning.
- Potential inconsistencies are mainly found within the CMX-2, I-2 and RM-1 zoning districts.
- Within CMX-2 the land uses most commonly identified as inconsistent are residential rowhouse (42 acres, approximately 1,500 properties) and other industrial uses (10 acres, approx. 500) spread across the district.

- Within I-2 the most common inconsistencies are single-family residential rowhouses (10 acres) and multi-family apartment houses (seven acres, approx. 300 properties). However, there are four active recreation sites that account for a majority of the inconsistency by acreage.
- There are five blocks of RSA-5 zoning where almost all of the properties are a mix of low and medium density residential uses (18 acres, approx. 200 properties).
- Three hundred blocks of zoning consist of a single property where the land use is potentially inconsistent to the underlying zoning.

Vacant Land and Structures

Vacant Land

PCPC's field survey identified approximately 345 acres of vacant land. At both the 1-digit level and 2-digit levels, vacant land ranks 3rd by percent acre of total land use. This is the largest quantity of vacant land documented in a single planning district by PCPC at this point in the *Philadelphia2035* district planning process. The quantity of vacant land makes this a significant planning issue for the district.

Because the GIS land use database is derived in part, but not wholly from tax parcel boundaries, an estimate of the number of vacant tax-ratable lots is possible. The estimated number of vacant properties based on land use data is 10,660. The average size is 0.03 acres and the largest lot size is just over four acres.

Vacant land is widely distributed throughout the district and is found all of the 29 Census tracts except one (tract 146). Vacant exists largely amid residential blocks. The highest concentrations, by percent of total vacant acres, are found within the Census tracts in Strawberry Mansion, Brewertown, West Kensington and South Kensington.

Table 4: Census tracts with Largest Concentration of Vacant Land by Percent Acre of Total Vacant Land

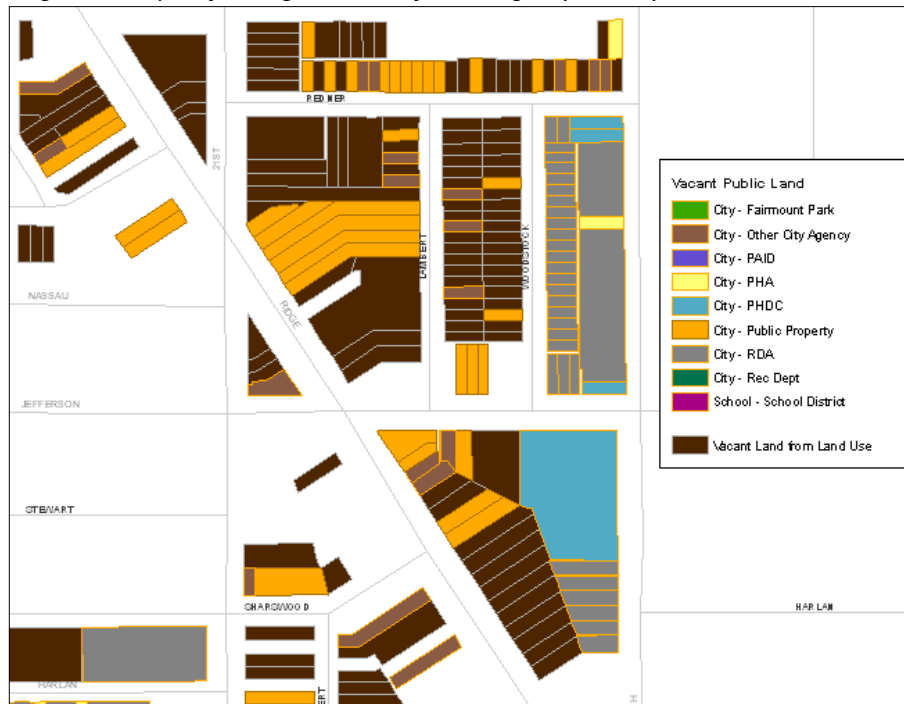
Tract	Estimated Number Vacant Lots	Vacant Acres in Tract	Percent of Total Vacant Acres in District
Census Tract 152	661	24	7%
Census Tract 156	565	21	6%
Census Tract 144	280	18	5%
Census Tract 169.01	615	18	5%
Census Tract 151.02	421	17	5%
Census Tract 137	425	17	5%
Census Tract 165	425	17	5%
Census Tract 168	525	17	5%

Image 1: Vacant Land across the Lower North District



Thirty-eight percent of vacant land is publicly-owned. Owners include the City, PRA and PHDC. This equates to approximately 4,042 out the estimated total of 10,659 vacant properties. Of these, over 55 percent are adjacent to one or more vacant publicly-owned lots. There are many instances throughout the district where adjacent lots are each owned by a different government agency. The ability to effectively and transparently consolidate publicly-owned parcels is the aim of the proposed land bank.

Image 2: Example of Contiguous Lots of Multi-Agency Publicly-Owned Vacant Land



If all vacant land, public and private, is evaluated for agglomeration potential (adjacent parcels only), then the quantities more than double. Over 1,920 vacant properties are adjacent to one or more vacant

lots. These adjacent lots represent 17 percent of the estimated count of vacant lots, and 75 percent of the total acreage of vacant land. The largest potential mass consolidation is estimated to include 45 properties, in public and private ownership, totaling two acres. It is in one square block between Susquehanna Avenue, Fletcher Street, 26th and 27th Street. Consolidation may generate more opportunities for redevelopment. However, all redevelopment projects would be contingent upon market conditions and community support among other variables. The largest number of opportunities for consolidation may hinge upon asserting public control over long-term tax delinquent property adjacent to large tracts of publicly held vacant land.

Images 3: Publicly and Privately Owned Vacant Land in Lower North



Vacant Buildings

Vacant buildings are also a significant planning issue for the district. PCPC staff conducted windshield surveys for signs of long-term vacancy and qualified their observations as either fully vacant or partially vacant. Vacant buildings are distributed across the district mostly amid residential uses with concentrations in Strawberry Mansion, Brewertown and North Central.

Table 5: Vacant Building Counts from PCPC Field Survey

Vacant Buildings	Count	Percent of Vacant Building Total
Fully Vacant	3,905	91%
Partially Vacant	368	9%
Total	4,273	100%

Over 83 percent of fully vacant buildings are residential. This statistic is based on the number of fully vacant buildings compared to the estimated total number of properties in each land use category. However, even though the percent total is quite small for other land use categories, the number of fully vacant buildings can still total in the hundreds (e.g., 331 fully vacant buildings on commercial mixed use properties). Further assessment may be conducted to determine where blocks are conducive to

stabilization through aggressive action by the Department of Licenses and Inspections (L&I) “Clean and Seal” program. The Clean & Seal Program addresses vacant abandoned buildings by sealing doors and windows to reduce deterioration, property hazards, and crime.

Partially-vacant buildings exist in the highest quantities on commercial-mixed residential properties, impacting mostly commercial corridors and the ends of residential blocks along arterial roads.

Table 6: Vacant Buildings by Land Use

Land Use 2-Digit Category	Estimated Property Count	Partially Vacant Buildings Total	Fully Vacant Buildings Total	Percent of Partial and Fully Vacant Buildings per Estimated Property Count	Percent of Fully Vacant Buildings from Fully Vacant Total
Commercial Mixed Residential	1,473	282	331	42%	8%
Culture/Amusement	43	0	13	30%	0%
Industrial	623	16	157	28%	4%
Commercial Consumer	467	13	72	18%	2%
Residential Medium	30,540	49	3,230	11%	83%
Civic/Institution	603	4	46	8%	1%
Commercial Business/Professional	86	2	5	8%	0%
Residential High	311	1	16	5%	0%
Residential Low	1,024	1	20	2%	1%
Transportation	910	0	15	2%	0%
Total	36,080	368	3,905		

Municipal-Support Facilities

Under *Philadelphia2035: Citywide Vision*, operations used primarily by City government agencies are identified as municipal-support facilities. Within the district there are ten support facilities, some of which comprise multiple buildings or structures (e.g., Health Maintenance Complex). PCPC surveyed all of the sites, but only those with notable issues with physical development/repairs and future Capital programming needs are discussed below.

Health Maintenance Complex – 2300 Poplar Street

The complex includes the Department of Public Health’s maintenance offices and storage buildings, a maintenance shop, the Childhood Lead Prevention operations, a pavilion for municipal and private events, one vacant building, and the Philadelphia Nursing Home. All of the land and buildings are owned by the Commonwealth of Pennsylvania and are leased by the City. City bonds are used to fund Capital programming for all buildings with the exception of the nursing home, for which Capital funds are derived from dedicated Health Department revenues. Issues include:

- Failures in the stone wall surrounding the perimeter of the complex, with large stones collapsing onto the sidewalk.
- \$9.2 million is requested under the FY14-19 Capital Program for installation of a generator, energy efficiency renovations, equipment upgrades, and bathroom renovations at the Philadelphia Nursing Home.

North Central Services Building – 2523 Glenwood Avenue

This is a large service/repair garage and tire shop of approximately 31,000 square feet and has an expansive parking area for heavy equipment, trash and recycling trucks.

- The building has several broken and leaking windows. The entrance door facing Glenwood Avenue is broken. According to staff the air conditioning does not work properly and has caused brownouts in the surrounding neighborhood due to the electrical drain.
- PHA has indicated interest in expanding the adjacent site and acquiring the services building from the City. The Streets Department has no near term plans to move. In the FY14-19 Capital Budget, \$200,000 was requested for repair of the upper level roof: the lower level was completed in 2010.

Recommended Follow-Up

- Continue to explore strategic management (e.g., consolidation) and disposition of vacant land to accommodate projected growth for the district and *Philadelphia2035* Citywide Vision goals.
- Identify opportunities to integrate topography and natural stream paths into plans for improved stormwater management, development sites, and open space.
- Further investigate city blocks where more than 25 percent of land use is estimated to be inconsistent with underlying zoning for corrective remapping.

TRANSPORTATION

Philadelphia2035 Citywide Vision Goal: Improve transportation safety, efficiency, and convenience.

SUMMARY OF EXISTING CONDITIONS

The Lower North District is served by almost every form of transit that SEPTA offers, and by Amtrak. It has a well-connected, though not fully functional, street network. The bike lane network is sparse and the sidewalk network suffers from serious deterioration.

Census data related to auto ownership and work commute modes in are summarized in the table below. Auto ownership in the District is just slightly over half the City average, and auto commuting is significantly lower. District residents are 50 percent more likely to use transit to get to work than the average City resident.

	Citywide	Lower North District
Percent of Households without Vehicles	34%	57%
No. of Vehicles Available per Household	0.96	0.55
Means of Transportation to Work (%)		
Automobile	60%	44%
Public Transportation	26%	39%
Bicycle	2%	2%
Walk	9%	11%
All Other	3%	4%

Key Issues

The following are the most important transportation issues the Lower North District is facing over the next ten years:

- American Street – need to continue to accommodate significant volume of trucks even though the southern end of the corridor is transitioning to non-industrial land use.
- The original street grid has suffered from so much disruption that vehicular circulation, including circulation by buses, delivery vehicles, and bicycles, is badly impaired in many locations. Residents complain of a seven-block gap in bus service between 22nd and 29th Streets, which is partly a function of the grid problems.
- A seriously deteriorating sidewalk network impedes walkability.

Opportunities

There are significant opportunities in the Lower North District:

- There may be potential for transit-oriented development at several rapid transit stations including North Philadelphia/North Broad, Broad and Girard, and Temple University RRD. With the support of TOD zoning and urban design guidelines, these areas have the potential for more intensive development which can, in turn, lead to increased SEPTA ridership.
- The Lower North street grid could be repaired through the strategic reversal of one-way directions that interrupt through traffic.

- Development will replace some of the worst sidewalks, but other measures are needed to improve the rest.

Street Grid

Numerous interruptions of the street network have a significant impact on traffic, including surface transit and bicycling. The street system appears to be a fully developed grid network; however, it can often be difficult to find a through street, especially west of Broad Street. Of the 19 north-south numbered streets west of Broad Street, only four continue uninterrupted from Girard to Lehigh (15th, 17th, 29th, and 33rd). The Amtrak line, Girard College, and diagonal streets (Ridge and Germantown avenues and Cadwallader Street) are the main reasons for the interruptions in the grid.

Newer disruptions have been created by the development of subsidized housing, schools, and other community facilities (e.g., the ball field at the intersection of 4th and Dauphin). Changes in street direction have compounded the problem on this problem, including 7th, 8th, 9th, 23rd, 30th, Hutchinson, Cumberland, Montgomery, Oxford, and Jefferson.



Fairmount Park and the Schuylkill River form the western district boundary. There are only two points where vehicles may cross the Schuylkill River from Lower North: Girard Avenue and the Strawberry Mansion Bridge. However, the Strawberry Mansion Bridge, originally built for the Fairmount Park Trolley Company, connects with winding park roads on either side.

Transit

The Lower North District seems well-served by transit at first glance. However, this is not necessarily the case. As the geographic center of an older city with a rich transit infrastructure, the district has several sections that are underserved or have transit service absent altogether. The areas with gaps in service generally correspond to disruptions in the street network.

The Lower North District has two regional rail stations: Temple University and North Broad. Temple University Station is served by all Regional Rail Lines except Cynwyd. It boasts three to 15-minute peak period headways, which can be as little as one minute apart at rush hour. This is the fourth-busiest in the Regional Rail system with over 7,000 weekday users. Only the three Center City stations are busier.

North Broad Station is served by Lansdale/Doylestown & Manayunk/Norristown Regional Rail Lines only¹ and not all trains on these lines stop there. Off peak frequencies are 60 minutes on both lines and peak hour frequencies vary from 24 minutes to 2 hours.

There is a large bike rack on the inbound side of the Temple station that accommodates 28 bicycles. The rack is fully utilized and SEPTA is considering locations for additional bike parking at this station.

The North Broad Regional Rail station is at the bottom-most tier for ridership, with only 258 weekday users. But it many SEPTA employees use it to reach a nearby maintenance yard.

The eastern boundary of the district is, for the most part, the Market Frankford Elevated (MFL), with stations above Front Street at Girard Avenue, Berks Street, York Street and Huntingdon Street. The MFL is the backbone of the SEPTA system with ridership of 190,000 people each weekday. This line has service frequencies of 3-6 minutes at peak times, and an average of every 10 minutes throughout the day.

The Broad Street Subway (BSS) bisects Lower North with stations at Girard Avenue, Cecil B Moore Avenue, Susquehanna Avenue/Dauphin Street and Lehigh Avenue. This line has 128,000 weekday passengers and operates Local, Express, and Ridge-Spur services. All stations have Local service. All service patterns serve Girard Station. Average weekday frequencies for Local services are 6-8 minutes at peak periods and 10-12 minutes off-peaks. Express service runs between Walnut-Locust and Fern Rock and is operated about every 18 minutes M-F. The Broad-Ridge Spur operates between 8th & Market streets and the Fern Rock Transportation Center. Broad-Ridge service runs from about 5:25a-9:22p M-S every 20-25 minutes. Nite Owl shuttle buses are substituted for both BSS and MFL trains from approximately 12:30a-5:30a 7 days per week and run every 15 minutes.

There are 16² bus routes and one trolley line (Route 15) operating within the Lower North district. These Routes are: C, 2, 3, 5, 7, 15, 23, 25, 32, 33, 39, 47, 48, 54, 57, 61, and 89. This service is mature and diverse in terms of:

- Nite Owl offerings:
 - four of seventeen surface routes operating within the district run 24-hours, plus

¹ There is a single train outbound only on the Warminster Line that serves N Broad Station.

² SEPTA has broken Route "C" into two separate routes: 4 & 16, however data used in this analysis is based on SEPTA's FY2013 Annual Service Plan.

- the BSL and MFL run overnight substitute shuttle bus service while the subways and els are closed – approximately 12:30a-5:00a); and
- destinations served with one-seat rides:
 - Frankford Transportation Center (Routes 3, 5, 25),
 - Center City and South Philly (Routes 2, 7, 47, 57),
 - Pier 70 shopping area (Routes 7, 25),
 - Chestnut Hill (Route 23),
 - Roxborough (Route 32).

There are four full- or part-time bus terminals/layovers ringing the district at 33rd/Dauphin (recently improved), 33rd/CB Moore (currently being studied by SEPTA and the Water Department for improvements), Front/Susquehanna, and 4th/Girard. The top five bus routes in The District, in terms of ridership, are³:

- Route 3 with 11 percent of total District ridership;
- Route 33 with seven percent;
- Route 54 with 14 percent;
- Route “C”⁴ with almost five percent; and
- Route 39 with four percent.

Girard Avenue hosts the Route 15 trolley (aka “Light Rail”) line. Route 15 is the district’s second busiest, with 14,747 weekday round trips, accounting for 11 percent of all Lower North transit riders. This line operates between Haddington and Port Richmond mostly on Girard Avenue in the district. This line has a new spur and terminal branching off the mainline at Frankford and Girard avenues with a new loop terminus at Frankford and Delaware avenues.

This line was restored to full service in 2005. Unfortunately, its operations are hampered by the fact that left-turns are permitted to be made from the trolley tracks at most intersections. The situation has improved a bit recently with some curb bump-outs, signal retiming, and channeling of traffic via painted asphalt. However, the mid-street trolley islands are dangerously narrow oftentimes with traffic zipping by waiting passengers on both sides of the islands whether permitted or not. The Broad Street stop, which is a major transfer point to/from the Broad Street Subway, is a prime example. At this stop, the trolley island could be widened into the adjacent 3-foot wide painted area for safer passenger boarding and alighting.

Within the next decade, SEPTA expects to replace the refurbished PCC trolley cars with new ADA compliant, low-floor, light rail vehicles. This transition would be a logical time for other changes to upgrade transit service on Girard Avenue.

Other than the rapid transit lines, the busiest transit route in the Lower North district^{5 6} is Route 54 on Lehigh Avenue, the district’s northern boundary. Although Route 54 ranks 26th systemwide in terms of

³ Route numeric order by weekday ridership as a percentage of District total weekday ridership across all modes (131,503).

⁴ Data used in analysis for this section include Route “C” which has since been segmented into two new routes by SEPTA (Routes 4 & 16).

⁵ Route 57 data unavailable at time of writing.

⁶ Data used in analysis for this section include Route “C” which has since been segmented into two new routes by SEPTA (Routes 4 & 16).

ridership, it is a heavy-hitter moving 14 percent (19,012 passengers) of all district transit riders every weekday. Broad Street and Lehigh Avenue is the definite standout for this route as a hub of activity, with transfers to the Broad Street Subway and the North Broad Regional Rail station. The North Philadelphia Amtrak/SEPTA transit hub is only a short walk away.

This district's average density is about 18,500 per square mile. Such a density should return a respectable transit ridership. And this is definitely the case in the Lower North district with 131,503 total passengers boarding and alighting a transit stop or station somewhere in the district each weekday. This amounts to 1.32 transit round-trips per weekday for each resident within the district. The Philadelphia metropolitan region's average weekday round-trip usage is 0.6 transit trips per resident.

Although transit ridership in Lower North is well-above the regional average, there are some important "super-clusters" or hubs that clearly stand out. These are hubs that serve over 5,000 people each weekday. These include:

- Broad/Lehigh (North Philadelphia BSS station, North Broad RRD station)
- Broad/CB Moore (BSS station)
- Broad/Girard (BSS station and Route 15)
- Front/Girard (MFL station)
- Temple U RRD Station (vicinity 9th/Berks)

In addition to the hubs identified above, all of the other BSS and MFL stations in the district serve at least 1,500 people per weekday.

Certain sections of Lower North have relatively weak SEPTA coverage, considering the degree to which the residents rely on transit to get to work. These areas include:

- 22nd to 29th Streets, Cecil B Moore Avenue to Dauphin Street;
- Cecil B Moore Avenue to Girard Avenue and Ridge Avenue to 29th Street;
- American Street to 7th Street and Girard Avenue to Berks Street;

The west side of the district is only served by bus service. This makes this part of the district a good candidate for transit-first treatments, such as express bus or Bus Rapid Transit. The Delaware Valley Regional Planning Commission (DVRPC) will conduct a study for the City over the next year to assess the feasibility of using the City Branch for transit service, including express bus service for existing bus lines that serve neighborhoods in the western part of Lower North Philadelphia.

System Maintenance

In a system as old and complex as SEPTA's, all parts are in constant need of attention. SEPTA's State-of-Good-Repair (SOGR) Program aims to maintain a safe and reliable network. SEPTA – like all transit agencies – depends on a mix of federal, state, and local funding; the latter of which can typically leverage up to 200-times the City amount of funds.

Projects that will enhance the existing transit infrastructure in the Lower North District include: new buses citywide (FY2013-2024 \$584m); New Payment Technologies that will modernize and improve current fare payment and collection system by offering riders a variety of payment choices to suit their travel needs; rehabilitation of the catenary on the 9th Street Viaduct; installation of standard communications infrastructure between Temple U Station and Wayne Junction on the RRD; and vehicle overhauls for the Broad Street Line, Market-Frankford Line, and trolley lines.

Recently completed projects include the final acquisition of new Silverliner V Regional Rail cars and rehabilitation of Girard Station on the Broad Street Subway Line.

The former Office of Strategic Planning's *Transit Stop Management Study* recommended citywide new bus/trackless stop placement standards, roughly every 3 blocks instead of the current every block. Implementing the recommendations of this study can have a positive impact on the Lower North District since many of the surface stops have relatively low patronage that is almost uniformly spread over the area.

Transit and Land Use

All strategies that seek to enhance, preserve, and sustain the Lower North district should involve transit given the high transit usage, options, and levels of service. The Zoning Code addresses this relationship. The Girard Avenue MFL station was recommended for Transit-Oriented-Development zoning in the *Central District Plan*, and similar treatment may be appropriate on the north side of Girard Avenue. Other stations that might benefit from this include Temple University (RRD), Girard Avenue (BSS), and North Philadelphia(BSS)/North Broad(RRD).

However, the type of private market activity that would warrant this type of zoning near the North Philadelphia/North Broad stations does not exist, and probably will not in the next ten years. And there are constraints near the Girard MFL station, like small lot sizes, few large parcels and the closeness of existing buildings to the MFL structure, which may not make a TOD zone there beneficial, effective or desirable to the surrounding residents. This plan may explore that in more detail.

In addition, the street network requires attention to provide a more rational framework for transit routing. There are opportunities that might correct some of the anomalies by returning certain key street segments to more uniformly-directional operation, and utilizing some streets for transit service that currently have none. Possibilities include: a new Jefferson-Master cross-town route; re-opening the stricken right-of-way on Dauphin Street at 4th Street at least for bus-only traffic; or the exploration of contra-flow bus-only lanes where necessary to minimize transit inconvenience and maximize some predictability (of any given bus routing).

Complete Streets

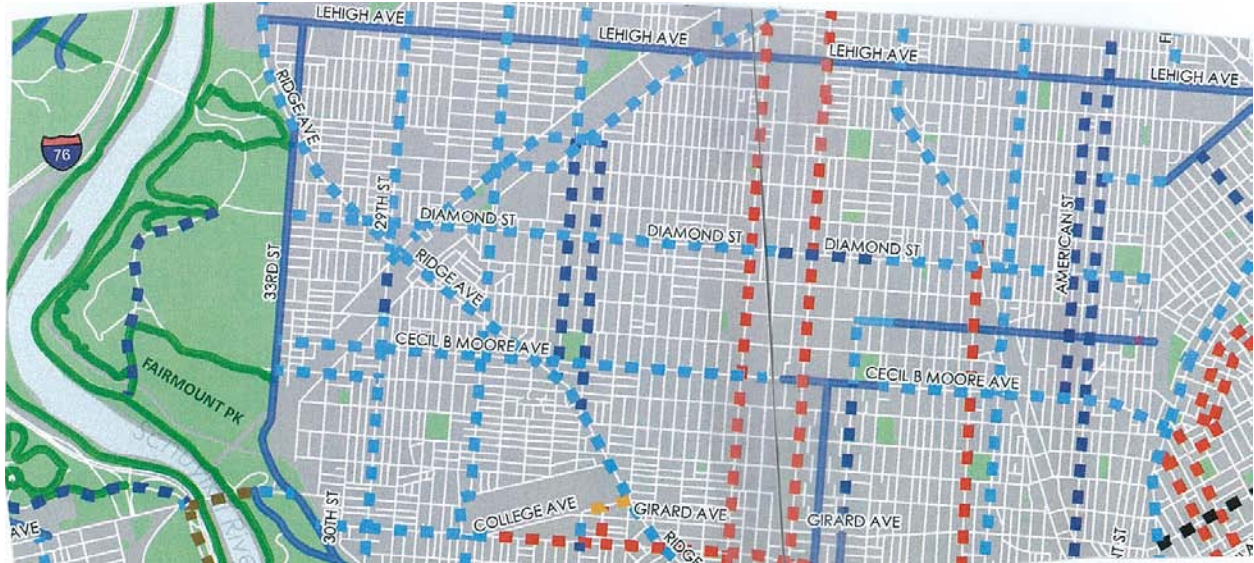
Many of the grid streets of Lower North are 26' wide streets with parking on both sides and just one travel lane, which poses challenges for the creation of bike lanes. This layout provides a rich network of connections for walking, but many sidewalks have badly deteriorated.

Bicycle and Pedestrian Networks

Lehigh Avenue on the north and 33rd Street on the west are the only streets with bike lanes that traverse the district end to end. In addition, Berks Street, 12th Street, Kensington Avenue, and Cecil B. Moore Avenue have bike lanes for several blocks. The bike lane network is augmented by Fairmount Park trails on the west. It's important to note that the many disruptions in the street grid affect cyclists as well as drivers of motor vehicles.

The *Pedestrian and Bicycle Plan* has many recommendations for expanding the network in Lower North. Many of the recommendations are for marked shared lanes, also called "sharrows", a pavement marking symbol indicating that bicycles should share the lane with motor vehicles. This treatment is recommended for Diamond Street, Cecil B. Moore Avenue, Ridge Avenue, Germantown Avenue, Sedgley

Avenue and Glenwood Avenue, and 5th, 25th, and 29th streets. A slightly higher level treatment, Bicycle-Friendly Streets, is recommended for 6th, 13th, and 15th streets. This treatment includes sharrows, signs, and consideration of traffic calming. Standard bike lanes are recommended for 2nd Street, American Street, 21st and 22nd Street.



The *Pedestrian and Bicycle Plan* also identified the district as having a higher-than-average rate of missing sidewalks and sidewalks in very poor condition, compared to the rest of the City. Most of the sidewalks classified as “missing” have been allowed to deteriorate to the point where they are no longer walkable. Many of the problem sidewalks are on vacant properties, and many of these are publicly owned. Another contributing factor to poor conditions is parking on sidewalks.

In the map below, red, orange and yellow lines indicate that the sidewalk is missing for more than 50 percent of the street segment, while blue shows a gap of 25 to 50 percent of the segment length. Yellow and orange lines suggest that it may be acceptable to have a sidewalk on only one side of the street.



The *Pedestrian and Bicycle Plan* identified about 22 percent of the missing sidewalk segments, or sidewalk segments in very poor condition, as high priorities for investment because of their proximity to schools, transit stations, parks, or senior centers. The high priority segments for sidewalk improvements include three to five segments each on Montgomery Avenue, Master Street, Dauphin Street, Berks Street, and 21st Street. Most of the park roads also are missing sidewalks, although these roads may only need sidewalks on one side.

Sidewalk and streetscape improvements proposed in previous neighborhood plans in the Lower North district include:

Strawberry Square study (PCPC 2004)

- Sidewalks in poor conditions; need replacement or major repairs
- Limit curb cuts on 29th, York, and Dauphin Street frontages of Strawberry Square
- Streetscape improvements on Dauphin, Susquehanna, Diamond, , 33rd, 31st, 29th

Eastern North Philadelphia (2009):

- improve connections to parks and open space (better sidewalks)

Norris Square Strategic Plan (2007):

- Streetscape improvements on Front from Lehigh to Berks

Yorktown Master Plan 2015 (2011):

- Make improvements, such as landscaping, signage, and historic markers, to enhance neighborhood gateways;
- Revitalize interior courtyards by replacing broken concrete, installing new trees and landscaping, adding seating, pedestrian-scale lighting, and play spaces;
- Incorporating stormwater management into both the courtyards and cul-de-sacs;
- Redesign sidewalks, inaccurately called “green strips” on the edge of the Yorktown community and make them ADA accessible;

- Create a plan for maintenance of shared public spaces including cul-de-sacs, courtyards, and “green strips”; and
- Improve bus stops with better lighting, benches, or shelters.

Girard Coalition Insights (early 2000s)

- Streetscape recommendations:
 - Lighting, trees, planting
 - New curbs and sidewalks in certain areas
 - Benches, bike racks, trash cans
 - Transit shelters and transit pylons

Pedestrian and Bicycle Safety

Several focus areas in Lower North were called out in the *Pedestrian and Bicycle Plan* for attention; these included both the Broad Street and Girard Avenue corridors and, particularly, the intersection of Broad Street and Girard Avenue; and Front Street from Lehigh Avenue to Susquehanna Avenue. Recommended improvements included upgrading painted medians to pedestrian refuge islands, consideration of Leading Pedestrian Intervals, curb extensions, new bus shelters, and adding buffers to sidewalks where no parking is adjacent. New mid-block crossings were suggested in two areas: the 100 block of Girard Avenue, and Front Street between Lehigh and Susquehanna avenues.

DVRPC published a study of pedestrian crashes on North Broad Street in 2008. This report presented an analysis of 210 pedestrian- motor vehicle crashes that occurred along a four-mile-long segment of North Broad Street between Diamond and Nedro Streets from 2000 to 2006. The study found that 40 percent of the crashes occurred when a motorist failed to yield to a pedestrian crossing in a marked or unmarked crosswalk. Recommendations included signalization changes and median refuge islands. The Streets Department has installed raised medians at several subway stations, which tend to be high pedestrian crash locations. However, left turn lanes preclude raised medians at some approaches, for example at Cecil B. Moore Avenue.

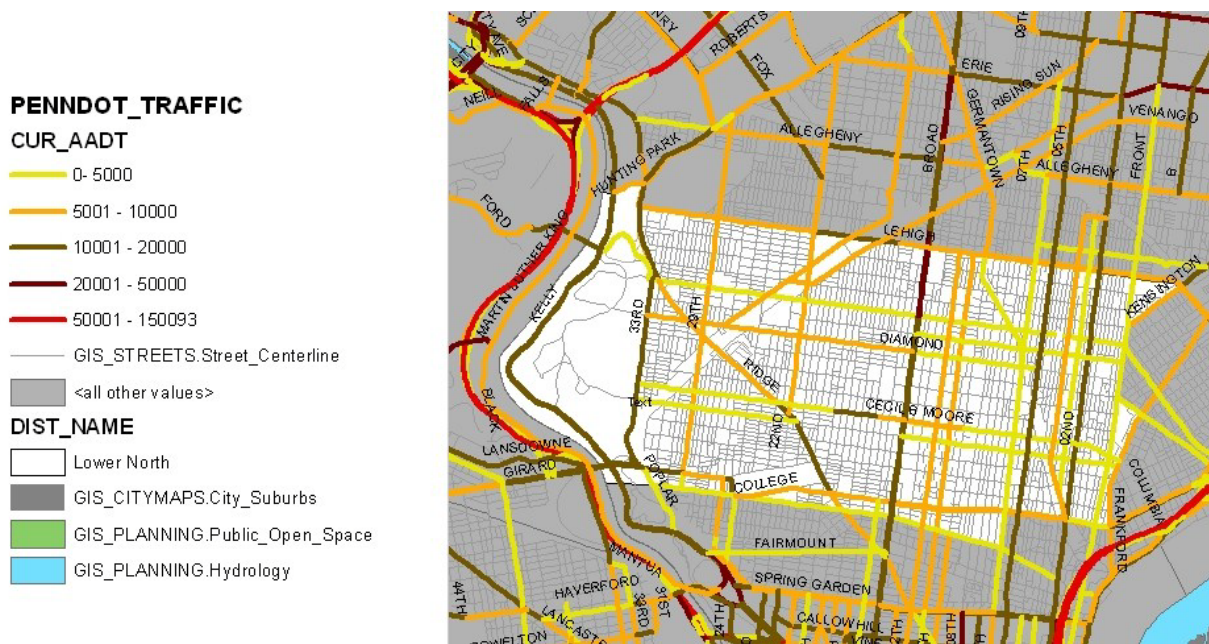
Safety-related recommendations in previous neighborhood studies include traffic calming and more crossing guards on busy streets adjacent to the Ludlow and Moffett schools in Eastern North Philadelphia; a stop sign at 13th and Thompson streets to reduce speeding on 13th Street; curb extensions and back-in angle parking on Girard Avenue in Fishtown; new or expanded pedestrian refuge islands on Girard Avenue; more street lighting and illuminated crosswalks, potentially mid-block, between Front Street and 6th Street on Girard Avenue; and gateway treatments at both ends of Girard Avenue designed to encourage drivers to slow down.

Streets and Highways

Traffic Management

The streets with the heaviest traffic in the district are Broad Street and Kelly Drive. Ridge Avenue and 33rd Street carry significant volumes of commuter traffic, particularly when I-76 is backed up or when Kelly Drive is closed. Lehigh, and Girard avenues, and 2nd and 5th streets also carry significant volumes of traffic. Except at the very west end, volume on Girard Avenue is moderate, ranging from 10,000 at the west end to 18,000 at the east end. West of Broad, cars and trolleys must share the same space. The cartway widens significantly east of Broad Street, allowing an additional travel lane in each direction, with separation of trolleys from through and right-turning traffic. The wider roadway east of Broad

Street encourages traffic to speed and endangers pedestrians and trolley passengers accessing the boarding islands.



Recommendations from the *Insights for Girard Avenue* study:

1. Sign a jughandle left turn at 33rd St signal to allow recirculation for parking or access to Center City;
2. Install clearer signage at 25th St and College Avenue zigzag;
3. Reverse Watts Street or make it two-way and sign it for a return to Girard after a left turn at Poplar Street;
4. Remove left turn traffic from the trolley lanes at Broad Street and Girard Avenue;
5. Modify the design of the trolley islands to increase visibility.

High levels of vacancy means that the district does not have the same parking issues that other neighborhoods face; but it does not mean there are no parking problems. The presence of extensive sidewalk parking is evidence that legal parking options are seen as inadequate. Also, convenient parking is scarce in some of the commercial corridors, and this can be a deterrent to shoppers. Areas noted in previous plans as needing more commercial parking were: Strawberry Mansion, Yorktown, Front Street, Hope Street, Cumberland and Dauphin streets at American Street, and Girard Avenue from 25th to 29th Street. Some of these problems, especially those around Temple, could be addressed with permit parking.

Transportation Improvement Program projects in Lower North:

- American Street Streetscape north of Master Street:
 - Resurfacing including paving over the existing tracks;
 - a road diet reconfiguration from two lanes in each direction to one lane in each direction with a center left turn lane;
 - Remove railroad sidings and lay-by;
 - Repave sidewalks as needed;
 - Install bump-outs to shorten pedestrian crossings across American Street

- Street lighting; and
 - Trees.
- Lehigh Avenue West Signal Modernization: Ridge Avenue to Broad Street – the project will modernize signals at 18 intersections, and will include minor roadway improvements, pavement markings and related work.
- Lehigh Avenue East Signal Modernization: Broad Street to Richmond Street – this recently completed project upgraded signals at 23 intersections with new mastarms, conduit, and fiber optic cable. The project also included curb bump-outs at wide pedestrian crossings.
- Montgomery Avenue Bridge: over Amtrak at 30th Street – this 100-year old bridge requires complete reconstruction, along with historically sensitive restoration of the approach paving.

Goods Movement

The movement of materials, merchandise, and equipment in Lower North is accomplished entirely by truck. The current street network appears to adequately accommodate most of today's needs for truck movement to serve stores, restaurants, institutions, industries, utilities, construction sites, and public safety needs. Trucks to and from Lower North may generally gain access to I-95, I-76, I-676, or Route 1 (Roosevelt Boulevard) within 10 to 15 minutes during non-peak periods. During peak times, especially when limited access highways are themselves congested, goods access to and from Lower North may be more constrained.

A potential conflict exists between truck movement to and from the American Street Industrial Corridor and potential non-industrial uses near Girard Avenue. A recent Commerce Department survey suggests that more than 400 trucks service the Corridor on a typical day, with at least 50 percent of all tractor-trailers and box trucks using Girard Avenue as the preferred and city-designated route. Proposed new development between Girard and Master Street could add to already existing truck volume and turning bottlenecks in this area, and create noise and safety conflicts with new uses. Design controls, particularly regarding driveways and parking, should be applied to new development in the narrow southern section of American Street.

FOLLOW-UP

- Explore opportunities for re-establishing the grid, either by reversing street direction, or by reopening closed streets as redevelopment occurs. Example: consider possibility of re-opening Dauphin Street across 4th. Expand recreational activities south to Susquehanna, with activities for younger children north of Dauphin. This would allow restoration of bus route 39, eliminating its current detour up to Lehigh Avenue.
- Intersection improvements at Broad and Girard
- To improve sidewalk conditions:
 - Enforce sidewalk standards when properties are sold.
 - Add provisos to the sale and other transfers of public property, requiring sidewalks to be improved to good condition within a time frame appropriate to the proposed use. Transfers of public property can revert to the City if conditions of the transfer are not met.
- Explore the possibility of building on recent SEPTA improvements at the 33rd and Dauphin, e.g., pedestrian safety improvements and upgraded sidewalks.
- Study changes in trolley service along Girard Avenue to accompany the acquisition of new low-floor vehicles. Changes to consider would include additional center stops, consolidating stop locations, and a dedicated transit right-of-way wherever possible.

OPEN SPACE AND TRAILS

Philadelphia2035 Citywide Vision Goal: Increase equitable access to our open space resources.

SUMMARY OF EXISTING CONDITIONS

Parks, Recreation, and Open Space

There are significant active and passive open spaces in the Lower North District, including East Fairmount Park, Shissler Recreation Center, and Athletic Square. These major public open spaces and recreation facilities offer assets for public enjoyment and programming for youth, adults, and seniors.

KEY ISSUES

Maintenance of facilities and amenities

Gaps in walkable access to open space

- Pocket parks, greening of school yards and public space, additional street trees and planters, and privately-funded open spaces could fill some gaps in access.

Boundaries that hinder access

- There are several boundaries that keep residents from easily accessing parks, open space, and trail amenities, including topography, major roadways that are not pedestrian-friendly, and elevated and sunken rail corridors. Increased attention to streetscape, wayfinding signage, lighting, and safety features along and across these boundaries would increase public access to amenities.

OPPORTUNITIES

Ingersoll Commons and Ingersoll Park

- The Department of Parks & Recreation, the Philadelphia Water Department and Community Ventures, an affordable housing developer, will collaborate to build a new park at 16th and Master streets. The developer will build ten low-to-moderate income houses, while the City agencies will build a park with stormwater management features.

East Park Leadership and Conservation Center at the East Park Reservoir

- The Audubon/Outward Bound project will bring a new facility and limited public access to the East Park Reservoir at 33rd and Oxford streets. This project is in the fundraising phase, has City Council and Philadelphia Parks and Recreation Commission approval, and the project team hopes to go to construction in 2015 at the latest.

Connections between East Fairmount Park, Brewerytown and Strawberry Mansion

- There are currently topographical, wayfinding, and infrastructure boundaries that prevent easy access to some parts of East Fairmount Park. Public access could be encouraged by additional wayfinding signage, pedestrian and bicycle amenities, and better connections to East and West Fairmount Park and the amenities along the Kelly Drive Trail.

To help with this, PennPraxis is working with the William Penn Foundation and the Department of Parks and Recreation on an access study to examine the access to and from neighborhoods and the park and between East and West Park. This study is currently under way and PCPC staff are coordinating with PennPraxis staff on existing conditions and recommendations.

Major Parks

East Fairmount Park is the largest park in the district, at its far western end between 33rd Street and the Schuylkill River. The park is both a regional and a local asset and has several regional draws, such as Kelly Drive and Boxers' Trails, Smith Playground, the Dell Music Center, a disc golf course, driving range, regionally used sports fields, and historic homes. There are several maintenance issues, not uncommon for a park of this size. The park is heavily impacted by major storm events and flooding; low-lying areas along Kelly Drive and sometimes the Drive itself are covered by the rising Schuylkill during flood events, rendering these areas unusable. Furthermore, runoff on the significant slope from the higher land in East Park to Kelly Drive damages the tributaries and woods. The Philadelphia Water Department (PWD) partnered with Philadelphia Parks & Recreation (PPR) to install stormwater infrastructure in several areas in the higher portion of the park, including along Fountain Green and Reservoir Drives.

The East Park Reservoir is located in East Fairmount Park. It is not operating as an active pumping station, nor is it publicly accessible, but it has high value for birding and wildlife preservation. There is also a perception that it is not a locally-serving park because of the high number regional users and the perceived boundary of 33rd Street. However, local residents heavily use the park, particularly the walking trails and Mander Recreation Center at 33rd and Diamond streets.

There are many local parks that serve the neighborhoods of the Lower North District, including Norris Square and Fairhill Square, among others (see accompanying map).

Norris Square is a large city-block sized park at Diamond and Hancock Streets with passive seating and shaded areas, a basketball court, and a central playground.

Fairhill Square is a block-sized park at Lehigh Avenue and 4th Street with passive seating and shaded areas and a playground.

Recreation Facilities

Several major recreation centers serve the Lower North District, including Mander, Gathers, Shissler, and Athletic Recreation Centers.

Mander Recreation Center is in East Fairmount Park at 33rd and Diamond Streets. The building houses indoor activity and meeting space, and outdoor facilities include a pool, 10 tennis courts, basketball courts, two play areas, and passive seating areas. It is directly adjacent to baseball/softball fields and across the street from the East Park Reservoir, which is not publicly accessible at this location. Mander functions as the major neighborhood amenity in East Fairmount Park, as it is directly adjacent to the Strawberry Mansion neighborhood and has community-serving amenities, as opposed to more regional population-serving amenities. According to PPR staff, there is some minor floor, bathroom, and kitchen work that could make the recreation center run more efficiently and better serve the community.

Hank Gathers Recreation Center, at 25th and Diamond streets, has a recreation center, pool, basketball courts, a baseball field, and a playground. There are several improvements to be suggested for Gathers,

including renovating the pool and shower areas, which are currently slipping hazard areas, according to PPR staff.

Athletic Recreation Center, the former home of the Philadelphia Athletics Baseball Club, is located at 27th and Master streets. Athletic houses the regional supervisor's office. The recreation center and buildings have moisture issues, and windows and HVAC facilities are deteriorating. There are two baseball/softball fields, a large recreation center, a pool, basketball courts, and a playground. Improvements to Athletic Recreation Center are a long-term *Green2015* project. It is on the Parks & Recreation Department's list for enhanced stormwater management features and additional recreation amenities within the next decade.

Shissler Recreation Center is part of a school/ park complex dubbed "the Big Green Block" at Front and Palmer streets. Infrastructure improvements on the 20-acre block, completed in 2012, were a collaboration of the Pennsylvania Horticultural Society, Philadelphia Water Department, Philadelphia Parks & Recreation, the Mayor's Office of Sustainability, and the School District and includes the recently constructed LEED-certified Kensington CAPA High School and more than a dozen green stormwater infrastructure elements. The block is directly adjacent to the SEPTA Berks Street El station at Front Street and is used by both the Fishtown and Kensington neighborhoods. Amenities at Shissler Recreation Center include a dog park, sprayground, playground, basketball court, ball field, and indoor recreation space.

Cecil B Moore, at 22nd Street and Sedgley Avenue, lies next to Dobbins Technical High School and Reyburn Park. The recreation building has moisture issues in the cellar, auditorium and walls. The center would be safer and more useful to the staff if the facilities were rehabilitated.

Trails

There are significant linear assets on the western end of the district in East Fairmount Park, including the Schuylkill River Trail and the Boxer's Trail.

The Schuylkill River Trail runs along Kelly Drive and connects Pottstown to Philadelphia at Schuylkill Banks, terminating at Locust Street. It is a major recreation and transportation asset. However, it is not easy to access from the Lower North District. The major access point is at Fountain Green Drive, following the Boxers' Trail from 33rd and Oxford streets, as discussed below. Kelly Drive is highly trafficked, and has limited and challenging sidewalk and pedestrian connections. There is also limited bicycle-oriented signage between the neighborhood, Boxers' Trail, and Kelly Drive portion of the Schuylkill River Trail, and no pedestrian wayfinding signage or detailed route information. However, despite access issues, there is significant neighborhood usage of the Schuylkill River Trail, according to neighborhood outreach.

The Boxers' Trail, completed in 2001, is the trail where the boxer Joe Frazier trained. The trail is a 3.8-mile combination of paved, dirt, and wood chip surface connecting 33rd and Oxford Streets to the woods, historic mansions, and Strawberry Mansion Bridge. Because of the various surfaces of the trail, it is used by multiple user groups, including mountain bikers, horses, trail runners, recreational walkers, those in wheelchairs, and dog walkers.

There are no proposed trails in the Lower North District.

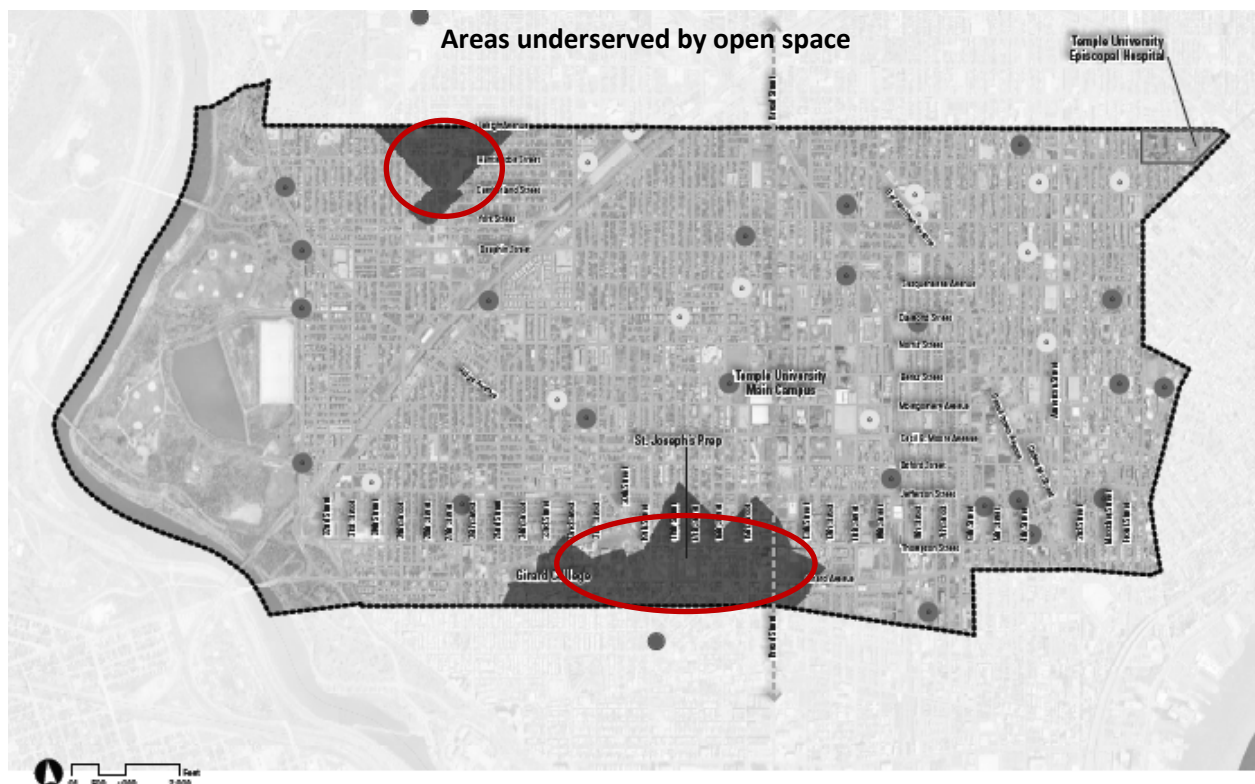
Walkable Access to Public Open Space

As part of *Green2015*, the Philadelphia Department of Parks and Recreation analyzed residential areas in the city to determine residents' easy access to public open space, as defined by ¼-mile or a 10-minute walk. This analysis was included in *Philadelphia2035* to identify areas of deficiency in public open space. There are several areas in the district where that do not fit these criteria. The gaps in the open space network include areas bounded by:

- Lehigh Avenue, York Street, 24th and 29th streets
- Girard Avenue, Jefferson Street, 24th and 12th streets

The first area, to the northwest of the district, has high residential vacancy between the service areas of Reyburn Park, Gathers Recreation Center, and 29th and Chalmers Recreation Center (which is north of Lehigh Avenue and therefore not in the District). The KIPP DuBuis Collegiate Academy, at 2601 W Cumberland Street, has a large paved school yard which, if greened and open to the public, could serve to fill this gap in the walkable access to public space.

The second area is a large triangle from Girard Avenue to Jefferson Street with a two major characteristics: a high amount of vacant land and walled-off or private school facilities, St. Joseph's Preparatory School and Girard College. Both the conversion of large vacant parcels to public recreation or passive open space use and potential public access to school grounds could fill this gap in the walkable access to open space.

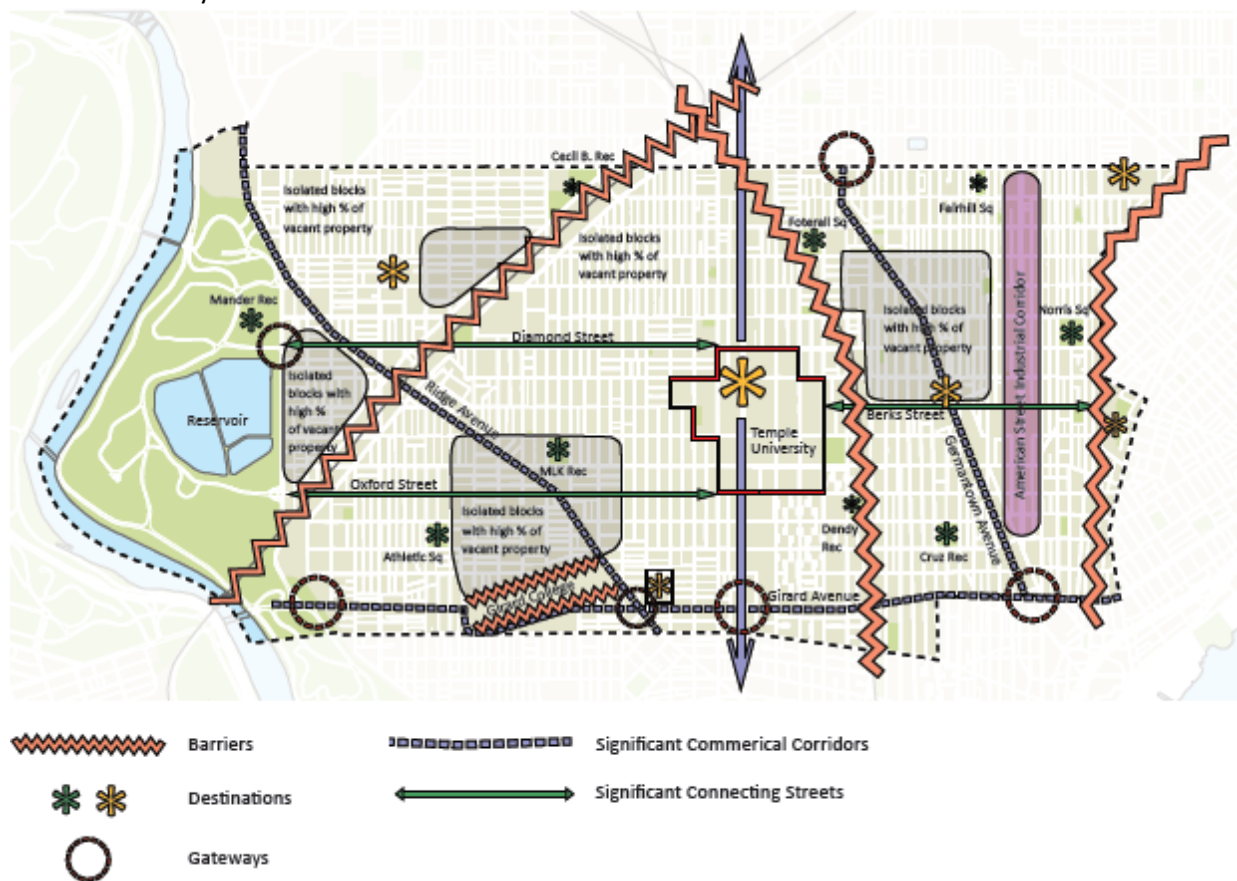


PUBLIC REALM

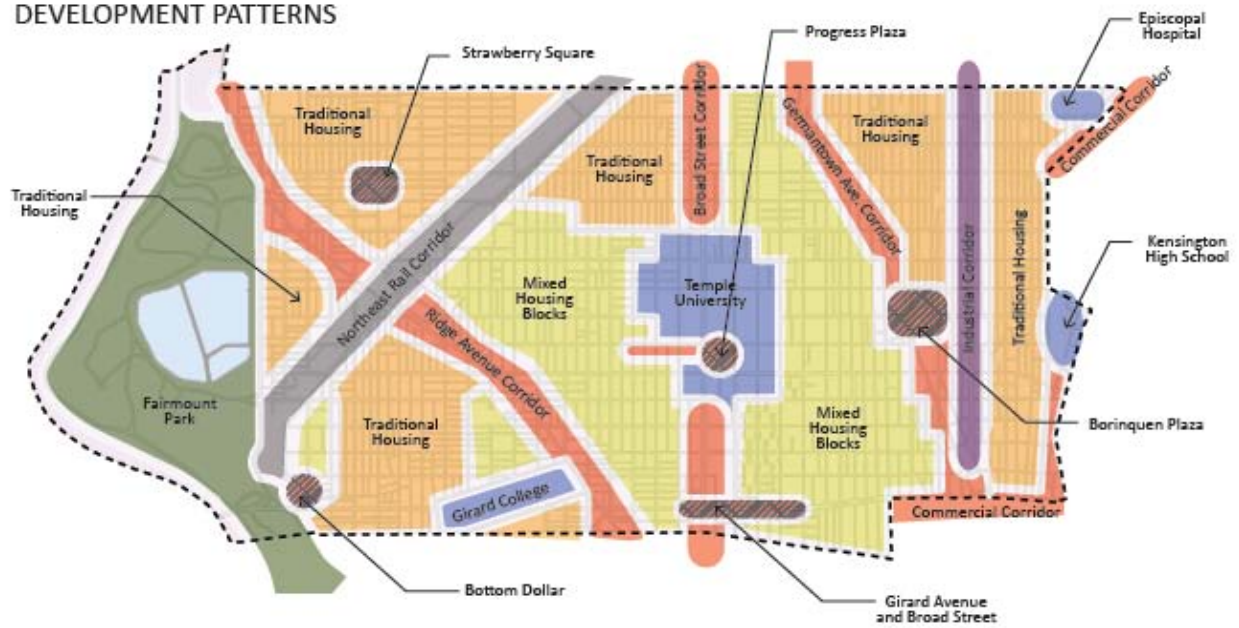
Philadelphia2035 Citywide Vision Goal: Achieve excellence in the design and quality of Philadelphia's built environment.

SUMMARY OF EXISTING CONDITIONS

The condition of the Lower North District's public realm varies widely. It is inconsistent and disorganized due to pervasive blight, new housing patterns with lower densities that clash with traditional rowhouse patterns, isolated institutions that do not always connect with surrounding neighborhoods, and major infrastructure that divides the district and its neighborhoods. A lack of development standards and an attempt to de-densify by private and publicly sponsored developers has created an "anything goes" mentality for development. A key issue will be exploring how planned and unplanned land uses have affected vacancy.



DEVELOPMENT PATTERNS



*Temple University
Consolidated block
at Cecil B. Moore and
Broad*



Institutional Blocks



*Traditional Rowhome Block
1800 Block of Thompson Street*



Traditional Housing Blocks



*Traditional Commercial
Development
2600 Block of
Germantown Avenue*



**Neighborhood Scale
Commercial Corridors**



*Subsidized Housing
Twin Homes with
front loaded garages
20th and Harlan*



**Mixture of Traditional
and Rebuilt Housing**



Progress Plaza



**Auto-Oriented Commercial
Strips and Nodes**



*Consolidated Industrial Block
Metal Molding Corporation
1800 block of American Street*



American Street Industrial Corridor

Development Patterns

Residential Streets and Traditional Rowhome Blocks

The dimensions of existing sidewalks are undersized for the amount of pedestrian traffic they support, however the condition of many sidewalks and adjacent buildings are poor.

Neighborhood scale commercial corridors

The walkable scale is still present on many commercial corridors, but the businesses, and in many locations, buildings, don't exist anymore. Disinvestment and state of disrepair discourages strong use of these spaces. Many neighborhood boundaries align with Broad Street and Ridge Avenue indicating these commercial corridors act as physical and/or mental dividers. Vacant or underutilized land and auto-oriented development help to reinforce these boundaries.

Large scale commercial development

- Progress Plaza, on Broad Street, faces an off-street lot. However, the building successfully holds the street wall, despite turning a blank face onto Broad Street. It is also located near the Cecil B. Moore Avenue station on the Broad Street Line so it is accessible via public transportation.
- Strawberry Square and Borinquen Plaza are both auto-oriented commercial centers that are located in the center of major streets—28th Street and Germantown Avenue, respectively. Their location disrupts the street grid. They are internally focused with buildings that face parking lots. But, they have well-used grocery stores.
- Bottom Dollar, the newest grocery store, is located at 31st Street and Girard Avenue. It also is an auto-oriented venue with a surface parking lot that faces Girard Avenue.

Neighborhood scale residential development

Yorktown stands out as a model that is unique among neighborhoods in Philadelphia. Built by the Denny Corporation in the early 1960s, Yorktown's homes are a variation of the traditional rowhouse, with clusters of homes arranged to take advantage of common courtyards. Landscaped breezeways connect smaller portions of the neighborhood to one another. Parking is provided both on-street, and in exaggerated lay-by lanes set far back from the street. Unfortunately, these common spaces were never deeded to either the homeowners or to the Yorktown CDC. The City retains ownership and has not put resources into maintaining these municipal rights-of-way.

Institutional presence

- Temple University's main campus dominates the center of the district with most of the campus to the east side of Broad Street. It is strategically expanding at its edges with dormitories, academic buildings and athletic facilities.
- St. Joseph's Preparatory School has a significant presence on the 1700 block of Girard Avenue with its impressive former Church of the GESU set back on a green lawn. The Prep owns several buildings and maintains surface parking lots nearby, including one at the very visible intersection of Ridge and Girard avenues.
- Girard College has a tall, stone wall that surrounds its campus, with its only gated entry point at Corinthian Street and Girard Avenue.
- Temple University Episcopal Hospital, at Kensington and Lehigh avenues, is an enclosed campus that anchors the district's eastern edge. Its gothic spire defines the skyline, but the campus edges fail to interact with their surroundings.

Street and Block Structure

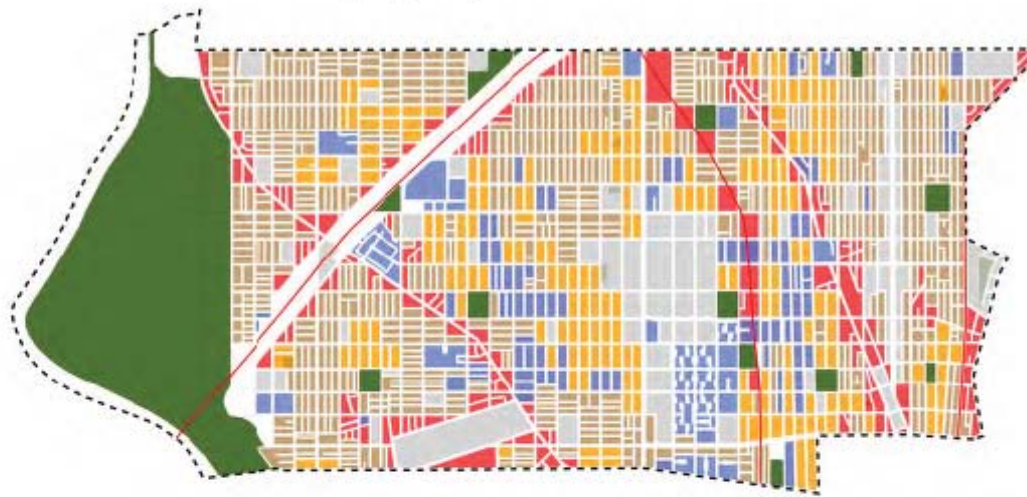
This district has one of the densest block patterns in the city. Most blocks are divided in half, with one minor street running between them. However, in many cases a typical city block (400'x400') has been subdivided to create three or four blocks with two or three alleys, making for very short lot depths and small housing footprints. Lower North is very dense despite its significant population loss over many decades. The average density is 25 people per acre compared to 29 people per acre in the Central District.

Many blocks are 400' long, running north-south, with narrow east to west block depths ranging from 80' to 200' wide. Lot depths are especially short on the smallest blocks making for very small houses and back yards with no alleys. Blocks from the early 20th century have rowhouses with rear yards and no off-street parking. Since there are few service alleys, most rear lot lines abut one another. Density is very high in these areas.

However, many recent developments do not conform to these patterns. The new subsidized housing developments often introduce housing typologies that are different from existing housing such as front yard setbacks, porches, front facing garages, and rear courtyard parking. Much of this is an attempt to reduce density and absorb vacant land. Without design guidelines for these blocks, each developer takes his or her own approach.

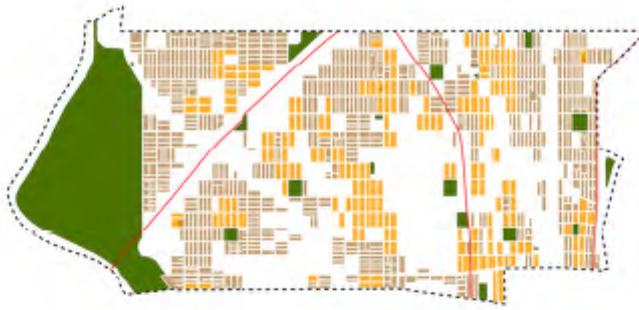
BLOCK TYPOLOGIES AND VACANCY RATES

Composite Block Typologies Map



Block Typologies Example Map





Traditional Rowhome Blocks
Small and Mid-sized blocks with property lines based on pre-war densities.

Total Area: 1274.9 Acres

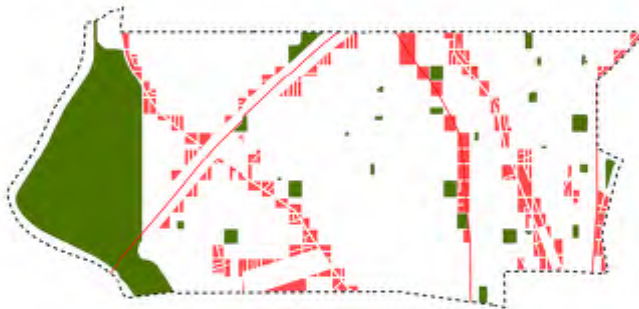
Vacant Land: 245.7 Acres

Vacant Structures: 94.8 Acres

Vacancy Rate: 27%

Small Block Vacancy Rate: 28%

Medium Block Vacancy Rate: 24%



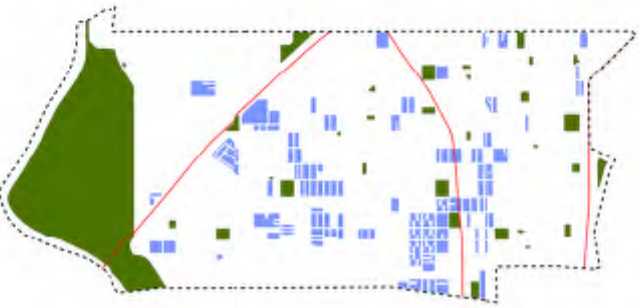
Irregular Blocks
Triangular and non-rectangular blocks alongside commercial corridors and infrastructure

Total Area: 274 Acres

Vacant Land: 62.3 Acres

Vacant Structures: 22.3 Acres

Vacancy Rate: 31%



Consolidated & Non-Traditional Blocks
Residential and commercial blocks with consolidated parcels and fewer streets, as well as rowhome blocks rebuilt to lower densities than pre-war housing stock.

























Total Area: 281 Acres

Vacant Land: 16.5 Acres

Vacant Structures: 4 Acres

Vacancy Rate: 7%

DENSITY AND HOUSING TRANSFORMATION MATRIX

	1910	2013	2013 Google Street View
 Small Apartment Infills, Montgomery and 17th No off-street parking	 33 Units/Acre	 66 Units/Acre-Estimate based on 3 units per building	
 N. Blumberg PHA Housing Towers Minimal off- street parking	 45 Units/Acre	 57 Units/Acre	
 Typical Intact Blocks Cecil B. Moore Avenue and 23rd Street No off-street parking	 37 Units/Acre	 31 Units/Acre	
 Howard Street Row- homes Hope Street and York Street Off-Street parking with pad on 'service street'	 43 Units/Acre	 17 Units/Acre	
 Rowhome blocks rebuilt as twinhomes ,19th and Jefferson. On-street garages with curb cuts	 52 Units/Acre	 12 Units/Acre	
 Traditional block with high vacancy, 21st from York to Dauphin. No off- street parking	 36 Units/Acre (123 Units)	 13 Units/Acre (44 occupied units left)	

Infrastructure Impediments

- (1) 33rd Street is a wide, fast moving street with limited crosswalks and signalized intersections.
- (2) The East Park Reservoir acts as a barrier to the Park because of its significant grade change from street level. Four to five streets running east-west dead-end at the reservoir.
- (3) Broad Street, due to its width and in some areas large institutional buildings, acts more as a divider of neighborhoods than a seam between them.
- (4) American Street acts as a divider due to the width and truck traffic. Its industrial activity separates the residential areas to its east and west.
- (5) The properties surrounding the elevated Regional Rail line are dominated by vacancy.
- (6) The elevated Market-Frankford Line has varied levels of use and vibrancy around it. The southern end from Girard to Susquehanna is not very strong, but the area between Dauphin and Cumberland Streets has strong commercial activity and is well used. The Amtrak Northeast Corridor and the elevated SEPTA's Regional Rail line create irregular shaped and triangular parcels that are difficult to develop and due to proximity to the infrastructure, remain vacant or underutilized.

Architectural character

A trend towards suburbanization is occurring and make for an inconsistent architectural character in the district. The architectural expression of many new housing developments is varied and they introduce a-contextual elements such as traditional A-frame roof lines, false shutters, Spanish-inspired forms, lack of stoops, and horizontal siding.

Urban Design

- (1) Street walls: The quality of the public realm is often reflective of the quality of the streets and the building faces. In many cases the “missing teeth syndrome” that plagues much of this district also impacts the legibility of a consistent street wall. When lots are vacant, the street wall is eroded. Those streets are perceived as unsafe and uninviting. Conversely, the Village of Arts and Humanity has used vacant lots such as these to create a network of successfully designed and programmed open spaces.
- (2) Parking strategies: Due to the lower density development in Lower North, parking lots and parking pads in both commercial and residential developments abound. Providing off-street parking options for cars in a dense part of the city is inconsistent with traditional development patterns.
- (3) Gateways and corridors
 - The 33rd Street and Girard Avenue intersection signifies an entrance into Fairmount and Brewerytown with a large public art installation
 - The 33rd Street/Dauphin Street/Ridge Avenue intersection is a gateway between Strawberry Mansion and East Fairmount Park.
 - North-south streets, like 26th Street, crest the Strawberry Mansion plateau near Fairmount Park and have views to Center City and the Philadelphia Museum of Art.
 - Temple University identifies the intersection of Broad Street and Cecil B. Moore as the southern gateway to its main campus.
 - Germantown Avenue with brightly painted facades by Mural Arts between Somerset and Huntingdon streets.
 - 5th Street and Lehigh Avenue marks the southern end of El Centro de Oro along Fifth Street.
 - The plaza at the intersection of 2nd Street, Girard Avenue and Cadwallader Street contains a public art sculpture.

- (4) Public Art: In addition to those mentioned in the gateway section above, public arts exists at:
- The Village of Arts and Humanities, which provides the most significant contribution of public art in Lower North District. The Village showcases colorful tiles and murals adorning sculptures, plazas, walls, outdoor furniture, and buildings, and uses these assets in their educational programs.
 - Temple University's Main Campus.
 - Germantown Avenue from Huntingdon Street to just north of Lehigh Avenue.

DEMOGRAPHIC ANALYSIS

This demographic analysis based on Decennial Census data (1980-2010), and American Community Survey (2006-2010 and 2007-2011) data, for the Lower North District. As of 2010, the census tract boundaries for the Lower North District are: census tracts: 137, 138, 139, 140, 141, 144, 145, 146, 147, 148, 149, 151.01, 151.02, 152, 153, 156, 157, 162, 163, 164, 165, 166, 167.01, 167.02, 168, 169.01, 169.02, and 377. Between the 2000 and 2010 Census, there were a number of changes to census tract numbers in the area, reflecting population growth and designation of park land. For example: In 2010, the old 2000 census tract 151 was split into tracts: 151.01 and 151.02, as was census tract 167 and 169. Other tracts like 154 and 155 were consolidated into a new tract 377. These changes are important to note because the analysis of 2010 Decennial Census data and the ACS data, will be based on the new tract numbers as listed above. While the analyses of census data from 1980 -2000 will be based on the old census tract numbers.

The Lower North District is a large area comprised of a number of neighborhoods including: Brewerytown, Sharswood, Cabot, Yorktown, Poplar, Ludlow, Cecil B. Moore, Strawberry Mansion, North Central, South Kensington, Olde Kensington, West Kensington, Norris Square, Hartranft, and St. Edwards.

Lower North District Map with Census Tracts

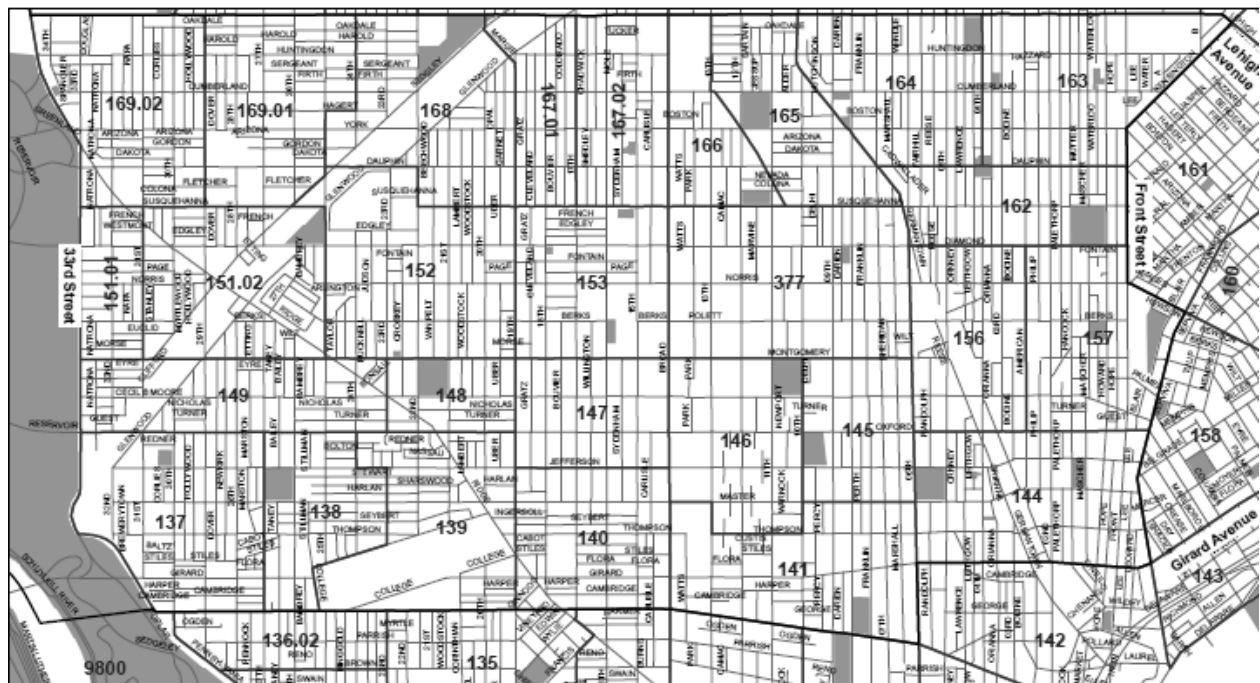


Table 1 -Major Indicators –Lower North District

Trend Data Lower North	1980	%	1990	%	2000	%	2010	%	2010 Citywide	%
Total Population	137,035		114,317		95,029		95,176	6.23% of Citywide	1,526,006	
White	10,988	8.02%	8,206	7.18%	7,936	8.35%	17,691	18.59%	626,221	41
Black	112,648	82.20%	92,267	80.71%	74,752	78.66%	65,539	68.86%	661,839	43
Asian	404	0.29%	1,063	0.93%	995	1.05%	1,979	2.08%	96,405	6
Latino (of any Race)	15,514	11.32%	15,547	13.60%	14,220	14.96%	14,436	15.07%	187,611	12
Household Population	134,486	98.14%	110,057	96.27%	89,973	94.68%	87,095	91.05%	1,468,623	96.24
GQ Population	2,549	1.86%	4,260	3.73%	5,056	5.32%	8,081	8.49%	57,383	3.76
Total HUs	54,655		47,735		42,611		40,939	6.10% of Citywide	670,171	
Vacant HUs	10,743	19.66%	10,275	21.53%	9,988	23.44%	7,475	18.26%	70,435	11
Occupied HUs	43,912	80.34%	37,460	78.47%	32,623	76.56%	33,464	81.74%	599,736	89
Owner Occup	17,731	40.38%	17,511	46.75%	15,223	46.66%	13,143	39.28%	324,536	54.11
Renter Occup	26,181	59.62%	19,949	53.25%	17,400	53.34%	20,321	60.72%	275,200	45.89
Avg. HH Size	3.1		3.0		2.8		2.6		2.45	
Median Age	27.2		N/A		32.2		30.4		33.5yrs	
Age <20	52,397	38.24%	40,467	35.40%	34,068	35.85%	30,932	32.50%	400,817	26.27
20 to 44	41,818	30.52%	41,199	36.40%	32,127	33.81%	34,533	36.28%	581,102	38.08
45 to 64	27,000	19.70%	18,221	15.94%	17,153	18.05%	20,411	21.45%	358,778	23.51
65+	15,820	11.54%	14,430	12.62%	11,681	12.29%	9,300	9.77%	185,309	12.14
Median HH Income	\$7,033		\$10,715		\$15,865		\$16,459		\$36,957	
% 4yrs+College	2.87%		4.82%		5.51%		9.02%		22.6%	
%Unemployed	23.52%		21.82%		20.96%		20.33%		13.44%	
%Poverty	47.91%		47.52%		43.46%		47.39%		25.6%	
%HH No Car	N/A		N/A		59.37%		57.93%		33.7%	

Population

- As of 2010, with a total population of 95,176 people, the Lower North District is the eighth largest district in the City, comprising 6.23% of the Citywide population.(1,526,006 - See Table 1).
- In 2010, population in the Lower North District increased for the first time in thirty years. This 0.15% increase represents a net gain of 147 people. Incremental population growth is projected for the Lower North District over the next few decades.
- Population growth in the district appears to be fairly dispersed. Those census tracts experiencing population increases include: 139,145,146,147,148, 152, 153, 377,165 and 166 (population in these tracts increased by 1000 or more people).
- Population growth in the Lower North District can largely be attributed to an increase White population, with smaller increase in Asian and Latino population.
- Between 2000 and 2010, White population in the Lower North District more than doubled, increasing 122.86% (or by an addition of 9,753 people).
 - During this period White population increased in every census tract in the district. The largest increases were in census tracts:147(Cecil B. Moore) and 153(North Central)
- Between 2000 and 2010, Asian population in the Lower North District, increased 98.89% (or by an addition of 984 people).
 - Asian population increased in every census tract, except: 157,163, 168, 169.01 and 169.02.
- Between 2000 and 2010, Latino population in the Lower North District, increased 0.89% (or by an addition of 126 people).
 - Latino population increased in every census tract, except: 141, 144 156,157,162, 163 and 164
- Between 2000 and 2010, Black population in the Lower North District declined -12.32% (or by 9,213 people).

- **Black population decreased in every census tract in the district, except for census tracts: 139, 145, 152 and 157.**
- **Over a thirty year period, Population in the Lower North District declined a total of -30.55% (or by 41,859 people).**
- **The population decline between 1980 and 2000 can be largely attributed to the outflow of Black population. Over the past thirty years (1980-2010), the Lower North District's Black population has declined -41.82% (or by a total of 47,109 people).**
- White Population in the district also declined 28% between 1980 and 2000(or by 3,050 people).
- Asian and Latino population in the district actually increased between 1980 and 1990, but then declined in 2000.
- **Despite significant population losses, as of 2010, Blacks comprised 68.86% of the total population in the Lower North District (down from 82.20% in 1980); Whites comprised 18.59% of the total population in the district (up from 8.02% in 1980); Asians comprised 2.08% of the total population (up from 0.29% in 1980); and Latinos comprised 15.07% of the total population (up from 11.32% in 1980).**
 - As of 2010, the largest numbers of White people live in census tracts: 153, 377,147, and 144 (**See Table 2A**).
 - As of 2010, the largest numbers of Black people live in census tracts: 152,169.02, 151.02, 149, 168, 137, 169.01 and 139 (**See Table 2B**).
 - As of 2010, the largest numbers of Asian people live in census tracts: 153, 147, 377,163 and 146. (**See Table 2C**).
 - As of 2010, the largest numbers of Latino people live in census tracts: 153, 147, 377,163 and 146. (**See Table 2D**).

Group Quarter and Household Population

- **The percentage of population living in Group Quarters has increased 217% over the past thirty years.(or an increase of 5,532 people) As of 2010, 8.49% of the population lived in Group Quarters, up from 1.86% in 1980(See Tables 3A &3B).**
 - The census tracts with the largest numeric increases in group quarter population are: 145,146, 147, 377(154&155), 153 and, 166. It would appear that this increase in group quarter population may be related to new dormitories constructed near Temple University.
- **As of 2010, 91.51% of the population in the Lower North District lived in Households, down from 98.14% in 1980.**

Foreign Born Population

- **In 2010, Foreign Born Population comprised 3.40 %(2,985) of the total population in the Lower North District (up from 2.59% in 2000) (See attached LONO District Demographics excel table).**
 - **Between 2000 and 2010, foreign born population in the Lower North District increased 21 %(or by 520 people).**
 - **As of 2010, the census tracts with the largest numbers of foreign born population were: 157, 163, 144, 153, 164 and 140.**
 - **In 2010, 12.40% of the foreign born population (370 people) in the district was from Europe. The Netherlands is the number one European source country, accounting for 4.46% of the foreign born population (or 370 people) in the district (in CTs: 140 &148).**
 - **In 2010, 38.69% of the District's foreign born population (1,155 people) was from Asia, with Vietnam and India being the number one and two Asian source countries.**
 - **Vietnam accounts for 7.07% of the foreign born population (211 people) in the district (in CTs: 157,149 & 377).**
 - **India accounts for 6.93% of the foreign born population (207 people) in the district (in CTs: 163,148,377 & 153).**
 - **In 2010, 11.52% of the foreign born population (344 people) in the district was from Africa. Ghana is the number one African source country, accounting for 3.65% of the foreign born population (109 people) in the district (all in CT: 146).**

- In 2010, **1.54% of the foreign born population (46 people) in the district was from Oceania**, which includes New Zealand and Australia. All 46 people are from Australia and live in census tract: 377.
- In 2010, **35.85% of the foreign born population (1,070 people) in the district was from the Americas, which includes Latin and Central America and the Caribbean. Mexico is the number one Americas source country**, accounting for 9.11% of the foreign born population (272 people) in the district (in CTs: 157, 163 & 139).

Population by Age

- **The Lower North District has historically had a higher percentage of younger population, which can probably be attributed to the large number of college students living in the district. However, over the past thirty years, Population Under the Age of 20, has decreased from 38.24% (52,397) in 1980, down to 32.50% (30,932) in 2010.** Despite these decreases, population in district in this age cohort remains higher than the citywide average of 29.60% in 1980, and 26.27% in 2010.
- **.Higher percentages of population in this age cohort will potentially impact the future demand for schools in the district.**
- **A more detailed look at population Under the Age of 20 in the Lower North District, reveals that in 2010 (See attached LONO District Demographics excel table) :**
 - **7.03 % of the population is under 5 Years of Age;**
 - **6.40% is 5 to 9 Years Old;**
 - **6.22% is 10 to 14 Years Old; and**
 - **12.85% is 15 to 19 Years Old.**
 - **Census Tracts with higher percentages of population Under the Age of 5 Years are:** 152,162,163,164, and 165.
 - **Census Tracts with higher percentages of population 5 to 9 Years Old are:** 152,164 and 165.
 - **Census Tracts with higher percentages of population 10 to 14 Years Old are:** 152, 163,164 and 165.
 - **Census Tracts with higher percentages of population 15 to 19 Years Old are:** 146, 147 and 377.
- **The largest percentage of population in the Lower North District is in the 20 to 44 age cohort. In 2010, 36.28% of the population in the Lower North District was 20 to 44 years old, compared to 38.08% citywide. In 1980, 30.52% of the population in the district was 20 to 44, compared to 34.85% citywide.**
- **In 2010, 21.45% of the population in the district was 45 to 64 years old, up from, 19.70% in 1980.** In 2010, 23.51% of the citywide population was 45 to 64 years old, up from 22.86% in 1980.
- **In 2010, 9.77% of population in the district was 65 and older, down from 11.54% in 1980.** In 2010, 12.14% of citywide population was 65 years and older, down from 14.1% in 1980.
 - **In 2010, those census tracts with higher percentages of Population 65 Years and Older include: 139, 141, 146, 148,149,151,02,168 and 169.02.**

Housing

- **In 2010, the Lower North District had a total of 40,939 housing units, comprising 6.10% of the total housing units in the city (670,171).**
- **Over the past thirty years, the number of total housing units in the Lower North District declined 25%% (or by 13,716 units), from a total of 54,655 housing units in 1980, to 40,939 housing units in 2010. Clearly, there is a correlation between the decline in housing units and the -30.55% population decline between 1980 and 2010(See Table 4).**
 - Between 1980 and 2010, every census tract in the district loss housing units except census tracts: 144 and 146.
 - Between 1980 and 2010, the biggest loss of total housing units occurred in census tracts: 152, 169 and 167 (167.01 & 167.02).
 - Between 2000 and 2010, the total number of housing units continued to decline districtwide.
 - However, between 2000 and 2010, the total number housing units actually increased in the following census tracts: 146, 144, 139, 157, 162, 145,147 and 156.
- **Between 1980 and 2010, the total number Occupied Housing Units (Households) also declined 23.79 %(or by -10,448 units), from 43,912 in 1980, to 33,464 in 2010(See Table 4A.**

- **While there are fewer housing units in the district as of 2010, the occupancy rate actually increased from 80.34% in 1980, to 81.74% in 2010.**
 - Occupancy rates in the district still remain below the citywide occupancy rate of 89%.
 - Between 2000 and 2010, occupancy rates increased in every census tract in the district, except census tracts: 138,149,151.01, 151.02, 163,164,166,167,168,169.01, and 169.02.
 - **In 2010, the census tracts with the highest occupancy rates are: 146, 145, 141, 377, 139 and 156.**
- **Over the past thirty years, the number of vacant housing units in the Lower North District has steadily declined from 10,743 vacant units in 1980 (or a 19.66% vacancy rate), down to 7,475 vacant units in 2010 (or a 18.26% vacancy rate decrease)(See Table 4B).**
 - **The biggest decline in vacancies in the Lower North District occurred between 2000 and 2010, when the number of vacant units declined -25.16%, from 9,988 vacant units in 2000, down to 7,475 vacant units in 2010(a decrease of -2,513 vacant units).**
 - Despite these decreases, vacancy rates in the district still remain significantly higher the citywide vacancy rate of 11%.
- **As of 2010, the census tracts with the highest vacancy rates in the Lower North District were:** 151.01, 167.01, 169.01, 138, 148, 149, and 169.02.
- **As of 2010, the census tracts with the lowest vacancy rates were:** 146,145 and 141.
- **The Lower North District has historically had a higher percentage of Renter Occupied Housing Units. As of 2010, that was still true with 60.72% of the housing units Renter Occupied, and 39, 28% Owner Occupied. In 1980, 59.62% of the housing units were Renter Occupied, and 40.38% were Owner Occupied (See Tables 5B &5C).**
 - **In 2010, census tracts with higher percentage of renters include:** 139, 147, 140, 141, 153, 148, 377, 145, and 152.
- **In 2010, census tracts with higher percentages of homeownership units include:** 137, 157, 167.01, 168,169.01 and 169.02.
 - **When looking at Senior Homeownership rates in the district in 2010, 29.95 % of all owner occupied units are occupied by seniors.** Interestingly, the majority of the seniors live in owner occupied housing units (57%), with 43% living in renter occupied units. **Those census tracts with higher Senior Homeownership rates include:** 146, 165, 169.02, 151.01, 151.02 and 149 (See attached LONO District Demographics excel table).
- **Average Household Sizes** in the Lower North District have generally been larger. However, over the past thirty years the average household size decreased. In 2010, the Average Household size for the Lower North District was 2.60, down from 3.14 in 1980. In 2010, the Citywide Average Household Size was 2.45, down from 2.60 in 1980(See Table 5).
- **Between 1980 and 2010, the percentage of One-person Households in the Lower North District increased from 26.63% of all households in 1980, to 32.64% in 2010.** However the actual number of One person Households decreased from 11,694 One-person Households in 1980, down to 10,922 One person Households in 2010(See Table 5A).
- **Based on 2007-2011 ACS data, 49.52% of the housing units in the Lower North District were built before 1939, compared to 40.04% citywide(See attached LONO District Demographics excel table).**
 - **Those census tracts with higher percentages of housing units built in 1939 or earlier are:** 156, 167.01, 169.01,149,137 and 163.
 - **Those census tracts with higher percentages of housing units built in 2005 or later are:** 145,148,149 and 141.
 - **15.84% of the units were built between 1940 and 1949;** compared to 16.1% Citywide.
 - **8.98% between 1950 and 1959,** compared to18.04% Citywide;
 - **6.95% between 1960 and 1969;** compared to 10.51% Citywide
 - **3.98% between 1970 and 1979, compared** to 6.72% Citywide;
 - **3.91% between 1980 and 1989,** compared to 3.93% Citywide;
 - **4.63% between 1990 and 1999,** compared to 2.24% Citywide;
 - **2.83% between 2000 and 2004,** compared 1.58% Citywide; and
 - **2.52% in 2005 or later,** compared to 0.93%Citywide.

Education

- Although Educational Attainment levels for the population in the Lower North District have increased, they are still substantially lower than the citywide average. According to 2007-2011 ACS data (estimate), only 9.02% of the population 25 years and old had Bachelor Degrees or higher, compared to 22.6% citywide. In 1980, 2.87% of the Population 25 years or older had a Bachelor Degree or Higher, compared 11.1 %citywide (See attached LONO District Demographics excel table).
 - In 2010, census tracts in the district with higher college educational attainment levels include: 144, 151.01, 146 and 153.
 - In 2010, census tracts in the district with lower college educational attainment levels include: 165, 167.01, 152 and 149.

Unemployment and Income

- While the Unemployment Rate in the Lower North District has decreased, it is still significantly higher than the citywide average. According to 2007-2011 ACS data (estimate) the Unemployment Rate for the Lower North District was 20.96%, compared to 13.44% citywide. In 1980 the Unemployment Rate in the district was 23.52%, compared to 11.40% citywide.
 - In 2010, census tracts in the district with higher unemployment rates include: 151.02, 149, 165, 166 and 151.01 (See attached LONO District Demographics excel table).
- Based on the most recent 2007-2011 ACS estimate data the Median Household Income in the Lower North District was \$16,459 (unadjusted for inflation). The citywide Median Household Income was \$36,957. Median Household Incomes by census tract range from \$8,038 in census tract 149 to \$28,190 in census tract 144 (See Table 7).

Poverty

- Despite decreases, the Poverty Rate in the Lower North District remains substantially higher than the citywide rate. Based on 2007-2011 ACS estimates, the Poverty Rate in the Lower North District was 47.39%, compared 25.6% citywide. In 1980 the Poverty Rate was 47.91% compared to 20.6% citywide. The persistently high poverty and unemployment rates may in part, be attributed to the high number of students living in the district (See attached LONO District Demographics excel table).
 - In 2010, census tracts in the district with the highest poverty rates include: 152, 140, 153, 163, 151.02, 377, and 139.

Vehicles

- More households in the Lower North District now have cars. Based on 2007/2011 ACS estimates, the percentage of households in Lower North District without a car decreased to 57.93% in 2010, down from 59.37% in 2000 (See attached LONO District Demographics excel table).

Population by Race

Table 2A

Census Tract	1980 White	1990 White	2000 White	2010 White	% White 1980	% White 1990	% White 2000	% White 2010
137	533	486	286	833	7.66%	7.39%	5.66%	17.31%
138	72	85	59	127	1.93%	2.89%	2.52%	6.16%
139	345	429	206	476	6.38%	8.97%	7.58%	12.65%
140	140	119	126	439	3.03%	3.31%	4.18%	14.58%
141	379	256	231	272	10.72%	9.25%	10.03%	12.99%
144	1,894	1,507	1,224	1,726	56.34%	45.24%	38.05%	55.59%
145	122	59	103	587	4.41%	2.94%	7.20%	23.82%
146	321	732	693	1,668	10.40%	22.03%	21.26%	38.89%
147	26	66	34	1,831	0.73%	2.71%	1.45%	46.03%
148	12	11	8	21	0.69%	0.86%	1.08%	2.68%
149	57	38	31	58	0.83%	0.65%	0.67%	1.46%
151	86	61	29		0.80%	0.66%	0.36%	
151.01				23				1.13%
151.02				28				0.66%
152	65	36	37	122	0.58%	0.44%	0.72%	1.99%
153	255	334	263	2,293	4.80%	9.22%	7.78%	46.21%
154	1,147	816	811		53.35%	44.86%	35.92%	
155	178	67	273		3.90%	1.96%	9.28%	
377				2,017				35.79%
156	525	258	291	536	18.38%	10.81%	14.61%	30.79%
157	1,611	1,228	1,089	1,328	61.30%	44.43%	39.86%	50.28
162	588	326	516	564	16.62%	11.41%	22.16%	25.35%
163	1,572	649	660	1,069	37.17%	15.65%	18.19%	32.91%
164	692	419	734	978	11.27%	7.50%	14.03%	21.43%
165	104	53	61	78	2.04%	1.37%	2.24%	2.83%

166	23	19	45	262	1.29%	1.29%	2.65%	14.65%
167	61	52	45		0.59%	0.61%	0.65%	
167.01				71				2.32%
167.02				180				6.20%
168	26	29	23	55	0.44%	0.54%	0.51%	1.40%
169	134	71			0.92%	0.58%		
169.01			29	32			0.75%	0.92%
169.02			31	35			0.48%	0.63%

Population by Race

Table 2B

Census Tract	1980 Black	1990 Black	2000 Black	2010 Black	% Black 1980	% Black 1990	% Black 2000	% Black 2010
137	6,571	6,023	4,661	3,716	91.01%	91.63%	92.26%	77.21%
138	3,641	2,835	2,237	1,828	97.67%	96.40%	95.64%	88.69%
139	5,020	4,266	2,398	3,106	92.89%	89.15%	88.29%	82.52%
140	4,382	3,396	2,725	2,306	94.81%	94.49%	90.50%	76.61%
141	2,798	2,340	1,878	1,594	79.13%	84.15%	81.55%	76.12%
144	396	739	950	589	11.78%	22.19%	29.53%	18.97%
145	1,626	1,309	1,048	1,494	58.83%	65.25%	73.24%	60.63%
146	2,527	2,282	2,359	2,237	81.89%	68.69%	72.36%	52.16%
147	3,498	2,332	2,252	1,695	98.81%	95.69%	96.32%	43.03%
148	1,706	1,256	732	707	98.16%	98.28%	98.65%	90.06%
149	6,757	5,742	4,513	3,775	98.60%	98.42%	97.39%	95.16%
151	10,600	9,111	7,862		98.65%	98.87%	98.05%	
151.01				1,959				96.12%
151.02				4,125				96.63%
152	11,132	8,031	5,029	5,776	99.03%	98.73%	97.33%	94.18%
153	4,983	3,233	2,976	2,254	93.88%	89.28%	88.00%	45.43%
154	943	949	1,167		43.86%	52.17%	51.68%	
155	3,564	2,780	2,191		78.07%	81.45%	74.50%	
377				2,786				49.44%
156	630	582	444	425	22.05%	24.39%	22.29%	24.41%
157	146	189	276	325	5.56%	6.84%	10.10%	12.31%
162	1,078	686	620	535	30.48%	24.00%	26.62%	24.04%
163	871	734	614	599	20.60%	17.70%	16.92%	18.44%
164	2,818	2,500	2,377	1,902	45.89%	44.73%	45.42%	41.67%

165	4,780	3,666	2,555	2,522	93.82%	94.73%	93.86%	91.44%
166	1,736	1,431	1,600	1,352	97.09%	97.02%	94.17%	75.62%
167	10,268	8,422	6,740		98.82%	98.98%	97.02%	
167.01				2,884				94.40%
167.02				2,588				89.15%
168	5,841	5,300	4,402	3,768	98.95%	98.70%	96.68%	95.76%
169	14,336	12,133			98.16%	98.82%		
169.01			3,792	3,344			97.43%	96.48%
169.02			6,354	5,348			97.87%	96.81%

Population by Race

Table 2C

Census Tract	1980 Asian	1990 Asian	2000 Asian	2010 Asian	% Asian 1980	% Asian 1990	% Asian 2000	% Asian 2010
137	27	25	18	80	0.37%	0.38%	0.36%	1.66%
138	3	8	3	19	0.08%	0.27%	0.13%	0.92%
139	8	31	13	32	0.15%	0.65%	0.48%	0.85%
140	26	25	46	120	0.56%	0.70%	1.53%	3.99%
141	4	4	9	70	0.11%	0.14%	0.39%	3.34%
144	27	99	54	63	0.80%	2.97%	1.68%	2.03%
145	0	8	1	106	0.00%	0.40%	0.07%	4.30%
146	111	265	113	210	3.60%	7.98%	3.47%	4.90%
147	6	25	17	227	0.17%	1.03%	0.73%	5.76%
148	5	7	0	31	0.29%	0.55%	0.00%	3.95%
149	8	12	15	19	0.12%	0.21%	0.32%	0.48%
151	12	15	19		0.11%	0.16%	0.24%	
151.01				6				0.29%
151.02				14				0.33%
152	2	21	12	20	0.02%	0.26%	0.23%	0.33%
153	22	33	86	266	0.41%	0.91%	2.54%	5.36%
154	19	37	133		0.88%	2.03%	5.89%	
155	4	13	13		0.09%	0.38%	0.44%	
377				218				3.87%
156	10	3	16	29	0.35%	0.13%	0.80%	1.67%
157	10	28	63	33	0.38%	1.01%	2.31%	1.25%
162	4	16	27	36	0.11%	0.56%	1.16%	1.62%
163	7	279	239	215	0.17%	6.73%	6.59%	6.62%
164	15	27	15	23	0.24%	0.48%	0.29%	0.50%

165	18	23	8	12	0.35%	0.59%	0.29%	0.44%
166	8	2	3	62	0.45%	0.14%	0.18%	3.47%
167	8	17	31		0.08%	0.20%	0.45%	
167.01				7				0.23%
167.02				35				1.21%
168	9	7	21	15	0.15%	0.13%	0.44%	0.38%
169	31	33			0.21%	0.27%		
169.01			9	9			0.23%	0.26%
169.02			12	2			0.18%	0.04%

Population by Race

Table 2D

Census Tract	1980 Latino	1990 Latino	2000 Latino	2010 Latino	% Latino 1980	% Latino 1990	% Latino 2000	% Latino 2010
137	77	92	75	164	1.07%	1.40%	1.48%	3.41%
138	30	23	30	73	0.80%	0.78%	1.28%	3.54%
139	46	105	106	212	0.85%	2.19%	3.90%	5.63%
140	88	99	106	172	1.90%	2.75%	3.52%	5.71%
141	440	265	261	255	12.44%	9.57%	11.33%	12.18%
144	1,196	1,377	1,387	1,146	35.57%	41.34%	43.11%	36.91%
145	1,138	717	403	427	41.17%	35.74%	28.16%	17.33%
146	60	61	103	138	1.94%	1.84%	3.16%	3.22%
147	31	44	41	186	0.88%	1.81%	1.75%	4.72%
148	18	16	3	23	1.04%	1.25%	0.40%	2.93%
149	52	32	63	114	0.76%	0.55%	1.36%	2.87%
151	68	64	78		0.63%	0.69%	0.97%	
151.01				32				1.57%
151.02				87				2.04%
152	110	105	89	142	0.98%	1.29%	1.72%	2.32%
153	78	55	47	135	1.47%	1.52%	1.39%	2.72%
154	28	39	62		1.30%	2.14%	2.75%	
155	1004	698	725		21.99%	20.45%	24.65%	
377				900				15.97%
156	1,959	1,722	1,449	1,109	68.57%	72.17%	72.74%	63.70%
157	998	1,528	1,585	1,493	37.98%	55.28%	58.02%	56.53%
162	2,231	2,103	1,676	1,664	63.08%	73.58%	71.96%	74.79%
163	2,191	2,819	2,664	2,434	51.81%	67.98%	73.41%	74.94%
164	3,177	3,209	2,852	2,709	51.73%	57.42%	54.50%	59.36%
165	231	180	132	205	4.53%	4.65%	4.85%	7.43%

166	27	37	27	109	1.51%	2.51%	1.59%	6.10%
167	68	56	106		0.65%	0.66%	1.53%	
167.01				68				2.23%
167.02				85				2.93%
168	63	41	61	84	1.07%	0.76%	1.34%	2.13%
169	105	60			0.72%	0.49%		
169.01			38	71			0.98%	2.05%
169.02			51	109			0.79%	1.97%

Group Quarter Population

Table 3A

Lower North District	1980	%	1990	%	2000	%	2010	%	2010 Citywide	%
Total Population	137,035		114,317		95,029		95,176		1,526,006	
Household Population	134,486	98.14	110,057	96.27	89,973	94.68	87,095	91.51	1,468,623	96.24
GQ Population	2,549	1.86	4,260	3.73	5,056	5.32	8,081	8.49%	57,383	3.76

Table 3B

Census Tract	Total Pop. 1980	Total Pop. 1990	Total Pop. 2000	Total Pop. 2010	GQ Pop. 1980	%	GQ Pop. 1990	%	GQ Pop. 2000	%	GQ Pop. 2010	%
137	7,220	6,573	5,052	4,813	8	0.11	152	2.31	6	0.12	138	2.87
138	3,728	2,941	2,339	2,061	0	0.00	12	0.41	0	0.00	21	1.02
139	5,404	4,785	2,716	3,764	692	12.81	965	20.17	482	17.75	493	13.10
140	4,622	3,594	3,011	3,010	50	1.08	136	3.78	257	8.54	257	8.54
141	3,536	2,768	2,303	2,094	2	0.06	28	1.01	184	7.99	193	9.22
144	3,362	3,331	3,217	3,105	77	2.29	73	2.19	134	4.17	14	0.45
145	2,764	2,006	1,431	2,464	0	0.00	0	0.00	0	0.00	738	29.95
146	3,086	3,222	3,260	4,289	0	0.00	655	19.72	1,113	34.14	1,708	39.82
147	3,540	2,437	2,338	3,939	18	0.51	349	14.32	220	9.41	1,256	31.89
148	1,738	1,278	742	785	0	0.00	82	6.42	7	0.94	0	0.00
149	6,853	5,834	4,634	3,967	0	0.00	0	0.00	4	0.09	39	0.98
151	10,745	9,215	8,018		0	0.00	32	0.35	58	0.72		
151.01				2,038							17	0.83
151.02				4,269							20	0.47
152	11,241	8,134	5,167	6,133	31	0.28	232	2.85	225	4.35	94	1.53
153	5,308	3,621	3,382	4,962	106	2.00	159	4.39	152	4.49	839	16.91
154	2,150	1,819	2,258		1,357	63.12	958	52.67	1,729	76.57		
155	4,565	3,413	2,941		0	0.00	16	0.47	18	0.61		
377				5,635							1,718	30.49

156	2,857	2,386	1,992	1,741	12	0.42	6	0.25	0	0.00		0.00
157	2,628	2,764	2,732	2,641	43	1.64	31	1.12	35	1.28	34	1.29
162	3,537	2,858	2,329	2,225	0	0.00	38	1.33	19	0.82	0	0.00
163	4,229	4,147	3,629	3,248	82	1.94	63	1.52	110	3.03	121	3.73
164	6,141	5,589	5,233	4,564	11	0.18	5	0.09	20	0.38	7	0.15
165	5,095	3,870	2,722	2,758	52	1.02	66	1.71	41	1.51	3	0.11
166	1,788	1,475	1,699	1,788	0	0.00	50	3.39	178	10.48	307	17.17
167	10,391	8,509	6,947		3	0.03	95	1.12	12	0.17		
167.01				3,055							0	0.00
167.02				2,903							0	0.00
168	5,903	5,370	4,553	3,935	2	0.03	10	0.19	15	0.33	26	0.66
169	14,604	12,278			3	0.02	47	0.38				
169.01			3,892	3,466					27	0.69	38	1.10
169.02			6,492	5,524					10	0.15	0	0.00
Districtwide	137,035	114,317	95,029	95,176	2,549	1.86	4,260	3.73	5,056	5.32	8,081	8.49

Household Population

Table 3C

Census Tract	Total Pop. 1980	Total Pop. 1990	Total Pop. 2000	Total Pop. 2010	HH Pop. 1980	%	HH Pop. 1990	%	HH Pop. 2000	%	HH Pop. 2010	%
137	7,220	6,573	5,052	4,813	7,212	99.89	6,421	97.69	5,046	99.88	4,756	97.13
138	3,728	2,941	2,339	2,061	3,728	100.00	2,929	99.59%	2,339	100.00	2,040	98.98
139	5,404	4,785	2,716	3,764	4,712	87.19	3,820	79.83	2,234	82.25	3,271	86.90
140	4,622	3,594	3,011	3,010	4,572	98.92	3,458	96.22	2,754	91.46	2,753	91.46
141	3,536	2,768	2,303	2,094	3,534	99.94	2,740	98.99	2,119	92.01	1,901	90.78
144	3,362	3,331	3,217	3,105	3,285	97.71	3,258	97.81	3,083	95.83	3,091	99.55
145	2,764	2,006	1,431	2,464	2,764	100.00	2,006	100.00	1,431	100.00	1,726	70.05
146	3,086	3,222	3,260	4,289	3,086	100.00	2,667	80.28	2,147	65.86	2,581	60.18
147	3,540	2,437	2,338	3,939	3,522	99.49	2,088	85.68	2,118	90.59	2,683	68.11

148	1,738	1,278	742	785	1,738	100.00	1,196	93.58	735	99.06	785	100.00
149	6,853	5,834	4,634	3,967	6,853	100.00	5,834	100.00	4,630	99.91	3,928	99.02
151	10,745	9,215	8,018		10,745	100.00	9,183	99.65	7,960	99.28		
151.01				2,038							2,021	99.17
151.02				4,269							4,249	99.53
152	11,241	8,134	5,167	6,133	11,210	99.72	7,902	97.15	4,942	95.65	6,039	98.47
153	5,308	3,621	3,382	4,962	5,202	98.00	3,462	95.61	3,230	95.51	4,,123	83.09
154	2,150	1,819	2,258		793	36.88	861	47.33	529	23.43		
155	4,565	3,413	2,941		4,565	100.00	3,397	99.53	2,923	99.39		
377				5,635							3,917	69.51
156	2,857	2,386	1,992	1,741	2,845	99.58	2,380	99.75	1,992	100.00	1,741	100.00
157	2,628	2,764	2,732	2,641	2,585	98.36	2,733	98.88	2,697	98.72	2,607	98.71
162	3,537	2,858	2,329	2,225	3,537	100.00	2,820	98.67	2,310	99.18	2,225	100.00
163	4,229	4,147	3,629	3,248	4,147	98.06	4,084	98.48	3,519	96.27	3,127	96.27
164	6,141	5,589	5,233	4,564	6,130	99.82	5,584	99.91	5,213	99.62	4,557	99.85
165	5,095	3,870	2,722	2,758	5,043	98.98	3,804	98.29	2,681	98.49	2,755	99.89
166	1,788	1,475	1,699	1,788	1,788	100.00	1,425	96.61	1,521	89.52	1,481	82.83
167	10,391	8,509	6,947		10,388	99.97	8,414	98.88	6,935	99.83		
167.01				3,055							3,055	100.00
167.02				2,903							2,903	100.00
168	5,903	5,370	4,553	3,935	5,901	99.97	5,360	99.81	4,538	99.67	3,909	99.34
169	14,604	12,278			14,601	99.98	12,231	99.62				
169.01			3,892	3,466					3,865	99.31	3,428	98.90
169.02			6,492	5,524					6,482	99.85	5,524	100.00
Districtwide	137,035	114,317	95,029	95,176	134,486	98.14	110,057	96.27	89,973	94.68	87,095	91.51

Housing

Table 4

Census Tract	1980 Tot. HU	1990 Tot. HU	2000 Tot. HU	2010 Tot. HU
137	2,953	2,762	2,507	2,461
138	1,624	1,443	1,208	1,085
139	1,964	1,819	1,345	1,465
140	2,407	2,018	1,697	1,561
141	1,447	1,204	1,317	1,025
144	1,434	1,365	1,377	1,561
145	903	743	702	713
146	1,170	1,021	967	1,192
147	1,825	1,710	1,160	1,170
148	821	740	598	446
149	2,717	2,696	2,253	2,099
151	3,996	3,929	3,878	
151.01				1,097
151.02				2,274
152	3,923	3,484	2,374	2,372
153	2,718	1,950	1,706	1,783
154	221	290	230	
155	1,571	1,140	1,115	
377				1,506
156	1,060	756	702	705
157	1,254	1,001	1,037	1,099
162	1,188	949	870	897
163	1,578	1,281	1,294	1,224
164	2,139	1,751	1,780	1,739
165	1,926	1,674	1,398	1,218
166	852	715	842	729
167	4,280	3,726	3,320	

167.01				1,558
167.02				1,423
168	2,598	2,238	2,040	1,932
169	6,086	5,330		
169.01			1,835	1,791
169.02			3,059	2,814
Districtwide	54,655	47,735	42,611	40,939
Citywide	685,131	674,899	661,958	670,171

Housing (continued)

Table 4A

Census Tract	1980 Occupied HU/HH	%Occup. HU_ 80	1990 Occupied HU/HH	%Occup. HU_ 90	2000 Occupied HU/HH	% Occup. HU_ 00	2010 Occupied HU/HH	% Occup. HU_ 10
137	2,423	82.05	2,219	80.34%	1,893	75.51%	1,993	80.98%
138	1,307	80.48%	1,068	74.01%	894	74.01%	827	76.22%
139	1,567	79.79%	1,315	72.29%	849	63.12%	1,287	87.85%
140	1,887	78.40%	1,490	73.84%	1,192	70.24%	1,268	81.23%
141	1,236	85.42%	1,090	90.53%	935	70.99%	937	91.41%
144	1,107	77.20%	1,183	86.67%	1,152	83.66%	1,307	83.73%
145	690	76.41%	638	85.87%	538	76.64%	659	92.43%
146	1,127	96.32%	991	97.06%	920	95.14%	1,163	97.57%
147	1,378	75.51%	826	48.30%	755	65.09%	958	81.88%
148	696	84.77%	486	65.68%	342	57.19%	372	83.41%
149	2,333	85.87%	2,081	77.19%	1,739	77.19%	1,633	77.80%
151	3,571	89.36%	3,235	82.34%	3,044	78.49%		
151.01							782	71.29%
151.02							1,794	78.89%
152	3,457	88.12%	2,406	69.06%	1,602	67.48%	1,936	81.62%
153	1,930	71.01%	1,316	67.49%	1,176	68.93%	1,434	80.43%
154	210	95.02%	269	92.76%	188	81.74%		
155	1,153	73.39%	913	80.09%	852	76.41%		
377							1,351	89.71%
156	734	69.25%	670	88.62%	588	83.76%	607	86.10%
157	872	69.54%	856	85.51%	868	83.70%	936	85.17%
162	905	76.18%	784	82.61%	719	82.64%	769	85.73%
163	1,174	74.40%	1,146	89.46%	1,062	82.07%	1,031	84.23%
164	1,553	72.60%	1,475	84.24%	1,538	86.40%	1,485	85.39%
165	1,547	80.32%	1,274	76.11%	904	64.66%	989	81.20%

166	608	71.36%	498	69.65%	662	78.62%	586	80.38%
167	3,579%	83.62%	3,055	81.99%	2,590	78.01%		
167.01							1,171	75.16%
167.02							1,119	78.64%
168	2,130	81.99%	1,896	84.72%	1,687	82.70%	1,515	78.42%
169	4,738	77.85%	4,280	80.30				
169.01					1,493	81.36%	1,364	76.16%
169.02					2,441	79.80%	2,191	77.86%
Districtwide	43,912	80.34%	37,460	78.47%	32,623	76.56%	33,464	81.74%
Citywide	619,781	90.46%	603,075	89.36%	590,071	89.14%	599,736	89.49%

Housing (continued)

Table 4B

Census Tract	1980 Vacant HU	% Vacant 1980	1990 Vacant HU	% Vacant 1990	2000 Vacant HU	% Vacant 2000	2010 Vacant HU	% Vacant 2010
137	550	17.95%	543	19.66%	614	24.49%	468	19.02%
138	317	19.52%	375	25.99%	314	25.99%	258	23.78%
139	397	20.21%	504	27.71%	496	36.88%	178	12.15%
140	520	21.60%	528	26.16%	505	29.76%	293	18.77%
141	211	14.58%	114	9.47%	382	29.01%	88	8.59%
144	327	22.80%	182	13.33%	225	16.34%	254	16.27%
145	213	23.59%	105	14.13%	164	23.36%	54	7.57%
146	43	3.68%	30	2.94%	47	4.86%	29	2.43%
147	447	24.49%	884	51.70%	405	34.91%	212	18.12%
148	125	15.23%	254	34.32%	256	42.81%	74	16.59%
149	384	14.13%	615	22.81%	514	22.81%	466	22.20%
151	425	10.64%	694	17.66%	834	21.51%		
151.01							315	28.71%
151.02							480	21.11%
152	466	11.88%	1,078	30.94%	772	32.52%	436	18.38%
153	788	28.99%	634	32.51%	530	31.07%	349	19.57%
154	11	4.98%	21	7.24%	42	18.26%		
155	418	26.61%	227	19.91%	263	23.59%		
377							155	10.29%
156	326	30.75%	86	11.38%	114	16.24%	98	13.90%
157	382	30.46%	145	14.49%	169	16.30%	163	14.83%
162	283	23.82%	165	17.39%	151	17.36%	128	14.27%
163	404	25.60%	135	10.54%	232	17.93%	193	15.77%
164	586	27.40%	276	15.76%	242	13.60%	254	14.61%
165	379	19.68%	400	23.89%	494	35.34%	229	18.80%

166	244	28.64%	217	30.35%	180	21.38%	143	19.62%
167	701	16.38%	671	18.01%	730	21.99%		
167.01							387	24.84%
167.02							304	21.36%
168	468	18.01%	342	15.28%	353	17.30%	417	21.58%
169	1,348	22.15%	1,050	19.70%				
169.01					342	18.64%	427	23.84%
169.02					618	20.20%	623	22.14%
Districtwide	10,743	19.66%	10,275	21.53%	9,988	23.44%	7,475	18.26%
Citywide	65,350	9.53%	71,824	10.64%	71,887	10.87%	70,435	10.51%

Housing (continued)

Table 5

Census Tract	1980 Persons per Hshld	1990 Persons per Hshld	2000 Persons per Hshld	2010 Persons per Hshld
137	2.98	2.90	2.70	2.35
138	2.85	2.70	2.60	2.47
139	3.01	2.90	2.60	2.54
140	2.42	2.30	2.30	2.17
141	2.86	2.50	2.30	2.03
144	2.97	2.80	2.70	2.36
145	4.01	3.10	2.70	2.62
146	2.74	2.70	2.30	2.22
147	2.56	2.50	2.80	2.80
148	2.50	2.50	2.10	2.11
149	2.94	2.80	2.70	2.41
151	3.01	2.80	2.60	
151.01				2.58
151.02				2.37
152	3.24	3.30	3.10	3.12
153	2.70	2.60	2.80	2.88
154	3.78	3.20	2.80	
155	3.96	3.70	3.40	
377				2.90
156	3.88	3.50	3.40	2.87
157	2.96	3.20	3.10	2.79
162	3.91	3.60	3.20	2.89
163	3.53	3.60	3.30	3.03
164	3.95	3.80	3.40	3.07
165	3.26	3.00	3.00	2.79

166	2.94	2.90	2.30	2.53
167	2.90	2.80	2.70	
167.01				2.61
167.02				2.59
168	2.77	2.80	2.70	2.58
169	3.08	2.90		
169.01			2.60	2.51
169.02			2.70	2.52
Districtwide	3.14	2.98	2.77	2.60
Citywide	2.66	2.56	2.48	2.45

Housing (continued)

Table 5A

Census Tract	1980 One Person HH	% One Person HH_80	1990 One Person HH	% One Person HH_90	2000 One Person HH	% One Person HH_00	2010 One Person HH	% One Person HH_10
137	650	26.83%	583	26.27%	587	31.01%	670	33.62%
138	347	26.55%	302	28.28%	289	32.33%	302	36.52%
139	477	30.44%	449	34.14%	298	35.10%	468	36.36%
140	801	42.45%	687	46.11%	529	44.38%	551	43.45%
141	422	34.14%	452	41.47%	436	46.63%	455	48.56%
144	330	29.81%	401	33.90%	397	34.46%	462	35.35%
145	120	17.39%	230	36.01%	238	44.24%	238	36.12%
146	241	21.38%	229	23.11%	314	34.13%	456	39.21%
147	589	42.74%	363	43.95%	243	32.19%	250	26.10%
148	325	46.70%	225	46.30%	197	57.60%	187	50.27%
149	621	26.62%	620	29.79%	570	32.78%	625	38.27%
151	968	27.11%	1,009	31.19%	1,061	34.86%		
151.01							286	36.57%
151.02							689	38.41%
152	803	23.23%	581	24.15%	376	23.47%	426	22.00%
153	734	38.03%	522	39.67%	394	33.50%	391	27.27%
154	17	8.10%	33	12.27%	37	19.68%		
155	207	17.95%	166	18.18%	151	17.72%		
377							279	20.65%
156	117	15.94%	126	18.81%	130	22.11%	175	28.83%
157	226	25.92%	159	18.57%	179	20.62%	269	28.74%
162	145	16.02%	137	17.47%	167	23.23%	222	28.87%
163	217	18.48%	187	16.32%	206	19.40%	252	24.44%
164	221	14.23%	217	14.71%	296	19.25%	366	24.65%
165	377	24.37%	340	26.69%	231	25.55%	280	28.31

166	186	30.59%	159	31.93%	303	45.77%	201	34.30%
167	942	26.32%	929	30.41%	839	32.39%		
167.01							383	32.71%
167.02							385	34.41%
168	595	27.93%	524	27.64%	519	30.76%	491	32.41%
169	1,016	21.44%	1,098	25.65%				
169.01					486	32.55%	449	32.92%
169.02					759	31.09%	714	32.59%
Districtwide	11,694	26.63%	10,728	28.61%	10,232	31.31%	10,922	32.64%
Citywide	179,052	28.80%	190,529	31.90%	199,515	33.80%	204,714	34.13%

Housing (continued)

Table 5B

Census Tract	1980 Owner Occupied	%Owner Occupd 80	1990 Owner Occupied	%Owner Occupd 90	2000 Owner Occupied	%Owner Occupd 00	2010 Owner Occupied	%Owner Occupd 10
137	1,202	49.61%	1,214	54.71%	1,039	54.89%	1,008	50.58%
138	617	47.21%	605	56.65%	470	52.57%	380	45.95%
139	336	21.44%	304	23.12%	201	23.67%	183	14.22%
140	345	18.28%	350	23.49%	272	22.82%	247	19.48%
141	139	11.25%	111	10.18%	185	19.79%	192	20.49%
144	619	55.92%	587	49.62%	541	46.96%	603	46.14%
145	110	15.94%	127	19.91%	101	18.77%	187	28.38%
146	505	44.81%	568	57.32%	553	60.11%	533	45.83%
147	289	20.97%	200	24.21%	184	24.37%	179	18.68%
148	201	29.02%	159	32.72%	101	29.53%	92	24.73%
149	1,231	52.76%	1,117	53.68%	936	53.82%	755	46.23%
151	1,448	40.55%	1,489	46.03%	1,231	40.44%		
151.01							317	40.54%
151.02							662	36.90%
152	875	25.31%	796	33.08%	686	42.82%	565	29.18%
153	557	28.86%	460	34.95%	436	37.07%	303	21.13%
154	145	69.05%	145	53.90%	140	74.47%		
155	290	25.15%	256	28.04%	221	25.94%		
377							374	27.68%
156	244	33.24%	260	38.81%	266	45.24%	251	41.35%
157	494	56.65%	518	60.51%	507	58.41%	502	53.63%
162	279	30.83%	266	33.93%	266	37.00%	258	33.55%
163	508	43.27%	480	41.88%	496	46.70%	472	45.78%

164	561	36.12%	651	41.14%	611	39.73%	607	40.88%
165	616	39.82%	580	45.53%	495	54.76%	369	37.31%
166	268	44.08%	261	52.41%	215	32.48%	175	29.86%
167	1,803	50.38%	1,924	62.98%	1,533	59.19%		
167.01							621	53.03%
167.02							481	42.98%
168	1,288	60.47%	1,270	66.98%	1,056	62.60%	855	56.44%
169	2,760	58.25%	2,813	65.72%				
169.01					924	61.89%	782	57.33%
169.02					1,557	63.79%	1,190	54.31%
Districtwide	17,731	40.38%	17,511	46.75%	15,223	46.66%	13,143	39.28%
Citywide	378,105	61.06%	373,601	61.95%	349,633	59.25	324,536	54.11%

Housing (continued)

Table 5C

Census Tracts	1980 Renter Occupied	%Renter Occupd 80	1990 Renter Occupied	%Renter Occupd 90	2000 Renter Occupd	%Renter Occupd 00	2010 Renter Occupd	%Renter Occupd 10
137	1,221	50.39%	1,005	45.25%	854	45.11%	985	49.42%
138	690	52.79%	463	43.35%	424	47.43%	447	54.05%
139	1,231	78.56%	1,011	76.88%	648	76.33%	1,104	85.78%
140	1,542	81.72%	1,140	76.51%	920	77.18%	1,021	80.52%
141	1,097	88.75%	979	89.82%	750	80.21%	745	79.51%
144	488	44.08%	596	50.38%	611	53.04%	704	53.86%
145	580	84.06%	511	80.09%	437	81.23%	472	71.62%
146	622	55.19%	423	42.68%	367	39.89%	630	54.17%
147	1,089	79.03%	626	75.79%	571	75.63%	779	81.32%
148	494	70.98%	327	67.28%	241	70.47%	280	75.27%
149	1,102	47.24%	964	46.32%	803	46.18%	878	53.77%
151	2,123	59.45%	1,746	53.97%	1,813	59.56%		
151.01							465	59.46%
151.02							1,132	63.10%
152	2,582	74.69%	1,610	66.92%	916	57.18%	1,371	70.82%
153	1,373	71.14%	856	65.05%	740	62.93%	1,131	78.87%
154	65	30.95%	124	46.10%	48	25.53%		
155	863	74.85%	657	71.96%	631	74.06%		
377							977	72.32%
156	490	66.76%	410	61.19%	322	54.76%	356	58.65%
157	378	43.35%	338	39.49%	361	41.59%	434	46.37%
162	626	69.17%	518	66.07%	453	63.00%	511	66.45%
163	666	56.73%	666	58.12%	566	53.30%	559	54.22%
164	992	63.88%	824	55.86%	927	60.27%	878	59.12%
165	931	60.18%	694	54.47%	409	45.24%	620	62.69%

166	340	55.92%	237	47.59	447	67.52%	411	70.14%
167	1,776	49.62%	1,131	37.02%	1,057	40.81%		
167.01							550	46.97%
167.02							638	57.02%
168	842	39.53%	626	33.02%	631	37.40%	660	43.56%
169	1,978	41.75%	1,467	34.28%				
169.01					569	38.11%	582	42.67%
169.02					884	36.21%	1,001	45.69%
Districtwide	26,181	59.62%	19,949	53.25%	17,400	53.34%	20,321	60.72%
Citywide	241,676	38.99%	229,474	38.05%	240,438	40.75%	275,200	45.89%

Age

Table 6

Census Tracts	2010 Pop <20yrs	% <20yrs.	2010 Pop 20-44yrs.	% 20-44yrs.	2010 Pop 45-64yrs.	% 45-64yrs.	2010 Pop 65+	% 65+
137	1,219	25.33%	1,991	41.37%	1,123	23.33%	480	9.97%
138	597	28.97%	689	33.43%	533	25.86%	242	11.74%
139	1,114	29.60%	1,154	30.66%	900	23.91%	596	15.83%
140	713	23.69%	1,334	44.32%	733	24.35%	230	7.64%
141	517	24.69%	670	32.00%	458	21.87%	449	21.44%
144	645	20.77%	1,530	49.28%	619	19.94%	311	10.02%
145	731	29.67%	1,159	47.04%	348	14.12%	226	9.17%
146	1,818	42.39%	1,425	33.22%	530	12.36%	516	12.03%
147	1,390	35.29%	2,194	55.70%	2.82	7.16%	73	1.85
148	218	27.77%	240	30.57%	204	25.99%	123	15.67%
149	1,104	27.83%	1,205	30.38%	1,059	26.70%	599	15.10%
151	-	-	-	-	-	-	-	-
151.01	665	32.63%	635	31.16%	515	25.27%	223	10.94%
151.02	1,322	30.97%	1,204	28.20%	1,144	26.80%	599	14.03%
152	2,503	40.81%	1,991	32.46%	1,236	20.15%	403	6.57%
153	1,379	27.79%	2,829	57.01%	571	11.51%	183	3.69%
154	-	-	-	-	-	-	-	-
155	-	-	-	-	-	-	-	-
377	3,132	55.58%	1,623	28.80%	620	11.00%	260	4.61%
156	518	29.75%	651	37.39%	415	23.84%	157	9.02%
157	828	31.35%	1,027	38.89%	574	21.73%	212	8.03%
162	795	35.73%	739	33.21%	478	21.48%	213	9.57%
163	1,153	35.50%	1,125	34.64%	724	22.29%	246	7.57%
164	1,557	34.11%	1,460	31.99%	1,152	25.24%	395	8.65%
165	1,016	36.84%	871	31.58%	603	21.86%	268	9.72%
166	421	23.55%	803	44.91%	464	25.95%	100	5.59%

167	-	-	-	-	-	-	-	-
167.01	939	30.74%	982	32.24%	783	25.63%	351	11.49%
167.02	855	29.45%	1,024	35.27%	706	24.32%	318	10.95%
168	1,146	29.12%	1,218	30.95%	1,093	27.78%	478	12.15%
169	-	-	-	-	-	-	-	-
169.01	1,025	29.57%	1,065	30.73%	1,009	29.11%	367	10.59%
169.02	1,612	29.18%	1,695	30.68%	1,535	27.79%	682	12.35%
Districtwide	30,932	32.50%	34,533	36.28%	20,411	21.45%	9,300	9.77%
Citywide	400,817	26.27%	581,102	38.08%	358,778	23.51%	183,309	12.14%

Income

Table 7

Census Tract	Median HH Income_79	Median HH Income_89	Median HH Income_99	Median HH Income ACS 07_11
137	\$6,702	\$17,361	\$23,806	\$20,431
138	\$7,061	\$12,436	\$17,480	\$23,177
139	\$4,835	\$9,694	\$12,703	\$14,985
140	\$5,705	\$10,331	\$13,458	\$19,688
141	\$4,898	\$7,390	\$12,165	\$14,491
144	\$6,875	\$12,944	\$23,720	\$28,190
145	\$4,987	\$9,595	\$12,092	\$13,807
146	\$10,046	\$21,406	\$26,295	\$22,411
147	\$5,062	\$11,003	\$16,411	\$11,658
148	\$4,778	\$5,507	\$10,643	\$17,634
149	\$7,809	\$11,179	\$21,463	\$8,038
151	\$7,219	\$9,878	\$13,070	-
151.01				\$18,839
151.02				\$12,170
152	\$5,623	\$9,024	\$18,153	\$13,265
153	\$5,657	\$7,918	\$14,826	\$13,843
154	\$13,221	\$20,495	\$31,923	
155	\$5,914	\$9,018	\$12,333	
377				\$14,838
156	\$7,238	\$9,877	\$14,524	\$16,902
157	\$7,632	\$16,455	\$22,478	\$27,043
162	\$7,418	\$12,437	\$13,833	\$16,016
163	\$7,354	\$10,426	\$15,865	\$14,042
164	\$7,352	\$9,275	\$12,314	\$13,500
165	\$6,626	\$9,898	\$16,964	\$14,127

166	\$7,458	\$19,211	\$14,250	\$13,303
167	\$8,026	\$15,008	\$16,367	
167.01				\$20,617
167.02				\$17,994
168	\$7,004	\$14,734	\$19,770	\$31,621
169	\$9,683	\$15,865		
169.01			\$14,558	\$21,711
169.02			\$17,051	\$20,909
Districtwide	\$7,033	\$10,715	\$15,865	\$16,042
Citywide	\$16,388	\$30,140	\$28,839	\$36,957