

NEIGHBORHOODS

Philadelphia2035 Citywide Vision Goal: Improve neighborhood livability.

SUMMARY OF EXISTING CONDITIONS

- The South District is served by six libraries, numerous park and recreational resources, seven fire stations, three police stations, a health center, and four municipal parking lots.
- The South District overall appears to be very well-served by establishments that offer consumer-oriented goods and services, although several areas of the district continue to be under-served by pedestrian-accessible, convenience-oriented stores.
- Parking has become increasingly contentious for residents and businesses in South District neighborhoods, especially where increased investment in housing and businesses adds new parking demands to already narrow streets and densely-developed blocks.
- Frequent transit service, and manageable distances for walking and biking, provide many neighborhood residents with convenient, non-automobile options for work and non-work trips.
- The City's Department of Public Health and Planning Commission have been working together to identify geographic gaps in walkable access to healthy foods. As of 2012, gaps in the South District remained in Wilson Park, western Point Breeze, Pennsport, and Lower Moyamensing.
- The District's convenient location, relative affordability, and supply of developable sites have spurred housing demand, as evidenced by a growing total number of housing units, a steady stream of new construction, and a decreasing rate of housing vacancy.

KEY ISSUES

Important neighborhood issues faced by the South District include:

- Funding for maintenance of existing, public-serving facilities continues to be inadequate.
- Residents' ability to walk to public open spaces, including new parks along the Delaware and Schuylkill waterfronts, is constrained by gaps in the network of safe, welcoming sidewalks.
- I-95, I-76, and the 25th Street rail viaduct are perceived as barriers between neighborhoods and between residents and potential destinations for shopping or services.
- The development and successful leasing of 2 million square feet of retail space on former industrial sites around the edges of the South District draws resident spending away from many of the older, pedestrian-transit oriented commercial corridors in the interior of the district.
- Business and demographic changes are leading the district's specialty commercial areas, such as the Italian Market and Washington Avenue West, to consider ways to adapt to new formats and customers.

- Neighborhood centers may be reinforced by higher-density, mixed-use, transit-oriented development, yet few appropriate sites exist near the Broad Street Subway except for large vacant sites at Broad Street and Washington Avenue near the Ellsworth-Federal station.
- Sponsors of new development proposals are frequently urged by near neighbors of the proposed sites to provide more off-street parking than is required by City codes.
- The attraction and retention of healthy food vendors in low-income areas remains a challenge.
- Despite significant new housing construction in the district, a substantial number of existing, older homes remain in need of modernization and repair.
- Higher property values contribute in some areas to decreased affordability of decent rental or sales housing, especially for residents with low to moderate incomes.

MAJOR OPPORTUNITIES

Opportunities to improve neighborhood conditions in the South District include:

- New trees, stormwater features, signs, and traffic-pedestrian safety improvements can help to improve connections between neighborhoods and parks and recreation facilities.
- The municipal complex at 11th and Reed Streets can be enhanced to improve its compatibility with the surrounding neighborhood.
- Nearly all residential areas of the district are served by traditional commercial corridors that have the potential, guided by land use and transportation decisions, to maintain a viable, pedestrian-accessible mix of consumer goods and services.
- Transit, streetscape, property maintenance, and parking improvements may preserve and enhance South Broad Street as a grand residential and business boulevard that links South District neighborhoods and commercial centers.
- Underutilized industrial areas of the district may be appropriate for auto-repair and maintenance establishments that relocate from rapidly-appreciating residential neighborhoods.
- The district's excellent walkability, bikeability and transit services create opportunities for significant, transit-oriented development on large sites near the Ellsworth-Federal BSL Station.
- Other Broad Street Line subway stations and intersections of frequent bus routes, offer opportunities for smaller but still important transit-oriented developments and retrofits.
- Successful strategies for healthy corner stores can be expanded into areas currently underserved by walkable access to healthy food.
- In the next ten years, the addition to the South District of several thousand new households and residents can create market demand to support new neighborhood-serving stores and services.

NEIGHBORHOODS (SPECIFIC TOPICS)

Neighborhood Centers

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

Convenient, efficient, and attractive neighborhood centers help to retain and attract residents and businesses. In the context of *Philadelphia2035*, neighborhood centers are comprised of community-serving facilities, commercial corridors, transit-oriented development, and outlets for healthy food.

Community-Serving Facilities

Sites that provide city-government services to the public are identified as “community-serving facilities”. The South District has approximately 65 facility sites and 171 related fixed assets, including buildings, structures and fixed equipment (e.g., playground equipment). Health Center #2 is an example of community facility clustering. The health center is adjacent the South Philadelphia Library and the DiSilvestro Playground, all currently under construction and renovation. Other clusters include the municipal complex at 11th and Reed and two joint Police/Fire sites.

Facility Site	Address
Fire Engine 10/Ladder 11	1357 S. 12th St
Fire Engine 3	200-10 Washington Ave
Fire Engine 47	3023-45 Grays Ferry Ave
Fire Engine 49	2600 S. 13 th St
Fire Engine 53/Ladder 27	414-16 Snyder Ave
Garage 423-Office of Fleet Mgmt	1117 Reed St
Health Center #2	1720 S Broad St
Library Branch-Donatucci	1935 Shunk St
Library Branch- Fumo/Ritner	2437 S Broad St
Library Branch-Queen Memorial	1201 S 23 rd St
Library Branch-Santore	932 S 7 th St
Library Branch-South Philadelphia	1700 S Broad St
Library Branch-Whitman	200 Snyder Ave
Municipal Parking Lot	1339 S 12 th St
Municipal Parking Lot	1401-15 9 th St
Municipal Parking Lot	1628-44 E Passyunk St
Municipal Parking Lot	2799 W Reed St
Mummers Museum	1100 S 2 nd St
Police 17 th District/ FireEngine24	1201 S 20 th St
Police 1st ^h District/ FireEngine 60/ Ladder 19	2301 S 24 th St
Police 3 rd District /L&I South District	1107 Wharton St
Police Auto Impound	2501 Weccacoe Ave
Bardascino Park	10 th & Carpenter Sts
Barry Playground	1800 Johnston St

Burke Playground	200 S Philip St
Capitolo Playground	900 S Federal St
Chew Playground	1800 Washington Ave
Columbus/Diprospero Playground	1200 Wharton St
Di Silvestro Park	1700 S 15 th St
Dickenson Square	4th & Tasker Sts
Donald Finnegan Playground	1231 S 30 th St
Karen Donnelly Park	230 Dickenson St
DVIC	20 th & Johnston Sts
Ford Recreation Center	609 Snyder Ave
Girard Estates Park	21 st & Porter Sts
Gold Star Park	613 Wharton St
Grays Ferry Crescent	3600 Grays Ferry Ave
Guerin Recreation Center	2201 S 16 th St
Hawthorne Recreational Center	1200 Carpenter St
Herron Playground	250 Reed St
Howard & Reed Park	Howard & Reed Sts
Jefferson Square Park	300 Washington Ave
Lanier Playground	2900 Tasker St
Marconi Plaza	8 th to 20 th Sts & Oregon to Packer Aves
Mifflin Square Park	6 th & Ritner Sts
Murphy Recreation Center	300 W Shunk St
Paolone Park	700 Sears St
Passyunk Playground	29 th & Passyunk Sts
Ralph Brooks Park	20 th & Tasker Sts
Ridgeway Pool	998 S 13 th Street
Sacks Playground	400 Washington Ave
Shot Tower Playground	928 S Front St
Smith Playground	2100 S 24 th St
South Philadelphia Older Adult Center	1430 E Passyunk Ave
Stinger Square Playground	3200 Dickenson St
Taylor Street Park	1418-30 S Taylor St
Tolentine Community Park Recreation Center	11 th & Mifflin Sts
Vare Recreation Center	2600 Morris St
Weinberg Park	2201 S 6 th St
War Memorial Park	18 th & Jackson Sts
Wharton Square Playground	2300 Wharton St
Total Fixed Assets	171
Total Number of Facility Sites	65

Over the five year period of FY2010 to FY2014, approximately \$7 million was allocated to community-serving facilities in the district. For the upcoming Capital Program FY2015 to FY2020, over \$4 million is

programmed across 15 facilities. However, there are 20 facilities in the district that did not receive funding in the past five year capital program, nor are they programmed to receive money in the next five year capital program.

The conditions and needs for site improvements or modernizations at each facility vary by operation, and are influenced by recent capital expenditures. For the South district plan, PCPC staff visited the majority of the facilities and performed cursory visual assessments, informed by on-site staff when available. Issues with facility structures, building mechanicals, public access and safety were reviewed with staff on-site, and with related departmental administrative management, where applicable. 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, and that are not programmed to receive capital funding in FY2015-2020, are discussed in detail in the subsections below.

Fire and Police Stations

There are seven fire stations in the district: Engine 10/Ladder 11, Engine 3, Engine 24, Engine 47, Engine 49/ Ladder 27, Engine 53, and Engine 60/ Ladder 19. The district has three police stations: 17th District, 1st District, and 3rd District. Similarly to other fire and police stations across the city, the buildings in the South District have varying needs of modernization and upgrades of HVAC, plumbing and electrical systems, as well as leaking or non-functioning windows, in order to adequately house equipment and safety activities. However, the seven fire stations are programmed to receive a total of over \$1.7 million and the three police stations are programmed to receive a total of over \$1.2 million for the FY2015-2020 Capital Program.

Health Centers

Health Center #2 is the only city-owned health facility in the South District and is adjacent to the South Philadelphia Library and the DiSilvestro Playground. This cluster facility is a major municipal anchor on South Broad Street, within proximity to the Tasker-Morris transit station and the U.S. Post Office. The old buildings housing these facilities were recently demolished to make way for a new facility being funded by the City and Children's Hospital of Philadelphia (CHOP). The clustered facilities have received over \$1.1 million in capital funding over the past five fiscal years. Capital funds totaling approximately \$250,000 are included in the FY 2015-2020 Capital Program. Like the old facility, the new building will co-locate the health center, the library, and the park, along with a new CHOP family care facility. The new facility is scheduled to be completed by December 2015. In the interim, Health Center #2 is operating at 1930 South Broad Street in the Constitution Health Plaza.

Libraries

There are six libraries in the South District: South Philadelphia, Whitman, Fumo Family, Charles Santore, Thomas F. Donatucci, Sr., and Queen Memorial. They all offer Literacy Enrichment Afterschool Program (LEAP) and some run adult education and ESL classes. The average building age is 55 years but the six buildings vary widely in age, from 125 years to still under construction.

- Fumo Family Branch - 2437 South Broad Street. Staff reports recurring HVAC system issues and the interior carpet should be replaced.
- Thomas F. Donatucci, Sr. Branch - 1935 Shunk Street. This branch is one of the 25 Carnegie libraries. The building is not ADA accessible and staff reports that windows are rotting and leaking. There is also evidence of groundwater entering the building on one side.
- Charles Santore Branch - 932 South 7th Street. The building is not ADA accessible.

Parks, Recreation Centers and Other Recreational Assets

The South District is home to five city-run recreation centers and over twenty public parks, ranging in size from less than an acre to nearly twenty acres. There are 143 recreational fixed assets (multi-purpose recreational centers, playgrounds, and an older adult center) dispersed throughout the district. Despite the number of facilities, the *Green 2015 Action Plan* identifies South Philadelphia as one of five areas of the city most needing improved walkable access to green space. The district is very densely populated and the parks serve large populations with relatively little space and large gaps between parks. Many areas are more than a half mile or a ten minute walk away from the nearest green space. As population in the district continues to increase, the demand for open space resources will also increase. The Open Space memo provides additional detail on new park and trail initiatives planned for the district. More detailed information on the condition of these recreation facilities can also be found in the Open Space memo. The first seven facilities discussed below have been identified by both PCPC and Parks & Recreation staff as to be in need of capital improvements.

- Barry Playground – 1800 Johnston Street. The recreation building has evidence of a leaking roof and the general interior of the building should be updated. Parks & Recreation staff has a plan for renovations but require funding to make the improvements.
- Donald Finnegan Playground – 1231 S 30th Street. The asphalt surfaces are fair but the playground surfaces are in poor condition, as are the basketball court surfaces.
- Hawthorne Recreational Center – 1200 Carpenter Street. The playground surfaces are very poor, with many cracks. The asphalt surfaces are poorly graded and cover a lot of potentially unusable surface. There is an opportunity here for stormwater management or greening. The exterior of the recreational center and other exterior surfaces are covered in graffiti to varying degrees.
- Murphy Recreational Center – 300 W Shunk Street. The fencing and sidewalks surrounding the facility are in poor condition. The center is not ADA accessible. The playground equipment is old and in poor condition, as is the surface.
- Sacks Playground – 400 Washington Avenue. Baseball fields are in poor condition and need to be regraded and reseeded. The basketball court surfaces are also in poor condition. The playground has ADA accessible entrances but they were locked at time of survey.
- Smith Playground – 2100 S 24th Street. The fencing and sidewalk access to the playground are in poor condition. The playground equipment is old and the surface is poor to fair, with many cracks. The basketball court surfaces should also be resurfaced.

- Vare Recreational Center – 2600 Morris Street. The playground surfaces are in poor condition, with many cracks and holes. There is no heating or AC inside the recreational building. Depending on the time of year, some rooms are unusable due to the lack of heat or AC. Additionally, the floors are buckling and sloping in places, and there is evidence of water leaking at the front door to the building.
- 1418-30 S Taylor Street Park – 1418-30 S Taylor Street. The park is in very poor condition overall. There is litter and graffiti throughout the entire park.
- Stinger Square Playground – 3200 Dickenson Street. The playground surfaces are in poor condition and need to be replaced. The benches in the park vary in condition but the ones in poor condition should be replaced as well.

Parking Lots

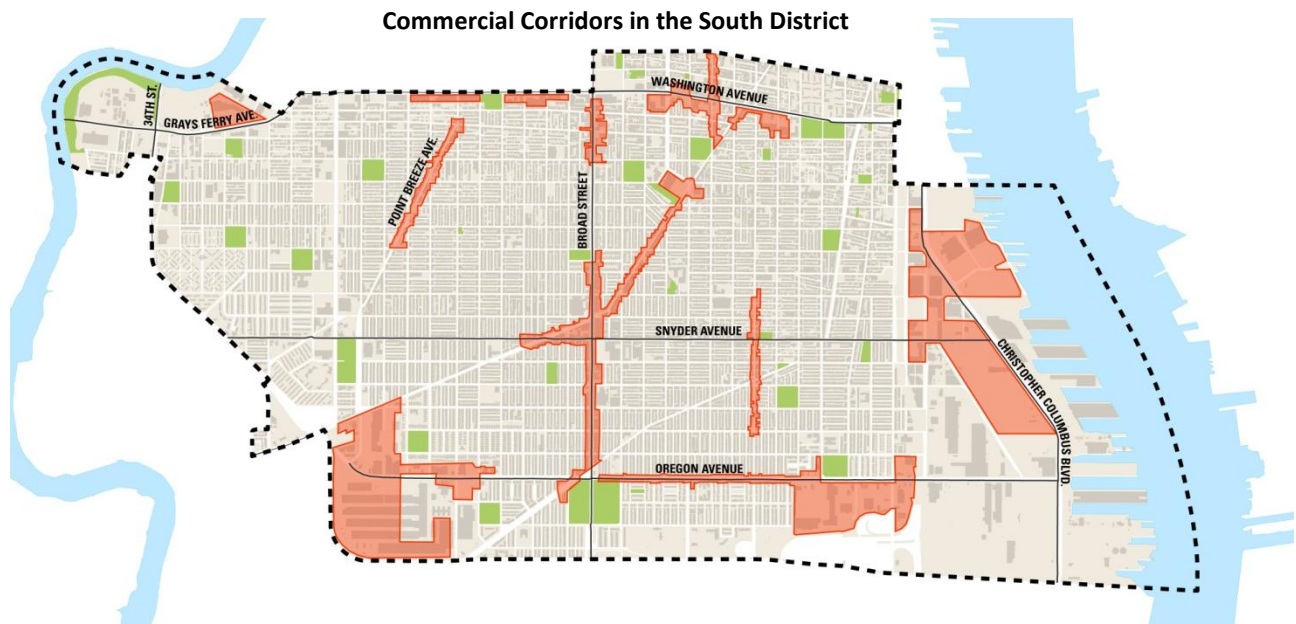
The conditions of the four City-owned, PPA-managed parking lots in the South District vary. The lots are generally well-used, but it is unclear if some of them generate revenue. There are opportunities for cross-agency efforts for stormwater management.

- Municipal Parking Lot - 1339 South 12th Street. The asphalt surface is incorrectly graded, creating pooling water, and is also cracked in many places.
- Municipal Parking Lot - 1401-15 9th Street. The asphalt surface is poorly graded, creating pooling water, and is also cracked in many places. The lot should also be restriped, as the lines have worn away.
- Municipal Parking Lot - 1628-44 E. Passyunk Street. The asphalt surface is incorrectly graded, creating pooling water, and is also cracked in many places. The curb cut entrance is not flush to the street. This lot is a major asset for the adjacent commercial corridor.
- Municipal Parking Lot - 2799 W. Reed Street. The lot is sparsely used. This lot should be sold to reduce the City's liability in maintaining the property.

Commercial Corridors

The South District is served by 6 million square feet of floor area available for establishments that provide consumer-oriented goods and services. Nearly half of this floor area has been developed in past decades in an auto-oriented style on former industrial sites along the edges of the district. These auto-oriented resources are well-managed, and they provide a wide range of modern and competitive goods and services to residents and visitors from the district and beyond. These newer commercial centers are not, however, located or designed to reinforce traditional, walkable neighborhood centers.

The 26 commercial corridors or centers that directly serve the South District range from small neighborhood subcenters to large, community-scale shopping centers to unique specialty districts. The district is served by 15 supermarkets, including grocery departments within general merchandise stores.



The three community-scale retail centers along South Delaware Avenue comprise the largest concentration of South District commercial floor area, together accounting for 1.6 million square feet. These three areas, Central Waterfront-Washington (#24), Snyder Plaza/Columbus Commons (#28), and Pier 70 Plaza and Vicinity (#29), have over time developed an array of both comparison goods, which consumers purchase infrequently, and convenience goods that draws customers from throughout the city and rival more traditional ‘regional’ retail centers such as Center City and Cottman and the Boulevard. All three areas are well-tenanted and are especially popular with South District shoppers who have access to cars.

The South District’s second largest concentration of consumer-oriented goods and services is Quartermaster Plaza and vicinity (#45) at West Oregon Avenue, 24th Street, and Passyunk Avenue. With more than 900,000 square feet of space available for both comparison and convenience goods and services, this area serves as the western bookend to the concentration of commercial space along South Delaware Avenue. Whitman Plaza and Vicinity (#30) is the third, prominent concentration of auto-oriented and community-scale commercial space in the South District. It encompasses more than 550,000 square feet at Front Street and Oregon Avenue.

In the heart of the South District, the connected corridors of East Passyunk (#34) and Broad and Snyder (#35) exceed 500,000 square feet of space. These two pedestrian and transit-oriented areas offer enough comparison-good shopping to be considered together as a community shopping destination.

The following table summarizes recent PCPC inventories of the commercial corridors, centers, and districts within or immediately proximate to the South District.

Commercial Corridors, Centers, and Districts Serving the South District, 2014.

PCPC ID	Name	Type of Center	Gross Leasable Area (sq.ft.)	Vacancy Rate (%)
21	9th Street – Italian Market Vicinity	Specialty	500,000	13.8
23	6th and Washington	Neighborhood	95,000	7.0
24	Cntl. Waterfront-Washington	Community	300,000	14.8
26	Pennsport Mall/South Second	Neighborhood Subcenter	56,000	26.5
28	Snyder Plaza/Columbus Commons	Community	964,000	5.9
29	Pier 70 Plaza and Vicinity	Community	420,000	0.0
30	Whitman Plaza and Vicinity	Community	574,000	12.1
31	Oregon Ave/5 th -13 th	Neighborhood	45,000	6.5
32	South 7 th Street	Neighborhood	140,000	37.0
33	Reed St and Passyunk Ave	Neighborhood	82,000	0.0
34	East Passyunk	Specialty	193,000	11.0
35	Broad and Snyder	Community	325,000	8.0
36	Tenth and Snyder	Neighborhood Subcenter	31,000	13.6
37	Broad and Morris	Neighborhood Subcenter	98,000	11.8
38	Broad and Oregon	Neighborhood	183,000	9.9
39	Packer Park	Neighborhood Subcenter	63,000	0.0
41	Penrose and Packer	Neighborhood Subcenter	28,000	9.1
44	West Oregon	Neighborhood	140,000	16.1
45	Quartermaster Plaza and Vicinity	Community	913,000	11.1
46	20 th and Passyunk	Neighborhood Subcenter	34,000	14.3
47	Snyder Ave/17 th -23 rd	Neighborhood Subcenter	90,000	21.1
48	Wilson Park	Neighborhood Subcenter	42,000	25.0
50	Point Breeze Avenue	Neighborhood Center	122,000	37.4
51	Broad and Washington	Neighborhood Center	330,000	30.9
52	Washington Avenue West	Specialty Center	285,000	18.0
56	30 th and Grays Ferry	Neighborhood Center	135,000	15.4

Source: PCPC. Philadelphia Shops inventory, 2011-2014

6,188, 000

Several neighborhood commercial corridors have high vacancy rates that suggest a need for public-private cooperation to ensure surrounding neighborhoods have adequate access to convenience goods and services: Pennsport Mall/South Second, South 7th Street, Wilson Park, and Point Breeze Avenue.

The Broad and Washington area also has a high commercial vacancy rate and is currently only in ‘fair’ overall condition. Additionally, the nature of Washington Avenue, from South Broad to 25th Streets, is in transition, as the residential development pressure increases on the traditional industrial and commercial corridor. City plans for this area call for high-quality, mixed-use urban development that is compatible with ambitious visions for the *Avenue of the Arts*. Creative repositioning or redevelopment

of existing vacant buildings and sites, as well as suggested zoning remapping, can help meet unanswered consumer demands from the growing number of South Broad Street area residents.

Transit-Oriented Development

The South District has excellent transit options that can support transit-oriented development (TOD). The district is well served by SEPTA's extensive bus system. SEPTA reports that 40% to 70% of transit commuters in the district use buses as their primary commute mode. The Broad Street Line (BSL) subway serves the district with stations at Ellsworth-Federal, Tasker-Morris, Snyder, and Oregon. Because subways were introduced long after the neighborhoods were originally developed, there has been relatively little TOD around these stations. The dense development patterns in the district also limit the space available for major new developments. However, there are still opportunities for TODs, particularly near the Ellsworth-Federal BSL Station at Washington Avenue. Any new development's design in this area should take advantage of the District's excellent walkability, bikeability and transit.

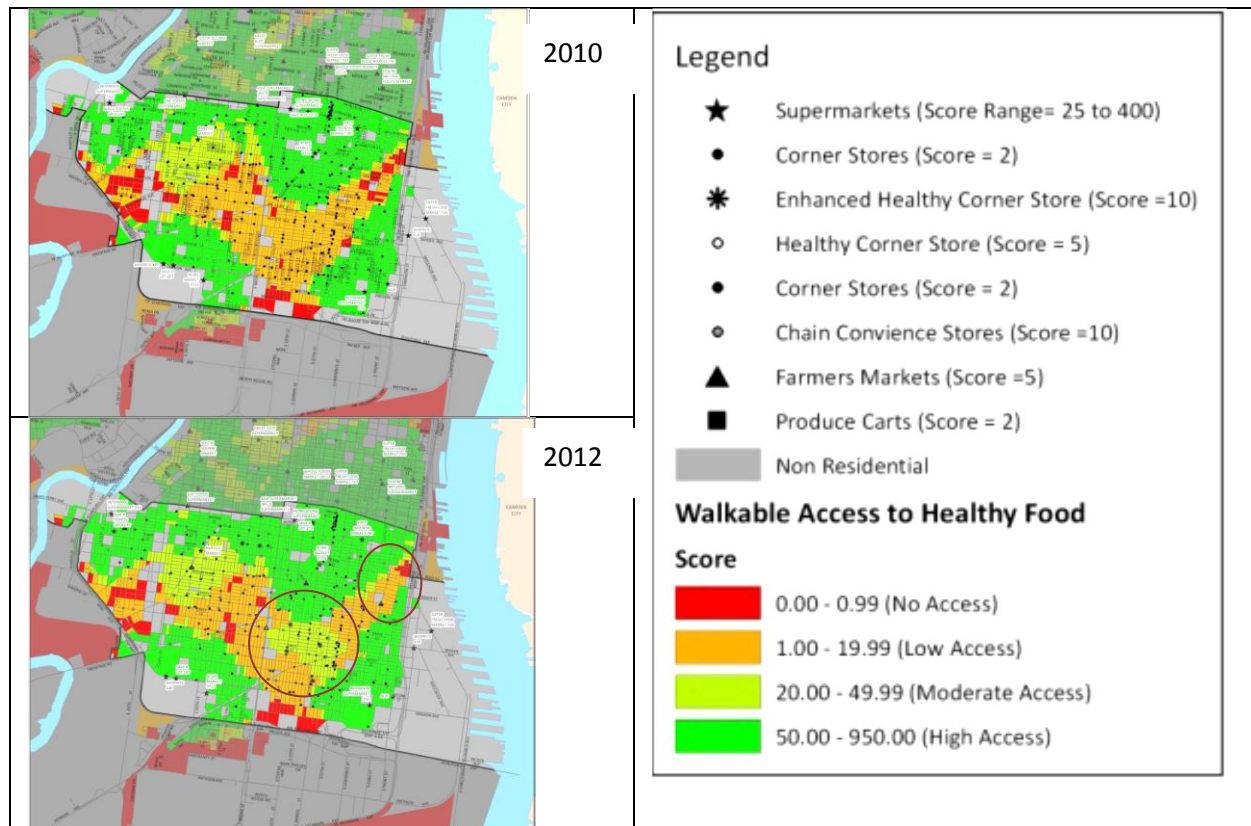
Healthy Food Access

Philadelphia has the highest prevalence of obesity out of the 10 largest U.S. cities. Within Philadelphia, low-income and racial-ethnic minorities are disproportionately burdened by obesity-related health issues. A lack of access to healthy, affordable foods contributes to these disparities. Access to healthy food can be improved by:

- Locating new healthy food sources near transit stations to improve access for those without cars
- Identifying suitable supermarket, healthy corner store, community garden, and urban farming sites
- Increasing neighborhood transportation connections to healthy food sources
- Permit on-street produce displays
- Permit and encourage farmers' markets and urban agriculture in city-owned properties

The Philadelphia Department of Public Health and the Philadelphia City Planning Commission have been working together since 2010 to identify geographic gaps in walkable access to healthy foods around the city. Through the aforementioned strategies and the Health Department's incentives program to equip corner stores with healthy foods (Healthy Corner Stores Initiative), many of these gaps have shrunk, although many still remain. Healthy food access maps produced in 2010 and 2012 illustrate these changes.

Most of the District's larger supermarkets and grocery departments are located around the periphery of the district rather than within neighborhoods. This limits pedestrian access.



Low car ownership characteristic of low income communities makes area residents particularly vulnerable to the effects of poor healthy foods access. The southern half of Gray's Ferry (i.e., Wilson Park and Greater Gray's Ferry Estates), a very low income enclave with about 10,000 residents, suffers very poor access to healthy foods. The area is served only by Snyder Supermarket, a mid-size convenience store. Other residential areas with poor access to healthy foods include the western part of the Point Breeze neighborhood, the area south of Wolf, between Broad and 9th, and the community surrounding Moyamensing, between Reed and Moore.

Prior to 2010, all of Snyder Ave had poor access to healthy foods. Since then, the Health Department's Get Healthy Philly initiative has provided financial support to help bring to corner stores the infrastructure changes needed to carry healthy foods. As a result, Snyder Ave, between 9th and Broad, and between 18th and 22nd, enjoy moderate access to healthy foods.

Throughout the South District, an increase in farmer's markets and healthy corner stores has improved access to healthy foods for 11,000 low income residents. However, there are still over 27,000 low income residents with low to no walkable access to healthy foods. Strategies that could improve access include continuing to work with corner store operators to overcome barriers to carrying healthy foods, especially around Oregon Avenue and 13th Street, and on Snyder Avenue in Gray's Ferry, and identifying new market sites along West Passyunk Avenue, between South Broad and 18th Streets.

Housing

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

Recent population gains have spurred reinvestment in the South District housing market as evidenced by increasing total housing units, declining housing vacancy rates and, increasing housing occupancy rates. Between 2000 and 2010, the South District population increased 0.98% (or by 1,288 people). During this time, the number of Total Housing Units in the South District increased 0.80% (or by 477 units), from 59,679 total housing units in 2000, to 60,156 total housing in 2010.

- The number of Occupied Housing Units (Households) increased 2.58% (or by 1,344 units) from 52,053 occupied units in 2000, to 53,397 occupied units in 2010. The Housing Occupancy Rate increased from 87.22% in 2000, to 88.76% in 2010. The number of Vacant Housing Units decreased -11.37% (or by -867 units) from 7,626 vacant units in 2000, to 6,759 vacant units in 2000. The Housing Vacancy rate also decreased from 12.78% in 2000, to 11.24% in 2010.
- During this time the owner occupancy rate declined -8.65% (or by 2,968 units), while the renter occupancy rate increased 24.31% (or by 4,312 units). As of 2010, the Owner Occupancy Rate in the South District was 58.71%, down from 65.93% in 2000. In 2010, the Renter Occupancy Rate was 41.29%, up from 34.07% in 2000. *In 2010, the citywide homeowner occupancy rate was 54.10 %, and the Citywide Renter Occupancy rate of 45.90%. In 2010, the census tracts with the highest percentage of owner occupied housing units were census tracts: 38-Girard Estates (81.16%), 39.02-South Phila. (79.94%), 40.02-South Phila. (75.10%), 42.01-Whitman (73.39%), 42.02-Whitman (79.11%), and 372-Whitman (81.33%).* Note that the areas with higher homeownership rates are in the southern end of the district.
- **In 2010, the number of rental units increased in every census tract in the district. The census tracts with the highest percentage of renter occupied housing units were: 22-Point Breeze(56.29%),25-QueenVillage(54.82%),27.01-Pennsport(58.44%),28.01-Passyunk Square(52.27%), 30.02-Point Breeze(53.79%), 33-Grays Ferry(51.02%), 36-Grays Ferry/Wilson(58.67%).**

Building Permit Activity

Between 2006 and 2014, the Department of Licenses and Inspections (L & I) issued building permits for 1,007 new units of housing in the South District. Over this nine year period, the number of new housing units being built has steadily increased, and as of the 2nd quarter of 2014, is at a high of 193 units. The majority of the new units being built are single family row houses (75%), located in the southern section of the district, and east of South Broad Street.

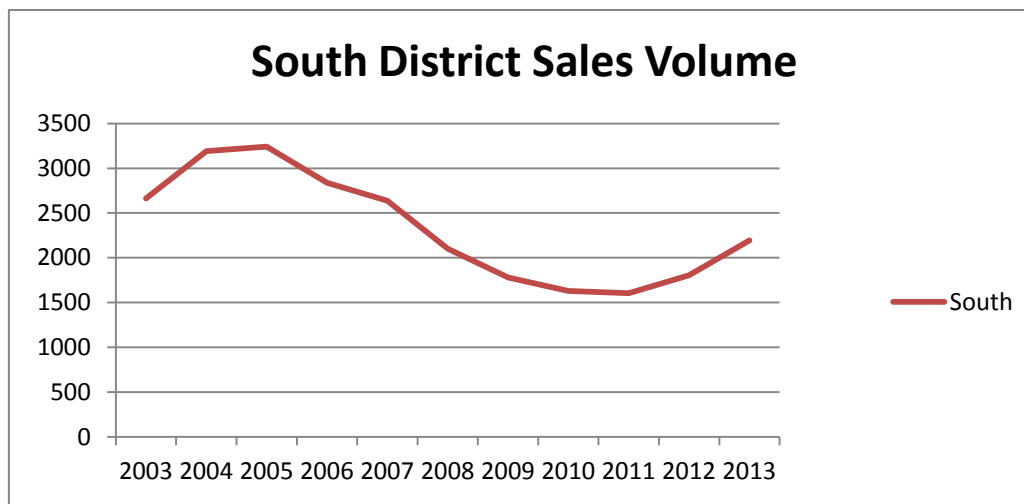
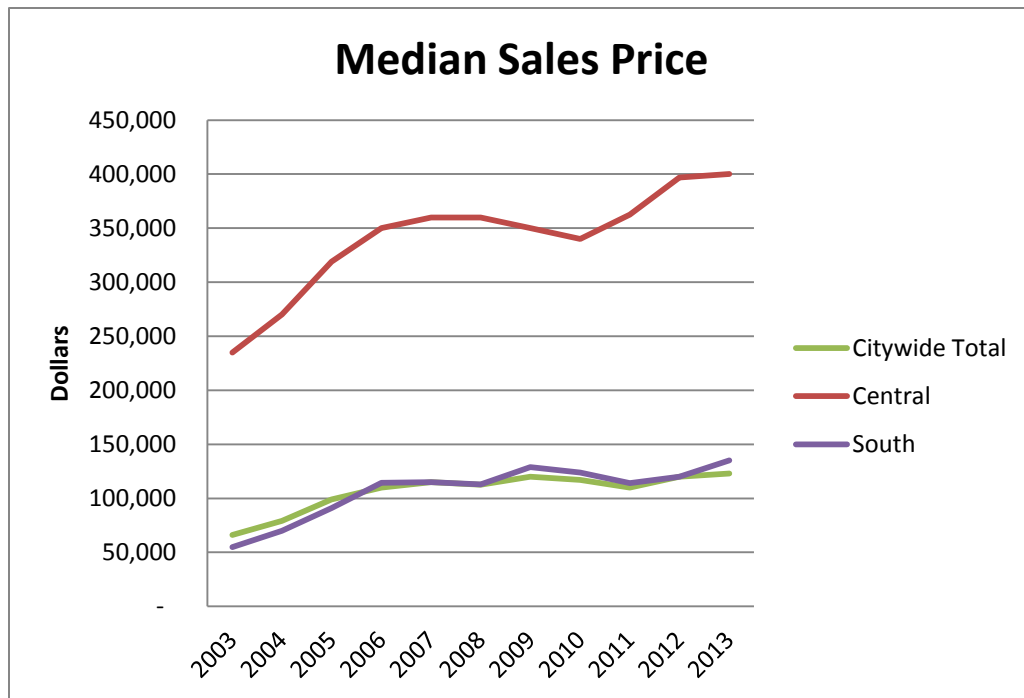
Residential New Construction Building Permits - South District By Building Type							Total New Housing Units - South District - New Construction Permits
Year	101 - Single	102 - Twin/Row	103 - 2Fam.	104 - 3/4Fam.	105 - 5+Fam.	118 - Misc. Res. Bldg.	TOTAL
2006		50		4	12		66
2007		33					33
2008		28	2	10		1	41
2009		46	13	7			66
2010		111	4	3	10		128
2011		120	2	3		3	128
2012		76	26	9		52	163
2013		152	16	15	6		189
2014		140		3	50		193
Total by Building Type		756	63	54	78	56	1,007
Percentage by Building Type		75%	6%	5%	8%	6%	

Of those 1,007 new units, 38.53% (388 units) had permits issued for new housing developments in the Point Breeze neighborhood. Point Breeze has the most new units being built, followed by Pennsport, Passyunk Square and Queen Village, all neighborhoods in the northern section of the district. See the table below for census tract specific new housing developments. *These totals do not include additions or alterations. Citywide permits were issued for 17,638 new housing units during this time period.*

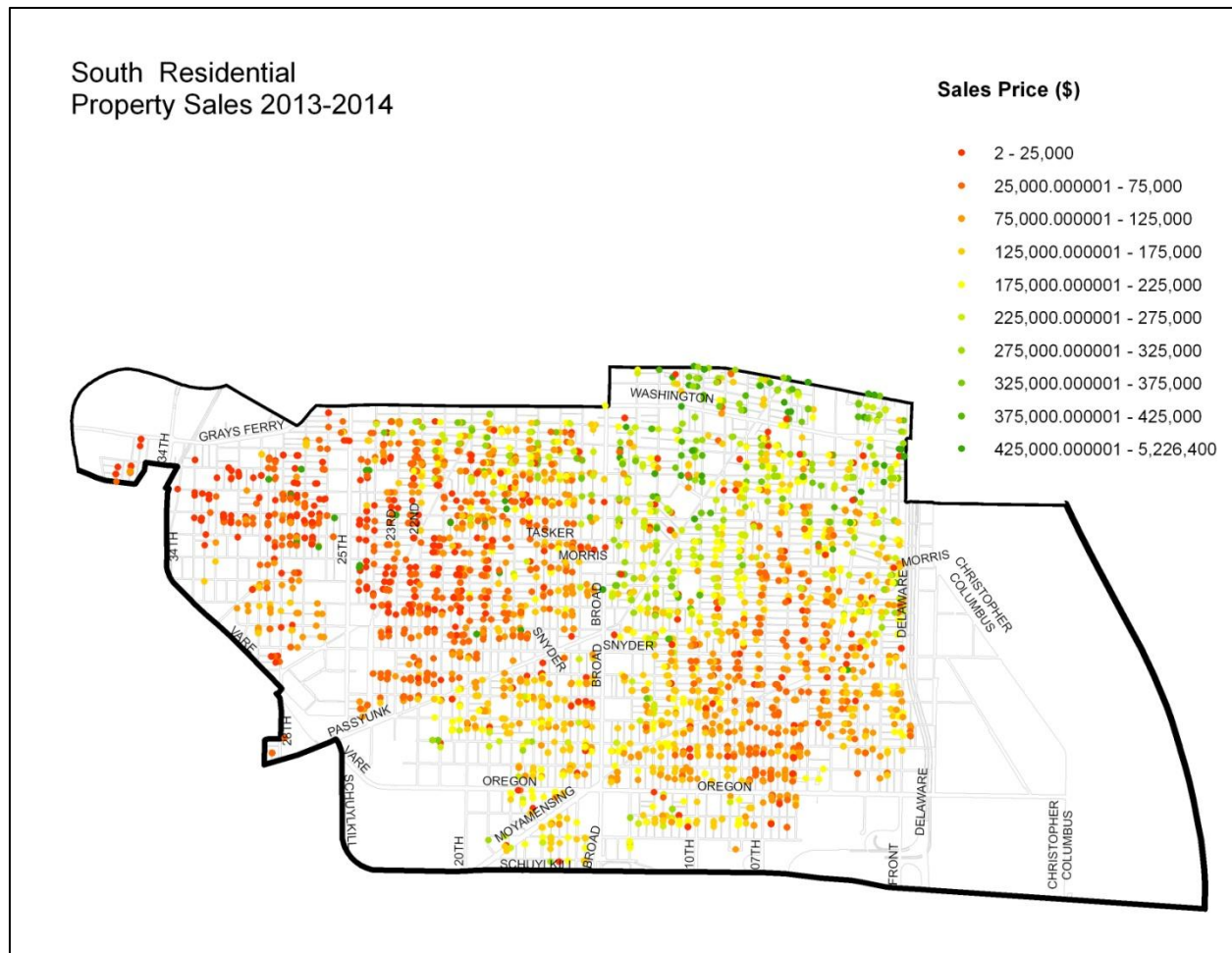
Year	Point Breeze	Grays Ferry/ Wilson Park	Passyunk Square	Queen Village	Bella Vista	Girard Estates	South Phila.	Pennsport	Whitman	YEARLY TOTAL UNITS		
2006	1		29	23	1	12				66		
2007	11	1	2	7	5			5	2	33		
2008	23		2	13			1		2	41		
2009	33	4	3	14	4			6	2	66		
2010	70	2	15	16	1			23	1	128		
2011	76		4	18	21			6	3	128		
2012	38	46	5	21	13			23	17	163		
2013	73	4	11	12	14			64	11	189		
2014	63	6	65	6	35			15	3	193		
Total	388	63	136	130	94	12	1	142	41	1007		
%	38.53%	6.26%	13.51%	12.91%	9.33%	1.19%	0.10%	14.10%	4.07%			
Census Tract	Neighborhood	06	07	08	09	10	11	12	13	14	9 Year Total	9 Year Total
20	Point Breeze			2	4	16	6	5	6	6	45	4.47%
21	Point Breeze		4	10	6	15	22	19	20	15	111	11.02%
22	Point Breeze	1	7	8	6	26	23	8	11	18	108	10.72%
23	Passyunk Square	8		2	3	4	3	3	10	51	84	8.34%
24	Bella Vista	1	5		4	1	21	13	14	35	94	9.33%
25	Queen Village	23	7	13	14	16	18	21	12	6	130	12.91%
26	Queen Village								0		0	0.00%
27	Pennsport		5		6	23	6	23	64	15	142	14.10%
28	Passyunk Square	13	2			6		2	1	14	38	3.77%
29	Passyunk Square					5	1				6	0.60%
30	Point Breeze			3	11	5	8		32	12	71	7.05%
31	Point Breeze				6	8	17	6	4	12	53	5.26%
32	Grays Ferry		1		1					6	8	0.79%
33	Grays Ferry					2		46	4		52	5.16%
36	Grays Ferry Estates/Wilson				3						3	0.30%
37	SouthPhiladelphia										0	0.00%
38	Girard /St.Richard	12									12	1.19%
39	SouthPhila.			1							1	0.10%
40	So.Phila/Passyunk	8									8	0.79%
41	Whitman		2					5	6	1	14	1.39%
42	Whitman			2	2	1		12	5	2	24	2.38%
26	Whitman										0	0.00%
43	Whitman										0	0.00%
9807	Whitman										0	0.00%
44	Whitman						2				2	0.20%
45	Whitman						1				1	0.10%
372	Whitman										0	0.00%
	TOTAL	66	33	41	66	128	128	163	189	193	1007	

Sales Prices and Trends

Between 2003 and 2013, median home sales prices in the South District increased 245%, from \$55,000 in 2003, to \$135,000 in 2013. During the same time period, citywide median home sales prices increased by 186 %, from \$66,000 in 2003, to \$123,000 in 2013. In the ten year period between 2003 and 2013, the volume of sales in the district has declined. In 2003 there were 2,663 sales in the district compared to 2,194 sales in 2013. South District home sales peaked in 2005, with a total 3,242 home sales. Citywide home sales also peaked in 2005.



Below is a map of recent sales in the South District from 2013 through the 1stnd quarter of 2014. While the Median Sales Price for homes in the district is \$123,000, this map shows the wide disparity of sales prices in the district from a low \$25,000 to a high of \$5,226,400. The higher sales values appear to be in the northern end of the district, East of Broad Street, and in the Bella Vista, Queen Village, Pennsport and Passyunk Square neighborhoods.



Recommended Follow-Up

- Encourage city departments, through master planning and operating and capital budgets, to maintain South District public facilities in a state of good repair and ADA accessibility.
- Consider further analysis of the municipal complex at 11th and Reed Streets.
- In conjunction with stormwater management initiatives, prioritize areas where sidewalk gaps can be filled to improve walkable access to public open space, particularly in parts of southern and western Point Breeze, southern East Passyunk, and areas between western Point Breeze, East Passyunk, and Wolf St.
- Identify key opportunity sites and districts where improved or new commercial establishments or streetscape and parking improvements can reinforce the function of traditional, transit-oriented neighborhood commercial corridors. Work with Commerce Department staff to strengthen business associations, offer storefront improvement program and other financial incentives, manage parking, and facilitate new investment.
- Consider measures to direct auto-oriented commercial developments to locations where they would have limited impact on sensitive pedestrian and transit-oriented centers.
- Review street directions for opportunities to improve neighborhood and commercial corridor access without having a negative effect on residents and businesses.
- Consider additional analysis and creative strategies to mitigate the district's parking issues.
- Identify areas where continued new housing investment may conflict with the ability of public facilities, and commercial properties and corridors, to provide convenient access to services and goods.
- Identify areas where existing, affordable rental and sales housing may be at risk due to property deterioration, limited incomes, and real estate speculation.