

NEIGHBORHOODS

Philadelphia2035 Citywide Vision Goal: Improve neighborhood livability.

SUMMARY OF EXISTING CONDITIONS

- A variety of community-serving public facilities are distributed throughout the Upper North District. These include libraries, park and recreational resources, fire stations, police stations, and municipal parking lots. The district does not have a city-operated public health center.
- Several neighborhoods within the Upper North District appear under-served by pedestrian-accessible, convenience-oriented goods and services, although overall the district is considered well-served by retail stores, restaurants, and personal and professional services due in part to large, auto-oriented shopping centers along Cheltenham Avenue.
- Neighborhood centers with frequent service by the Broad Street Subway, buses, and Regional Rail have potential, in existing buildings or in underutilized sites, to accommodate increased residential and commercial activity.
- The Philadelphia Department of Public Health and City Planning Commission have been working together to identify gaps in walkable access to healthy food. As of 2014, gaps in walkable access to healthy food remained in Cedarbrook and parts of East Oak Lane and Logan.
- The Upper North experienced very little new housing construction since 2007, and only recently did home sales prices begin to recover from steady declines during the Great Recession.

KEY ISSUES

Important neighborhood issues faced by the Upper North District include:

- Because of funding constraints in the City's Capital Program, resources for maintenance of existing, public-serving facilities continue to be inadequate.
- Broad Street, Cheltenham Avenue, Roosevelt Boulevard, and the Regional Rail lines may be perceived as barriers between neighborhoods or between residents and potential destinations for shopping or services.
- Much of district residents' demand for goods and services is met by large, and generally successful, auto-oriented commercial centers outside of the district in Cheltenham Township.
- Most sections of Cedarbrook, and parts of East Oak Lane and Logan, lack walkable access to healthy food. A number of smaller commercial areas in the district are in poor or fair condition.
- A substantial number of existing, older homes remain in need of modernization and repair, but with decreased population and household incomes in parts of the district, housing resources may be limited.
- The district has a high percentage of long-term homeowners whose homes may come onto the housing market in relatively large numbers in a relatively short period of time.

MAJOR OPPORTUNITIES

Opportunities to improve neighborhood and housing conditions in the District include:

- Additional sources of capital improvement funding may increase the ‘state of good repair’ of selected community-serving facilities.
- New trees, stormwater infrastructure, directional signs, and traffic-pedestrian safety improvements can help to improve connections between neighborhoods and public-serving parks and recreation facilities.
- Nearly all residential areas within 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.
- The district’s walkability, bikeability and transit services create a foundation for increased occupancy of existing buildings and redevelopment of underutilized sites in proximity to Broad Street Line stations. Intersections of frequent bus routes also offer opportunities for smaller but still important transit-oriented developments and retrofits.
- Opportunities may exist to improve resident access to existing healthy food stores serving the district. Opportunities may also exist to add farmers’ markets and healthy corner stores in underserved areas. Strategic investment in larger, permanent grocery stores or supermarkets can help reinforce commercial centers while filling gaps in walkable access to healthy food.
- A potential generational change of homeowners can spur reinvestment older homes.
- Targeted housing outreach and assistance can help preserve areas where the existing housing stock is stable but vulnerable to disinvestment.

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 direct services to the surrounding community are identified as community serving facilities. The Upper North District has approximately 42 community-serving facility sites and 78 related fixed assets, including buildings, structures, and fixed equipment (e.g., playground equipment). The Upper North’s facilities perform a variety of functions, from public safety services such as fire and police stations, recreational and open space sites, libraries, and historic buildings. Additionally, the district is home to a number of facilities that support the overall operation of the city and are generally not open

to the public. These four municipal-support facilities in Upper North include the 4th Highway District Garage and the Oak Lane Reservoir complex.

Over the five-year period of FY2012 to FY2016, approximately \$9.5 million of capital funding was allocated to nineteen community-serving facilities in the Upper North District. Major projects in recent fiscal years include a complete reconstruction of Sturgis Playground (\$3.5 million), design of a recreational path in Tacony Creek Park (\$1 million), and major renovations to three fire houses (\$1.4 million). In the proposed Capital Program for FY 2017 through FY2022, approximately \$13.8 million is programmed for eight community-serving facilities in the district, including all five fire houses (\$1.7 million), the 35th Police District (\$875,000), Fern Rock Transportation Center (\$6.2 million), and Wyoming station on the Broad Street Line (\$4.9 million). Out of the 42 community-serving facilities within the district, 28 did not receive funding in the past five-year capital program, nor are they programmed to receive money in the upcoming proposed 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 Upper North 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.

Fire & Police Facilities

There are four active public safety facilities in the district. Engines 61, 63, 73 are standalone fire houses, and Engine 51/Ladder 29 is co-located with the 35th Police District and the Northwest Detective Division. These public safety buildings are generally in fair to good condition. However, the fire house for Engine 51/Ladder 29 suffers from a leaking roof and is small for a company of this size. The 35th Police District at this location has undergone some recent renovations but shows signs of wear. On the second floor, which houses the Detective Division, the HVAC system malfunctions during the heating season and the windows do not latch. Additionally, severe damage has rendered some of the holding cells unusable. Engine 72 in Logan is currently out of service to undergo reconstruction of the apparatus floor.

Libraries

The Upper North District contains six branches of the Free Library: David Cohen Ogontz, Greater Olney, Logan, Oak Lane, Wadsworth, and West Oak Lane. Logan and Oak Lane are Carnegie Libraries built in the early 20th century. Wadsworth and West Oak Lane were built as the city expanded outward in the mid-20th century. Greater Olney is housed in a former bank, converted in 1949, and the David Cohen Ogontz branch was built in 1994.

- David Cohen Ogontz Branch (6017 Ogontz Avenue): This is a relatively new building with a 30-person meeting room and a children's area. The library building is small relative to the system average, but demonstrates an efficient use of space. Staff reports occasional slow leaks from the lower roof below the clerestory windows. An underutilized parking lot presents an opportunity for library expansion, green stormwater infrastructure, or neighborhood-serving open space.

- Greater Olney Branch (435 W. Tabor Road): This branch is housed in a converted bank, with a 70-person meeting room and a large staff area on the second floor. Staff reports that the HVAC system occasionally breaks down. The lack of an elevator limits access to the meeting room.
- Logan Branch (1333 Wagner Avenue): This is a historically designated building (local and national) in a park-like setting. The building has a 100-person meeting room in the basement. The branch will be closed until 2017 for major renovations as part of the Free Library of Philadelphia's 21st Century Libraries Initiative.
- Oak Lane Branch (6622 N. 12th Street): This is another historically valuable building, but it is not listed on the local or national registers. The building suffers from defects that are typical for a building of its age, namely roof leaks and decaying plaster. Staff reports that the library has had to close in past years due to a malfunctioning heating system. Despite these problems, the library is generally in fair to good condition.
- Wadsworth Avenue Branch (1500 Wadsworth Avenue): This mid-1950s building is on the Wadsworth Avenue commercial corridor in Cedarbrook. It is in overall good condition. It sees heavy use from students from three large nearby schools, none of which has a library. A narrow pedestrian passageway at the northeast side of the building is often used as a shortcut between a public parking lot and the stores on Wadsworth Avenue; this presents an opportunity for beautification and/or controlled access during closed hours.
- West Oak Lane Branch (2000 E Washington Avenue): This facility exhibits some signs of deterioration and design failures. The metal window system has failed in many locations and water regularly leaks down the windows' interior side during rain storms. The HVAC system needs to be balanced, as the meeting room is far too hot when the heat is on. An unusual feature is an approximately 5,000-square-foot, gated garden on the 74th Avenue side. Along with an 18-space parking lot that currently goes unused due to a deteriorated surface and damage to the masonry fence walls that surround it, there is significant opportunity for development of community-serving open space at this property.

Parks, Recreation Centers and Other Recreational Assets

The Upper North District is home to six municipal recreation centers, five playgrounds, seven parks (including a large watershed park), a senior center, and a city-owned historic site. While the physical condition of these facilities varies, there are several recreation centers and playgrounds that are underserving residents due to broken equipment, deteriorated buildings, and poorly maintained grounds. Many of the recreation facilities are designed with large retaining walls. These walls allow for large playing fields, but often create harsh edges for the streets below and contain stairwells that become dark, unsafe spaces at night. Below are brief summaries of conditions at the recreation facilities. For details on parks, see the Open Space memo.

- Barrett Playground (641 Lindley Avenue): Overall poor condition. Asphalt surfaces are cracked. Building shows signs of severe roof damage at eaves. Despite recent construction at the adjacent Thurgood Marshall School, there is no direct connection between the school and

Barrett or from Duncannon Avenue to the east. Playground users approaching from the east climb through holes in the fence to access this facility.

- Zeihler Playground (200 E. Olney Avenue): Overall good condition. The play area has several empty tree pits, but most of the equipment is in good condition.
- Stenton Park Playground (4600 N. 16th Street): Overall poor to very poor condition. The grounds are inaccessible for wheelchair users due to cracked sidewalks and absence of ramps. Some basketball courts have been renovated, but most of the outdoor equipment is in poor condition. The playground building's roof appears to be severely damaged and was covered by a tarp at the time of the visit. A large amount of litter was present throughout the grounds.
- Cherashore Playground (851 W. Olney Avenue): Overall fair condition. The main entrance faces an unbuilt section of West Chew Avenue, which presents an opportunity for creating additional parking and a more inviting entrance. The playground abuts an active rail right-of-way, but the fence between the two is missing or damaged in places.
- Sturgis Playground (200 W. 65th Avenue): Overall very good condition. This playground building and grounds were completely rebuilt in 2014.
- Simons Recreation Center (1601 E. Walnut Lane): This is a large recreation center with numerous indoor and outdoor facilities. Unique features include an ice hockey rink, a ballet room, and a child care center. Overall, the complex is in fair condition, but a malfunctioning HVAC system and a leaking roof has rendered the child care center and a fitness room unusable. This Center was at one time the home of a dedicated Teen Center, but that program has ceased.
- Finley Recreation Center (7701 Mansfield Avenue): This recreation center contains a gym and auditorium indoors, and playgrounds and baseball fields outdoors. The overall condition is fair. The play area contains a non-functional sprayground, and staff reported that the building's HVAC system does not adequately cool the space in the summer. A triangle of open space near the corner of Mansfield Avenue and Upsal Street presents an opportunity for the creation of community-serving passive recreation space.
- Belfield Recreation Center (2109 Chew Avenue): This is a smaller recreation center located near LaSalle University. The overall condition of the grounds is poor, with outdated play equipment, broken benches, chipped concrete at the pool, and inadequate drainage of the hard surfaces.
- Morris Estate Recreation Center (1700 Cheltenham Avenue): This unique recreation center is housed in a historic building on a large tract of land. With over 20 programs, it is a very active center. The grounds suffer from multiple deficiencies that appear to be caused by a lack of available maintenance—accumulation of vegetative debris on playing courts, dead trees, broken bleachers, cracked sidewalks, and a non-functional bathroom that would normally serve the football field. The building, which was converted to a recreation center in the middle 20th century, shows signs of serious deterioration and contains many rooms that cannot be used because of structural instability and squirrel infestation. The large grounds, historic character, and proximity to Wagner Middle School are all opportunities for renewal. Partnerships with Philadelphia Water, historic preservationists, and the School District should be explored.
- Olney Recreation Center (100 E. Godfrey Avenue): This is a large recreation center near Tacony Creek Park. It contains a large, park-like passive recreation space facing the adjacent residential

neighborhood and is situated on the same large block as the Thomas Finletter School (K-8). The recreation building contains a large gym and a multipurpose room with a stage. In general, the center is in fair condition. The outdoor equipment is generally in good condition, although staff report that play equipment is occasionally damaged by vandals. The concession stand that serves the athletic fields is badly deteriorated. In the building, the HVAC system has suffered from numerous breakdowns. The large open space adjacent to Tacony Creek presents a potential opportunity for green stormwater infrastructure.

- Dorothy Emanuel Recreation Center (8500 Pickering Avenue): This recreation center is situated on the same large block as the John McCloskey School. These two public facilities share a common courtyard that has been improved with a rain garden. The center is generally in good to very good condition. It features a large, high-quality indoor gym and meeting/classroom space. In addition to typical youth recreation programming, the center is also a distribution and food preparation site for Philabundance. Staff reported minor problems with the HVAC system. The outdoor equipment is generally in good condition.
- West Oak Lane Senior Center (7210 Ogontz Avenue): This facility is rented from a private landowner. The exterior and interior are generally in good to very good condition. The facility serves about 100 senior residents daily with a wide variety of programs. The center would benefit greatly from the addition of an elevator in order to add more programming on the upper floor, but the building is well-maintained.

Parking Lots

There are two city-owned parking lots in the Upper North District. Both are basic asphalt lots with no landscaping. One is located at 4850 N. Broad Street and serves the Logan business district. The pavement is in fair condition. There is no cost to park at this lot and the lot was nearly 100% full when PCPC staff visited (12:00pm on a Thursday). The other lot is located at 5541 N. Fairhill Street and serves the Olney business district. The pavement is in fair condition. This lot is regulated with meters and a two-hour limit. Staff observed no cars parked at this lot at 10:30am on a Wednesday. The overuse and underuse observed at these locations suggests a need to further investigate whether these resources are optimally priced to best serve businesses and the public.

Municipal-Serving Facilities

There are a handful of facilities in the Upper North District that support City operations and serve a population larger than just the district. The facilities include the Streets Department's 4th Highway District Maintenance Yard and Salt Structure (4521 Stenton Avenue), the West Oak Lane Fresh Water Pumping Station, and the Oak Lane Reservoir complex.

Between FY 2011 and FY 2016, about \$4.9 million of capital funding was allocated to municipal-serving facilities in the Upper North. This includes expenditures of over \$4 million on repairs and upgrades to the water treatment facilities at the Oak Lane Reservoir. The proposed 2017-2022 capital program does not allocate any funding to be spent on these municipal-serving facilities.

The 4th Highway District facility is in a cramped location and the facilities are in poor shape. As the adjacent neighborhood shows signs of transition from industrial to residential use, relocation of this facility to a newer, more functional location may be worth exploring.

Commercial Corridors

The Upper North District is served by about 5.2 million square feet of floor area available for establishments that provide consumer-oriented goods and services. Approximately 1.5 million square feet of this floor area is located in Cheltenham Township, in five different, auto-oriented shopping centers along Cheltenham Avenue. Auto-oriented commercial centers within and outside the district are generally well-managed, and provide a wide range of modern and competitive goods and services to district residents, workers, and visitors. The auto-oriented commercial centers are not, however, located or designed to reinforce traditional, walkable neighborhood centers.

According to an update of the City Planning Commission's Philadelphia 'Shops' inventory conducted for the Upper North district, the 33 commercial corridors or centers that directly serve the Upper North District range from small neighborhood subcenters to large, community-scale retail centers. The district is served by at least 13 supermarkets, not including the grocery departments within large general merchandise stores.

Cheltenham Square (700,000 sq. ft.) and Cedarbrook Plaza (600,000 sq.ft) are the two largest, auto-oriented, community-scale commercial areas serving the Upper North district. Both centers are located immediately outside the district and offer an array of comparison and convenience goods that draws customers from Cheltenham Township, the Upper North district, and beyond. National, large-format chain stores are well-represented at these two centers, as well as at the recently-renovated One and Olney Square (380,000 sq. ft.) community center at Front Street and Olney Avenue. The district is also served by the auto-oriented, community shopping area at Rising Sun and Adams (390,000 sq. ft.).

The district is also served by two traditional, pedestrian-transit-oriented commercial corridors that maintain enough floor area and comparison-good offerings to be categorized as community shopping centers. Broad and Olney (300,000 sq. ft.) is anchored by SEPTA's Olney Transportation Center and Einstein Medical Center Philadelphia. The 'Shops' inventory for Broad and Olney found a vacancy rate over 25 percent and an evident decline in the quality and mix of comparison-goods stores. The 5th and Olney corridor (275,000 sq. ft.), in the heart of the Olney community, has a relatively low, 10 percent vacancy rate. However, 5th and Olney also was observed as having a reduced amount and quality of comparison-goods establishments.

Another group of significant, consumer-oriented goods and service locations in the Upper North is identified as neighborhood centers due to the predominance of convenience-oriented goods and services in their store mix. These are Broad and Logan/Wyoming (300,000 sq. ft.), 5th and Lindley (215,000 sq. ft.), Cheltenham and Ogontz (185,000 sq. ft.), Wadsworth Avenue (165,000 sq. ft.), Old York

Road and Oak Lane (160,000 sq. ft.), and Stenton and Washington Lane (160,000 sq.ft.). Among these, Wadsworth Avenue, Cheltenham and Ogontz, and Stenton and Washington were observed as having significantly improved overall conditions since previous ‘Shops’ inventories. This appears to be attributable to a combination of public site improvements, private investment in commercial facilities, and a stable or improved mix of stores and services.

The following table lists commercial corridors, centers, and districts within or immediately proximate to the Upper North District.

Commercial Corridors, Centers, and Districts Serving the Upper North District, 2016.

PCPC ID	Name	Type of Center	Gross Leasable Area (sq. ft.)
174	Broad and Hunting Park	Neighborhood	175,000
240	Broad and Logan/Wyoming	Neighborhood	300,000
243	5 th and the Boulevard	Neighborhood	134,000
244	Rising Sun and Wyoming	Neighborhood	130,000
245	D and Wyoming	Neighborhood Subcenter	45,000
247	Duncannon and Mascher	Neighborhood	60,000
249	5 th and Lindley	Neighborhood	215,000
250	5 th and Olney	Community	275,000
251	5 th and Spencer	Neighborhood	40,000
253	Broad and Olney	Community	300,000
255	Broad and Stenton/Godfrey	Neighborhood	83,000
256	Ogontz and Champlost	Neighborhood Subcenter	25,000
257	Godfrey and Ogontz	Neighborhood Subcenter	25,000
258	Cheltenham/Ogontz-Wister	Neighborhood Subcenter	70,000
260	Stenton and Washington	Neighborhood	160,000
262	Stenton and Mt. Airy	Neighborhood Subcenter	45,000
263	Wadsworth Avenue	Neighborhood	165,000
264	Vernon Road	Neighborhood Subcenter	20,000
CTwp	Cedarbrook Plaza	Community	600,000
CTwp	Cheltenham Square and vicinity	Community	700,000
266	Cheltenham and Ogontz	Neighborhood	185,000
268	72 nd and Ogontz	Neighborhood	85,000
270	19 th and Cheltenham	Neighborhood Subcenter	30,000
CTwp	KoBaWoo Center	Neighborhood Subcenter	35,000
272	68 th and Ogontz	Neighborhood Subcenter	30,000
273	Old York Road and Oak Lane	Neighborhood	160,000
CTwp	Broad and Cheltenham	Neighborhood	75,000
274	5 th and Cheltenham	Neighborhood Subcenter	45,000
CTwp	Melrose Shopping Center	Neighborhood	50,000
275	Adams Run Shopping Center	Neighborhood	95,000

277	One and Olney Square	Community	380,000
279	Rising Sun and Olney	Neighborhood	90,000
280	Rising Sun and Adams	Community	390,000
TOTAL			5,208,000

Source: PCPC. Philadelphia Shops inventory, 2011-2016. CTwp=Cheltenham Township

The 'Shops' update indicates that number of smaller neighborhood centers and neighborhood subcenters serving the district appear to already be in poor overall condition or at risk of declining from fair to poor condition. Even though each of these areas has seen some recent private investment, the condition of the public spaces, buildings, and store mixes of such areas does not properly support neighborhood livability or reinvestment. These centers include: 'D' and Wyoming, Duncannon and Mascher, Godfrey and Ogontz, Cheltenham Ave/Ogontz-Wister, Vernon Road, 19th and Cheltenham, 68th and Ogontz, and Old York Road and Oak Lane.

Transit-Oriented Development

The Upper North District has potential to continue in-fill development, and promote increased occupancy of existing structures, to reinforce neighborhood centers around transit-nodes. The district is well served by SEPTA's Broad Street Line and bus system, and the district is served by several regional rail stations. With stabilized or increased market demand, it may be feasible to redevelop key, transit-oriented sites with greater density and mixes of compatible land use. Commercial centers around the Olney, Logan, and Wyoming stations of the Broad Street Line could accommodate increased utilization of existing properties and sites.

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
- Improving access to existing healthy food sources through multi-modal transportation improvements
- Permitting on-street produce vending in areas without access to healthy foods.

The Philadelphia Department of Public Health (PDPH) and the City Planning Commission have been working together since 2010 to identify and address geographic gaps in walkable access to healthy foods in the city's 18 planning districts. PDPH maintains a bi-annual Walkable Access to Healthy Food in Philadelphia report, which assesses and graphically depicts walkable access to healthy food retailers. Maps produced in 2010, 2012, and 2014 illustrate changes between these years. Through the

aforementioned strategies and the Health Department's incentives program to equip corner stores with healthy foods (Healthy Corner Stores Initiative), many identified gaps have been reduced, although many still remain.

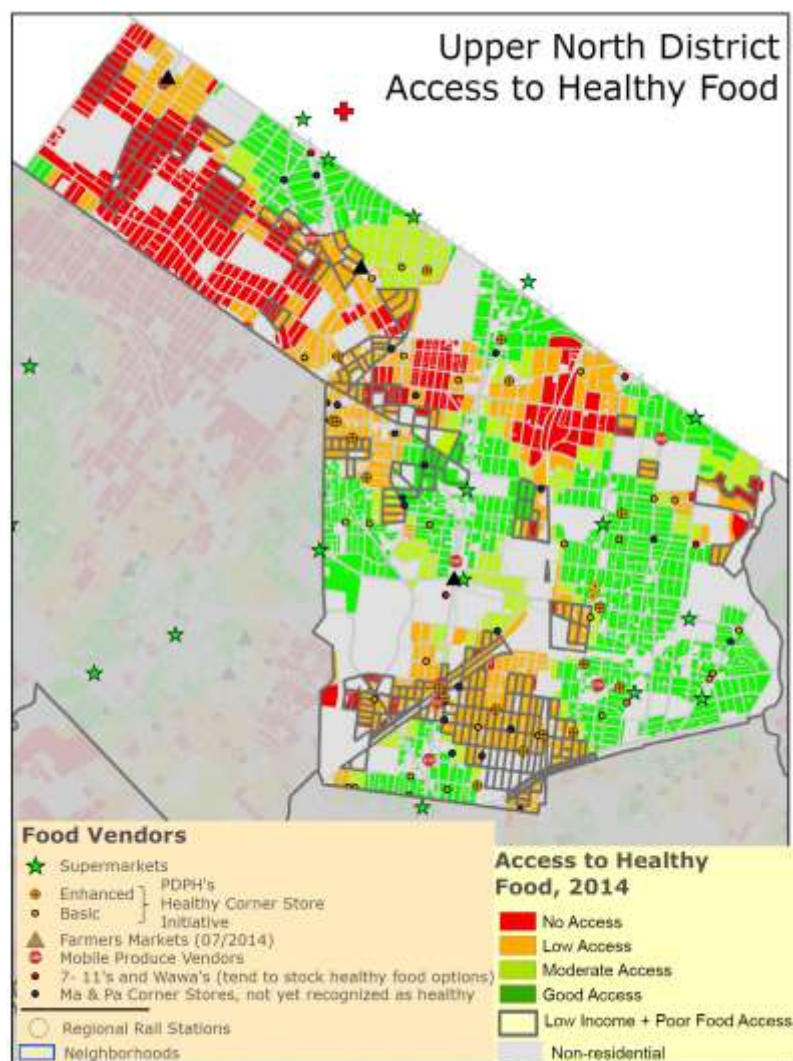
Between 2010 and 2014, the PDPH assessment indicates that roughly 26,500 low-income residents of Philadelphia experienced a net decrease in walkable access to healthy foods. This is partially attributable to a spate of supermarket closings during those years, which reduced the citywide number of establishments classified as supermarkets from 147 to 133. At the same time, there was an increase in the number of convenience stores and corner stores purveying healthy food, but the increase was not enough to compensate for the loss of supermarkets.

The map below illustrates walkable access to healthy food vendors in the Upper North District in 2014.

Supermarkets. Supermarkets are the most reliable source of healthy foods. There are at least 13 supermarkets within or immediately adjacent to the Upper North district. Supermarkets are well-represented on Broad Street, Rising Sun Ave., 5th Street, and Cheltenham Avenue. Several supermarket locations closed in 2014 have since been reopened with new supermarket operators.

However, although a Fresh Grocer is planned to open in Cedarbrook Plaza in 2016, much of the Cedarbrook neighborhood will still have low walkable access to healthy food. Also, only a very small Wilson's Supermarket currently serves the dense neighborhood immediately around the Broad and Olney commercial center.

Healthy Corner Stores. The Philadelphia Department of Public Health and The Food Trust



2014 Access to Healthy Foods, and Healthy Foods Inventory map.

Source: Philadelphia Department of Public Health. Areas in red indicate food deserts. Areas bolded in dark gray are census blocks with a high percentage of low income and poor healthy food access.

have been working with corner store owners around the city to overcome barriers to stocking healthy foods. There are (about) 25 basic Health Corner Stores, or newly participating stores, in the district; 20 enhanced healthy corner stores, or continuously participating stores; and 2 certified healthy corner stores, or stores that continue to excel in this initiative. J & S Fish and Produce Market on 5th and Chew is an example of a certified healthy corner store. The Healthy Corner Store program has not had any participants in Cedarbrook.

Farmers Markets. The three Food Trust-affiliated farmer's markets are the Olney Transportation Center Farmer's Market, the West Oak Lane Farmer's Market, and the Wadsworth Farmer's Market.

Mobile Produce Vendors. Additional healthy foods options in Cedarbrook include 2 produce retailers (Fruit Basket and Choo's Produce)

Housing

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

Between 1980 and 2010, the district's total population declined by 24,801 people or nearly 15 percent, yet the total number of ownership and rental housing units only decreased by 3,111 in these years, a decline of 5 percent. More units became vacant as a result of decreased demand, as the district saw an increase in housing vacancy from 5.8 to 8.7 percent during these years. Meanwhile, remaining units generally became occupied by smaller households, as the average household size decreased from 2.85 persons in 1980 to 2.62 persons in 2010.

Despite this decrease, the average household size of the district is larger than the citywide 2010 average of 2.45 persons per household. Also, the Upper North District has an above average percentage of family households. Based on 2010-2014 ACS 5 Year Estimate data, 62.1% of all households in the Upper North District were family households and 37.9% were non-family households. Citywide, 53.1% of all households were Family Households and 46.9% were Non-Family Households. **(Also see Demographics memo for more details about population and housing)**

Based on 2010_2014 ACS data, only 1.0 percent (587 units) of the housing units in the Upper North District were built in 2000 or later, compared to 3.9 percent Citywide. By comparison, the four Planning Districts with the highest percentage of units built in 2000 or later are: the Lower South District (30.2), the Central District (11.4), the Lower North District (9.27), and the Lower Northwest District (6.6). At the other end of the housing age spectrum, the Upper North has a lower than average percentage of housing units built before 1939, with 32.4 percent of the district's housing units constructed before 1939 compared to 39.7 percent Citywide. A significant majority of the housing units in the Upper North District, 58.8 percent, were built just within the two decades of the 1940s and 1950s, suggesting a need for focused attention on the specific challenges of this cohort of the housing stock.

The Upper North District also has an above average percentage of long-term residents who have lived in the district for 25 years or more. Based on 2010-2014 ACS 5 Year Estimate data, 29 percent of the population in the Upper North District moved to the District in 1989 or Before. Citywide, only 22 percent of the population moved to the City in 1989 or Before.

As with other City districts, the Upper North has seen an increase in the share of housing units occupied by renters. Between 2000 and 2010, the number of Renter Occupied Housing Units in the district increased 15 percent (2,488 units), from 16,591 units in 2000 to 19,079 units in 2010. The Renter Occupancy Rate increased from 30.5 percent to 35.3. The Renter Occupancy rates in the district are considerably lower than the Citywide Renter Occupancy rate of 45.9 percent. During this time, the Owner Occupancy Rate in the district declined from 69.5 percent in 2000, to 64.7 percent in 2010. The number of owner-occupied housing units in the district decreased -7.7 percent (-2,898 units), from 37,856 units in 2000 to 34,958 units in 2010. Despite these decreases, homeownership rates in the Upper North were still higher than the 2010 citywide average of 54.1 percent.

Between 2000 and 2010, Rental Occupancy rates increased in every census tract in the district, except for tract 283. Census tracts 268, 269 and 270 were the only tracts in the district where Owner Occupancy rates increased. All of these tracts are in the East Oak Lane neighborhood.

L&I Activity

Between 2008 and 2015, the Department of Licenses and Inspections (L & I) issued building permits for thirty units of new housing units the Upper North District. Of those proposed thirty units, nine were single family structures, twelve were twin-row house structures, and nine were three and four- family structures. Of the thirty permitted units, the majority (57 percent) were for new housing units in census tracts 258, 261 and 263 in the Cedarbrook neighborhood. Of the remaining permits issued, 23 percent were for units in tracts 277 and 279 in Ogontz. West Oak Lane and East Oak Lane each saw only one new housing permit issued during this period. By comparison, a citywide total of 16,653 permits were issued for new housing units between 2008 and 2015.

Table 1. Proposed Residential New Construction Units By Building Type –Upper North District							
	101 - Single	102 - Twin/Row	103 - 2Fam.	104 - 3/4Fam.	105 - 5+Fam.	118 - Misc. Res. Bldg.	TOTAL
2008	1	4					5
2009	1	3					4
2010	1	1					2
2011							0
2012							0
2013	3			9			12
2014	3						3
2015		4					5
Total Units 2008-2015	9	12	0	9	0	0	30
Percentage	30%	40%	0%	30%	0%	0%	

Table 2. Proposed New Construction Units by Census Tract-Upper North District										
	2008	2009	2010	2011	2012	2013	2014	2015	TOTAL 2008- 2014	Perce nt by Tract
Census Tract 258	1						3	4	8	26.7%
Census Tract 259										
Census Tract 260										
Census Tract 261		1	1			2			4	13.3%
Census Tract 262										
Census Tract 263	2	2	1						5	16.7%
Census Tract 264										
Census Tract 265						3			3	10%
Census Tract 266										
Census Tract 267										
Census Tract 268										
Census Tract 269										
Census Tract 270	2					1			3	10%
Census Tract 271										
Census Tract 272										
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Census Tract 274										
Census Tract 275										
Census Tract 276										
Census Tract 277		1							1	3.3%
Census Tract 278										
Census Tract 279						6			6	20%
Census Tract 280										
Census Tract 281										
Census Tract 282										
Census Tract 283										
Census Tract 284										
Census Tract 285										
Census Tract 286										
TOTAL	5	4	2	0	0	12	3	4	30	
%Percent by Year	17%	13%	7%			40%	10%	13%		

Sales Prices and Trends

The volume of homes sales in the Upper North District has decreased, and median home sales prices experienced a long decline between 2007 and 2013. Sales volumes in the district peaked in 2005 with a total of 2,244 sales. As of 2014, there were only 884 homes sales, a 60.0 percent decline over the 2005 peak sales volume, comprising 7.0 percent of the 12,669 total citywide homes sales. The Median Home Sales Price in the Upper North District peaked in 2014 at \$119,000, breaking the long reported decline during and after the Great Recession. The 2014 price was equal to the citywide median home sale price. While the 2014 sales volume numbers were significantly lower than the peak period numbers, given that the Upper North District has a high percentage of homeownership units occupied by long-term residents, sales volumes are likely to increase should economic conditions improve and older homeowners age out of their homes.

Table 3. Home Sales, 2003-2014					
Year	Upper North Sales Count	Median Sales Price \$	Median Price per/Sq ft	Citywide Sales Count	Upper North Sales as % of Citywide Sales
2003	1,560	\$55,000	\$43.3	21,396	7.10%
2004	2,106	\$64,000	\$50.3	26,787	8.06%
2005	2,244	\$77,000	\$60.8	27,325	8.21%
2006	2,230	\$90,000	\$73.0	24,130	9.24%
2007	1,848	\$97,000	\$75.9	21,151	8.73%
2008	1,266	\$91,000	\$74.0	15,896	7.96%
2009	1,180	\$92,000	\$71.4	13,622	8.66%
2010	1,029	\$89,900	\$69.6	12,711	8.09%
2011	890	\$85,000	\$64.6	11,490	7.74%
2012	805	\$84,900	\$64.5	12,012	6.70%
2013	907	\$77,000	\$60.1	13,776	6.58%
2014	884	\$119,000	N/A	12,669	6.97%

Evictions

Philadelphia Legal Services has compiled zip code-level data on the numbers of housing evictions filed in Philadelphia from 2010 through 2014. In the zip codes of the Upper North District during this period, the number of annual eviction filings was consistently about 2 percent of the district's total number of occupied housing units. This was consistently about 0.2 percent higher than the citywide rate of eviction filings. A high rate of evictions can indicate that households are overburdened by housing costs, or in some cases of rental households, that the tenant has stopped paying rent due to deteriorating conditions of the housing.

Recommended Follow-Up

- Monitor the development of the Kenney Administration’s announced *Rebuilding Community Infrastructure* initiative, as well as ‘community schools’ initiatives, for potential impacts on City parks, libraries, recreation centers, and playgrounds.
- Evaluate the location and service levels of community-serving public facilities to determine whether relocation of existing facilities or construction of new facilities is necessary or feasible.
- Consider the future competitive impact on commercial centers in the Upper North district of the announced redevelopment of the core of the Cheltenham Square shopping center.
- Evaluate the recent Philadelphia ‘Shops’ updates, demand trends, and other information to develop and prioritize zoning, corridor management, and site improvement recommendations for the district’s commercial corridors and centers.
- Assess opportunities for greater utilization of existing buildings around major transit nodes, and for future redevelopment of underutilized sites to help reinforce neighborhood centers
- Confer with PDPH about extending the reach of the Healthy Corner Store Initiative to underserved areas in Cedarbrook, East Oak Lane, and Logan.
- Explore opportunities for urban agriculture, farmers markets, and the retention and attraction of supermarkets in underserved areas
- Identify areas where existing, affordable rental and sales housing, as well as historic or architecturally noteworthy housing stock, may be at risk due to deferred maintenance or obsolescence.

ECONOMIC DEVELOPMENT

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

SUMMARY OF EXISTING CONDITIONS

Predominantly residential in character, the Upper North District has more than twice as many employed workers as it does jobs. The central and eastern portions of the District are linked tightly to the employment centers of Center City, North Philadelphia, and University City via the Broad Street line and regional rail lines. This, coupled with the relative affordability and stability of many of the district's neighborhoods, makes them attractive as bedroom communities for workers employed in middle-class, clerical and service jobs in the city's high density employment areas. Commercial corridors along Broad Street, 5th Street, Rising Sun Avenue, Ogontz Avenue, Stenton Avenue, and Wadsworth Avenue and shopping centers such as One & Olney Square provide a significant source of both jobs and services within the District. The significant amount of commercial development bordering the district along Cheltenham Avenue in neighboring Montgomery County also provides jobs and services, as well as competition for taxes and ratables.

Upper North District: Employment Density, 2002-2013



US Census, Longitudinal Employer-Household Dynamics

The Upper North District is also home to one of the region's largest employers (Einstein Medical Center) and, with 6,500 students, one of its largest universities (La Salle University, which also partly lies in the Upper Northwest District), each of which has undergone significant growth in recent years. In addition, while competing with larger shopping malls and centers directly across the city line in Cheltenham, several of the District's retail districts have thrived through ethnic and cultural specialization, becoming regional attractions as consequence. Thus, the district's economic function has shifted over the last decade, increasingly becoming a destination for commuters and shoppers from elsewhere in the City and region, while continuing to serve as a residential base for the city's labor force.

Of the 19,500 jobs in the District, 7,000 (36 percent) are located at a single site, Einstein Medical Center. La Salle University accounts for another 1,300 jobs on its campus, with most other district jobs concentrated along Broad Street, 5th Street, and Cheltenham Avenue and at One & Olney Square. Fully 50 percent of jobs (9,800) in the District are in the Health Care and Social Assistance industrial sector, with the number of jobs in this sector growing by 30 percent from 2002-2013. Educational Services account for the next largest concentration of jobs (21 percent), followed by Retail Trade (9 percent)

While the number of jobs located in the District from 2002 to 2013 grew by 2,000 (11 percent), the number of employed residents fell by 9,000 (15 percent). This drop is partly explainable by demographic shifts and an overall "graying" of the District, with residents exiting the workforce in favor of retirement.

Between the 2000 Census and the data collected by the American Communities Survey in 2010-14, the population of District residents age 55 and over grew by more than 7,000 while the population of those from 25-years to 54-years fell by nearly 4,000. However, these demographic shifts do not fully account for this drop in the employed population and it is likely decreased access to employment opportunities also plays a significant role.

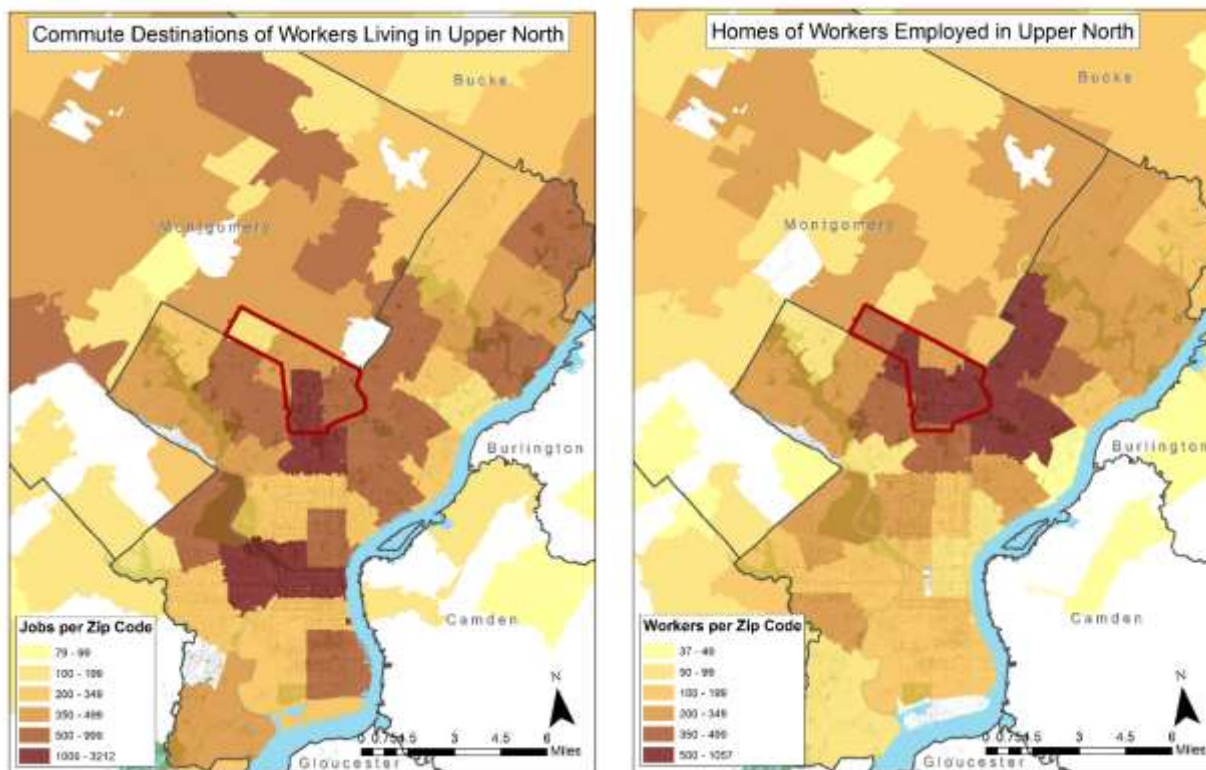
Table 4. Number of Employed Residents and District Jobs, 2002-2013

	YR2002	YR2013	Change	% Change
Employed Residents	59,900	50,800	-9,100	-15.2%
District Jobs	17,500	19,500	2,000	11.4%
Residents Employed within District	3,000	2,600	-400	-14.1%

US Census, Longitudinal Employer-Household Dynamics

Fifty-seven percent of jobs in the Upper North District are held by Philadelphia residents. The Upper North District itself is home to the largest concentration of these workers, with 13 percent of district jobs held by district residents. In addition, there are large concentrations of workers commuting from the nearby Upper Northwest, North, Lower Northeast and Central Northeast Districts. The vast majority of those who are not Philadelphia residents reside in the Pennsylvania suburbs (32 percent of all workers), especially eastern Montgomery County (12 percent of all workers).

Conversely, 60 percent of workers residing in the District are employed in Philadelphia. The plurality of these workers commute to Center City (22 percent), to which there are rapid transit connections from the district. Within Philadelphia, the next most common commute destinations for Upper North district residents are North (5 percent), University Southwest (5 percent), and within the Upper North district (5 percent). Thirty-one percent of workers commute to jobs in nearby Pennsylvania suburbs, especially eastern Montgomery County (13 percent of workers).



US Census, Longitudinal Employer-Household Dynamics

Among classes of occupations, much higher share of Upper North District workers are employed in Services jobs, relative to the city and region¹ (27 percent for the District compared to 24 percent in the city and 17 percent region). This difference is due in part to the disproportionately high share of workers employed in healthcare support occupations.

Relative to these comparison regions, a much lower share of the District's workers are employed in management, business, science, and arts occupations (27 percent for the District compared to 36 percent in the city and 42 percent in the region). This includes a disproportionately *low* share of workers employed as health diagnosing and treating practitioners and in education-related occupations.

The unemployment rate in the District is 15.2 percent, slightly higher than that of the city (14.9 percent) and much higher than that of the region (9.9 percent). Unemployment rates for African-American workers and for workers of Hispanic or Latino origin were significantly lower in the district than in the rest of the city. In contrast, the unemployment rate for Asians was higher in the district than in the city and region.

Overall, District residents have much lower levels of educational attainment than those of the city or region. Only 15 percent have a bachelor's degree or greater (compared to 25 percent and 34 percent

¹ Throughout this document, "region" refers to the 11-county Philadelphia–Camden–Wilmington, PA–NJ–DE–MD Metropolitan Statistical Area, unless otherwise stated

citywide and region-wide, respectively). 57 percent have only a high school diploma or less (compared to 53 percent and 42 percent citywide and region-wide, respectively).

KEY ISSUES

The following are important economic development challenges facing the Upper North District:

- The growing immigrant population in the Upper North District requires additional outreach in order to be better incorporated into the city's economy, as demonstrated by the relatively high unemployment rate among Asians.
- Overall, the workforce of the District has very low levels of educational attainment relative to both the rest of the city and the region as a whole. This is a significant factor in the ability of residents to access employment outside of the services sector.
- While there are strong transit connections to the city's major employment centers from Broad Street, they are somewhat weaker elsewhere in the district, especially in its western sections such as Cedarbrook and West Oak Lane.
- There is little presence of either light or heavy industry within the District and there is poor connectivity to stronger industrial centers elsewhere in the city and region, thus limiting access to higher wage, low skill employment opportunities.
- The District's economy, while thriving in many regards, is heavily reliant on Educational and Medical institutions and on the restaurant and retail jobs in its commercial corridors.

MAJOR OPPORTUNITIES

Economic development opportunities in the Upper North District include:

- The district is home to major institutions that include a large number employment opportunities. While many of these jobs require highly advanced and specialized educational qualifications, Einstein Medical Center and La Salle University also include a great many service and administrative positions open to those with Associates Degrees or less.
- The Community College of Philadelphia's Northwest Regional Center campus, located centrally in the district, represents a platform for the expansion of workforce development opportunities for residents.
- The presence of the Broad Street Line as a major asset for the connection of residents to employment and is a key factor in attracting new residents to the district.
- The redevelopment of the Logan Triangle may include opportunities for employment and services. The addition of new housing will expand the aggregate retail buying power in the district and will thus provide additional support for commercial corridors.
- A more intensive corridor management and marketing program for key commercial districts can help attract additional potential customers from around the region to the distinctive array of stores and restaurants located in the district.

ECONOMIC DEVELOPMENT (SPECIFIC TOPICS)

Metropolitan and Regional Centers

Goal: Support the growth of economic centers

North Broad Street provides a direct roadway connection from the Upper North District to the Metropolitan Center, but the sole limited-access highway in the district (Roosevelt Boulevard/Expressway) provides only indirect access, via I-76 or US-13. However, the much of the district is well linked to the Metropolitan Center through public transit, including four Broad Street Line stations, three regional rail stations (served by four lines), and extensive bus service. Consequently, despite the distance and lack of rapid roadway access, 27 percent of Upper North District workers commute to jobs in the Metropolitan Center, relying heavily on these transit connections. In contrast, only four percent of workers employed in the district commute from locations within the Metropolitan Center. Instead, the plurality of the workforce of the district is based within a short bus trip or drive, with 13 percent commuting with the Upper North District and another 15 percent commuting from one of the three adjacent districts (North, Upper Northwest, or Lower Northeast).

Fully 50 percent of jobs (9,800) in the District are in the Health Care and Social Assistance sector, more the double the concentration in the city of Philadelphia as a whole and nearly triple the concentration in the region. In addition, the number of jobs in this sector grew by 30 percent from 2002-2013. A majority of these jobs are located at Einstein Medical Center, but there are also significant concentrations at the York Road and Cheltenham Nursing and Rehabilitation Centers, as well as at offices along Broad Street. While these institutions offer a broad range of employment opportunities, Upper North District residents are more likely to occupy healthcare support occupations than health diagnosing and treating practitioners, which are offer much higher wages, but also have much higher educational requirements.

The next largest economic sector in the Upper North District is Educational Services. These 4,100 jobs include not only those located on La Salle University's campus, but also the more than 2,000 jobs associated with the School District of Philadelphia as well as those affiliated with the Community College of Philadelphia and several charter and private educational institutions. The number of jobs in Educational Services grew by 13 percent from 2002-2013 and now represents 21 percent of jobs in the district. This is significantly greater than the concentration of such jobs in Philadelphia (13 percent) and that of the Philadelphia Metropolitan Statistical Area (MSA) as a whole (10 percent).

Table 5. Employment in the Upper North District, 2002-2013

	Upper North				
	2002		2013		% growth
	#	%	#	%	
Health Care and Social Assistance	7,481	42.6%	9,769	50.0%	30.6%
Educational Services	3,679	21.0%	4,146	21.2%	12.7%
Retail Trade	1,935	11.0%	1,706	8.7%	-11.8%
Accommodation and Food Services	777	4.4%	1,236	6.3%	59.1%
Other Services (excluding Public Administration)	736	4.2%	617	3.2%	-16.2%
Administration & Support, Waste Management and Remediation	394	2.2%	372	1.9%	-5.6%
Finance and Insurance	286	1.6%	293	1.5%	2.4%
Professional, Scientific, and Technical Services	200	1.1%	274	1.4%	37.0%
Construction	168	1.0%	252	1.3%	50.0%
Manufacturing	491	2.8%	248	1.3%	-49.5%
Wholesale Trade	207	1.2%	229	1.2%	10.6%
Real Estate and Rental and Leasing	190	1.1%	167	0.9%	-12.1%
Transportation and Warehousing	895	5.1%	79	0.4%	-91.2%
Management of Companies and Enterprises	17	0.1%	67	0.3%	294.1%
Public Administration	16	0.1%	43	0.2%	168.8%
Information	61	0.3%	28	0.1%	-54.1%
Arts, Entertainment, and Recreation	8	0.0%	11	0.1%	37.5%
Utilities	1	0.0%	3	0.0%	200.0%
Agriculture, Forestry, Fishing and Hunting	-	0.0%	-	0.0%	
Mining, Quarrying, and Oil and Gas Extraction	-	0.0%	-	0.0%	
Total	17,542	100.0%	19,540	100.0%	11.4%

US Census, Longitudinal Employer-Household Dynamics

In 2013, the next two largest sectors in the District were Retail Trade and Accommodation and Food Services, which constitute the majority of the employment opportunities within the District's many commercial corridors. While in 2013 Retail Trade encompassed significantly more jobs than Accommodation and Food Services, the two appear to be in opposite trajectories: Retail Trade shrank by more than 200 jobs (-12 percent) from 2002-2013 while Accommodation and Food Services grew by more than 450 jobs (59 percent). Generally, restaurants in the district are growing in number while other shops are struggling, perhaps in response to increased competition from on-line retailers and big box stores and malls in the nearby suburbs.

There are several major industrial sectors that play a major role in the city's and region's economies, but which have only a minimal presence in the Upper North District. Finance and Insurance and Professional, Scientific, and Technical Services together represent nearly 15 percent of jobs in the City and Region, but in 2013 combined for less than 500 jobs total (3 percent), District-wide. Likewise, Production, Distribution, and Repair industries represent 9 percent of jobs in Philadelphia and 14 percent of jobs in the region; these industries combined represent only 550 (3 percent) of jobs in the Upper North District. The District's economy, while thriving in many regards, is heavily reliant on Educational and Medical institutions and on the restaurant and retail jobs in its commercial corridors.

Table 6. Employment in the Upper North District, Philadelphia, and the Philadelphia Metropolitan Statistical Area (MSA), 2013

	Upper North		Philadelphia		MSA	
	#	%	#	%	#	%
Health Care and Social Assistance	9,769	50.0%	145,302	22.4%	461,365	17.2%
Educational Services	4,146	21.2%	86,574	13.3%	267,429	10.0%
Retail Trade	1,706	8.7%	51,729	8.0%	299,051	11.2%
Accommodation and Food Services	1,236	6.3%	55,800	8.6%	197,051	7.3%
Other Services (excluding Public Administration)	617	3.2%	22,986	3.5%	95,179	3.5%
Administration & Support, Waste Management and Remediation	372	1.9%	31,143	4.8%	166,794	6.2%
Finance and Insurance	293	1.5%	35,663	5.5%	172,764	6.4%
Professional, Scientific, and Technical Services	274	1.4%	50,141	7.7%	224,988	8.4%
Construction	252	1.3%	13,212	2.0%	100,523	3.7%
Manufacturing	248	1.3%	22,186	3.4%	178,190	6.6%
Wholesale Trade	229	1.2%	17,815	2.7%	120,613	4.5%
Real Estate and Rental and Leasing	167	0.9%	9,488	1.5%	37,019	1.4%
Transportation and Warehousing	79	0.4%	17,154	2.6%	80,685	3.0%
Management of Companies and Enterprises	67	0.3%	13,284	2.0%	58,278	2.2%
Public Administration	43	0.2%	44,251	6.8%	97,367	3.6%
Information	28	0.1%	15,290	2.4%	53,873	2.0%
Arts, Entertainment, and Recreation	11	0.1%	12,219	1.9%	44,784	1.7%
Utilities	3	0.0%	5,010	0.8%	15,665	0.6%
Agriculture, Forestry, Fishing and Hunting	-	0.0%	54	0.0%	9,401	0.4%
Mining, Quarrying, and Oil and Gas Extraction	-	0.0%	12	0.0%	1,032	0.0%
Total	19,540	100.0%	649,313	100.0%	2,682,051	100.0%

US Census, Longitudinal Employer-Household Dynamics

Industrial Land

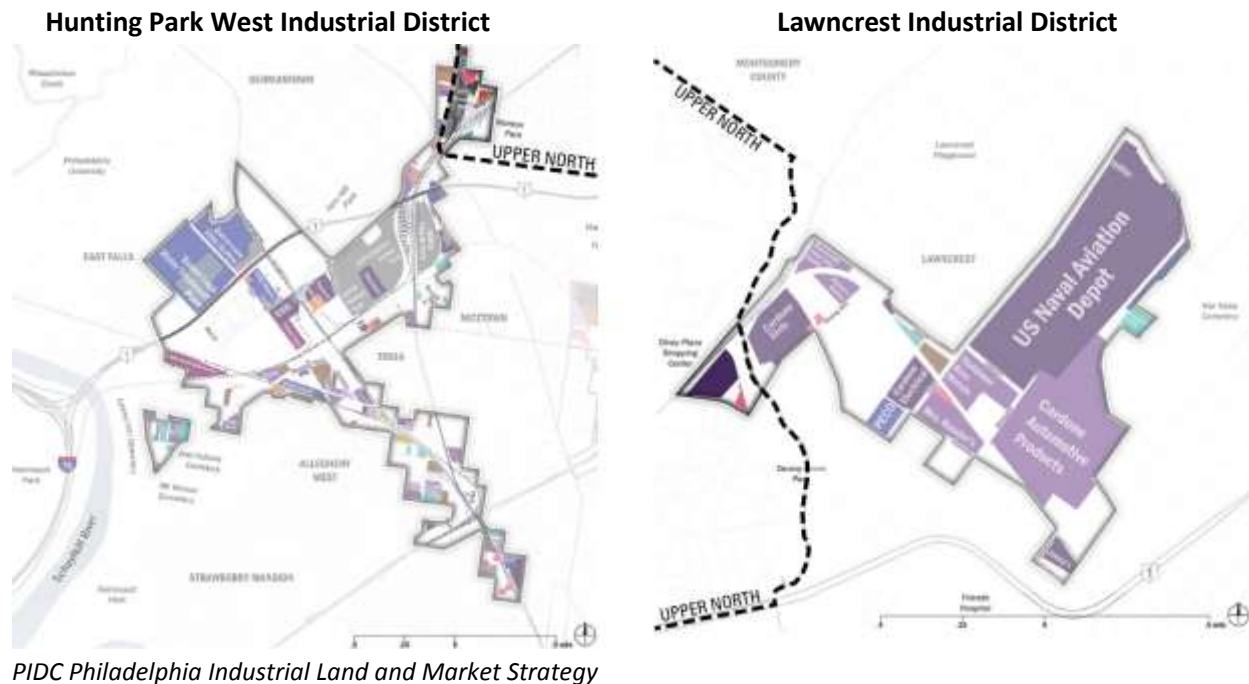
Goal: Target industrial lands for continued growth and development

Production, distribution, and repair jobs constitute a very small share of employment in the Upper North District and no there are no such businesses among the list of the District's top employers. Relatedly, there is very little industrial land in the District, either in active or inactive use. PIDC's Philadelphia Industrial Land and Market Strategy (PIDC, 2010) highlights two industrial districts that lie partly within the Upper North District: Hunting Park West Industrial District and Lawncrest Industrial District.

The only portion of the Lawncrest Industrial District that lies within the Upper North District is the former, Olney Plaza Shopping Center, which has been redeveloped as Grover Washington Jr. High School. The portion of Hunting Park West located in the Upper North District is between Stenton Avenue, N. 18th Street, and Logan Street, not including the rowhouse blocks that also lie in this area. While the majority of this area is occupied by a SEPTA rail yard, there are also a large number of warehouses and other light industrial uses as well as a few vacant industrial lots. The opportunity for the expansion of industrial businesses in this area is limited, while there is active development interest in the conversion of some of these lands to residential uses. If determined to be a priority, the preservation of these industrial lands will require active intervention on the part of policymakers.

In addition to these areas highlighted by PIDC, there are several blocks of legacy industrial buildings adjacent to current and former railroad junctions between 10th Street, 6th Street, Nedro Avenue, and

Fisher Avenue. Most of these buildings are currently in active use, housing manufacturing, importing, storage, and auto repair, as well as some non-industrial, firms.



Institutions

Goal: Grow Philadelphia's strong institutional job sector

As noted above, major medical and educational institutions (Einstein Medical Center and La Salle University) are at the core of the Upper North District's employment and economic base. In addition to these, a branch campus of the Community College of Philadelphia provides a vital employment link offering training for a variety of jobs located around the city and region, as well as on-site.

In order to serve the large residential population of the district, there are a great number of primary and secondary schools. There are 18 School District of Philadelphia-affiliated primary and middle schools in the district and another four that are located outside the Upper North District, but whose catchments include portions of the district. Of the five School District of Philadelphia-affiliated high schools located within the District, four are citywide magnets (Central High School, Parkway Northwest, Widener Memorial, and Girls High School). While Aspira Olney Charter High School is the only neighborhood high school located within the Upper North District, a large share of the population is served by Martin Luther King High School (located just outside the boundaries of the District) and smaller shares are served by Samuel Fels, Mastery Charter School at Gratz, and Roxborough High Schools. Non-neighborhood based

charter schools in the district include West Oak Lane Charter School (K-8), Eugenio Maria DeHostos Community Bilingual Charter School (K-8), New Media Technology Charter School (6-12), Imhotep Institute Charter High School (9-12), and Delaware Valley Charter High School (9-12). Archdiocese of Philadelphia-affiliated schools include St. Athanasius and St. Raymond of Penafort.

Cultural Resources

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

Free Library and City Recreation Centers constitute critical cultural institutions that bind neighborhoods, and the Upper North District hosts a great abundance of each. There are five Free Library locations in the District: David Cohen Ogontz (located at Church Lane and Ogontz Avenue), Greater Olney (located at N. 5th Street and West Tabor Road), Logan (located at Wagner Avenue and Old York Road), Oak Lane (located at N. 12th Street and Oak Lane), Wadsworth (located at Wadsworth and Michener Avenues), and West Oak Lane (located at 74th Avenue and Washington Lane). In addition there are eight Recreation Centers (Belfield, Emanuel, Finley, Morris Estate, Olney, Simons, Sturgis, Ziehler) and four playgrounds (Barrett, Cherashore, Fisher Park and Stenton Park), most of which have a wide array of cultural programming.

Activity related to culture, arts, and entertainment in the Upper North District is extensive compared many of the other Districts outside of the Metropolitan Center. The district is home to two museums, including Stenton (a historic estate) and La Salle University's Art Museum, as well as performing arts venues such as Pointe Dance Studio and The Masque of La Salle University. In total, according to the Reinvestment Fund's CultureBlocks application, the Upper North District is home to 61 non-profit organizations that focus partly or entirely on the support of cultural institutions and the arts. These include "Friends of..." groups for the District's libraries and recreation centers, churches, step and drill teams, jazz groups, and organizations oriented to the support of the culture of the District's many immigrant groups (including, but not limited to, Cambodians, Koreans, Haitians, West Africans, and those from across the Muslim world). These neighborhood, educational, ethnic, and religious institutions play an important role in the cultural resources of the Upper North District. In addition to these non-profits, there are also 106 cultural businesses in the District (including 15 art galleries in the District, nine publishers, six recording studios, and two radio stations).

Recommended Follow-Up

- Promote active management of commercial corridors. Retailers in the Upper North District are under pressure from competitors in the suburbs and on-line, as well as from restaurants who may be able to out-bid rents for commercial space, but must be retained to ensure community access to key services.
- Work with organizations representing the District's various immigrant groups to help ensure better integration into the city's economy.
- Ensure development plans at Logan Triangle include employment opportunities for District residents.

- Work with major institutions (Einstein Medical Center and La Salle University) to help link District residents to employment opportunities and provide ladders for advancement beyond the lowest wage/skill occupations.
- Work with Community College of Philadelphia to ensure that workforce development training offered at its Northwest Regional Center are tailored to opportunities accessible to District residents.
- Work with PIDC, the Commerce Department, and local business associations to determine whether industrial lands within the District are a high priority for preservation and, if so, enact policies to ensure they are not converted to residential uses.
- Evaluate the transportation network and identify improvements that can help link residents to production, distribution, and repair employment opportunities located outside the District.

LAND MANAGEMENT

Philadelphia2035 Citywide Vision Goal: Capitalize on land assets.

SUMMARY OF EXISTING CONDITIONS:

The Upper North district is a mature, predominantly residential district characterized by early-to-mid 20th century development. Medium-density residential neighborhoods envelop commercial corridors following former trolley lines on 5th Street, Broad Street, Old York Road, and Ogontz Avenue. Other commercial development in proximity to the district is concentrated along Cheltenham Avenue just across the city line in Cheltenham Township. East Oak Lane, in the north-central section of the district is an older area that developed along the Reading Railroad containing large detached single-family homes dating to the late 19th Century.

A legacy of the district's earlier history as a repository for open space on the fringe of the city, the district contains several large institutions, including LaSalle College, Einstein Medical Center, Oak Lane Reservoir, a large Philadelphia School District campus containing two high schools and a middle school, as well as multiple cemeteries. These institutions are all in active use, with no need for redevelopment.

Industrial and ex-industrial development cluster along the current and former railroad lines that bisect the central and southern parts of the district. Some of this industrial land might be subject to environmental contamination, affecting future land use suitability.

Of special note is the Logan Redevelopment Area (also known as the Logan Triangle), a large area of vacant land owned by the PRA north of the Roosevelt Boulevard in the Logan neighborhood that for environmental and economic reasons has proven difficult to redevelop.

KEY ISSUES:

- Land suitability issues and a weak real estate market have complicated the redevelopment of the blighted Logan Triangle
- The Belfield neighborhood suffers from high vacancy and disinvestment
- Base zoning in several commercial corridors is not supportive of their preservation and expansion
- A high percentage of parcels in the district currently host land use inconsistent with their base zoning
- Past industrial use has potentially rendered many large parcels contaminated, complicating their redevelopment as industry recedes from the neighborhood

KEY OPPORTUNITIES:

- The Logan Triangle, as the largest contiguous plot of vacant developable land in the city, provides an opportunity to drastically increase the access to commercial, retail, and recreational services to residents of the Logan neighborhood and the broader Upper North District
- Established commercial corridors anchor healthy, intact residential neighborhoods throughout the district, and have the potential to be further developed
- Ample transportation capacity on the Broad Street Line corridor provides an opportunity for potential increased commercial and residential densities around Olney Transportation Center

LAND USE & ZONING

GOAL: Make land use the basis for sound planning and zoning decisions

Land Use

The charts and maps in this section reflect the current pattern and relative quantity of land uses within the Upper North District, as surveyed by the Philadelphia City Planning Commission in January and February of 2016.

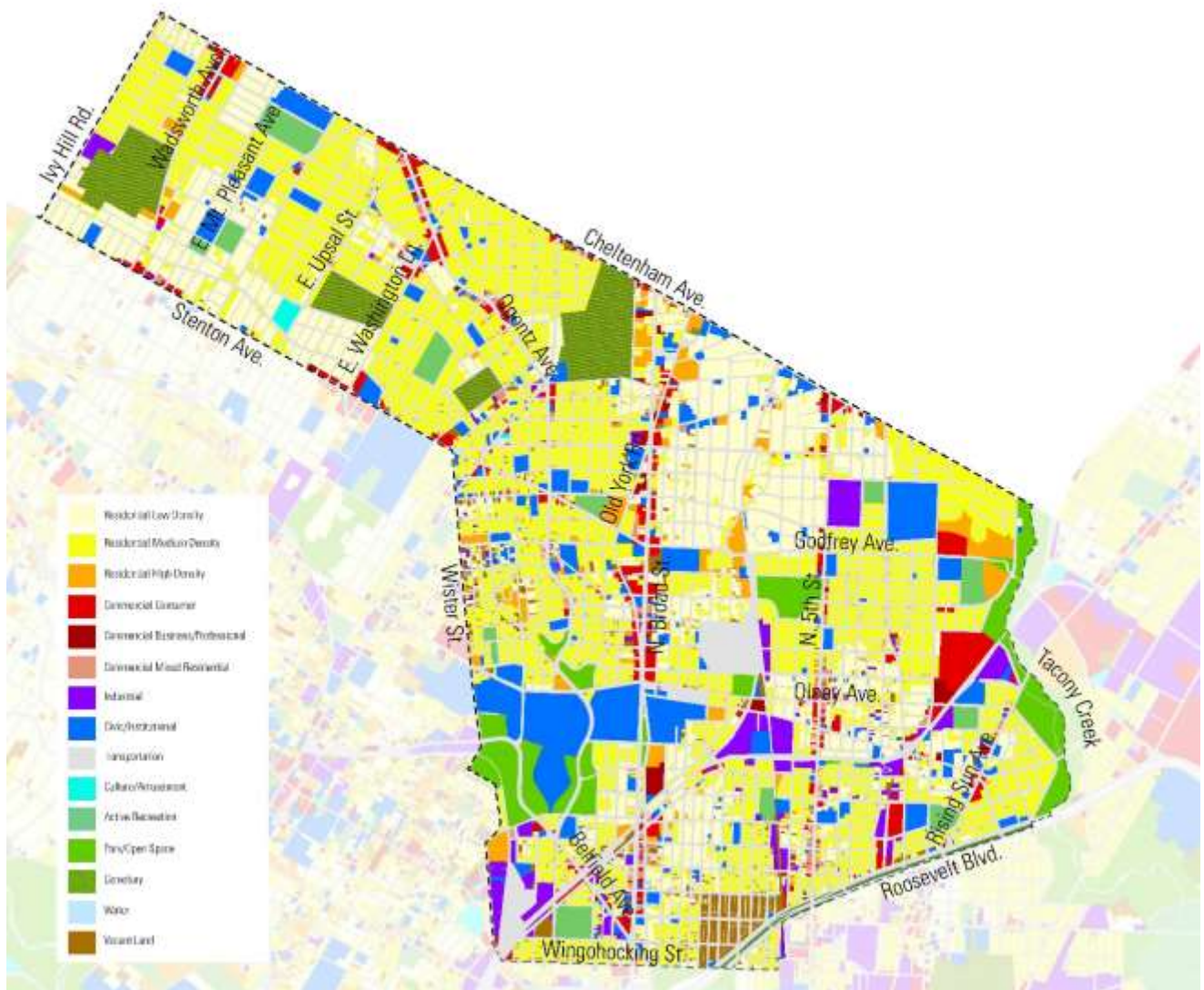


Figure 1: Map of Land Use in the Upper North District by 2-digit Code

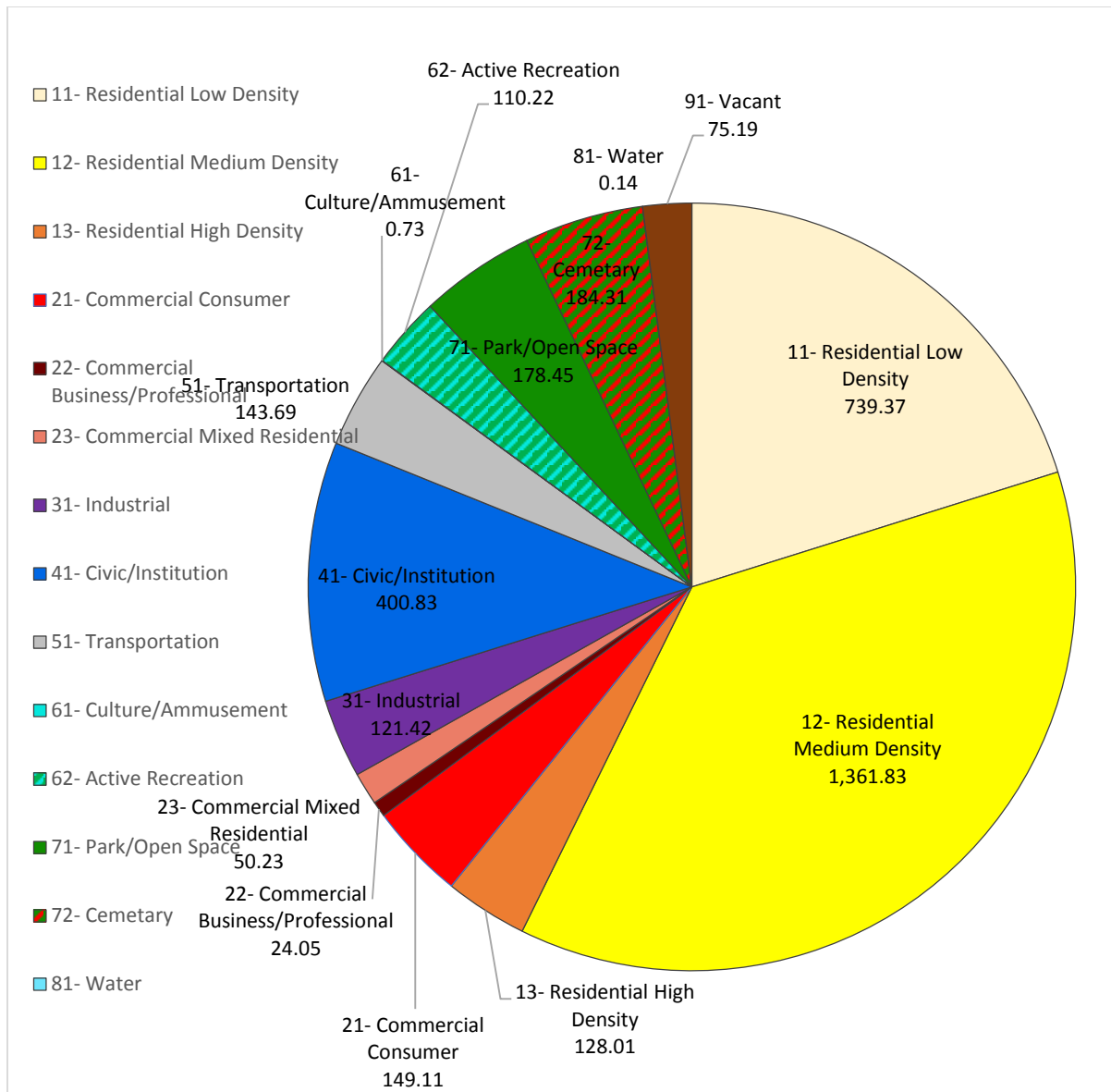


Figure 2: Land Use in the Upper North District by 2-digit code

The survey reveals that residential development predominates throughout the district, with 60.78% of its land devoted to residential uses. More than half of the residential parcels contain residential rowhouses (33.5% of total land in the district), making it by far the most common type of housing in the district. Semi-detached homes exist in Stenton, Logan, Olney, and parts of East Oak Lane, with a cluster of large detached residences predominating in the balance of East Oak Lane. Apartment buildings are few and far between in the district, with a larger concentrations existing along the northernmost reaches of Broad Street and Old York Road. Most rowhouse neighborhoods are largely intact without subdivision of the houses into apartments, while subdivision of semi-detached housing stock where it exists is somewhat more prevalent.

Commercial uses occupy 6.09% of land in the district, and tend to be concentrated in small plots along major commercial corridors such as Broad Street and N. 5th Street. One large commercial retail center, One & Olney shopping center, exists near the eastern edge of the district and makes up a sizeable amount of commercial land in the district. Industrial uses cluster along freight rail lines and make up 3.31% of land, mostly in the form of utilities and other miscellaneous industry. Industry is on the decline in the district: Manufacturing is almost extinct in the district, and 12.22% of industrial buildings in the district are currently lying vacant.

Transportation facilities other than street rights-of-way occupy 3.92% of the land in the district. SEPTA facilities and rights-of-way, including SEPTA's Main Line and Fox Chase branches, the Wayne Junction Electric Shops Regional Rail Maintenance Facility, and the Broad Street Line's Fern Rock Yard, make up the bulk of this category, with parking making up most of the balance.

Given the presence of multiple large education and health facilities in the district, civic/institutional use makes up 10.93% of uses in the district, a very high percentage compared to the city as a whole. Much of this civic land is part of La Salle University's campus in the southwestern portion of the district, Einstein Medical Center on Broad and Olney, and the neighboring Central High School Girls High School and Widener Middle School campuses, all School District of Philadelphia facilities. These contiguous facilities make for a large institutional district adjacent to Wister Woods Park. Besides the aforementioned educational and healthcare uses, houses of worship also proliferate throughout the district, and make up the vast majority of remaining institutional land.

Parks and open space occupy a healthy 9.89% of land in the district, but this figure is misleading as more than half the open space land is devoted to cemeteries, whose utility and availability to the public for recreation varies. Actual parkland only makes up 4.87% of land in the district, and there is a scarcity of park space in the northwestern panhandle where cemeteries predominate. Cultural and recreational buildings occupy 3.03% of land in the district, including the Finley Playground in Stenton and its many ballfields, which to some degree compensates for the lack of park space in the northwestern panhandle.

The full summary of land use in the district can be seen below:

Table 7. Land Use by Area		
Land Use (3-Digit Level)	Acres	Percent of Total
111- Residential Detached	325.62	8.88%
112- Residential SemiDetached	393.56	10.73%
113- Res. Condo 1 - 1.5 story	4.54	0.12%
119- Other RLD	15.66	0.43%
121- Residential Rowhouse	1,228.70	33.50%
122- Residential Detached Conv to Apts/Condo <=3st	11.69	0.32%
123- Residential SemiDetached Conv to Apts/Condos <=3st	28.33	0.77%
124- Residential Rowhouse Conv to Apts/Condos <=3st, <5 units	32.41	0.88%
125- Apt. House/Condos 2-4 Units. Residential Duplex or Quad <=3st	50.37	1.37%
129- Other RMD	10.33	0.28%
131- Apt. House 5 Units+	121.77	3.32%
132- Residential Detached and SemiDetached Conv to Apts/Condos >3st, but <5 units	0.51	0.01%
133- Residential Rowhouse Conv to Apts/Condos > 3 stories, < 5 units	0.62	0.02%
135- Hotel/Motel	0.27	0.01%
136- Residential Care Facility	4.02	0.11%
137- Dormitory	0.42	0.01%
139- Other RHD	0.41	0.01%
211- Commercial Store	101.76	2.77%
212- Commercial Food Service and Drinking	13.99	0.38%
213- Commercial Auto	32.55	0.89%
219- Other CC	0.81	0.02%
221- Commercial Office	19.85	0.54%
222- Commercial Service	3.96	0.11%
229- Other CBP	0.23	0.01%
231- Commercial Store/Office with Residential	27.43	0.75%
232- Rowhouse Store/Office with Residential	19.79	0.54%
233- Detached or SemiDetached Store/Office w/ Res	2.19	0.06%
239- Other CMR	0.82	0.02%
311- Manufacturing	1.61	0.04%
313- Manufacturing	2.52	0.07%
314- Utilities	34.42	0.94%
315- Construction	17.87	0.49%
317- Warehousing and Distribution	19.77	0.54%
318- Other Production, Distribution, Repair, and Maintenance	29.67	0.81%
319- Other IND	15.55	0.42%
411- Health Care	27.69	0.76%
412- Day Care	10.98	0.30%
413- Education	246.53	6.72%
414- Library	2.57	0.07%
416- Public Safety	1.41	0.04%
417- Worship	99.35	2.71%
418- Fraternal Org and Social Clubs	0.57	0.02%
419- Other Civic	11.73	0.32%
512- Transportation Rail ROW, Yards, Stations	118.05	3.22%
513- Transportation Truck/Bus/Taxi	0.59	0.02%
514- Transportation Parking	24.99	0.68%
519- Other Trans	0.06	0.00%
613- Amusement	0.73	0.02%
621- Active Recreation	110.22	3.01%
711- Park/Open Space	178.45	4.87%
721- Cemetery	184.31	5.03%
811- Water	0.14	0.00%
911- Vacant Parcels	75.19	2.05%
TOTAL	3,667.58	100.00%

Zoning

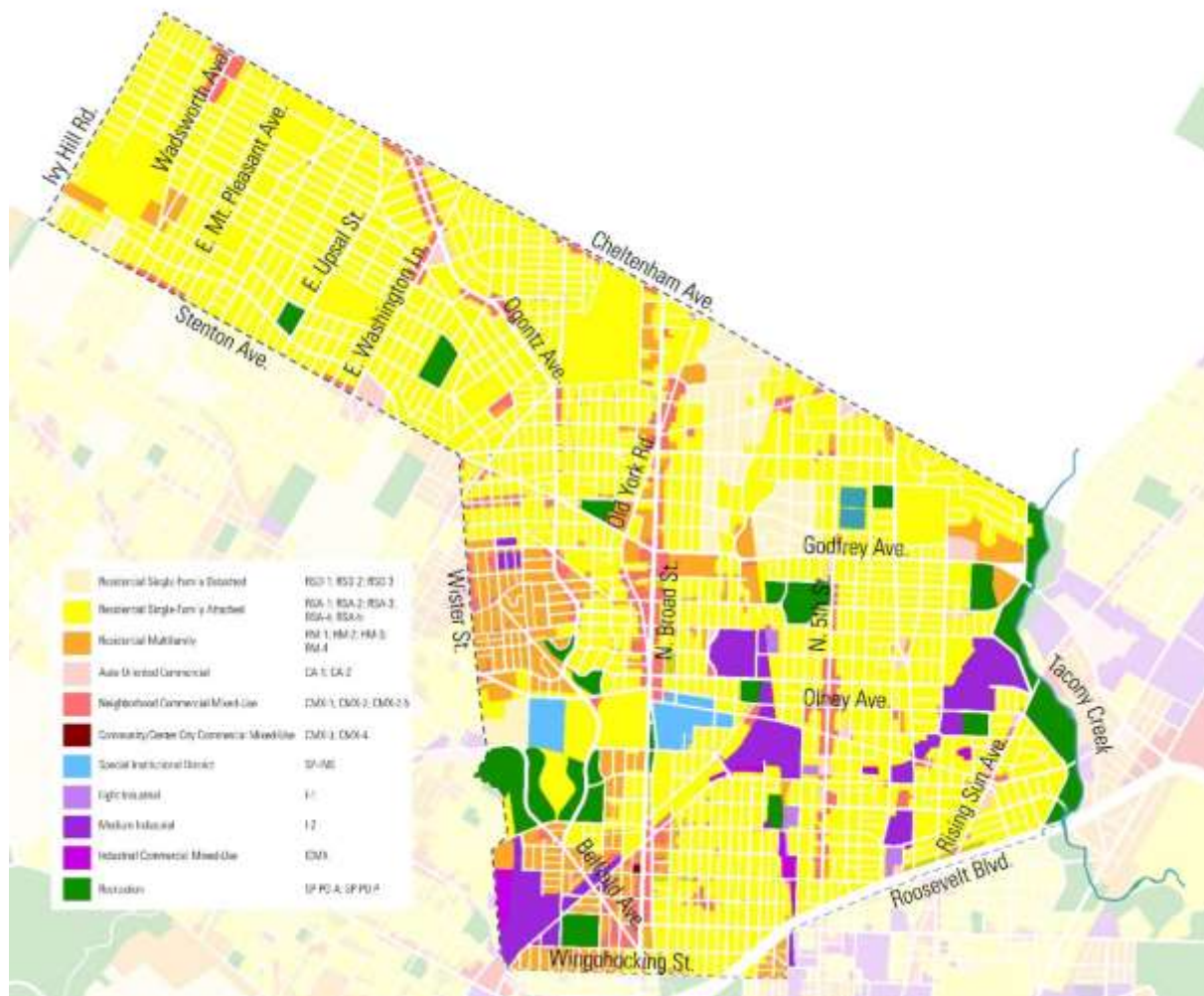


Figure 3 Zoning Map of Upper North District

The Upper North District is zoned predominantly for residential use, with residential zoning categories making up 80.16% of land in the district. A majority of the residential zoning (42.28% of the total district area) is RSA-5, while RSA-2 and RSA-3 zoning predominates in the northeastern and northwestern portions of the district, closer to the city line. RSD-3 zoning is present in East Oak Lane, consistent with its more suburban character, while clusters of RM-1 exist between Broad and Wister streets.

Commercial and industrial zoning make up 12.02% of land area in the district of which commercial zoning makes up 5.74%, and industrial makes up 5.67%. The remainder (0.61%) consists of industrial-commercial mixed-use (ICMX) zoning. The vast majority of the commercial zoning in the district (4.26% of total land area) consists of CMX-2 and CMX-2.5 zoning concentrated along commercial corridors on Broad Street, Old York Road, 5th Street, Ogontz Avenue, Cheltenham Avenue, and Wadsworth Avenue. The bulk of the remainder (1.05% of total land area) is made up of auto-oriented commercial zoning scattered throughout the district. The industrially-zoned properties are clustered along the rights-of-way of current and former railway lines in the district.

Special purpose districts, consisting of recreational and institutional zoning, represent 7.82% of the district.

Despite the existence of the Broad Street Line running under Broad Street in the southern half of the district, current zoning fails to take advantage of this asset and concentrate development within the transit-rich corridor. Particularly, the zoning around the Olney Transportation Center, served not just by express and local trains on the Broad Street Line but by SEPTA Bus Routes 6, 8, 16, 18, 22, 26, 55, 80, and L as well as Greyhound intercity buses, is worth examining for the purposes of fostering more intense commercial or residential land uses, due to not only its wealth of transportation connections, but also its proximity to the business-hour foot-traffic drivers of Einstein Medical Center, Girls High School, Central High School, and LaSalle University.

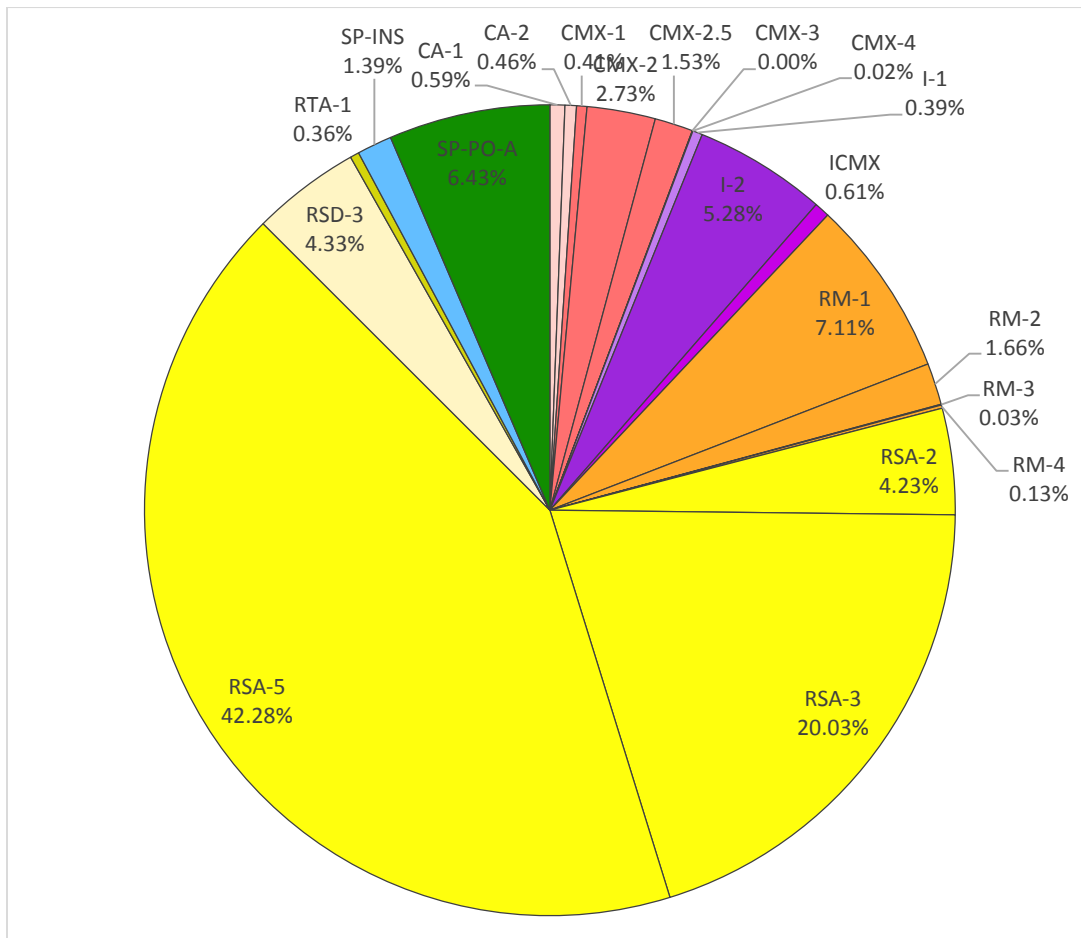


Figure 4 Existing Zoning in the Upper North District by percentage

Table 8. Existing Zoning by Area		
Zoning District	Total Acres per District	Percent Total Acres
CA-1	21.99	0.59%
CA-2	16.94	0.46%
CMX-1	15.30	0.41%
CMX-2	101.03	2.73%
CMX-2.5	56.59	1.53%
CMX-3	0.01	0.00%
CMX-4	0.81	0.02%
I-1	14.56	0.39%
I-2	195.46	5.28%
ICMX	22.70	0.61%
Total Industrial & Commercial	445.40	12.02%
RM-1	263.32	7.11%
RM-2	61.66	1.66%
RM-3	1.12	0.03%
RM-4	4.77	0.13%
RSA-2	156.78	4.23%
RSA-3	742.19	20.03%
RSA-5	1566.49	42.28%
RSD-3	160.34	4.33%
RTA-1	13.23	0.36%
Total Residential	2969.91	80.16%
SP-INS	51.62	1.39%
SP-PO-A	238.22	6.43%
Total Special Purpose	289.84	7.82%
Grand Total	3705.15	100.00%

Zoning & Land Use Inconsistencies

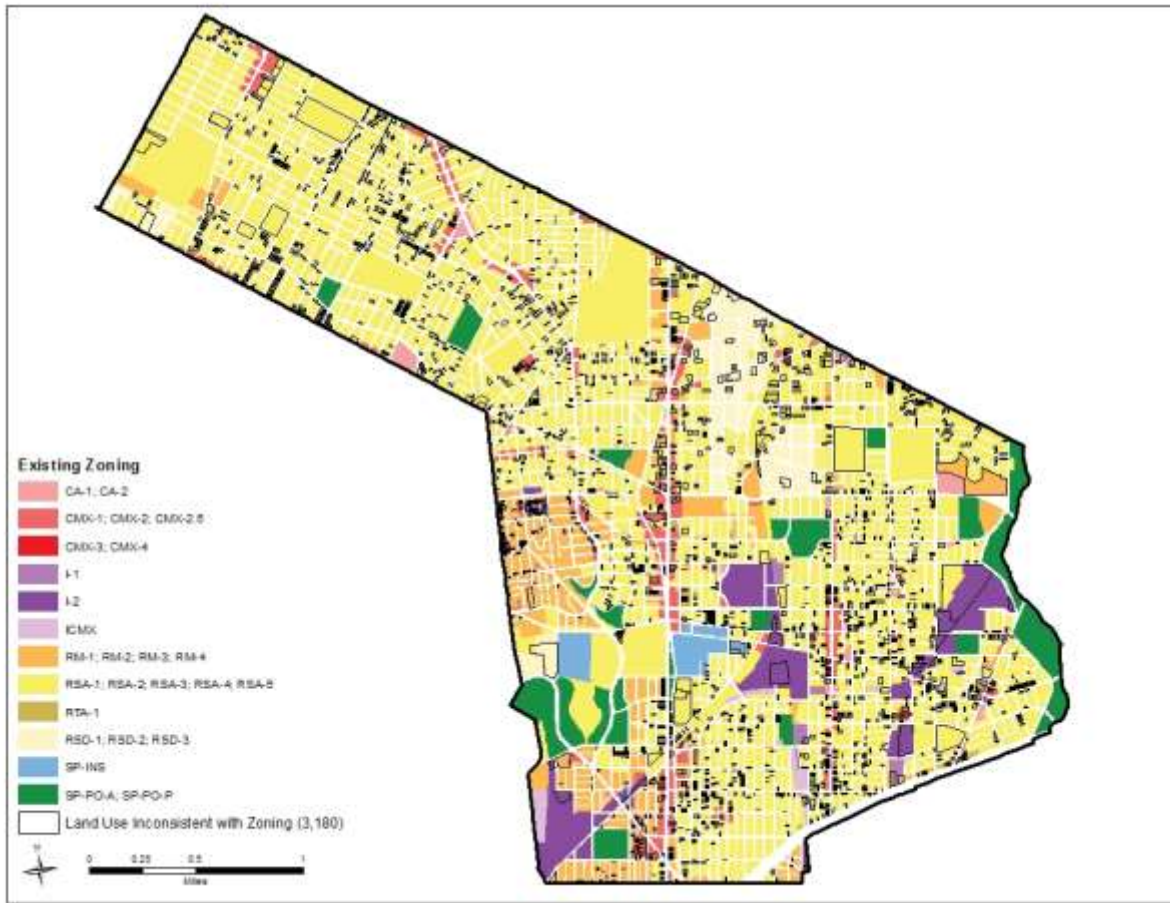


Figure 5 The highlighted parcels are those where the current land use conflicts with the underlying base zoning

On the above map, the parcels whose current land use is inconsistent with their base zoning are highlighted. 413.39 acres of land, making up 8.12% of land in the district, currently host land uses inconsistent with the underlying base zoning, and extremely high percentage compared to the city as a whole.

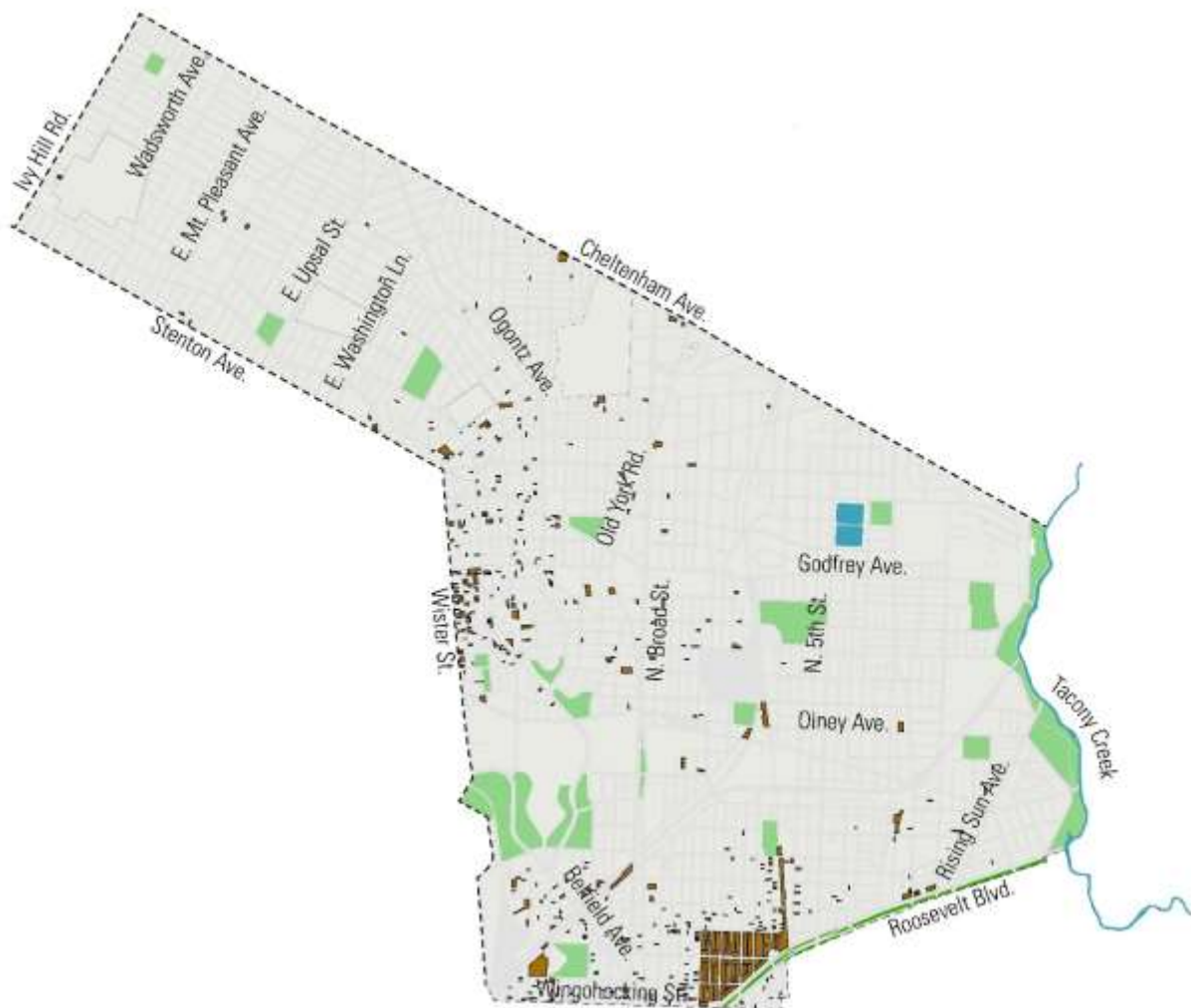
In several residential districts, the underlying base zoning is considerably denser than the current built environment. This includes parts of East Oak Lane containing single family homes zoned RSA-3, as well as parts of Logan and Ogontz west of Broad Street that are zoned RM-1 but largely consist of single-family rowhouses. In some other neighborhoods, most notably Olney and Ogontz, many homes in single-family residential districts have been subdivided into apartments in a haphazard, unorganized fashion.

Commercial corridors on North 5th Street and North Broad Street have extended beyond their zoned boundaries, and include many commercial properties on residentially zoned land, as well as properties zoned CA-1 in the midst of pedestrian-oriented commercial corridors zoned CMX-2.5. Zoning currently does not give them defined boundaries, with the ends of the corridors reflecting a checkerboard of commercial and residential zoning designations.

A considerable amount of industrially-zoned land in the district is now home to non-industrial uses. A lot of industrially-zoned land is now home to churches as well as automobile-oriented commercial development. Most notably, the One & Olney shopping center, the main retail center for the eastern part of the district, is inconsistent with its underlying base zoning, being zoned for a mix of industrial and residential uses. As industrial use continues to decline in the district, it will be prudent to figure out how zoning can be used to steer these parcels' reuse.

VACANT LAND & STRUCTURES

Goal: Manage and reduce vacancy



Vacant Land

The Upper North District contains 75.19 acres of vacant land, about 2.05% of the total land in the district. More than half of this land lies in the 48-acre Logan Triangle, leaving only a small handful of scattered sites remaining. Adjacent to the Logan Triangle, an abandoned railroad right-of-way also lies vacant

Across most of the district, vacant land is sparse to nonexistent, and most neighborhoods are healthily built up and occupied. Loose clusters of sporadic vacancy exist in the southern part of the district as well as the east-central part of the district near Wister Street. In this east-central cluster, severe vacancy issues exist in the Belfield neighborhood north of La Salle University in the vicinity of Wister Street and Godfrey Avenue. In this neighborhood, where housing stock is older than the surrounding neighborhoods, vacancy rates on most blocks approaches or exceeds 50%. The nearby commercial corridor on Cheltenham Avenue is also struggling, as half of the properties are vacant and many of the rest no longer host businesses but instead host houses of worship.

Vacant Structures

The Upper North District contains 483 fully vacant structures and 142 partially vacant structures, consisting of 1.26% of buildings in the district. Institutional (1.20%) and residential (0.81%) vacancies are minimal, but 12.78% of commercial buildings and industrial buildings in the district are vacant, with the bulk of the vacant industrial buildings (12.22%) being fully vacant, another indicator of industrial decline.

Logan Triangle Vacancy



Figure 6 Logan Redevelopment Area (Logan Triangle) and vicinity

One of the largest concentrations of vacant land in the district and the city is the 48-acre Logan Redevelopment Area. The site spans the transition in built environment between the automobile-oriented Roosevelt Boulevard and the residential rowhouse neighborhoods to the north. Accessibility of the site is a plus, with the Roosevelt Boulevard and the Wyoming station on the Broad Street Line both

in close proximity. Hunting Park lies just across Roosevelt Boulevard, but the road acts as a barrier for pedestrians trying to reach the park from Logan. This section will cover economic and planning conditions of the site. A further analysis of the environmental conditions of the site is contained within the land suitability section.

The size and accessibility of the site make it attractive to an opportunity for a redevelopment that harmonizes and smooths this transition, as well as providing much-needed commercial and retail services to the residents of the Logan neighborhood at a scale compatible to both pedestrians and automobiles. Seven different planning studies conducted between 1998 and 2013 have covered the area, but none have resulted in action due to economic and environmental complications².

The Logan Triangle site, bordered by Roosevelt Boulevard, Wingohocking Street, 11th Street, Loudon Street, and a vacant railroad right-of-way adjacent to 6th Street, was developed between on ash fill that settled over time, leading to major subsidence. Over the course of two decades, agencies of the local and state government acquired and demolished 957 properties and relocated their occupants. The Philadelphia Redevelopment Authority (PRA) now controls nearly 100% of the land. More details about the unique conditions of the site follow in the Land Suitability section. In 2007, PRA contracted with AKRF to perform a market study on the commercial viability of the site. The pre-recession study found that the site was commercially viable to host commercial and light industrial development, as well as affordable housing, but found no market for market-rate housing. However, market conditions have eroded somewhat since this study was performed, and projections of viable development scale likely have to be tempered.

Logan Community Development Corporation began the process of preparing a development plan in partnership with KSK Architects Planners Historians, Inc. (KSK) and Elwell Studio, known as the Logan Comprehensive Neighborhood Plan in 2013. While the plan's study area is much larger than the redevelopment site, special attention was paid to envisioning future development on the triangle. The CDC held a charrette with members of the community to evaluate several proposed site plans that incorporated a mix of passive space and mixed use commercial-residential development. After the CDC ceased operations due to financial issues in 2014, the uncompleted plan fell into the hands of the PRA, who pledged to complete the plan as a prerequisite to naming a developer of the Logan Triangle site. Work on the plan resumed in August 2015.

² *Philadelphia Redevelopment Authority*

LAND SUITABILITY

Goal: Protect sensitive lands from overdevelopment



Figure 7 Summary Map of land suitability constraints in the Upper North District

Floodplain and Steep Slope Areas

Tacony Creek Park contains the extent of floodplains in the district, as well as a designated Steep Slope Protection Area. Due to the land's protected nature as part of the Fairmount Park system, these constraints have little bearing on development suitability. A Steep Slope Protection Area also exists in Cedarbrook along the border with Springfield Township, an area consisting of terraced semi-attached homes as well as the Ivy Hill Cemetery. This area is also part of the Wissahickon Watershed Overlay, which regulates the amount of impermeable surface that can be developed in order to protect water quality in the Wissahickon Creek.

Brownfields

Legacy freight railroad corridors have left behind environmental contamination of lands subject to heavy industrial use. There are five designated brownfield and Superfund sites identified by the EPA, shown in the purple on the map above. In these parcels, specific contaminants with the potential for health hazards have been detected in site assessments. In some cases, remediation may be underway or completed. Logan Triangle is a special case, with unique environmental constraints detailed below. Contaminated land in the district likely extends well beyond these sites to other areas with historic industrial land uses. On the map above, potential contamination, based on analysis of a 1962 Works Progress Administration land use map³ for past industrial use, is identified in teal. This land includes former coal yards, fuel oil distribution facilities, foundries, and other intensive industrial uses that have a high potential to leave behind contaminants, including heavy manufacturers such as Proctor & Schwartz Dryers and Griffith Toolworks. This identification is no guarantee that contamination is present, but it is likely that investigation is necessary before there can be a change of use and/or site redevelopment. This is likewise true for many smaller sites throughout the district, such as dry cleaners, gas stations, and other small businesses that handle potential land contaminants.

Logan Triangle Land Suitability

Logan Triangle has special environmental constraints that will impact its redevelopment. The site is the former valley of the Wingohocking Creek, which was backfilled loosely with ash and cinder by 1913 to facilitate platting and development. The fill, varying between 10 and 40 feet deep, was never stable. Evidence of subsidence and sinking foundations first appeared in the 1950s, but a gas explosion in 1986 that destroyed three homes revealed the extent and severity of the subsidence issues on the site and acted as a catalyst for the creation of the Logan Assistance Corporation (LAC), charged with relocating and compensating the roughly 5,000 residents of the Triangle.

³ *philageohistory.org*



Figure 8 Estimated backfill depth in the Logan Triangle. Source: Logan CDC Community Design Charrette

As can be seen in the above map, the fill is not uniform throughout the Triangle, with the old course of the Wingohocking Creek passing through the Triangle from 11th Street to 18th Street between Courtland Street and Wyoming Avenue. It is this land that has the deepest, most unstable fill. Any design to redevelop Logan Triangle will have to take this environmental complication into account. Additionally, since houses were demolished on site and debris was not transported away, the upper layer of ground is contaminated with lead paint.

Full remediation of the substandard foundation at the site is likely to be very expensive. A 1999 geotechnical study performed by the Army Corps of Engineers and Urban Engineers, Inc. estimated the cost of completely remediating the site for development would be \$48,500,000, of which \$23,700,400 would be for new structural fill (all figures are in 1999 dollars). Since then technological developments and re-evaluations of the need to fully remediate the site have led developers to ascertain in discussions with the PRA that the site could be remediated more economically by placing building pads on structural piles in some areas, and leaving the areas of the deepest, most unstable fill for non-load-bearing structures⁴. Potential non-load-bearing uses include stormwater management, recreational space, and parking.

⁴ AKRF Logan Triangle Market & Development Analysis

RECOMMENDED FOLLOW-UP

- Encourage redevelopment of the Logan Triangle to proceed in a manner that bridges the transition in built environment from residential rowhouse neighborhood to the automobile-oriented Roosevelt Boulevard and provides needed services to local residents
- Further study the potential for brownfield contamination of industrial and ex-industrial lands along railroad corridors in the district
- Pursue zoning remapping to define, preserve, and strengthen neighborhood commercial corridors and steer future use of industrial lands
- Pursue corrective zoning changes to protect the current built environment of intact residential neighborhoods and accurately reflect current land use where changes are not recommended
- Study the possibility of fostering greater residential and/or commercial densities on larger parcels in proximity to Olney Transportation Center
- Study potential solutions to vacancy in the Belfield neighborhood
- Examine areas with high levels of subdivision of homes into apartments and figure out a zoning scheme that concentrates multifamily housing demand in order to preserve single family home blocks.

TRANSPORTATION

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

Data

Key Census data related to auto ownership and work commute modes in the Upper North are summarized in the following table, and is compared to citywide averages. Auto ownership in the District and transit use is higher, while walking and biking are lower than the City average.

Table 9. Commute Mode Share		
	Citywide	Upper North District
Percent of Households without Vehicles	32.7%	31.4%
No. of Vehicles Available per Household	0.96	1
Means of Transportation to Work		
Automobile	59%	60.7% 85% of those drove alone
Public Transportation	26.5%	33.1 % 77% of those took a bus
Bicycle	2%	0% All tracts reported no bicycle commuters
Walk	8.5%	2.8%
All Other	4%	3.4%

Source: U.S. Census Bureau, 2010-2014 American Community Survey

The district shows a fairly sharp divide in car access and commute mode that is demarked by Stenton and Godfrey Avenues. Car access rates and commuting by car are much higher in neighborhoods north of Stenton and Godfrey than south of those streets. Some tracts in Cedarbrook and The Oak Lanes show over 80% of households have access to a vehicle. Meanwhile in neighborhoods to the south (particularly west of Broad Street) such as Nicetown, Logan and East Germantown/Belfield, those numbers are much lower and commute by transit is significantly higher. This difference is correlated with similar geographical differences in household incomes and development patterns.

Transit ridership is fairly high across the district with the highest percentage of transit commuter concentrated in tracts along the Broad Street Line and in the Logan and Olney neighborhoods along Roosevelt Boulevard. The ACS Census data reported that the majority of transit commuters use bus as their primary mode (77%). Despite the District being served by four subway stations, only 17% of transit

commuters reported that this was their primary mode, although this may be a result of the ACS survey question, which only asks for only the primary mode but doesn't consider commuters that take more than one mode, such as a two seat commute using both a bus and subway. Respondents identifying regional rail as their primary mode—approximately 5% of transit users—were concentrated in the Cedarbrook and East Oak Lane neighborhoods.

Walking to work is not a convenient option for most Upper North workers, except to the areas closest to LaSalle University, Central High, and Einstein Hospital. This is reflected in the ACS findings. Another small area with higher walk to work rates is near Cedarbrook Plaza and the Cheltenham Mall. All census tracts reported zero bicycle commuters.

The Bureau of Labor Statistics' "On the Map" application shows workers living within the district have employment concentrations in Center City (21.7%), University City (7.9 %), within the District (5.1%), and near the Montgomery County employment centers of Horsham, Conshohocken and Plymouth Meeting. Overall, 60% of Upper North employees work in Philadelphia with 13% working in Eastern Montgomery County.

TRANSIT KEY ISSUES & MAJOR OPPURTUNITIES

Many of the key issues are also major opportunities in the Upper North District. Following each of these topics is a discussion of items or concepts for follow-up.

- Olney Transportation Center is the District's primary transit node. As such, it would benefit greatly from a comprehensive study similar to that completed for Fern Rock Transportation Center (DVRPC, 2011). Issues that should be considered include pedestrian safety, bicycle access, bus movements and transfers, and streetscape improvements.
- BSL stations that serve Broad Street's large institutions and businesses generate significant pedestrian traffic, but Broad Street is designed with a primary focus on moving automobile traffic quickly through the District. Design measures that improve pedestrian safety should be studied, particularly around Broad Street Line Stations.
- The underutilized bus loops at 5th & Godfrey and Rising Sun & Olney are opportunities to improve the experience of existing riders and attract ridership. Improvements to customer amenities, landscaping, and site design would be worthwhile investments in these facilities.

TRANSPORTATION (SPECIFIC TOPICS)

Transit

Goal: Increase the use of transit to reduce environmental impacts and travel time

Regional Rail

The Upper North District is served directly by the Fox Chase Line and the Glenside Combined Lines. The Glenside Combined Lines include three lines (West Trenton, Warminster and Lansdale-Doylestown) that

share a route between Glenside and Center City. The Glenside Combined Lines offer frequent service between Fern Rock Transportation Center and Center City, serving traditional commuting patterns to the Metropolitan Center as well as reverse commuting to suburban employment centers in Montgomery and Bucks Counties. Fern Rock Transportation Center is discussed in greater detail under the Subway section below.

The Fox Chase line, a shorter single-track regional rail line with less frequent service and much lower ridership than the Glenside Combined Lines, stops at Olney Station. The line shares track space with freight trains on CSX's Trenton subdivision, which often causes delays for passengers.

Olney Regional Rail Station

- Ridership: (total weekday boards)
 - 2011 daily weekday riders: 184
 - 2013 daily weekday riders: 158
 - 2015 daily weekday riders: 174 (preliminary count)
 - The station is in the bottom quartile of regional rail ridership.
- Demographics⁵:
 - Residents within a ½ mile: 16,991
 - Workers over 16: 5,392
 - Jobs within a ½ mile: 2,543
 - Percentage of residents within a ½ mile that use transit/bike/walk: 33.5%
- ADA Access: Yes
- Ticket Office: No
- Bus Connections: Routes 8 and J.
- Parking: There are 61 surface parking spaces, free, 100% utilized. The station parking lot is zoned I-2 industrial.
- Bike Parking: There are no bicycle racks at this station. There is sufficient room near the passenger shelter to install U racks.

Planned Improvements: SEPTA recently rebuilt this station utilizing Federal Stimulus monies. It is fully accessible with a high level platform. No further improvements are planned.

Land Use: The station is located in a moderately dense urban residential area with some commercial and industrial uses nearby, but it is approximately a half-mile from the Olney commercial corridor on North 5th Street.

Three regional rail stations lie just outside the Upper North District boundaries: Wister (Chestnut Hill East Line), Melrose Park (Glenside Combined Lines), and Wayne Junction (Glenside Combined, Fox Chase, and Chestnut Hill East Lines).

⁵ All demographic numbers for regional rail are from 2010.

Subway

The main trunk of the Broad Street Line (BSL) was opened in 1928 (Olney to City Hall). In the Upper North District, the development of the subway helped to spur growth of these neighborhoods which are primarily rowhouse residential neighborhoods with large institutions.

The presence of the BSL enables residents of the Upper North District to live without significant need for personal automobile ownership. The BSL, in combination with free transfers to the Market-Frankford Line (MFL) or Trolleys at City Hall Station, puts several major employment centers such as Center City, University City, Temple University, Hahnemann Hospital and Temple Hospital within a reasonable commuting distance from the District.

For fiscal year 2015, the average weekday ridership for the BSL was 102,275. It is the second most highly used line in SEPTA's system behind the MFL. Both Fern Rock and Olney Stations have high ridership. In fact, Olney has the highest turnstile counts of all 24 BSL/Broad-Ridge Spur stations excluding City Hall.⁶ Fern Rock Station is ranked 8th, Logan Station is 18th, and Wyoming Station is ranked 22nd. Express service, Broad-Ridge Spur service and Sport Express Service are available at both Fern Rock and Olney Stations which contribute to ridership. Fern Rock and Olney are served by multiple bus lines that connect to neighborhoods in the District and beyond in Northeast and Northwest Philadelphia and Montgomery County. Both stations have been made ADA accessible.

The four-track configuration of the BSL allows for express and local service. Service frequency, or headways, are every 3 to 6 minutes during rush hour weekdays, every 10 to 12 minutes off-peak weekdays, 15 minutes or less on Saturdays and Sundays, and 20 minute headways during 24-hour service on Fridays and Saturdays.

Fern Rock Transportation Center

The Transportation Center includes a Broad Street Line Station, Regional Rail Station and bus depot. The regional rail station is on the Glenside Combined – SEPTA's "main line" with service provided by the West Trenton, Warminster and Landsdale-Doylestown Regional Rail Lines. Buses that serve Fern Rock Transportation Center are the Routes 4, 28, 57 and 70.

- BSL Ridership:
 - 2011 Turnstile counts: Weekday, 4,647; Saturday, 1,952; Sunday, 1,682
 - 2013 Turnstile counts: Weekday, 4,567; Saturday, 2,007; Sunday, 1,754
 - 2015 Turnstile counts: Weekday, 4,421; Saturday, 1,925; Sunday, 1,617
- BSL Express Service: Yes, as well as Broad Ridge Spur Service and Sports Express service.
- Regional Rail Ridership:
 - 2011 daily weekday riders: 841
 - 2013 daily weekday riders: 825
 - 2015 daily weekday riders: N/A

⁶ City Hall Station's turnstile counts include MFL and Trolley Riders and therefore are not directly comparable.

- Demographics:⁷
 - Residents within a ½ mile: 14,543
 - Workers over 16: 5,161
 - Jobs within a ½ mile: 5,340
 - Percentage of residents within a ½ mile that use transit/bike/walk: 42.61%
- ADA Access: Yes (BSL and Regional Rail Platforms)
- Bus Connections: Routes 4, 28, 57 and 70.
- Vehicular Parking: 429 SEPTA daily spots at \$2 a day; this lot is full. 75 monthly permits spaces at \$32 a month are also full. Additionally the Philadelphia Parking Authority provides 210 PPA spots at \$2 a day. According to SEPTA, the PPA lot is filled to capacity on a daily basis.
- Bike Parking: Seven U-racks are located outside the main entrance to the BSL Station on Nedro Avenue. These racks are not well-used. SEPTA will be adding sheltered bike racks next to the parking lot at 11th Street in 2016 in order to attract more bicycle users with parking that is more secure than existing options.

Planned Improvements: DVRPC, in collaboration with SEPTA, developed recommendations for the renovation of Fern Rock Transportation Center outlined in the Fern Rock Intermodal Study and Concept Plan (2011). The proposed renovation will enhance accessibility, expand parking capacity, and increase operational efficiency. This project provides for station improvements and ADA accessibility including stairs and ramps; new structured parking deck and surface lot; improved access between the Regional Rail and Broad Street lines; new bus shelters; and signage, lighting, and drainage improvements. Notably, the proposal includes a pedestrian connection to Nedro Avenue over the Regional Rail tracks, which would drastically shorten the walking distance between the station complex and Olney. The project budget is \$77.5 Million and will be implemented between 2021 and 2027.

Land Use: Fern Rock is a high-density residential neighborhood with low vacancy. Despite the presentence of a major multi-modal transportation center, there is no major commercial development adjacent to the station. This is primarily due to the fact that most of the neighborhood was developed prior to the construction of a station at Fern Rock yards in 1956. While portions of Olney are within ¼ mile of Fern Rock Transportation Center, there is no formal pedestrian access between the station and the neighborhood over SEPTA's regional rail tracks.

⁷ All demographic numbers for Broad Street Line are from 2010. There may be double counts in the census information because ½ mile radii for the stations overlap.

Table 10. Fern Rock Transportation Center Bus Ridership

Route	Destinations	Boards at Fern Rock Transportation Center	Alights at Fern Rock Transportation Center
4	Broad & Pattison to Fern Rock Transportation Center	162	185
28	Torresdale-Cottman Loop to Fern Rock Transportation Center	302	259
57	Whitman Plaza to Rising Sun & Olney/Fern Rock Transportation Center	630	625
70	Frankford-Gregg/Torresdale-Cottman to Fern Rock Transportation Center	1,247	1,437
TOTAL		2,341	2,506

Olney Transportation Center

- Ridership:
 - 2011 Turnstile counts: Weekday, 17,130; Saturday, 8,687; Sunday, 5,781
 - 2013 Turnstile counts: Weekday, 17,073; Saturday, 8,336; Sunday, 5,766
 - 2015 Turnstile counts: Weekday, 16,727; Saturday, 8,283; Sunday, 5,953
- BSL Express Service: Yes, as well as Broad Ridge Spur Service and Sports Express service.
- Demographics⁸:
 - Residents within a ½ mile: 11,952
 - Workers over 16: 4,762
 - Jobs within a ½ mile: 8,957
 - Percentage of residents within a ½ mile that use transit/bike/walk: 49.34%
- ADA Access: Yes.
- Bus Connections: Routes 6, 8, 16, 18, 22, 26, 55 and L.
- Bike parking: One U rack on the southwest corner; one wave rack on the southeast corner. Bicycle parking is well utilized. SEPTA will install additional and better bike parking at this station in 2017.

Planned Improvements: No planned improvements. Last rebuilt in 1991.

Land Use: The station is at the intersection of Broad Street and Olney Avenue, which is developed with commercial and institutional uses. Large nearby institutions include Einstein Hospital, Philadelphia High School for Girls, Widener Memorial School, and Central High School. North of the station, Broad Street is primarily developed with pedestrian-oriented retail and office buildings. The housing stock on adjacent side streets consists primarily of high-density rowhouses and apartment buildings.

⁸ All demographic numbers for Broad Street Line are from 2010.

Table 11. Olney Transportation Center Bus Ridership

Route	From/To	Boards at Olney Transportation Center	Alights at Olney Transportation Center
6	Cheltenham & Ogontz to Olney Transportation Center	3,108	2,500
8	Olney Transportation Center to Frankford Transportation Center	1,123	1,341
16	City Hall to Cheltenham & Ogontz	788	1,413
18	Fox Chase to Cedarbrook Plaza	4,189	4,554
22	Warminster/Willow Grove to Olney Transportation Center	1,683	1,405
26	Cheltenham Avenue Station to Frankford Transportation Center	3,071	2,905
55	Willow Grove/Doylestown to Olney Transportation Center	2,150	1,645
80	Express Horsham to Olney Transportation Center	140	96
L	Erdenheim/Plymouth Meeting Mall to Olney Transportation Center	3,024	2,880
TOTAL		19,276	18,739

Logan BSL Station

- Ridership:
 - 2011 Turnstile counts: Weekday, 2,512; Saturday, 1,498; Sunday, 1,075
 - 2013 Turnstile counts: Weekday, 2,571; Saturday, 1,422; Sunday, 1,097
 - 2015 Turnstile counts: Weekday, 2,668; Saturday, 1,434; Sunday, 1,140
- BSL Express Service: No.
 - Demographics*:
 - Residents within a ½ mile: 14,824
 - Workers over 16: 5,637
 - Jobs within a ½ mile: 6,945
 - Percentage of residents within a ½ mile that use transit/bike/walk: 42.18%
 - * All demographic numbers for Broad Street Line are from 2010.
 - ADA Access: No.
 - Bus Connections: Routes 16 and J.
- Bike Parking: One U rack on the southwest corner.

Planned Improvements: No Planned Improvements.

Land Use: The surrounding community is a high-density rowhouse neighborhood. The station is located at the north end of the Logan commercial corridor on Broad Street and Old York Road. There are also several schools nearby and a public library.

Wyoming BSL Station

- Ridership:
 - 2011 Turnstile counts: Weekday, 2,381; Saturday, 1,469; Sunday, 1,107
 - 2013 Turnstile counts: Weekday, 2,300; Saturday, 1,416; Sunday, 1,088
 - 2015 Turnstile counts: Weekday, 2,201; Saturday, 1,378; Sunday, 1,118
- BSL Express Service: No.
- Demographics*:
 - Residents within a ½ mile: 14,189
 - Workers over 16: 5,450
 - Jobs within a ½ mile: 1,203
 - Percentage of residents within a ½ mile that use transit/bike/walk: 44.43%
- * All demographic numbers for Broad Street Line are from 2010.
- ADA Access: No.
- Bus Connections: Routes 16 and 75.
- Bike Parking: Two U racks on the southeast corner.

Planned Improvements: SEPTA is planning a number of improvements to this station that will make it ADA accessible. This includes installation of elevators; improvements to the platforms; handrails/guardrails, signage; lighting; security and drainage. However, the time line for this project is further out on the Capital Program, originally planned for 2019 but more likely 2025.

Land Use: Surrounding community is a high density rowhouse neighborhood. The station is located at the south end of the Logan commercial corridor on Broad Street and Old York Road. Broad Street is a neighborhood commercial corridor but corner lots have become auto-oriented. The station is close to Stenton Park.

Bus Service and Operations

Bus

SEPTA operates a 21 bus routes in the Upper North District: 1, 4, 6, 8, 16, 18, 22, 26, 28, 47, 55, 57, 70, 75, 80, H, J K, L, R, and XH.

Table 12. SEPTA Bus Routes		
Route	From/To	Boards in District
1	Parx Casino to 54th & City	397
4	Broad & Pattison to Fern Rock Transportation Center	849
6	Cheltenham & Ogontz to Olney Transportation Center	6,091
8	Olney Transportation Center to Frankford Transportation Center	1,709
16	City Hall to Cheltenham & Ogontz	4,187
18	Fox Chase to Cedarbrook Plaza	9,168
22	Warminster/Willow Grove to Olney Transportation Center	3,660
26	Chelten Avenue Station to Frankford Transportation Center	5,926
28	Torresdale-Cottman Loop to Fern Rock Transportation Center	410
47	Whitman Plaza to 5th & Godfrey	4,127
55	Willow Grove/Doylestown to Olney Transportation Center	2,904
57	Whitman Plaza to Rising Sun & Olney/Fern Rock Transportation Center	3,147
70	Frankford-Gregg/Torresdale-Cottman to Fern Rock Transportation Center	2,367
75	Wayne Junction to Arrott Transportation Center	1,212
80	Express Horsham to Olney Transportation Center	194
H	Broad & Erie to Cheltenham & Ogontz	1,519
J	Chelten & Wissahickon to Richmond & Orthodox	1,452
K	Ridge & Midvale to Arrott Transportation Center	3,712
L	Erdenheim/Plymouth Meeting Mall to Olney Transportation Center	6,954
R	Henry & Midvale/Wissahickon Transportation Center to Frankford Transportation Center	2,133
XH	Broad & Erie to Cheltenham & Ogontz	1,477

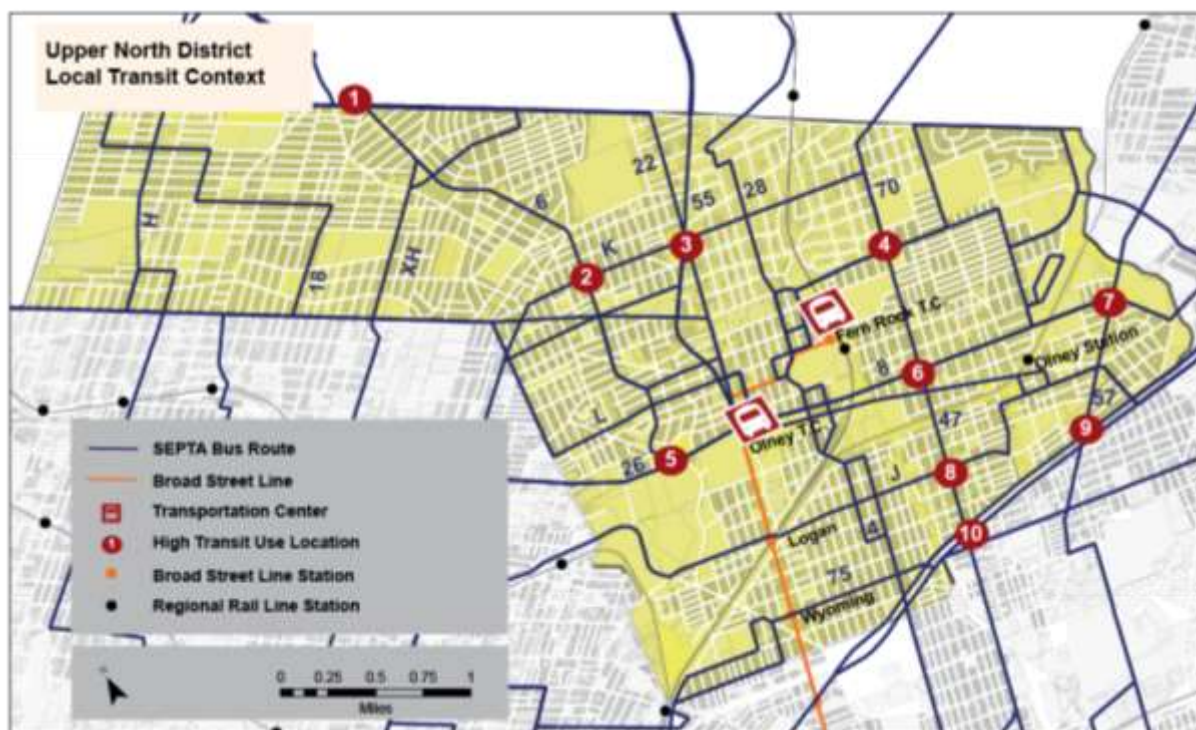
On these routes, there are approximately 64,000 passenger boards per day (all directions) in the district. Some of these are likely transfers from other bus routes or from the Broad Street Line. Route 18, which is one of SEPTA's most-used bus routes has over 9,000 daily boards. Routes 6, 26, 47, and L are also key routes in the Upper North District.

The buses that travel through the Upper North district offer connections to other major transit hubs such as Frankford Transportation Center, Center City, and other Philadelphia neighborhoods. Additionally, there are several significant reverse-commute routes such as Routes 55, 80, and L.

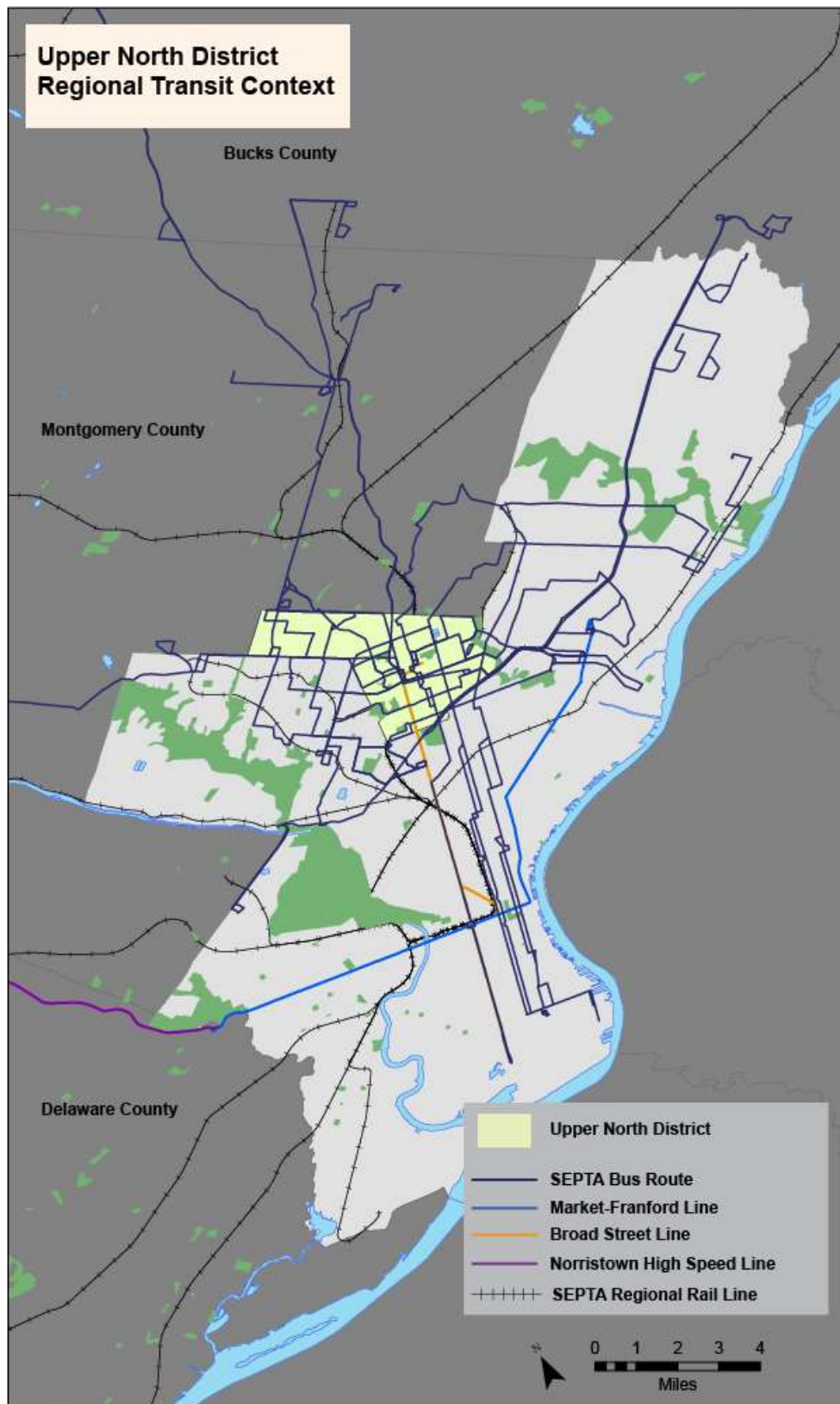
Bus Loops

In addition to the two transportation centers in the district (Olney and Fern Rock), there are three bus loops:

- Godfrey Loop - Located at 5th and Godfrey. Only the 47 bus turns into the loop. The K and 70 buses stop directly outside the loop on 5th Street.
- Cheltenham and Ogontz Loop - This loop is located outside of the City in Cheltenham, but is directly across Cheltenham Avenue from the district boundaries. The loop was rebuilt completely in 2011 at a cost of \$3.4 million. The result is a safer, customer-friendly transit hub at the center of a major regional retail node. The loop serves over 5,000 SEPTA riders daily on bus routes 6, 16, 22, 80, XH and H.
- Olney and Rising Sun Loop - This loop has a gas station in its center. It is on the SEPTA capital program. Design is scheduled for 2020 and construction for 2020-2021. The 18, 26 and 57 serve the loop, but only the 26 and 57 use it to turn around and layover.



Map ID	Location	Route(s)	Total (Boards + Alights)	Activity
1	Cheltenham & Ogontz Loop	6, 16, 22, 80, H, XH	1,712	
2	Ogontz & 66th Avenues	6, K	726	
3	Broad Street/Old York Road/66th Avenue	16, 22, 55, 80, K	1,502	
4	Godfrey Loop	47, 70, K	1,314	
5	Olney & Ogontz Avenues	6, 8, 18, 26	539	
6	Olney Avenue & 5th Street	18, 26, 47	2,756	
7	Olney Avenue & Rising Sun	18, 26, 57	695	
8	5th & Lindley Streets	47, J	792	
9	Rising Sun & Roosevelt Boulevard	1, R, 57	528	
10	5th Street & Roosevelt Boulevard	1, 47, R	856	



Previous Transit Plans & Studies

Erie Avenue and Olney Avenue Road Safety Audit – This study was completed in 2008 by the DVRPC. While broader than a transit study, this thorough report does have recommendations for SEPTA.

North Broad Street Pedestrian Crash Study – The report looks at pedestrian/auto incidents from Diamond Street to Nedro Avenue along North Broad Street. It is a general review of crash-related data including specific actions that precipitated the crash. The study was completed in 2008 by the DVRPC. Findings show that there are a high concentration of crashes near SEPTA BSL stations.

City of Philadelphia North Broad Street Pedestrian Safety Audit – Also undertaken by the DVRPC, this study was a follow-up to the 2008 North Broad Street Pedestrian Crash Study and was completed in 2009. It identifies several recommendations for SEPTA, particularly at Logan Station, where lighting and visibility is poor under the regional rail overpass.

Fern Rock Intermodal Study and Concept Plan – This study serves as SEPTA's foundation for the upcoming reconstruction of the Fern Rock Transportation Center. The report was completed in 2011 by the DVRPC. This report is a model for multi-modal center planning and should be referenced in the upper North District Plan wherever appropriate.

Complete Streets

Goal: Balance use of roadways to ensure safe and efficient travel by all modes.

The Upper North District is a mix of residential neighborhoods of varying density, commercial corridors, and large institutional uses and parks. This variety presents a variety of complete streets challenges and opportunities, including connectivity through large campus settings and parks, lack of a street grid, and access to transit and safe bicycle facilities on high-speed roadways. There are varying street types adjacent to these dynamic land uses, which require an array of pedestrian and bicycle safety considerations.

Pedestrian Safety & Network

Bicycle Network

Although nearly no workers commute by bicycle, the City has constructed a significant number of on-street bike lanes in the Upper North District. The challenge lies with connectivity. The majority of the network was installed in the early 2000s where space was available in the roadway. There are several gaps in the existing bicycle network and many planned additions in both the upcoming paving seasons and the longer-reaching vision of the 2012 Pedestrian & Bicycle Plan and 2015 Progress Report priorities.

Existing bicycle facilities include stretches of bicycle lanes on the following streets. As shown on Map 1, these facilities cross the district and connect many neighborhoods, institutions, and parks, but lack connectivity in key locations.

- Ogontz Avenue
- Belfield Avenue

- Godfrey Avenue
- 66th Avenue
- Old York Road
- Upsal Street
- N 5th Street
- Rising Sun Avenue

In addition to dedicated bicycle facilities, the City recommends cycling on connector streets in some locations where facilities do not yet exist. There are several connector streets in the district, as shown on Map 1, including:

- Windrim Street
- Champlost Street
- Mascher Street
- N 2nd Street
- 2 7th Street

New cycling facilities are installed along with resurfacing projects and as part of special projects. As part of the 2015 Pedestrian & Bicycle Plan Progress Report, several areas in the district were identified to fill gaps in the bicycle network, as shown on Map 1. The addition of these facilities will connect the existing bicycle network to Tacony Creek Park and Trail, Fern Rock Transportation Center, and regional bicycle connections in Montgomery County.

- Stenton Avenue
- Tabor Avenue
- Upsal Street

Trails

There are limited major existing and proposed trail facilities in the district. There is a lack of linear green space and trail infrastructure in this area of the City. The only existing trail is the Tacony Creek Trail – a Philadelphia Parks & Recreation Trail that connects from Montgomery County to the Juniata neighborhood. Runs through Tacony Creek Park, a major Philadelphia watershed park.

Proposed facilities include:

- Fern Rock-American Trail: This proposed trail is a long-term concept for a connection between the Lehigh Viaduct Trail and the Fern Rock Transportation Center along a former rail right-of-way. This trail would connect the proposed Roosevelt Boulevard Trail with Fern Rock T.C., linking two recreation centers (Barrett and Cherashore), Thurgood Marshall Middle School, and potential open space at the redeveloped Logan Triangle.
- Roosevelt Boulevard Trail: As part of long-range plans to revamp Roosevelt Boulevard for safety, there is a proposal for a sidepath or trail along the right-of-way to accommodate pedestrians and cyclists and connect neighborhoods, parks, and transit users. The plan is

conceptual at this time, but will be developed along with the vision for the Boulevard in the next few years.

- **Cresheim Heritage Trail:** Along the northwestern boundary of the district is the former Cresheim PECO right of way. There are long range plans to connect the trails in the Wissahickon to trails in Montgomery County via the Cresheim Trail along this right-of-way. A non-profit group is working with Philadelphia Parks & Recreation on the preliminary property ownership and environmental review documents. Although the portion of this trail closest to the District is in Springfield Township, a trail at this location would be attractive to District residents and is therefore worth noting here.

Pedestrian Safety & Network

The variety of street types and adjacent land uses contributes to the varied pedestrian conditions in the District. There are walkable commercial corridors with wide sidewalks, industrial arterials with no sidewalks, park roads with limited or no sidewalks, and low-volume neighborhood streets with dense development.

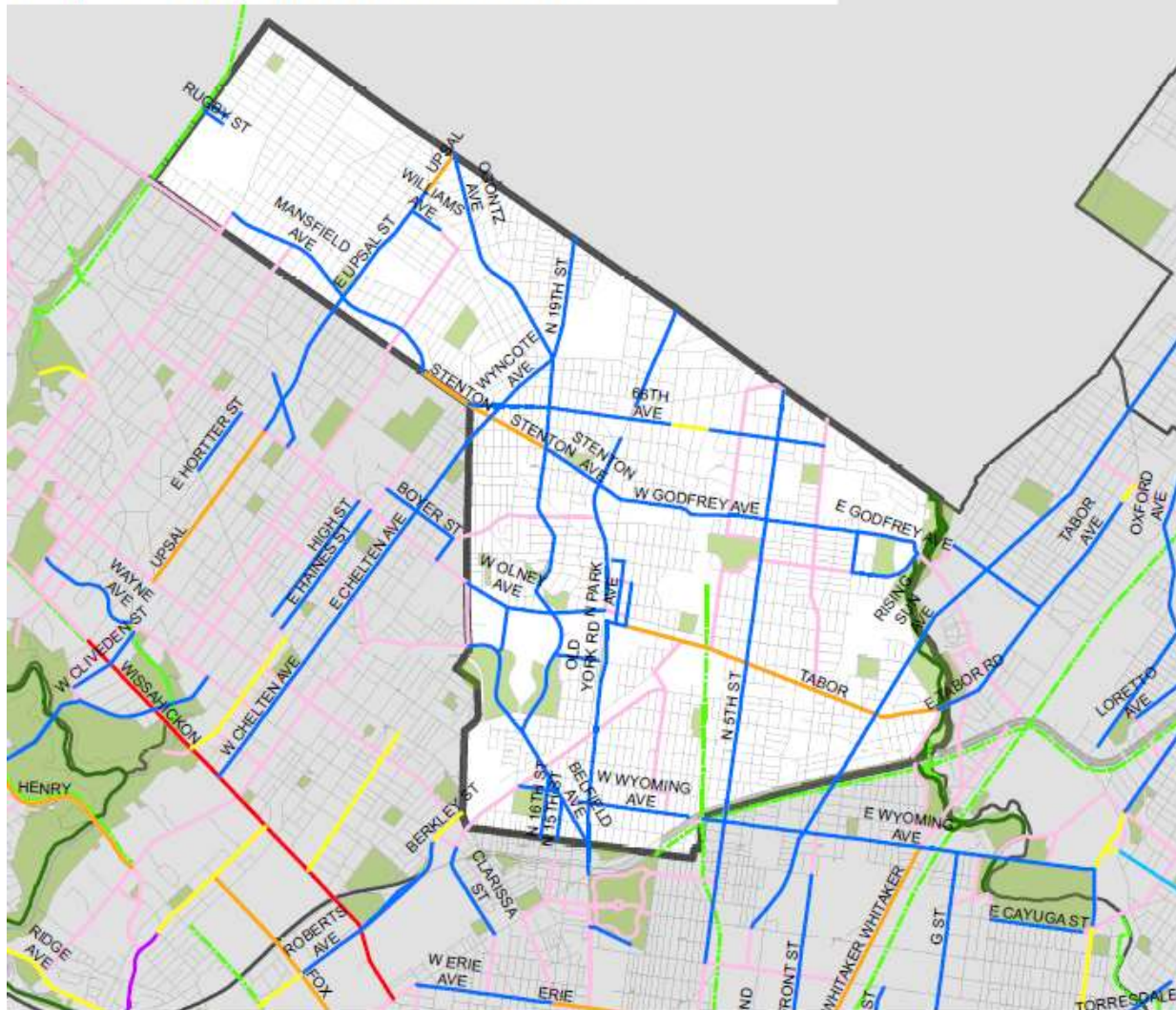
The 2012 Pedestrian & Bicycle Plan sidewalk inventory identified several gaps in the pedestrian network, including many park roads. It is not always necessary or appropriate to have sidewalks on both sides of a park road, particularly in a passive park setting. However, in these cases, the opposite existing sidewalk should be wide and easy to access. There is a significant clustering of sidewalks in this district in neighborhood areas that are in poor condition and some in very poor condition.

Sidewalk condition is particularly important for students and employees at major schools and institutions like LaSalle University, Central High School, and Einstein Medical Center and around the Fern Rock Transportation Center. Because of the size of these land uses, there are limited routes for pedestrians to and around them.

An additional location of concern is Stenton Avenue between Logan Street and Germantown Avenue. Several underutilized former industrial properties on this corridor have been or are planned to be converted to residential use, but sidewalks on this Street are severely deteriorated or missing in some locations. If residents of these new buildings are expected to make transit connections at the rehabilitated Wayne Junction Station, the pedestrian environment will have to be improved.

Upper North District Transportation Memo

Map 1 - Bicycle & Trail Networks



Legend

Existing Facilities

- Paint Buffered Bike Lane
- Conventional Bike Lane
- Climbing Lane w Marked Shared Lane
- Marked Shared Lane
- Connector Street (No dedicated facility)
- Existing Trail

Proposed Facilities

Bicycle & Trail Networks

- High Priority On-Road Connection
- Medium Priority On-Road Connection
- Proposed Trail

1
Miles

Map Date: 2.16.16
Source: City of Philadelphia



Supporting Materials

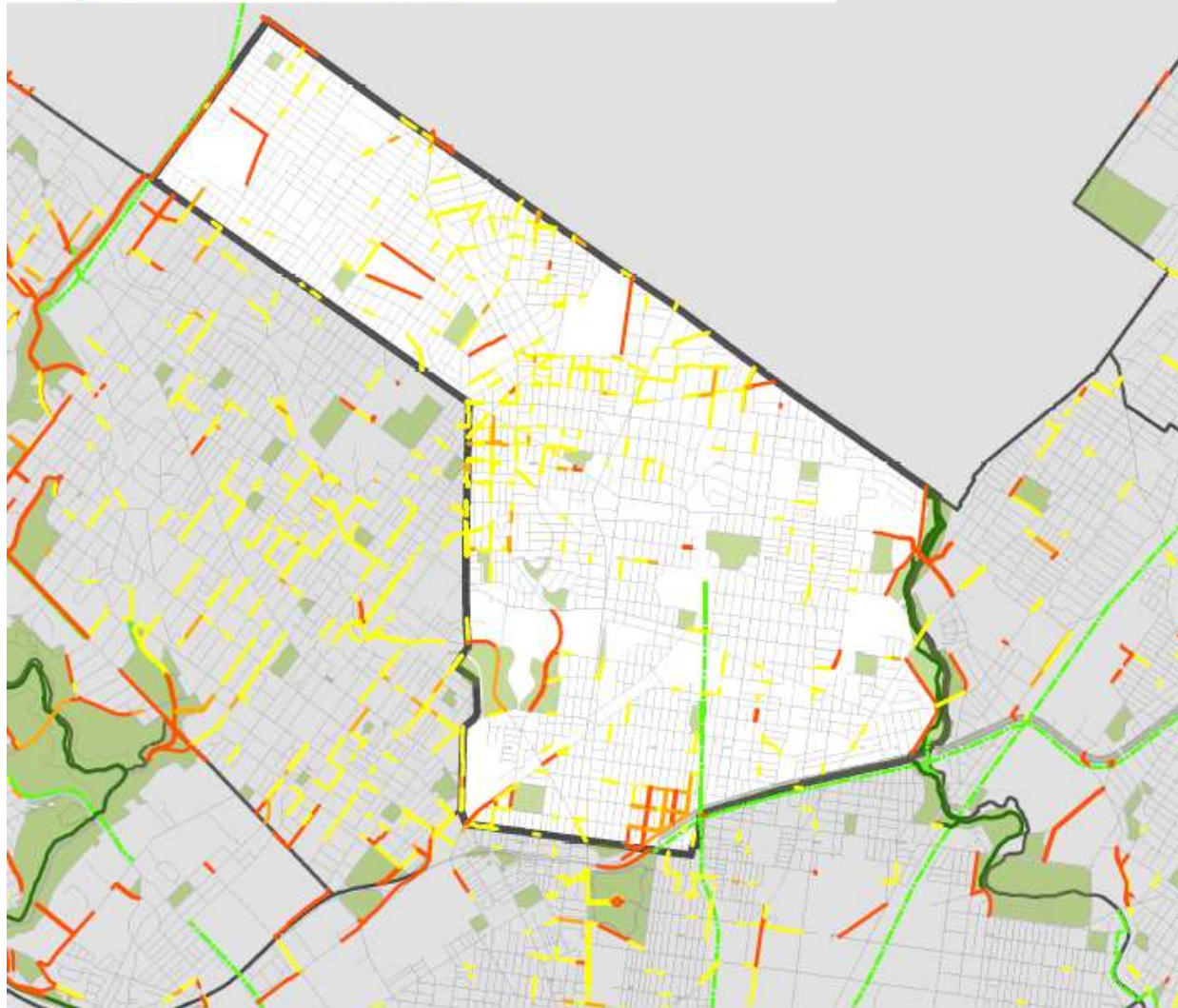
Map 1: Bicycle & Trail Networks

Map 2: Pedestrian Network

TRANSPORTATION

Upper North District Transportation Memo

Map 2 - Pedestrian Network



Legend

Sidewalk Condition

- Missing
- Very Poor Condition
- Poor Condition

Trail Facilities

- Proposed Trail
- Existing Trail

1 Miles

Map Date: 2.23.16
Source: City of Philadelphia



Crash Data for Upper North

High crash corridors in the Upper North District are based on PennDOT crash data from 2010 – 2014. The following high-volume roads had significant crash patterns over the five year period: Broad St, Ogontz Ave, Roosevelt Blvd, 5th St, Stenton/Godfrey, Washington Ln, and Belfield Ave.

High crash intersections are located throughout the district: Broad & Olney, Cheltenham & 5th, Chew & 5th, Broad & Wyoming, Broad & Wingohocking, Broad & Grange, Broad & Champlost, Broad & Godfrey, Crescentville & Godfrey, Roosevelt & C, Roosevelt & Rising Sun, Roosevelt & Mascher, Roosevelt & 4th, Roosevelt & 7th, and Roosevelt & 9th.

Of note, throughout the district, there were 94 bus crashes from 2010-2014.

Table 13. Crash History, 2010-2014	
Crashes in 2010	831
Crashes in 2011	804
Crashes in 2012	779
Crashes in 2013	751
Crashes in 2014	756
Total crashes 2010-2014	3921
Fatal Crashes Total (deaths)	29 (32)
Car only	13
Pedestrian	16 (19)
Bicycle	n/a
Serious Injury Crashes Total (injuries)	94 (107)
Car only	61 (74)
Pedestrian	31
Bicycle	2

Goods movement

The most significant freight facilities located in the Upper North District are two rail lines:

- CSX Trenton Line
- SEPTA main line, which permits limited off-peak freight train operations

The CSX Trenton Line is the major north-south rail freight line to traverse the Philadelphia region. All types of commodities are handled on this line. Due to recent and programmed capacity improvements on this line (e.g., double stack clearances), the number of trains operating on this line may increase in the future.

There are no large, DVRPC-designated freight centers located directly within the study area. However, two freight centers are relatively close by:

- Bridesburg/Bridge Street
- Juniata/Castor Avenue

Retail and commercial establishments are located in various clusters in the District. In 2016, DVRPC will be preparing a *Philadelphia Delivery Handbook* which may contain concepts and programs to better accommodate deliveries in the study area.

PennDOT projects

Two current PennDOT projects are taking place. Roadway construction began in 2015 on Olney Ave from Broad St to Rising Sun Ave, including curb ramps and curb extensions at select intersections. This project is expected to be completed by late 2017. Safety improvements on Roosevelt Boulevard began in 2011 and should be complete by October 2016.

Upcoming PennDOT projects include a bridge rehabilitation at Adams Avenue above Tacony Creek, which is expected to begin March 2016 and finish in June 2017 as well as a bridge rehabilitation on Tabor Avenue above the Tacony Creek, which is still in development and does not have an estimated start date. Additionally, Rising Sun Avenue is due to undergo a resurfacing and curb ramp installation project north of Roosevelt Boulevard. This project is also still in development.

The Roosevelt Boulevard TIGER grant for a transportation study focusing both on safety and improved multimodal access is underway. Included in this project is a proposed enhanced bus service that will include consolidated stops to increase efficiency and reduce the travel time for public transportation users along the Roosevelt Blvd corridor. The impact of this project in the Upper North District will be seen in Phase 2 of this effort.

OPEN SPACE

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

SUMMARY

The Upper North District contains several natural, open space areas, located in three distinct places: the upper, western portion of Tacony Creek Park, a large, watershed park of which 69 acres of the 304 total acres comprise the eastern border of the District; Fisher Park, a 24-acre park centrally located in the District; and the four distinct parks comprising 75 acres of total open space located in the former valley of the Wingohocking Creek (now a CSO within Philadelphia Water's system): Harper's Hollow (4 acres); Kemble Park (8 acres); Wakefield Park (13 acres); and Wister's Woods (50 acres). These parks are located in the southwest section of the District. There are approximately 168 total acres of open space located within the Upper North District. This memo does not address the numerous recreation/active public spaces in the District. Although Fisher Park and Wister's Woods do contain picnic and playground facilities, these features are ancillary to these parks' primary use as natural woodlands and meadows. These open spaces provide a valued contrast with the relatively dense built environment in much of the district.

Harper's Hollow, Kemble, Wakefield and Wister's Woods are unique among the District's parks in that they were meant to preserve the natural landscape of the Wingohocking Creek watershed. They follow the natural topography of the land, which can be immediately seen in some of the roads that curve around them rather than force them to conform to the rigid city grid. For the most part, they consisted of farmlands or wild woods (unless, like Harper's Hollow and some of Wakefield, they were the site of factory mills positioned along the creek branches) all the way to their becoming city parks. This intent to preserve the landscape is clearly spelled in the 1911 plan for the group of parks. These parks will continue to function primarily as open space in a natural state.⁹

The following covers the history, existing conditions and recommendations for the open spaces located within the Upper North District.

FISHER PARK (24 ACRES)

Boundaries: SEPTA mainline railroad, W. Spencer Street, N. 5th Street, W. Champlost Street, N. 6th Street, W. Nedro Avenue, N. 7th Street.

EXISTING CONDITIONS

⁹ See https://www.philageohistory.org/rdic-images/view-image.cfm/178-02_MTD

Fisher Park is a largely wooded park, crossed by meandering paved and unpaved paths. Facilities include a recreation building, tennis and basketball courts, two playground areas, groups of picnic tables and a garden. The park functions well and serves as a major community hub.

HISTORY

The land occupied by Fisher Park was once a portion of a large farm owned by James Portues, one of Philadelphia's earliest Master Builders and member of the Carpenters' Company. Upon his death in 1737, the farm was inherited by one of his apprentices, Joseph Fox, who went on to become one of the most prominent craftsmen of 18th century Philadelphia. The Fox family used the Portues farmhouse and later built a larger mansion on that estate. This estate was later named Champlost by George Fox, one of Joseph's sons. The last family member to live at Champlost was Mary D. Fox, who died in 1895. At that time the property contained around 200 acres and extended from Olney to Cheltenham Avenue, Fern Rock to Tabor along the railroad to New Second Street. It included two mansions, the original Portues farmhouse and Champlost. It was then sold to Mary Frances Lee of England, a descendant of the Fox family and a daughter of Pierce Butler and famed actress Frances Anna Kemble. A City ordinance of 1902 extended 5th Street through the property and the two main buildings were demolished in the process.

Joseph Wharton, the Philadelphia Quaker metallurgist and philanthropist, acquired the portion of the former estate located to the west of the new 5th St. extension, and made a gift of it to the City shortly before his death in 1909. Wharton requested that the property be named "Fisher Park" in honor of his mother, Deborah Fisher Wharton. Fisher Park was officially established by the City ordinance of March 29, 1909.

ISSUES

- Area around southwest corner of park is site of short dumping (intersection of N. 7th and N. Franklin Streets)
- Damage to ground surface in play area prevents use of existing swing equipment
- After-hours use is a perceived safety threat

HARPER'S HOLLOW (4 ACRES) AND KEMBLE PARK (8 ACRES)

Harper's Hollow Boundaries: West Grange Street, Conlyn Avenue, Ogontz Avenue.

Kemble Park Boundaries: Chew Avenue, N. 16th Street, Olney Avenue, Ogontz Avenue.

EXISTING CONDITIONS

These two parks are separated by Ogontz Avenue, with Harper's Hollow to the north and Kemble Park below. A tributary of the now channelized Wingohocking Creek once ran along today's Kemble and Ogontz Avenues, its western boundary. Kemble has PWD stormwater management infrastructure along its southwestern edge (Ogontz Ave and W Chew Ave).

HISTORY

These parks lie on either side of the north branch of the Wingohocking Creek, which was channelized under Ogontz Avenue between 1885 and 1928. The property located to the east of this stream was purchased in the first half of the 19th century by Pierce Mease Butler, heir of a wealthy Southern slave-holding family. He and the famous British actress Fanny Kemble were married in Philadelphia in 1834 and settled at Butler Place, as the property was known. They lived there for about five years, until their divorce, brought on largely by Fanny's abolitionism which grew more ardent after visits to the family's plantations in Georgia. Kemble was a friend of the Wister family as well as the Fox family; she visited her friend Mary Fox at Champlost and later traveled with the Wisters. After Pierce Butler's death in 1867, Kemble returned to occasionally live at Butler Place. Her daughter Sarah married Owen Jones Wister of Germantown and their son Owen Wister was later famous for works such as *The Virginian*. The 83-acre Butler Place was sold in 1916 and the building itself was later demolished and replaced by rowhomes. Kemble Park was named after the well-known inhabitant of Butler Place, which once adjoined the property occupied by today's park.

The Wister family owned land to the west of the stream, where their Belfield mansion was located. Along the stream itself however, several factories and mills were located. Some of these were owned by the Wisters, such as the print works further downstream, but from 1848, the area occupied by the parks today was the site of Harper's Fork Factory. Harper (later Harper and Holt) was a major area manufacturer of gardening implements until the end of the 19th century.

Although both parks were officially established by the same City ordinance of February 21, 1922, plans to protect these lands and others in the Wingohocking Creek watershed appear on City plans as early as 1911. The plan associated with the ordinance of December 1, 1911 includes Harper's Hollow and Kemble parks and notes the intent to: "lay out on said plan such parkways, parking places, and parks as may best preserve the natural beauties of the land within said boundaries."

[Hold for summary of Kemble Park GSI project goals, outcomes, and ongoing issues]

ISSUES

- Play equipment in Kemble Park has been damaged by vandalism

WAKEFIELD PARK (13 ACRES)

Boundaries: Somerville Avenue, N. 16th Street, Lindley Avenue, Ogontz Avenue.

EXISTING CONDITIONS

Wakefield Park is a natural, forested open space bisected by Ogontz Avenue. There are several invasive species that threaten the planted forest.

HISTORY

Wakefield Park is located on a portion of the former estate called Stenton, owned by the influential scholar and Philadelphia statesman, James Logan. This portion was inherited in 1771 by Logan's granddaughter, Sarah, who married Thomas Fisher. The estate was crossed by the same tributary

stream of Wingohocking Creek that bordered today's Kemble and Harper's Hollow parks. During the 1777 Battle of Germantown, British troops were positioned along this stream. Sarah and Thomas Fisher built a large mansion on the site in 1785 and named it Wakefield. Their son, William Logan Fisher, took over Wakefield in 1807 and developed a series of textile mills along the Wingohocking and its tributary. This industrial complex formed by the Wakefield Mills Manufacturing Company was also known as "The Wakefield Mills" and continued to produce vast amounts of hosiery and other knit goods well into the 1880s.

Descendants of the Fisher family owned the property until the death of Hannah Logan Fox. The City ordinance of December 16, 1919 established the public park on the newly acquired property. The Wakefield mansion was cared for by the City until it was destroyed by fire and subsequently demolished in 1985. A small adjacent building known as the Wakefield Tenant House remains.

Although some picnicking and passive recreation is normal in the upper portion of the park, PPR intends to continue to manage this park as open space.

ISSUES

- Invasive species, especially Kudzu, have begun to dominate vegetation, especially in steep portions of the park. Invasives need to be managed aggressively through spraying and removal and re-planting with native species should be considered.
- Short dumping is prevalent and could be mitigated through proper maintenance of existing guiderails and fencing.

WISTER'S WOODS (50 ACRES)

Boundaries: North Wister Street, LaSalle University Campus, Lindley Avenue, SEPTA Chestnut Hill East Line. The park is bisected by Belfield Avenue.

EXISTING CONDITIONS

Wister's Woods form a valley through which the South Branch of the Wingohocking Creek ran before being channelized beneath Belfield Avenue. Large, wooded areas on steep topography defines the western portion of the park. The eastern section has large picnic areas along Belfield Ave.

HISTORY

Wister's Woods were once part of the property of John Wister, the member of the noteworthy Philadelphia family who built his nearby country home, called Grumblethorpe, in 1744. Grumblethorpe's lumber was sourced from the woods that formed the eastern limits of that property. The site was passed down through many generations of the Wister family and it was used as an informal picnic and gathering place by the people of Germantown. The curve of Belfield Avenue follows the natural topography of the land and is named after Belfield, the nearby mansion once occupied by Charles Willson Peale. After Peale's death, Belfield was occupied by members of the Fisher and Wister families and later incorporated into the LaSalle University campus. John Caspar Wister, the renowned

20th century horticulturalist, credited his family's wooded grounds with inspiring his lifelong love of botany.

The woods were donated to the City by the Wister family and the park was established by City ordinance of March 12, 1907. A subsequent purchase later enlarged the park, which was once operated as a wildflower preserve.

ISSUES

- Invasive species need more active management.
- Short dumping continues to be a problem in some areas.

TACONY CREEK PARK (69 OF 304 ACRES TOTAL)

EXISTING CONDITIONS

Tacony Creek Park is a long, narrow riparian park comprising approximately 300 acres of land along Tacony Creek- roughly half of which is designated natural lands. Established by the City ordinance of June 20, 1915, this park runs from the Tookany Park corridor in Montgomery County and is bounded on the south by Frankford Creek. The gateway at I and Ramona Streets is the current site of the Wingohocking Creek Sewer outfall and the historic confluence of the Tacony Creek and its major tributary, Wingohocking Creek, which create Frankford Creek at their convergence.

The portion of Tacony Creek Park located within the City Planning Commission's Upper North Planning District, is that located to the west of the creek itself and bounded by the Roosevelt Boulevard to the south and W. Cheltenham Avenue to the north.

Within Tacony Creek Park features miles of recreational trails, paved and soft surface, and is home to one of the few urban meadows in the Philadelphia area. PPR and PWD continue with their park improvement projects. PPR will construct a trail connecting the upper and lower trails underneath the Roosevelt Boulevard in 2016. PWD continues to work on its stream restoration program, which will greatly revitalize the stream channel.

ISSUES

- Tacony Creek Park continues to suffer from short dumping at many major gateway areas in the upper portion.
- Short dumping should continue to be targeted through guiderail placement and enforcement. Plantings and invasive removal should continue to be a priority in this watershed park.

Prepared by:
Rob Armstrong and Alina Josan (PPR)

ENVIRONMENTAL RESOURCES

Philadelphia2035 Citywide Vision Goal: Fulfill city obligations to meet ambitious federal standards.

SUMMARY OF EXISTING CONDITIONS

The Upper North District shares with other districts the same citywide obligations to make improvements to the city and region's air and water quality. This district lacks the heavy industrial facilities and interstate highways found elsewhere in the city. However, vehicle emissions from Roosevelt Boulevard, Broad Street, and other highly trafficked roads and railroads impact local air quality. As is the case across the city, the disruption of natural hydrology through channelization of the historic stream network into underground sewers in the early 20th century has led to water quality impacts, including impairment by fecal coliform caused by excessive stormwater runoff and combined sewer overflows. The tree canopy in the district is slightly less than the citywide average, and opportunities to increase tree plantings can help to improve both air and water quality, among other environmental and social benefits.

KEY ISSUES

The following are important environmental issues facing the Upper North District:

- The citywide levels of ozone and particulate matter exceed national standards.
- Illegal dumping into the Tacony Creek is pervasive, especially near Roosevelt Boulevard.
- Fecal coliform is a major contaminant in the Tacony Creek.
- The banks of the Tacony Creek are impacted by erosion and invasive species.
- The Upper North District's minimal tree cover provides few benefits for air quality, stormwater management, or summer cooling.

MAJOR OPPORTUNITIES

Opportunities to improve environmental outcomes in the Upper North district include:

- Reducing auto dependency through improving transit access and connectivity can help reduce auto-related emissions that greatly impact air quality.

- Continued cooperation among agencies and property owners can enhance stormwater management planning and resources, spur waterfront restoration, and provide storm flood relief in areas susceptible to flooding now and in the future.
- Stream clean-ups and invasive species removal can improve the health of Tacony Creek.
- Recreational and cultural resources along the Tacony Creek can be enhanced.
- Bed and bank stabilization and habitat restoration in high priority areas of the Tacony Creek.
- Plunge pool (small, permanent pools located at an inlet or outfall) removal at combined sewer overflow (CSO) and stormwater outfalls can improve water quality.
- Improvement of fish passage at the dam on the Tacony Creek near Adams Ave can improve aquatic habitat.
- Wetland creation and reforestation within the riparian corridor can improve water quality and overall habitat.
- Fecal coliform impairment can be addressed through preventing illegal discharges and reducing CSO discharges.
- Installation of green stormwater infrastructure features, especially east of Broad Street, can reduce CSO discharges and prevent further erosion of the streambanks.
- Public facilities, public streets, and parking lots offer near-term opportunities to increase tree cover.

ENVIRONMENTAL RESOURCES

Air Quality

Citywide Goal: Improve air quality within the city and region

According to the City of Philadelphia Department of Public Health Air Management Services, the local air pollution control agency, the concentration of many air pollutants in the city are decreasing. The air toxins regulated under National Ambient Air Quality Standards (NAAQS) are measured at 10 stations located across the city, none of which are directly located in the Upper North. The 2013 Air Quality Report details how the city is considered in attainment for all measured pollutants except for **ozone** and **particulate matter 2.5**. Ground level ozone, aka, smog, is formed by volatile organic compounds (VOCs) and nitrogen oxides (NOx) reacting in the presence of heat and sunlight. Ozone is particularly detrimental to the young, old, and infirm. PM2.5, or 'fine' particulate matter, is responsible for short term respiratory irritation, and long term respiratory and cardio-vascular disease. Fine particles in the air may result from fuel combustion from vehicles, power generators, and industry. The Air Quality Index measured 173 good days, 186 moderate days, and 6 unhealthy days in 2013 in the city.

The main causes of ozone and particulate matter 2.5 pollution in the city are from non-point source pollution caused by emissions from transportation. Land use changes and transportation investments

within the Upper North District can help continue progress toward compliance by reducing vehicle miles traveled (VMT) and reducing emissions from industries and from diesel trucks and trains. The District's high population density, combined with its dense network of streets and transit services and its close proximity to major employment centers within the City and suburbs, should help reduce dependency on single occupant vehicles, a major on-road source of air pollution.

The Air Management Services unit of the Department of Public Health regulates businesses with air pollution permits. The regulated emissions facilities within or adjacent to the Upper North District are La Salle University and its West Campus, the Albert Einstein Medical Center, and the Cardone Industries facility on the Tacony Creek at Rising Sun Ave.

City of Philadelphia Department of Public Health Air Management Services 2013 Air Quality Report
http://www.phila.gov/health/pdfs/AQR_2013_FINAL.pdf

Water Quality

Citywide Goal: Improve the quality and management of our water and wetland resources

Drinking Water

Philadelphia Water (PWD) provides drinking water to the Upper North. Areas to the west of Broad Street are served by water drawn from the Schuylkill River and treated at the Queen Lane treatment plant, areas to the east of Broad Street receive water from the Delaware River treated at the Baxter plant, and areas adjacent to Broad Street receive a mix of the two sources.

EPA, PADEP and Safe Drinking Water Regulations require drinking water providers to regularly test for about 100 regulated contaminants, including inorganic chemicals, synthetic organic chemicals, total organic carbon, disinfection byproducts, volatile organic compounds, bacteria, radiological contaminants, and others. One measure of drinking water quality is turbidity (water clarity), which is an indicator for treatment plant performance. The average turbidity level of PWD drinking water has been at or below 0.06 nephelometric turbidity units (NTU) since 1998. This is well within the standards set by the state, EPA, and Partnership for Safe Water. All results are better than the recommended federal levels designed to protect public health.¹⁰

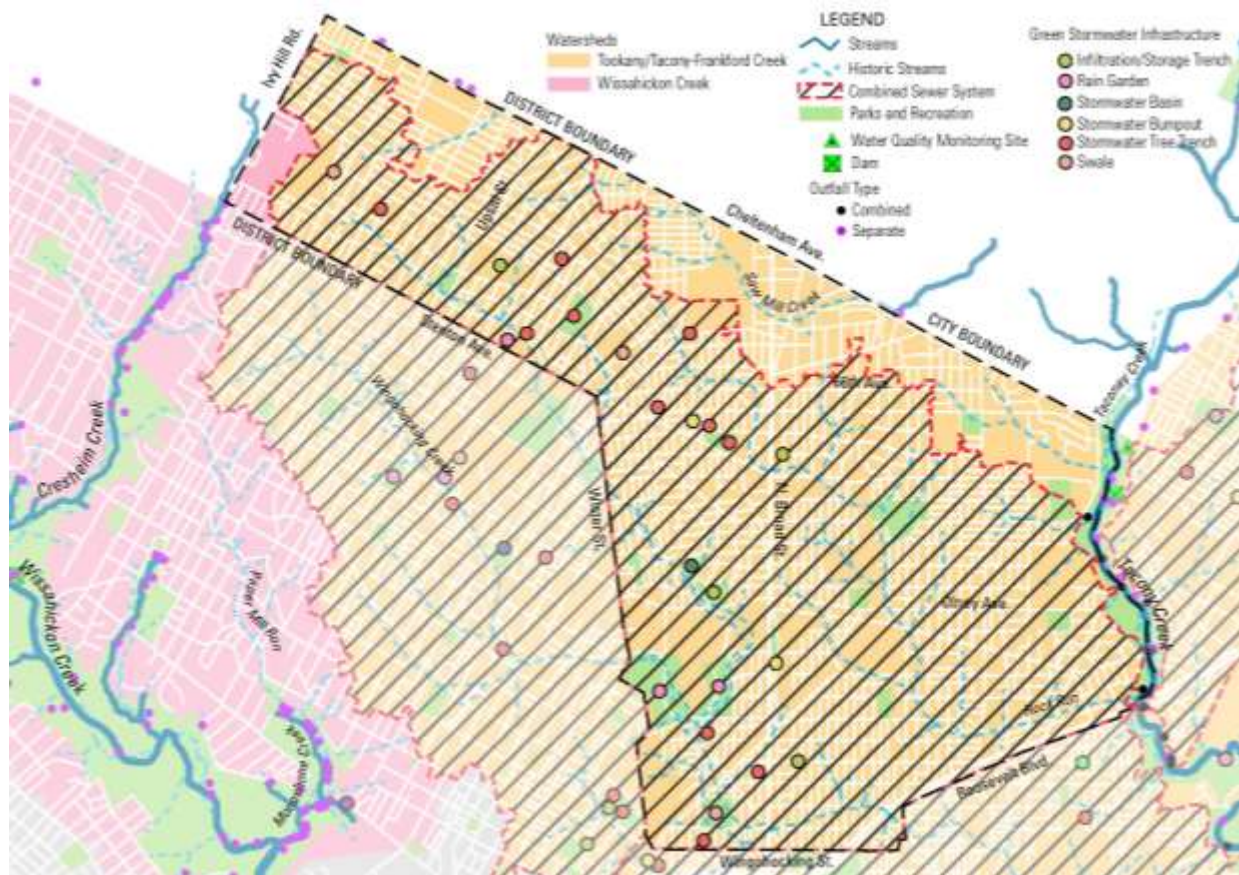
Surface Water

Historically, a number of streams and tributaries ran through this area, including the stream networks of Wingohocking Creek and Rock Run. The confluence of the Wingohocking Creek with the Tacony Creek was what historically formed the Frankford Creek. The north branch of the Wingohocking Creek formerly flowed through the area from its headwaters in the Cedarbrook neighborhood to its confluence with the Frankford Creek at the present-day Juniata golf course. This outfall of the Wingohocking sewer is one of the largest in the PWD system. The conversion of the Wingohocking into an underground sewer began in the 1880s and continued until 1928. The former path of the stream can be seen in the district in the paths of Belfield, Ogontz, and Mansfield Avenues.

Channelization of the historic stream network of the area into sewers was done for sanitary reasons at the time, although has led to water quality impairment caused by heavy stormwater runoff and combined sewer overflows. In addition, inadequate fill material (fly ash) used to cover the sewer in

¹⁰ Philadelphia Water Department 2014 Annual Drinking Water Quality Report. www.phila.gov/water

some places has led to land subsidence, notably in the Logan Redevelopment Area and in the Bellfield neighborhood.



The Upper North District falls primarily within the Tookany/Tacony-Frankford Creek Watershed, although a small area near the Ivy Hills Cemetery falls within the Wissahickon Watershed. The eastern boundary of the district is formed by the Tookany/Tacony-Frankford Creek, which is called the Tookany Creek in Montgomery County, Tacony Creek within the district, and Frankford Creek south of Roosevelt Boulevard. The designated use of the creek is Warm Water Fishes. Cresheim Creek, which feeds into the Wissahickon Creek, is located just to the west of the district, and is designated as a trout stocking stream.

The Tacony Creek is listed by the PADEP as impaired due to urban runoff/storm sewers. Along the stretch of the stream within the district, there is one dam located just to the north of Adams Ave, which is classified as a C-3 dam indicating a height of 40 feet or less with low hazard potential. There are 19 stormwater outfalls within this stretch, nine of which are combined sewer outfalls (CSO) and ten of which are separate sewers discharging only stormwater.

There is just one water quality monitoring station located in the district (USGS 01467086), which is on the left bank of the Tacony Creek 20 feet upstream from the dam, and 120 feet upstream from the Adams Avenue bridge. This station currently measures discharge (stream flow rate), although historic water quality data on a multitude of factors is available for the years 1967-1973. In 2014, the annual mean discharge was 29.4 cubic feet per second, somewhat more than its historic annual average

between 1966 and 2014 of 26.5, suggesting an increase in stormwater runoff. The highest daily mean discharge recorded at the station was 1,090 cubic feet per second on September 8, 2011 resulting from the historic flooding caused by Tropical Storm Lee. This day also saw the highest peak flow recorded at the station of 5,990 cubic feet per second. *U.S. Geological Survey National Water Information System*. <http://waterdata.usgs.gov/nwis>

As part of a watershed planning effort, additional sampling and assessments were performed at this same location on the Tacony Creek near Cheltenham Avenue between 2000 and 2003. This site (TF 620) received a 71% habitat suitability score, “**partially supporting**” habitat. A biological assessment performed here during the same time looked at macroinvertebrates (also known as benthic species) in the streams, which found **moderate impairment** with fewer species due to the loss of the most intolerant forms. **Fecal coliform** samples taken here met the standards just 24% of the time. Concentrations of fecal coliform was found to be at least five times the standard during the swimming season. Sampling of toxic metals met the standard 93% of the time. Samples of dissolved oxygen met the standards every time.

Stream Visual Assessments (SVP) of the length of Tacony Creek within the district were conducted in October 2003 by volunteers from the Tookany/Tacony-Frankford Watershed Partnership. They were performed in three segments between Cheltenham Avenue, Adams Avenue, Rising Sun Avenue and Roosevelt Boulevard. These assessments show that as the stream flows southward, it becomes more impaired.

The SVP of the first segment between Cheltenham Avenue and Adams Avenue found a moderately abundant amount of fish, amphibians, and reptiles. No odors or algae were detected. Although the creek was found to be relatively well-buffered by grasses, trees, and shrubs, several areas of extreme erosion were found on the right bank. Invasive species, including Japanese knotweed, kudzu, mulberry, and Tree of Heaven, were abundant. There was also an abundance of litter found in the creek.

The SVP of the second segment between Adams Avenue and Rising Sun Avenue found moderately abundant fish, although only of one species, and no amphibians or reptiles were observed. A popular swimming spot is found here, located upstream of a CSO outfall. No odors were detected, although a brown algae was found on the rocks. The creek is well-buffered by vegetation on both banks, although primarily by the invasive Tree of Heaven. Erosion was evident as well. A boulder restoration project is found here, with a small waterfall. Very little litter was found at the time, although previous assessments had found abundant debris.

The SVRP of the third segment between Adams Ave and Rising Sun was the most impaired part of this stretch of Tacony Creek. A strong sewage odor was detected, along with an abundance of debris, including shopping carts and vehicles. However, a number of fish species were found as well as large turtles, a heron, and other bird species. Japanese knotweed is abundant in areas, although many native trees like maple, sycamore, and oaks were also found. An illegal dumpsite along the creek near Roosevelt Boulevard contained appliances, cars, furniture, construction debris, and other materials (Tacony-Frankford Creek River Conservation Plan, 2004).

The Tookany/Tacony-Frankford Creek Watershed Partnership (TTF) is a nonprofit organization launched by PWD to connect environmental organizations, community groups, government entities, and other stakeholders to steward the watershed.

Stormwater

The City of Philadelphia is mandated by the EPA to reduce its Combined Sewer Overflow (CSO) discharges, which is when excess stormwater runoff during wet weather events exceeds the capacity of the combined stormwater/sewer systems and causes raw sewage to discharge into surface waters. Most of the Upper North District is within the CSO area, with the exception of some areas to the south of Cheltenham Avenue, the area around Ivy Ridge Cemetery, and the banks of the Tacony Creek.

To better manage runoff and reduce CSO discharges, PWD is implementing a green stormwater infrastructure (GSI) program to install facilities including infiltration trenches, rain gardens, stormwater planters, stormwater tree trenches, and other practices. There have been a number of GSI practices that have been installed in the district, primarily west of Broad Street. This includes the PWD green and gray stormwater infrastructure projects in Kemble and Wakefield Parks to address the Wingohocking Creek sewer in the Belfield and Ogontz area.

Additional opportunities for GSI exist throughout the CSO area of the district, particularly within parks and playgrounds, schoolyards, and other public sites on the east side of Broad Street, which has not seen the same level of investment thus far.

Wetlands

Although wetlands historically lined the banks of the Tookany/Tacony-Frankford Creek, urbanization altered the stream banks through channelization and erosion. The U.S. Fish and Wildlife Service National Wetlands Inventory (NWI) identifies a 0.69-acre riverine wetland just north of Roosevelt Boulevard. An assessment performed by PWD found two additional wetlands between Cheltenham and Adams Avenues. Additional opportunities for wetlands creation exist along the length of the Tookany/Tacony-Frankford Creek.

Additionally, the two basins of the Oak Lane Reservoir are identified by the NWI as Freshwater Ponds.

Tree Cover

Goal: Increase tree coverage equitably throughout the city

Tree canopy is the layer of leaves, branches, and stems of trees that cover the ground when viewed from above. A healthy tree canopy benefits the environment by reducing stormwater runoff, improving air quality, and reducing the heat island effect, in addition to increasing property values and other intrinsic benefits. Philadelphia has a citywide goal of 30% tree canopy. A 2011 report to the Philadelphia Department Parks and Recreation (http://www.fs.fed.us/nrs/utc/reports/UTC_Report_Philadelphia.pdf) found a citywide average of 20% tree canopy based on aerial data, and identified potential tree canopy opportunities.

Tree canopy in the Upper North District was found to be mostly in the 12-19% range, with the East Oak Lane area west of 2nd Street meeting 20-31% canopy. The areas with the greatest potential for additional tree canopy in the district are the western area of the Cedarbrook neighborhood and the eastern part of

East Oak Lane, which both have the potential to meet 50-59% canopy. This report also found that the Parks and Recreation facility in the district with the greatest potential for additional tree canopy was Simons Community Recreation Center. The biggest opportunities to increase tree canopy citywide are through additional tree plantings along the right of way, in parking lots, and on private yards.

Recommended Follow-Up

- Identify land use and zoning strategies to reduce automobile dependence, including strengthening major employment centers and neighborhood-serving commercial services near housing concentrations, and broadening the mix of uses at commercial and transit nodes.
- Identify areas with significant traffic congestion and vehicle idling.
- Implement stream restoration activities as recommended in existing plans for the Tacony Creek.
- Work with PWD and partners to identify high priority stormwater management projects in the district, especially east of Broad Street.
- Work with PPR to increase tree canopy in the district, focusing on the more tree deficient areas and facilities.

HISTORIC PRESERVATION

Philadelphia2035 Citywide Vision Goal: Preserve culturally, historically and architecturally significant buildings, sites and structures.

INTRODUCTION

The Philadelphia City Planning Commission has requested that the Philadelphia Historical Commission review the historical development of Upper North Planning District and ongoing historic preservation initiatives in the area and then offer recommendations for enhancing those initiatives that might be incorporated into the plan, one of the 18 district plans that will accompany the overall Comprehensive City Plan, Philadelphia2035. In response to the request, the staff of the Historical Commission offers the following informal recommendations that have not been vetted by the 14-member Historical Commission itself.

BRIEF HISTORY OF THE DEVELOPMENT OF THE UPPER NORTH PLANNING DISTRICT



1808, A plan of the City of Philadelphia and Environs Surveyed by John Hills.

The Upper North Planning District occupies a large area that roughly coincides with the boundaries of Bristol Township, the area's primary historical political subdivision before the consolidation of the City and County of Philadelphia in 1854. The name of the township is derived from the city of Bristol in England, and it was initially a rural area, with the earliest developments being farms with small villages

located at major intersections. James Logan built Stenton Mansion in the 1720s as a country house in the early Georgian style, and it is one of the more prominent buildings depicted on a 1750 map of Bristol Township. In the first half of the eighteenth century, Thomas Godfrey, glazier, mathematician, inventor of the reflecting quadrant, original member of the American Philosophical Society, and friend of James Logan and Benjamin Franklin lived on a farm near the intersection of Church Lane and Lime Kiln Road.



"Thomas Godfrey Farm," 1859, demolished.

Another impressive county seat was Solitude, built in 1775 by John Roberts for his daughter Sarah on an 80-acre estate located east of Old York Road between Fishers Lane and the Wingohocking Creek. The mansion was utilized during the Battle of Germantown in 1777 as a hospital for the soldiers, and changed ownership many times in the 1800s. In the early 1900s, the estate was purchased by a developer, the buildings were demolished, and the land was redeveloped.

Old York Road was the major North-South thoroughfare, running through the former towns of Branchtown (now Fern Rock) and Milestown (now Oak Lane). Grubbtown, shown in an 1808 map bordering the Tacony Creek, contained an extensive cotton manufactory in the 1830s, and was renamed Crescentville by 1843. Goods produced at mills along the Tacony and Wingohocking Creeks were transported along Old York Road, the Kensington-Oxford Turnpike (now Rising Sun Avenue) and Olney Road (now Tabor Road). McCartersville was a small village, slightly north of the present-day location of the Olney neighborhood, which disappeared in name from maps by 1862. While Old York Road was the major road through Bristol Township, the concentration and quantity of development along the major road paled in comparison to that on the nearby Germantown and Perkiomen Turnpike (now Germantown Avenue). An 1843 map by Charles Ellet, Jr. shows Logan's cotton factory at the southern border of the planning district, located at Old York Road and Wingohocking Creek. Following the creek to the north, Wakefield Mills was located at Fisher's Lane (the present-day intersection of Logan Street, Lindley Avenue, and Belfield Avenue). Thomas R. Fisher established Wakefield Mills, a significant early industrial complex, in 1810 (according to the owners in an 1832 account), or in 1825 (by other written accounts related to the history of textile manufacturing). In the early 1830s, the mill employed nearly

three hundred men, women and children. According to several accounts, Wakefield Mill was the first knitting mill in America.

With the Consolidation Act of 1854, Philadelphia's grid system started to extend to the newly incorporated townships. With the new streets came development, which resulted in the demolition of many early estates, both within the Upper North planning district and elsewhere throughout the city. Many early villages were demolished to accommodate the new street system, and developers saw an opportunity to build rowhouses on large tracts of land, many of which housed workers of nearby factories beginning at the turn of the century. These factories included Heintz Manufacturing Company (metals and military weaponry), Mrs. Smith's Pies, and Fleer Gum Company. Neighborhoods such as Olney and Logan became attractive to immigrant families, who were able to live and work in the neighborhood. Several smaller creeks and their tributaries, which once powered mills that no longer relied on water power, were diverted into subsurface culverts to accommodate new development.

Transportation improvements between the Upper North district and the city center aided in the residential and commercial development of the Upper North beginning at the turn of the century. The Boulevard (now Roosevelt Boulevard) opened at the southern edge of the district in the early 1900s. The Broad Street Subway opened in 1928, connecting Olney Avenue to City Hall with a twenty-minute ride, and was extended to Fern Rock in 1956. Also in the 1950s, the Jewish Hospital located at Broad and Olney Streets merged with central Philadelphia's Mt. Sinai Hospital to form the Einstein Medical Center, named after the physicist, Albert Einstein.



North 5th Street and Olney Avenue, site of the former Colney Theatre in Olney (left, undated). The Colney was completed in 1924 and sat nearly 2,000 guests. The theater closed in 1958 and is now divided into several stores (right, 2014).

Changes in demographics and the deindustrialization of the Upper North district in the second half of the twentieth century resulted in changes to the built environment. Many early-twentieth-century factory buildings became vacant. In Logan, unstable fill and resulting subsidence led the City to condemn and demolish over 900 homes between 1985 and 2000, leaving over twenty acres of vacant land in the center of the neighborhood and driving many longtime residents from the area. Neighborhoods such as East Oak Lane and Fern Rock had greater success with retaining their historic built environment, where numerous historic buildings and sites still exist.

SUMMARY OF EXISTING CONDITIONS

Philadelphia Register of Historic Places

Created by City Council ordinance in 1955, reorganized in 1985, and reorganized again under Section 14-1000 of the Philadelphia Code in 2012, the Philadelphia Historical Commission is responsible for ensuring the preservation of historically significant buildings, structures, sites, objects, interiors, and districts in the city. The Commission identifies and designates historic resources, listing them on the Philadelphia Register of Historic Places, and then regulates those resources for preservation through the City's building and other permitting processes.

There are approximately 11,000 properties (23,000 if condominium units are included) in total on the Philadelphia Register of Historic Places. Within the Upper North Planning District, the following nine addresses are listed on the Philadelphia Register of Historic Places. There is no local historic district located within the boundaries of the Upper North Planning District.

8020-26 Lowber Ave, Rubicam-Unruh House

The Rubicam-Unruh House was listed on the Philadelphia Register of Historic Places in 1960. The original portion of the house was built in 1727, with additions added in 1735 and 1804. The house was built by and remained in the Rubicam family until 1764, at which time it was sold to the Unruh family, who maintained ownership until 1879. It survived the threat of demolition in the 1940s when many older buildings in the neighborhood were being razed, and was restored by a private owner in the 1950s.

6064 N Broad St, DeBenneville Cemetery

The DeBenneville Cemetery was listed on the Philadelphia Register of Historic Places in 1987. The cemetery possesses significance as the burial place of British General James Tanner Agnew, killed during the battle of Germantown in 1777. It carries additional significance as the burial place of the Reverend Dr. George DeBenneville, recognized as the first Universalist preacher in America, and as one of Philadelphia's rare surviving private family cemeteries. Approximately one hundred and forty members of the DeBenneville family are buried in the cemetery. Within the United States, there exist only three other grave sites of British Generals from the Colonial and Revolutionary War periods. Green Lane was opened in 1796, which decreased the width of the burial plot by about fifteen feet.

4947-49 N Broad St, PSFS Branch Bank

PSFS Logan Branch, 4947-49 N Broad Street.

The Philadelphia Saving Fund Society building at 4947-49 N Broad Street was listed on the Philadelphia Register of Historic Places in 2010. Completed in 1926 to a design by architect George Howe, the Beaux-Arts limestone building is a familiar visual feature in the Logan neighborhood. It is now used as a Citizen's Bank branch building.

4600 N 16th St, Stenton Mansion and Log House



Stenton mansion present-day (top) and moving of the Log House in 1969 (below), both from stenton.org.

Stenton Mansion and Log House was listed on the Philadelphia Register of Historic Places in 1956. James Logan built Stenton Mansion in the 1720s as a country house in the early Georgian style. The house stayed in the Logan family for six generations, and is now preserved as a historic house museum that is open to the public. The 18th-century Log House is not original to Stenton's landscape, but rather was moved from Friends Select School at 16th and Race Streets in 1969, where it was threatened with demolition owing to the construction of a parking lot.

1333 Wagner Ave, Logan Branch of the Free Library

The Logan Branch of the Free Library was listed on the Philadelphia Register of Historic Places in 2009. The building has significant interest or value as part of the City's development, the history of public libraries in the United States and its association with Pittsburgh industrialist Andrew Carnegie. It was designed by John T. Windrim, the designer of numerous public and municipal buildings, especially for the Philadelphia Electric Company and the Bell Telephone Company.

1601 Lindley Ave, Wakefield (demolished); Wakefield Park

Wakefield was listed on the Philadelphia Register of Historic Places in 1956. The Federal-style mansion, which was demolished in 1985, was built circa 1798 on land that was part of Stenton. This northern section of the property was inherited by Thomas Fisher's wife, a granddaughter of James Logan, who was secretary to William Penn. Thomas Fisher was a prominent Quaker, who named the mansion after his ancestors' residence in Yorkshire, England. The ruins of a tenant house remain on the property, which is said to have housed Thomas Fisher and his wife while Wakefield was being constructed (see

photographs below from 1977 and 2000). Wakefield remained in the same family until 1919, when the entire estate was deeded to the city for use as a park. A chapter of the Colonial Dames of America was headquartered in the building from 1926 to 1957, and caretakers lived in the building until 1979. After the policy of allowing city employees to live rent-free as caretakers in park houses was ended in 1979, the mansion fell into disrepair and was boarded up. The mansion was extensively damaged by fire in 1985 and was deemed imminently dangerous by Licenses & Inspections. It was demolished shortly thereafter. The parcel is currently used as a park, with the tenant house as the only remaining structure, and the Historical Commission has chosen to keep the address listed as an historic property, owing to the archaeological potential of the site.



Wakefield tenant house, 1601 Lindley Avenue. 1977 (left); 2000 (right).

5401-65 Old York Rd, Einstein Hospital Grounds; Columns from United States Mint; Henry S. Frank Memorial Synagogue

Six Ionic columns are all that remained of the second United States Mint, designed by William Strickland, that stood at the corner of Chestnut and Juniper Streets from 1829 until its demolition at the turn of the century. In 1904, the columns were donated to the Albert Einstein Medical Center and erected on either side of the main entrance in a semi-circular arrangement. They were listed on the Philadelphia Register of Historic Places in 1976. To make way for modifications to the entrance and exit of the hospital, the columns were de-installed in 2000, and reinstalled in 2011.

The Henry S Frank Memorial Synagogue, located at Old York Road and Tabor Street, was built in 1901 to a design by Arnold Brunner in the Classical Revival Style. It was listed on the Philadelphia Register of Historic Places in 1982, and is part of the Albert Einstein Hospital grounds.

2101 W Clarkson Ave, Belfield AKA Charles Willson Peale House

Belfield was listed on the Philadelphia Register of Historic Places in 1956. Charles Willson Peale, versatile and prolific early American painter, lived here 1810-25. The house was constructed in many phases, with the earliest section dating to circa 1708, and several additions constructed in the 1800s. The property has been owned by LaSalle University since the mid-1980s.

200 W Tabor Rd, St. Alban's Episcopal Church, Olney

St. Alban's Episcopal Church, Olney was listed on the Philadelphia Register of Historic Places in 1965. The church that stands on the site today, which replaced an earlier church building, was erected during the period from 1915-1921, and was designed by noted Philadelphia architect George T. Pearson in the style of French Decorated Gothic of the 13th century.

National Register of Historic Places

The National Park Service, a federal agency, and the Pennsylvania Historical & Museum Commission (PHMC), a state agency, maintain the National Register of Historic Places in the Commonwealth of Pennsylvania. The federal and state governments protect historic resources by factoring historic preservation into their decision-making whenever they are involved with construction projects directly or through funding, permits, licenses, or other indirect means that may impact historic resources listed on and eligible for the National Register. Within the Upper North Planning District, there are two National Historic Landmarks and twenty individual buildings and one structure listed in the National Register of Historic Places. It is important to note that a comprehensive survey of historic properties has not been undertaken by the PHMC in the planning area, so the resources identified in this memo should not be considered definitive or exhaustive. There are likely many more individual properties and districts within the planning area that may merit National Register listing. The lists in this memo only reflect existing information at the time of preparation.

National Historic Landmarks

There are two properties within the Upper North Planning District designated as National Historic Landmarks (NHL). National Historic Landmarks are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States. The City of Philadelphia has one of the highest concentrations of NHLs of major American cities. The NHL properties in this planning district, Stenton and the Charles Wilson Peale House, are rare and significant early buildings associated with individuals that are pivotal in the history of the Commonwealth and the nation.

Table 14. National Historic Landmarks				
Address	Historic Name	Resource Type	Construction Date	NHL Date
2100 Clarkson Ave.	Charles Wilson Peale House	Building	1750;1810	1965
4601 N. 18 th St.	Stenton	Building	1728	1965

Properties Listed in the National Register of Historic Places

Within the Upper North Planning District there are twenty individual buildings and one structure listed in the National Register of Historic Places.

- 15 of the 20 individually listed buildings are current or former public schools listed in the late 1980s. These schools were resurveyed in 2014 as part of a PHMC-led project to verify the status and condition of previously listed schools and document post-1938 schools Citywide.

Table 15. National Register Listed Properties				
Address	Historic Name	Resource Type	Construction Date	Listing/Survey Date
Adams Ave.	Adams Ave. Bridge	Structure	1901	1988
	Frank, Henry S., Memorial Synagogue	Building	1901	1983
1700 Lindley Ave.	James Logan Public School	Building	1923	1988/2014
900 Lindley Ave.	Birney, General David B., Public School	Building	1912	1988/2014
6501 Limekiln Pike	Kinsey, John L., School	Building	1915	1986/2014
450 W Nedro St.	Lowell, James Russell, School	Building	1914	1988/2014
5301 N Walter St.	Olney Elementary School	Building	1901	1986/2014
1701 W Cheltenham Ave.	General Louis Wagner Junior High School	Building	1927	1986/2014
1700 W Olney Ave.	Central High School	Building	1937	1986/2014
100 W. Duncannon Ave.	Olney High School	Building	1930	1986/2014
7165 Ogontz Ave.	Ogontz Hall	Building	1929	1991
1300 W. Loudon St.	Jay Cooke Junior High School	Building	1922	1988/2014
5800 N 13th St.	Julia Ward Howe Public School	Building	1913	1988/2014
6841 N. 19th St.	William Rowen Public School	Building	1937	1988/2014
1850 E Washington Ln.	Pennypacker, Samuel W., School	Building	1930	1988/2014
6101 N Front St.	Thomas K. Finletter Public School	Building	1930	1988/2014
1800 Nedro St.	Joseph Pennell Public School	Building	1926	1988/2014
5100 N 3rd St.	Morrison, Andrew J. School	Building	1922	1988/2014
5350 Ogontz Ave.	Special Troops Armory	Building	1938	1991
1416 Clearview St.	Suffolk Manor	Building	1930	2002
4900 N Broad St	Wyoming Central Office of Bell Telephone	Building	1912	2015

Properties Determined Eligible for the National Register of Historic Places

The Pennsylvania State Historic Preservation Office (SHPO) regularly evaluates properties for the eligibility to be listed in the National Register of Historic Places. These evaluations are often undertaken as part of the planning and permitting of projects that are funded, permitted, or sponsored by State or Federal agencies, but may also occur in connection with grant applications, advocacy efforts, or planning processes, or simply when a proud property owner wishes to recognize the importance of their property. An opinion of eligibility means that in the professional opinion of the SHPO staff, the property appears to meet one or more of the National Register eligibility criteria and integrity requirements and would likely be listed by the National Park Service if a formal nomination process were undertaken.

Based on existing documentation, it appears that the five resources listed below have been evaluated and found eligible to date.

Table 16. Properties Eligible for National Register				
Address	Historic Name	Resource Type	Construction Date	DOE/Survey Date
6900 Limekiln Pike	Philadelphia National Cemetery	Building	1934	1981
Washington Ln.	Washington Lane Historic District	District		1991
407 E Roosevelt Blvd.	Saint Ambrose Church Complex	Building		2002
425 E Roosevelt Blvd.	Brith Israel Synagogue	Building		2002
1333 Wagner Ave	Logan Branch of the Free Library of Philadelphia	Building	1917	2014

Age/Date of Survey Information – National Register

The vast majority of eligible resources in the Upper North Planning District were identified and surveyed more than ten years ago; only the Logan Branch of the Free Library was identified within the last decade. It is SHPO policy that eligibility assessments are considered valid for a period of five years from the date of evaluation, with limited exceptions made on a case-by-case basis. While it is possible that the resources' eligibility status remains unchanged, documentation standards and evaluation methods have evolved over time. Integrity may also change over time, and new research or knowledge regarding a property's significance or history may come to light. It is necessary to periodically update existing information and revisit prior eligibility opinions before decisions can be made about the effects of individual projects or eligibility for certain incentive programs, such as Federal Rehabilitation Tax Credits or Keystone Historic Preservation grants.

Properties That Have Been Identified but Not Evaluated for National Register Eligibility

Many resources are recorded in PHMC's database with only minimal information about location, age, and possibly materials. These details are entered into the SHPO's Cultural Resources GIS database (CRGIS) without evaluating the property's eligibility for the National Register, as the documentation submitted is generally lacking in the information necessary to make an informed assessment. These

resources should be viewed as potentially eligible and targeted for additional recordation in order to assess eligibility. Other as-yet unidentified properties may be eligible, but have not yet been brought to the SHPO's attention through a systematic survey effort or owner initiative. These eighteen properties have been recorded in CRGIS, but the records do not contain sufficient documentation for an eligibility evaluation. Eleven of these properties appear to have been identified in the 1970s or early 1980s and thus likely have minimal or significantly out of date information available.

Table 16. Properties Requiring Further Evaluation for Eligibility				
Address	Historic Name	Resource Type	Construction Date	Listing/Survey Date
6401 E. Wister St.	Lutheran Church of the Advocate	Building	c.1933	
5100 N Broad St.		Building	c.1900	
5200 N Broad St.	Our Lady of Hope (formerly Holy Child) Roman Catholic Church & School	Building	c.1928	
5590 N Broad St.	Widener Memorial Industrial Training School Gate	Object	c.1906	
5702 N Broad St.	North City Trust Company	Building	c.1930	
5824 N Broad St.	Fern Rock Trust Company	Building	c.1926	
1725 Church Ln.	House of Prayer Episcopal Church	Building	c.1865;c.1925	
1420 Green Ln.		Building	c.1855	
1919 Medary Ave.	Saint Benedict's Roman Catholic Church	Building	c.1924;c.1927	
6061-63 Ogontz Ave.		Building	c.1925	
6035 Ogontz Ave.	Ogontz Theater	Building	1926	1983
6701 N. 13th St.	Ellwood Public School	Building	1956	2014
1450 W. Olney Ave.	Widener Memorial School	Building	1950	2014
1400 W. Olney Ave.	Philadelphia High School for Girls	Building	1956	2014
6101 N. Gratz St.	Prince Hall Public School	Building	1973	2014
1100 E. Mt Pleasant Ave.	Morris E. Leeds Middle School	Building	1954	2014
8025 Thouron Ave.	Franklin Spencer Edmonds Public Schools	Building	1948	2014
8500 Pickering St.	John F. McCloskey Public School	Building	1952	2014

Archaeological Resources within the Upper North Planning District – National Register

The Upper North Planning District contains one recorded archaeological site: The Adams Avenue Bridge over the Tacony Creek. The potential for similar sites to exist in un-surveyed areas of the Upper North Planning District is high, particularly in the vicinity of Tacony Creek.

KEY ISSUES

The following are important historic preservation challenges facing the Upper North District:

- **There is no comprehensive survey of historic resources**
The lack of current, complete, and consistent data about potential historic resources in the planning district makes it difficult to assess designation/listing priorities objectively and to understand how future projects may impact historic resources. The lack of a comprehensive survey relegates consideration of historic resources to purely reactionary and does not allow for proactive regulatory mechanisms or use of funding/incentive programs.
- **Threat of demolition**
Very few buildings and sites in the Upper North District are listed on the Philadelphia Register of Historic Places, which would offer protection against demolition.
- **Disinvestment in historic buildings**
Reduced financial investment has resulted in deferred maintenance and demolition of historic buildings in the Upper North District in certain neighborhoods, and specifically along commercial corridors.

MAJOR OPPORTUNITIES

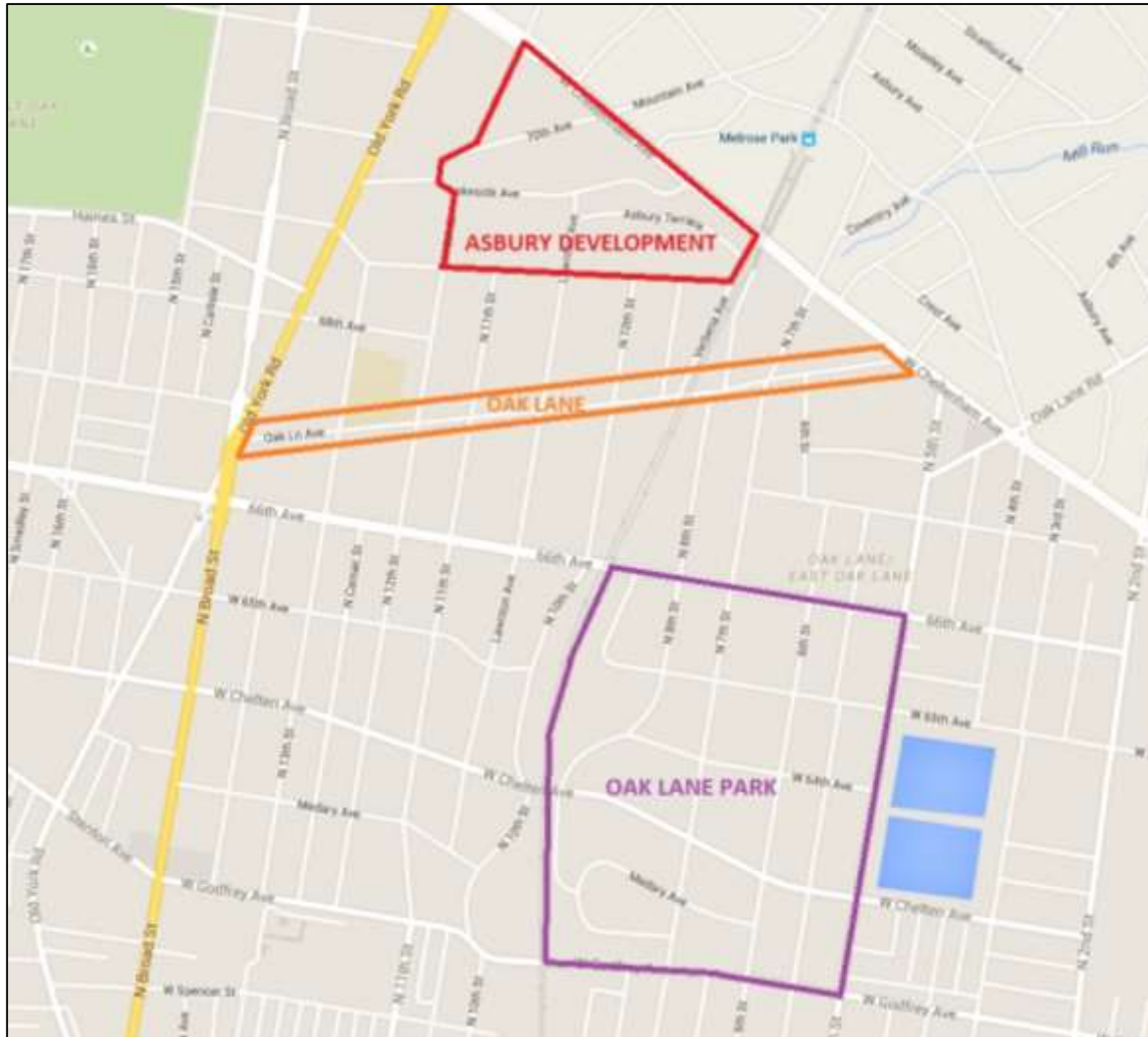
Historic preservation opportunities in the Upper North District:

- The staff of the Historical Commission has preliminarily surveyed the Upper North Planning District and finds that there are many religious, institutional, residential, commercial and industrial sites that likely satisfy one or more Criteria for Designation to the Philadelphia Register of Historic Places as outlined in the historic preservation ordinance, Section 14-1000 of the Philadelphia Code. Given the cursory nature of this survey, priorities for consideration for designation have not been assigned to the potential historic resources. Additional survey work is recommended within the Upper North Planning District to fully assess the extant historic resources in the district; areas of particular interest are described below.

HISTORIC PRESERVATION (SPECIFIC TOPICS)

Historic Districts – Philadelphia Register of Historic Places

Goal: Survey and consider nomination to the Philadelphia Register of Historic Places of the following potentially eligible historic districts, all located within the East Oak Lane neighborhood.



Map outlining three potential historic districts, all located within East Oak Lane, and described in the following pages.

Oak Lane, between Old York Road and West Cheltenham Avenue, contains numerous buildings that may be eligible for inclusion on the historic register as an historic district. Oak Lane is one of the earliest roads through the district, called School Lane on the 1849 Oxford Township map. The public school that gave the road its name has since been replaced with a modern building, but many early buildings do remain to tell the story of this connector road to the city limits. 821 Oak Lane is a circa 1800 farmhouse, owned by John Grubb in the 1850s, the family for which Grub Town was named. 1119 Oak Lane, was built circa 1898 in the Queen Anne style and retains impressive integrity.

The Oak Lane Branch of the Free Library of Philadelphia, located at the corner of Oak Lane and 12th Street, was designed in the Classical Revival style in 1910 by architect Ralph E. White. Andrew Carnegie, who financed numerous libraries in Philadelphia, donated \$50,000 to build the library. There are numerous Free Library buildings listed on the Philadelphia Register of Historic Places, including the nearby Logan Branch.

The former St. Martin's Protestant Episcopal Church, located at the corner of Oak Lane and 10th Street, was established in 1887 and designed by Harrison Albright in the Gothic Revival style, the architect for many of the estates in Oak Lane, and who also lived in the neighborhood. A classroom addition was constructed in 1901, and a rectory next door was constructed in 1904. The church initially attracted many prominent members of the neighborhood, but in 2006 the Episcopal church sold the buildings to the Refuge Temple House of Prayer.

The 1883 commercial building located at 800 Oak Lane next to the railroad, has retained integrity despite its numerous occupants which have included a post office, a drugstore, a real estate office, apartments, and the home of John's Meats for fifty years, according to *Images of America: Oak Lane, Olney and Logan* by Marita Krivda Poxon, Rachel Hildebrandt, and the Old York Road Historical Society.



A northwestern portion of **East Oak Lane developed by Thomas Henry Asbury** in the 1880s and 1890s, roughly bounded by Cheltenham Avenue at the north, 69th Street at the south, the railroad at the east and North 12th Street at the west, features historic residential properties that may be worthy of inclusion on the Philadelphia Register of Historic Places as an historic district. Asbury Terrace, which runs from Lawnton Avenue to Verbena Avenue, was named for Thomas Henry Asbury, who was the first extensive developer of the Oak Lane neighborhood (857 Asbury Terrace shown above in 2011; 904 Asbury Terrace shown below left in 2011). Asbury first purchased land in the Oak Lane area around 1880, and eventually owned over one hundred acres. His first residence, demolished in the 1920s, was on the north side of City Line (now Cheltenham Avenue). Asbury financed the construction of houses for his children to be built along Asbury Terrace and surrounding streets, likely designed by Amos J. Boyden,

the family architect. Asbury commissioned 970 West Cheltenham Avenue (below, right) for his youngest son Charles W. Asbury around 1890, which was designed by Harrison Albright. At the time of its construction, it afforded views of Asbury Lake to the west, which is the current site of the Bromley House Apartments.

Asbury also financed Melrose Hall circa 1885, a recreational facility at the corner of County Line and Lakeside Avenue that also provided for the first Catholic services for the neighborhood (below). Melrose Hall was demolished in the early 1920s. Smaller-scale developers continued to build in Oak Lane, using the model of Asbury's houses as guidance in terms of single-family houses with large lots and attention to landscaping.

1035 69th Avenue and 1004 70th Avenue are examples of similar estates that were being constructed circa 1910 in the East Oak Lane neighborhood. 1004 70th Avenue was the estate of Harry E. Asbury, son of Thomas Henry Asbury. 6920 Verbena Avenue is an example of the Dutch Colonial Revival style that was a popular style of construction in the East Oak Lane neighborhood in the early quarter of the twentieth-century. This particular house was constructed on land owned by Thomas Henry Asbury, which overlooked the Philadelphia and Reading Railroad.

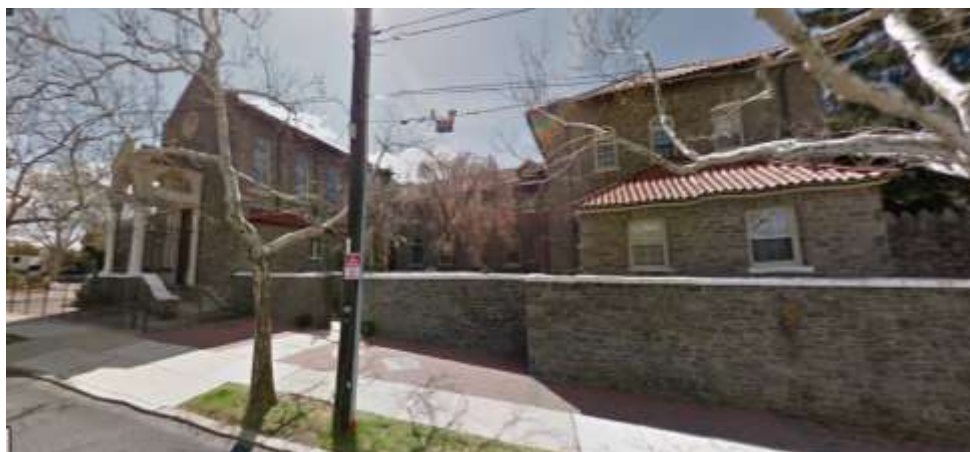
Oak Lane Park, bounded by 66th Avenue to the north, Godfrey Avenue to the south, 6th Street to the east and the railroad to the west, was developed by the Oak Lane Park Building Company and warrants consideration as a local historic district. Medary Avenue and Kenilworth Avenue, between 6th and 8th Streets, runs a short distance through this development and showcases a wide variety of architectural styles. The avenue officially appears on a 1910 map, and development quickly followed. This was a small area of East Oak Lane where the street plan was not yet complete before 1910. A group of members of the Presbyterian Church organized to form the Oak Lane Park Building Company, headed by George Lummis and C.E. Lloyd, both residents of Oak Lane. The Oak Lane Park Building Company operated as both real estate agents and contractors, so it was essentially a group of resident developers. The land they developed includes Medary Avenue and Kenilworth Avenue. The development, complete with wide, tree-lined streets with large lots and stone residences, was known as Oak Lane Park. The streets such as Medary and Kenilworth Avenues were purposely constructed to not follow the grid pattern, so as to meander through the neighborhood. The houses in Oak Lane Park are by different architects in varied styles. 705 Medary Avenue was designed by Valentine B. Lee, a popular architect and also resident of East Oak Lane, in 1911. 707 Medary Avenue also dates to 1911, designed by Arthur B. Gill in the Tudor style. Across the street, 710 Medary Avenue was constructed circa 1912 in the Spanish style. Around the looped street to Kenilworth Avenue, 715 Kenilworth Avenue was designed in the English Tudor style by Lacey & Adams in 1909 for the Oak Lane Park Building Company.

Religious Properties

Goal: Survey and consider nomination of the following potentially eligible religious buildings

Multiple purpose-built historic **houses of worship** in the Upper North District stand out for their architectural and/or social significance and may therefore be good candidates for consideration for designation. This should not be considered an exhaustive list of all purpose-built religious buildings in the Upper North District. Some of the prominent buildings and sites in the Upper North District are detailed below.

The building at 1900 E Logan Street, currently occupied by the Church of the Open Bible, was constructed for use as a Sunday School building for mill workers, and was a precursor to the Wakefield Presbyterian Church. Their first Sunday School was housed in one of Fisher's mills, called Wakefield Mill, on Fisher's Lane (now Logan Street) starting in 1856. In 1857, the subject building was constructed as a new school house in the area known as Fisher's Hollow. In 1873, the church constructed a new chapel on Germantown Avenue, near Fisher's Lane, and the Sunday School was transferred from 1900 E Logan Street to the new chapel.



1400 66th Avenue, Carmelite Monastery, 2012.

The Discalced Carmelite Order came to Philadelphia in 1902, and purchased the land at Old York Road and what is now 66th Avenue in 1910. Shortly thereafter, the Order hired church architects Maginnis & Walsh of Boston to design the monastery. The stained glass in the chapel was designed by D'Ascenzo Studios. The monastery is a familiar visual feature in the neighborhood, constructed with Wissahickon schist, white terra-cotta, Spanish roof tiles, and a high stone wall surrounding the property.

The former church located at 6301 Crescentville Road burned to the ground on November 29, 1925. **The New Trinity Chapel**, Crescentville replaced it circa 1926, designed by architect Horace Wells Sellers. All leaded glass windows in the church were made by Elmer C. Reeves. Sellers was the great grandson of painter Charles Willson Peale, and worked in several architecture and engineering offices until choosing to work independently, during which time he designed Trinity Chapel. Sellers was a member of the AIA committee which restored Independence Hall and Congress Hall. He also served on the committee which restored Christ Church in Philadelphia and Washington's Headquarters in Valley Forge, PA. In 1932, Trinity Chapel, Crescentville became a separate parish under the name of All Saints Church, Crescentville. The church closed recently and the building was listed for sale.

The contract for the design of the **Brith Israel Synagogue** was awarded to David Supowitz in 1928. Samuel Yellin designed wrought iron work for the building in 1946-47. Supowitz was a Philadelphia-based architect who specialized in theater design at a time when the Art Deco style was popular for theaters, which is also evident in his design for the Brith Israel Synagogue, located in Olney.

The Saint James Methodist Episcopal Church was organized in 1816, the first building was erected in 1818, the second in 1860, and the third in 1898, according to an article in a 1912 issue of *The Christian Advocate*. The same article states that the new church was opened in 1912, designed in a Tudor Gothic style with a wing on either side of the main tower.

The former **Reformed Church of Oak Lane** (currently True Christian Fellowship Outreach Ministries) is a 1905 Gothic church designed by Valentine B. Lee, who was instrumental in the development of the Oak Lane neighborhood through the design of many mansions, and who was also a resident of East Oak Lane. It appears that Lee worked in the offices of Wilson Eyre for over twenty years, shortly after the design of this sanctuary.

The House of Prayer Episcopal Church, at the intersection of Church Lane and Limekiln Pike in West Oak Lane, is a complex of multiple buildings including a chapel, parish house, and parish house rectory, with the earliest extant chapel having been constructed in 1862, designed by architect Emlen Littell in the English Gothic style. Owing to the number of buildings and various construction dates along this very early road, the site should be further researched to determine eligibility for inclusion on the Philadelphia Register of Historic Places.

Designed by Herman Polss circa 1949, the former **Temple Sinai Synagogue** is an example of a mid-century modern building in the Upper North District that warrants consideration for placement on the Philadelphia Register of Historic Places. According to the American Architects and Buildings Database, Polss was born in Philadelphia, and received his early education at Southern High School and then graduated from University of Pennsylvania's architecture program in 1923. He then worked in the office of Hewitt & Ash, remaining there through 1925. There followed a series of engagements with Philadelphia offices, including: John Molitor, 1925-1926; Ralph Bencker, 1926-1929; Louis Magaziner, 1929-1933; the Public Works Administration, 1934-1940; the Ballinger Company, 1940-1942; Verus T. Ritter, 1942-1944; and finally Baader Young & Schulze. By 1940 he was occasionally citing his own firm; but most of his work was developed under the auspices of larger, better known offices. Around 1949 he and Louis Magaziner established a partnership which lasted roughly five years, producing at least one major commission, the Sidney Hillman Medical Center in Philadelphia.

Designed by Herman Polss in 1955, the former **Ezrath Israel Synagogue** is an example of a mid-century modern building in the Upper North District that warrants consideration for placement on the Philadelphia Register of Historic Places.

Designed by Louis Kahn in 1935-38, the **Ahavath Israel Synagogue** was Kahn's first independent commission. The salmon colored façade above the ground level is a circa 2000 change, as the building originally featured a consistent red brick façade. The building stands out as a mid-block anomaly among

a block of typical row homes. Kahn is widely considered to have been one of the most influential architects of the second half of the twentieth century throughout the world.



Philadelphia National Cemetery, Haines Street and Limekiln Pike. Source: <http://www.cem.va.gov/cems/nchp/philadelphia.asp>

Philadelphia National Cemetery was one of 14 national cemeteries established in 1862, and it was one of several established near large troop-recruitment and training areas. In its first year, the cemetery was composed of burial lots in seven different locations that were either donated to or purchased by the federal government. These were intended to be used specifically for soldiers who died in one of the many hospitals in the Philadelphia area. In 1885, the United States purchased a little over 13 acres from Henry J. and Susan B. Freeman to concentrate the scattered remains of soldiers into one geographic location. The remains were disinterred and consolidated at this location, occupied by Philadelphia National Cemetery today. Philadelphia National Cemetery was listed on the National Register of Historic Places in 1997.

Ivy Hill Cemetery in Cedarbrook features an impressive entrance gate and several smaller buildings within the cemetery ground, such as the former receiving vault (above right). In 1867, the City dedicated the grounds, converting former farmland into a non-sectarian country cemetery. Ivy Hill Cemetery remains an active non-sectarian cemetery.

Institutional Buildings

Goal: Survey and consider nomination of the following potentially eligible institutional buildings

Several **institutional buildings**, specifically public schools, in the Upper North Planning District that are not yet locally historically designated appear to merit consideration for listing on the Philadelphia Register.

The richly ornamented **John L Kinsey School** was designed by Henry DeCoursey Richards in 1915 in the Late Gothic Revival style, and is considered to represent one of his finest achievements in the late Gothic style. It is also among Richards' last designs for the Board of Public Education. The school was closed in 2013. The building is listed on the National Register of Historic Places as part of the Public School thematic historic district

Olney High School was designed by public school architect Irwin T. Catharine in 1930 in the Late Gothic Revival style. Catharine is best known for his design of the Administration Building for the Board of Public Education at 230-250 North 21st Street, designed in 1931. Olney High School is listed on the National Register of Historic Places as part of the Public School thematic historic district.

James Russell Lowell Elementary School was designed by Henry DeCoursey Richards in 1914 in the Classical Revival style. Richards was the chief draftsman for the Board of Public Education at this time. The building is listed on the National Register of Historic Places as part of the Public School thematic historic district.

Olney Elementary School was constructed in 1900-01 in the Colonial Revival style. An addition designed by architect Andrew Sauer was constructed in 1926. The building is listed on the National Register of Historic Places as part of the Public School thematic historic district.

William Rowen Elementary School was designed by public school architect Irwin T. Catharine in 1938 using a combination of Georgian Revival and Art Moderne styles of architecture. It is considered to be an example of Catharine's ability to utilize various architectural styles when designing numerous public school buildings in Philadelphia. The building is listed on the National Register of Historic Places as part of the Public School thematic historic district.

The former **Home for Orphans** of the Odd Fellows of Pennsylvania, at the intersection of West Cheltenham and Ogontz Avenues in West Oak Lane, was designed by Furness, Evans and Company in 1910 and constructed the following year. The building was sold in 1966 to the Mount Airy Church of God, which resulted in the addition to the south façade of the building. The website FrankFurness.org lists the Odd Fellows Orphanage as demolished, but the following website contains an image of the original elevation drawings by his office, which matches the extant building:

<http://www.worthpoint.com/worthopedia/1911-philadelphia-sliker-rppc-ground-405822345>

The ties to the office of Furness, Evans and Company warrant further research.

The Philadelphia Rifle Club (Philadelphia Schützen-Verein) was founded in 1846 and relocated to Olney in 1895, near North 8th Street and Tabor Road. Besides holding shooting events and festivals, it was also a German social club with a ladies social club component that was founded in 1914. The original clubhouse was destroyed by a fire in 1923, and a new clubhouse was completed the same year, designed by Carl P. Berger. That clubhouse is extant but altered. According to Berger's biography from the American Architects and Buildings database, a considerable amount of Berger's work is reflective of his connections with Philadelphia's German community. The clubhouse was sold in the 1980s to a Korean-American church.

An entrance gate and brick wall along Broad Street remain from the original construction of the historic **Widener Memorial Industrial Training School for Crippled Children**. The school still functions today as The Widener Memorial School, but the historic school buildings, designed by Horace Trumbauer in 1901-02, were replaced with modern buildings in the 1950s. The entrance gate is attributed to Samuel Yellin in several sources, and there is mention of a surviving 1904 stable building on the campus.

Residential Buildings

Goal: Survey and consider nomination of the following potentially eligible residential buildings

The Upper North District includes many **residential buildings**, showcasing a variety of architectural styles that may warrant designation individually or in groups, and are listed below. This is not an exhaustive list of all potentially historical significant residential buildings in the Upper North District, and many are included in the potential historic districts outlined earlier in this memo.



1035 W Cheltenham Avenue, 1977. Source: Temple University Libraries, Special Collections Research Center.

1035 West Cheltenham Avenue is cited in several sources as being the oldest structure in Oak Lane, with the potential for a portion of it to date to the 1600s, when it was a tavern. The building sits perpendicular to Cheltenham Avenue. The building is said to have 35 rooms and nine fireplaces, one of which is an inglenook fireplace and is said to be the oldest of its kind in Pennsylvania. Uses of the building allegedly include an inn for stagecoach travelers, a Quaker meetinghouse, a British outpost headquarters during the Revolutionary War, and home to numerous families. Owing to its age and potential significance related

to social history, the building at 1035 West Cheltenham Avenue may qualify for inclusion on the Philadelphia Register of Historic Places, and further research should be conducted to verify its history.

209 East Tabor Road is a vernacular Gothic Revival style residence which occupies a large corner lot in Olney. The building was owned by the Saint James Methodist Episcopal Church in the 1990s, who eventually sold it to a private owner, but the property went to Sheriff's Sale and sold in as-is condition in 2014.

The south side of the **1400 block of Green Lane** in Ogontz was developed circa 1860, and contains several early residential properties that warrant further research and consideration on the Philadelphia Register of Historic Places. Across the street from these properties is the DeBennetville Cemetery, listed on the Philadelphia Register of Historic Places in 1987.

The south side of the **1500 and 1600 blocks of Haines Street** in West Oak Lane retains several early residential buildings that face Northwood Cemetery. Many of the earliest houses in this neighborhood have been demolished, making those that remain all that more significant.

The 6800 block of North Franklin Street, just off of Oak Lane Avenue and immediately to the east of the railroad line, contains several historic residential buildings that retain integrity and may warrant further historical research.

The two residences at **6026 and 6028 North Park Avenue** in Fern Rock, just one block off of North Broad Street, were constructed circa 1865 and managed to survive wide-scale demolition that resulted in the loss of similar houses in the neighborhood.

The west side of the **5100 block of North Broad Street** in Logan features a row of ten twins that was constructed in the early 1900s, and is an example of the use of variation through alternating shaped cornice designs.

801-11 66th Avenue is a Colonial Revival-style apartment building constructed in 1914 of Wissahickon schist, featuring full-height porches in a classical style, designed by Alexander Mackie Adams. Several larger apartment buildings were being constructed in the southern section of the Oak Lane neighborhood at this time.

Suffolk Manor is a 1930 Tudor Revival apartment building located in the Ogontz neighborhood of the planning district. The building was listed on the National Register of Historic Places in 2002, under the criteria that the building is a distinctive example of Tudor Revival-style architecture adapted to a large apartment building. The architect for the project was Karl F. Otto, who also designed Norfolk Manor across the street to mirror this building, which was demolished in 1995. The building was rehabilitated in 2003.

515 West Godfrey Avenue was designed in 1940 by modernist architect Israel Demchick in the Bauhaus or International Style. The client was Dr. S. Simkins, who used the ground floor as his doctor's office, and lived in the remainder of the building.

1314 Oak Lane is an example of a mid-century modern residence, constructed in 1958 and designed by Irvin Cutler. The Preservation Alliance for Greater Philadelphia identified this property as part of their Mid-Century Modern Architectural Resources survey.

Commercial Buildings

Goal: Survey and consider nomination of the following potentially eligible commercial buildings

Several **banks, theaters, and other commercial buildings** stand in North Philadelphia, showcasing a wide variety of architectural styles. Some of these buildings that may be eligible for designation to the Philadelphia Register of Historic Places are listed below.

Constructed in 1888, the **Philadelphia Crematory at Cheltenham Hills Cemetery** is an impressive brick and stone structure, capped with a dome. The original building has received additions over time. The structure was built as both a crematory and a columbarium, run by the Philadelphia Cremation Society, an organization which formed in 1886 to advance the principles of cremation and to introduce the method of disposal to the masses. Its first cremation was done in 1888, and there was an average of two incinerations per week around this time.



Nestled into the intersection where Old York Road splits from North Broad Street, this former **Oak Lane State Bank** may meet one or more criteria for designation to the Philadelphia Register of Historic Places. The bank was designed by McLanahan & Bencker in 1922-23 using limestone in the Art Moderne style, which was a popular for bank buildings in the 1920s and 1930s.

The Greater Olney Branch of the Free Library moved into the building at North 5th Street and Tabor Avenue in 1949. The building was constructed prior for the Olney Bank and Trust Company, for which a ghost sign is visible on the side of the building.

The three-story **Bell Telephone office building** was designed by John T. Windrim in 1924. Windrim was the son of architect James H. Windrim, and he succeeded his father in their architectural firm. John T. Windrim was responsible for the design of more than 60 Bell Telephone buildings.

Ogontz Hall is a mixed-use residential and commercial building located at 7165-75 Ogontz Avenue, and is actually a complex of six distinct buildings unified by a common architectural treatment. The primary building is Ogontz Hall itself, a four-story apartment building with commercial at the ground floor. The remaining five buildings appear as an addition. It was designed by G. Harold Murphy and constructed in 1929. According to Dr. Richard Tyler, former Executive Director of the Philadelphia Historical Commission, Ogontz Hall is significant because it reflects a period of residential construction markedly different from earlier real estate endeavors. This change was caused by the advent of the large apartment building as a desirable place to live and by the increasing popularity of the automobile. Ogontz Hall is the largest of these apartment buildings in Oak Lane and is an early example of the type of apartment that began appearing in urban areas during the 1920s and early 1930s. Ogontz Hall is listed on the National Register of Historic Places.



North Broad Street was home to numerous bank buildings. Two examples of these are **the Beneficial Savings Bank** (above left), designed by Thalheimer & Weitz and constructed circa 1930, and the **Fern Rock Trust Company** (above right), designed by Norman Hulme and constructed in 1926.

The Broad St. Animal Hospital, located at 5907 North Broad Street, was designed by Silverman and Levy in 1937 as the Dr. Bachrach's Animal Hospital, using a Moderne architectural style. The building is still in use as an animal hospital, allowing the original sign to remain.

Industrial Buildings

Goal: Survey and consider nomination of the following potentially eligible industrial buildings

There are few **industrial buildings** remaining in the Upper North Planning District that document the industrial history of the area. Some of these buildings that may be worthy of further research are listed below.

The industrial building at **5331 North 10th Street** no longer manufactures bubble gum, but the sign remains to indicate the previous use of the building. The Fleer Company moved to this factory building in the early 1940s from a location at 10th and Diamond Streets, a building which no longer stands, and produced Chiclets and Dubble Bubble in this building until 1996.

The east side of the **4800 block of Stenton Avenue** contains several industrial buildings that may warrant further research. 4865 Stenton Avenue (above left) was used by William H. Rorer Inc. in 1960, a company that performed research on enzymes, analgesics, nonbarbiturate hypnotics and tranquilizers. Leeds & Northrup Company, manufacturers of electrical instruments, had a large industrial complex next door, of which one building seems to have survived (above right).

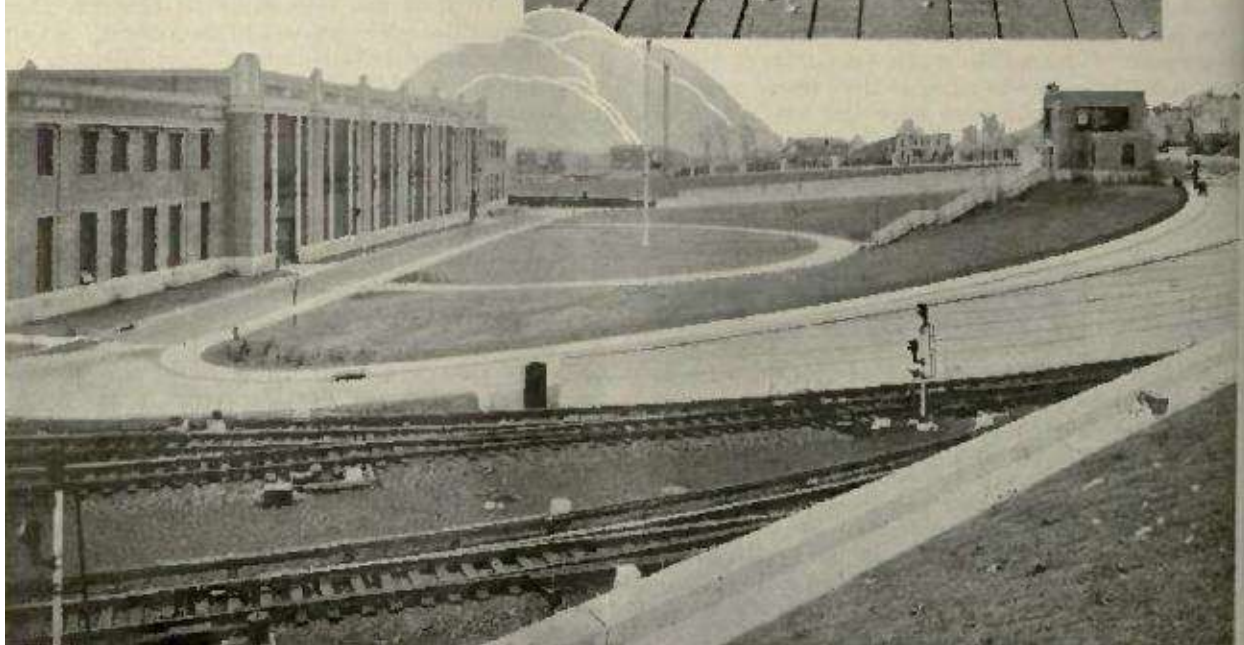
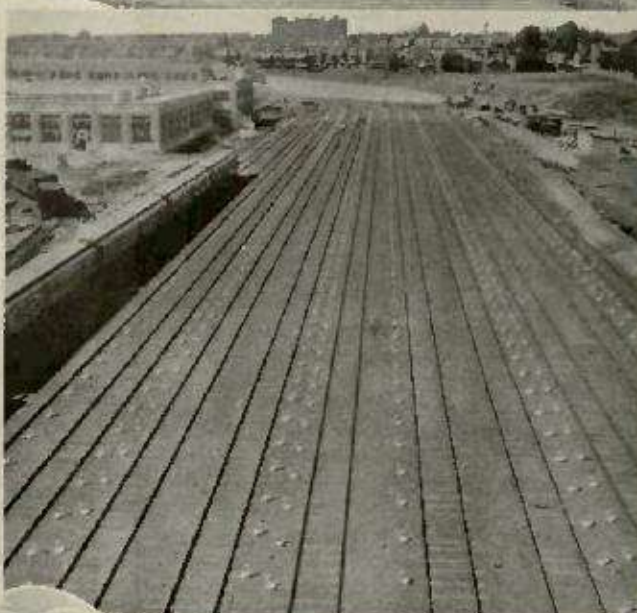
The **Proctor & Schwartz complex** was constructed circa 1920 at North 7th Street and Tabor Road in Olney. Proctor & Schwartz Electric Company began in 1885 as the Philadelphia Textile & Machinery Company. In 1920 it became Proctor & Schwartz, headquartered at the Olney facility. In 1928 it purchased Liberty Gauge and Instrument Company (of Cleveland, Ohio) and was then known as Proctor & Schwartz Electric Company. The company manufactured textile machinery.

The entrance building of the **Fern Rock Subway Shop and Yard** at North 11th Street and West Grange Avenue was constructed in 1929 and is considered notable for its successful architectural integration into the residential neighborhood surrounding the rail yard. According to a 1929 issue of *Electric Railway Journal*, "The pearl gray tapestry brick construction with white limestone trim, the diamond pattern in the panel over the doorway, the specially designed cartouche in this panel, the polished granite base, the iron gates in the doorway, the iron grille work in the narrow windows on each side of the doorway, the imposing gateway fixtures, the general shape of the building with its two wings, the walls projected to the driveway entrances and the iron gates for the driveway, all contribute to the pleasing effect obtained."



**Views of the
Fern Rock Terminal Yard
and Shops
of the
Broad Street Subway,
Philadelphia**

Above—The architectural detail of the entrance building with its limestone trim, polished granite base, doorway fixtures and grille work is typical of the attention paid to the design of all the buildings. At right—Eleven storage tracks are located on the north side of the general repair building, and land is available for fourteen more. This view, taken during construction, shows the white porcelain insulators before the contact rails were laid. Below—The landscaping of the area in front of the main building makes the terminal very distinctive.



Recommended Follow-Up

- Perform additional survey and research to produce a more comprehensive survey of historic resources in the Upper North District.
- Perform additional survey and research on proposed historic districts in East Oak Lane to refine proposed boundaries of designation.
- Consider individual designation of the most important historic sites.
- Pennsylvania Historical and Museum Commission should evaluate Philadelphia Historical Commission's list of potentially-eligible resources to determine if some resources are eligible for the National Register. This would be particularly useful for commercial and other income-producing properties as it may qualify those properties for rehabilitation tax credits.
- Properties that were determined eligible for the National Register more than five years ago should be resurveyed and evaluated by the State Historic Preservation Office to confirm their eligibility status. Additionally, previously identified but unevaluated resources should be surveyed and submitted to the Pennsylvania Historical and Museum Commission for evaluation.
- Ensure the preservation and re-purposing of existing historically significant buildings to further support the development of the commercial corridor.

DEMOGRAPHICS

SUMMARY

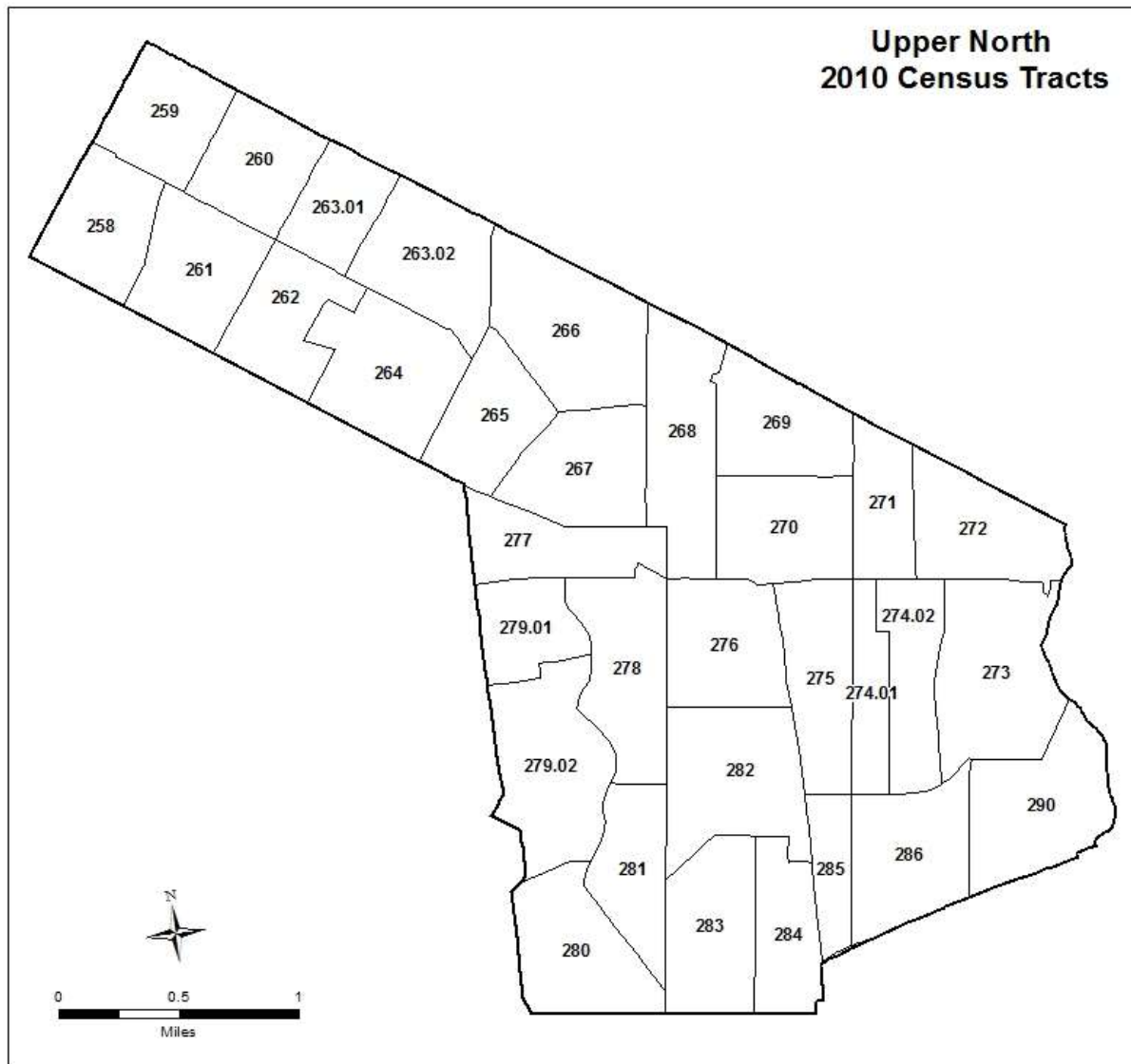
With more than 140,000 residents, the Upper North is the most populous of the City's 18 planning districts. However, the district's population has fallen by almost 25,000 since 1980, while at the same time it has become less racially homogeneous and increasingly foreign-born. The decline in total population has largely been a result of the steady loss of White population. Black residents now account for about 80 percent of the district's total population, up from 61 percent in 1980. Amidst this change, the foreign-born population has been growing rapidly in recent years.

DISTRICT BOUNDARIES FOR ANALYSIS

The Upper North District demographic analysis is based on data from the Decennial Census (1980-2010) and five-year data from the American Community Survey (ACS). Based on 2010 Census tract boundaries, the Census tracts generally associated with the neighborhoods of the Upper North district are:¹¹

- **Cedarbrook:** 258, 259, 260, 261, 262, 263, 263.01, 263.02 and 264
- **West Oak Lane:** 265, 266, and 267
- **East Oak Lane:** 268, 269, 270, 271, 272, 273, 274, 274.1, 274.02 and 275
- **Olney:** 273, 274, 274.01, 274.02, 275, 285, 286 and 290
- **Fern Rock:** 276
- **Ogontz:** 277, 278, 279, 279.01, 279.02,
- **Logan:** 280, 281, 282, 283, and 284

¹¹ Between the 2000 and 2010 Censuses, population levels exceeded Census standards for certain tracts, which were split. Tracts 263, 274 and 279 were split into the new tracts 263.01, 263.02, 274.01, 274.02, 279.01 and 279.02.



ISSUES AND OPPORTUNITIES

Despite a downward trend in the total population, growth is forecasted for the Upper North District beginning between the present and 2035. Two factors support this projection. First, the Upper North District's foreign-born population is rapidly growing, indicating a preference among some immigrant groups to settle in the district's neighborhoods. Second, the district has a higher-than-average percentage of population younger than 20 years of age. As this cohort begins to form households, it is likely that the district's birthrate will increase, thereby increasing the population over the long term.

While tracts in the Upper North have historically shown median household incomes that are lower than the citywide median, rates of owner-occupied housing, family households,¹² and long-term residents are higher than average. Housing vacancy rates are typically lower than average, and educational attainment levels have increased in most census tracts in the district. However, it should be noted that a geographic divide exists between the northern and southern areas of the district. Areas in the south of the district generally have more foreign-born population, poverty, and unemployment, while areas in the north have a higher number of older, long-term residents, with higher incomes and educational attainment levels.

Homeownership rates are above the citywide average. Unfortunately, a large percentage of owners and renters are burdened by housing costs, with owners paying an average 36.1 percent of their household income for housing costs and renters paying 64.5 percent of their household income for rental costs. Employment and income gains for both new and existing households will be needed to reduce housing burdens and increase resources for housing maintenance and modernization.

¹² A family or family household is defined by the United States Census Bureau for statistical purposes as "a householder and one or more other people related to the householder by birth, marriage, or adoption."

Table 17. Major Demographic Indicators – Upper North District

Trend Data Upper North District	1980	%	1990	%	2000	%	2010	%	2010 Citywide	%
Total Population	169,182		161,745		154,560		144,381	9.46% of Citywide	1,526,006	
White	58,419	34.53%	34,243	21.17%	15,440	9.99%	9,904	6.86%	626,221	41%
Black	102,802	60.76%	112,594	69.61%	119,473	77.30%	115,269	79.84%	661,839	43%
Asian	3,677	2.17%	8,983	5.55%	9,535	6.17%	8,607	5.96%	96,405	6%
Other Race	3,920	2.32%	5,925	3.66%	6,202	4.01%	6,329	4.38%	90,731	6%
Latino (any Race)	5,242	3.10%	9,653	5.97%	10,967	7.10%	12,587	8.72%	187,611	12%
HH Population	167,323	98.90%	159,214	98.44%	150,992	97.69%	141,618	98.09%	1,468,623	96%
GQ Population	1,859	1.10%	2,531	1.56%	3,568	2.31%	2,763	1.91%	57,383	4%
Total HUs	62,321		60,901		59,307		59,210	8.83% of Citywide	670,171	
Vacant HUs	3,612	5.80%	5,503	9.04%	4,860	8.19%	5,173	8.74%	70,435	11%
Occupied HUs	58,709	94.20%	55,398	90.96%	54,447	91.81%	54,037	91.26%	599,736	89%
Owner Occup	41,939	71.44%	39,702	71.67%	37,856	69.53%	34,958	64.69%	324,536	54.11%
Renter Occup	16,770	28.56%	15,696	28.33%	16,591	30.47%	19,079	35.31%	275,200	45.89%
Avg. HH Size	2.85		2.87		2.77		2.62		2.45	
Median Age	30.95		N/A		35.50		38.10		33.5yrs	
Age <20	55,954	33.07%	50,588	31.28%	49,479	32.01%	41,310	28.61%	400,817	26.27%
20 to 44	62,754	37.09%	62,656	38.74%	53,483	34.60%	46,889	32.48%	581,102	38.08%
45 to 64	31,274	18.49%	30,781	19.03%	35,207	22.78%	38,309	26.53%	358,778	23.51%
65+	19,200	11.35%	17,720	10.96%	16,391	10.60%	17,873	12.38%	185,309	12.14%
Median HH Income	Census 1980 \$15,447		Census 1990 \$28,111		Census 2000 \$34,054		ACS 10_14 \$37,083		ACS 10_14 \$37,460	
% 4yrs+College	9.94%		12.69%		11.92%		15.37%		24.51%	
%Unemployed	10.91%		9.76%		11.89%		19.50%		14.85%	
%Poverty	15.66%		15.34%		18.80%		24.99%		26.68%	
%HH No Car	N/A		N/A		31.04%		31.44%		32.77%	

POPULATION

As of 2010, the Upper North District is the most populous district in the City, with a total population of 144,381 people, or about 9.5 percent of the City's total population. This figure represents a decline of almost 25,000 residents between 1980 and 2010. In 1980, the Upper North District's Total Population was 34.53 percent White, 60.76 percent Black, 2.17 percent Asian, 2.32 percent Other Race and 3.10 percent Latino. As of 2010, the district's Total Population was 6.86 percent White, 79.84 percent Black, 5.96 percent Asian, 4.38 percent Other Race, and 8.72 percent Latino.

Out of all racial groups represented in the district, the White population has undergone the most dramatic change in the form of a drastic decline between 1980 and the present. Since 1980, White population has steadily decreased as Latino and Other Race population in the Upper North District consistently increased. Asian and Black population increased between 1980 and 2000 after which populations in these race categories began to decrease.

Since 1980, the Upper North District has had a majority Black population. Despite recent losses of Black population, the district still maintains a majority (about 80 percent in 2010) Black population. The largest increase in Black population occurred between 1980 and 1990, when Black population increased 9.52 percent or, by 9,792 people. Between 1990 and 2000 Black population increased 6.10 percent or by 6,879 people. Between 2000 and 2010 Black population decreased 3.52 percent or by 4,204 people.

Asian population in the district peaked and then declined slightly since 1980. The largest increase in Asian population occurred between 1980 and 1990, when the district's Asian population increased 143 percent (5,256 people). Between 1990 and 2000, Asian population increased 6.14 percent (552 people). Between 2000 and 2010, Asian population decreased 9.73 percent (928 people).

The largest numeric increase in Other Race population occurred between 1980 and 1990, when Other Race population increased by 51.14 percent, or 2,005 people. From 1990 and 2000, the Other Race population increased 4.67 percent (277 people). Between 2000 and 2010, Other Race population increased 2.04 percent or, by 127 people.

Although the Latino population count remains relatively small, it has steadily increased. From 1980 to 1990, the district's Latino population increased 25.3 percent (94 people). Between 1990 and 2000, the district's Latino population increased 90.7 percent (422 people). The largest increase in Latino population occurred between 2000 and 2010, when Latino population increased by 431 people (48.6 percent).

Group Quarters Population

Total Population is comprised of population in households and population in group quarters. As of 2010, 98.9 percent (141,618 people) of the population in the Upper North District lived in Households, with 1.9 percent (2,763 people) of the population living in Group Quarters. Group quarters include dormitories, nursing homes, and group homes. Between 1980 and 2000, the number of people living in group quarters in the district increased. However, between 2000 and 2010 group quarter population in the district decreased 22.6 percent or, by 805 people. The district's 2010 group quarters population remains below

the citywide average. Citywide, 3.6 percent of the population lived in Group Quarters in 2010, with 96.4 percent of the population living in Households.

The group quarters population in the Upper North District is heavily concentrated in just four tracts. Tract 279.02, with 1,688 persons in group quarters, is home to LaSalle University. Group quarters populations in tracts in East Oak Lane and near Einstein are higher than average for the district. Since 1980, Group Quarters population has steadily declined.

Population by Age

As of 2010, the Upper North District's median age of 38.1 years was significantly higher than the citywide median of 33.5 years. Over the past thirty years, under-20 and 20-44 age cohorts in the Upper North have steadily declined, while population in the 45 to 64 age cohort has steadily increased. After several decades of decline, between 2000 and 2010, the population 65 years and older also increased.

In 2010, the combined working-age population of the district, including the 20 to 44 and the 45 to 64 age cohorts, was 59.0 percent of the population compared to the citywide total of 61.6 percent. Over the next few decades, the Upper North will need to retain its younger population as it ages and begins to form households, and will need to attract new, working-age households from outside the district, in order to maintain the district's vitality and to fill housing units once occupied by older residents.

In 2010, population under 20 years of age comprised 28.6 percent of the Upper North District's total population. The 20-to-44 age cohort stood at 32.4 percent, while population 45 to 64 years old comprised 26.5 percent of the total population. Population 65 years and older comprised 12.4 percent. Despite overrepresentation in the under 20 and over 45 categories and underrepresentation in the 20-to-44 category, distribution of age in this district is largely consistent with that of the city as a whole.

The median age in the Upper North District increased from 35.5 years to 38.1 years between 2000 and 2010. The current figure is considerably higher than the citywide median age of 33.5 years. In 2010, the median age for population by census tract ranged from a low of 28 years old in census tract 284 (Logan) to a high of 48.4 years old in census tract 261 (Cedarbrook). The census tracts with the highest percentage of population under the age of 20 were clustered in the southern portion of the district.

Foreign-Born Population

The foreign-born population in the Upper North district, at 13.2 percent, comprises only a slightly higher share than the citywide average of 12.7 percent. However, because the Upper North District has the largest population of all the planning districts, that percentage represents 19,063 people, the fourth largest number of foreign-born residents behind the South District (22,633 people, 17.0 percent), the Central Northeast (21,216 people, 27.1 percent), and the Upper Far Northeast (19,959 people, 29.4 percent).

Foreign-born population in the district is rapidly growing. From the 2007-2011 ACS to the 2010-2014 ACS, the district's foreign-born population increased 20.6 percent. The foreign-born population in the Upper North District is also very visible, with a large number of immigrant-managed businesses along the commercial corridors. The majority of the Upper North District's foreign-born population is from Asia, Latin America, and the Caribbean. Of the Upper North District's total foreign-born population, 49.9 percent are from Latin America and the Caribbean, 32.0 citywide); 40.5 percent are from Asia (40.1 percent citywide); 7.3 percent are from Africa, (9.3 citywide); and 2.1 percent are from Europe (18.2 citywide). The Upper North District has the highest number of foreign-born population from Korea of any district in the city. It also has the second highest number foreign-born population from the Caribbean. The main source countries for Upper North District's foreign-born are listed below.

Table 18. Upper North District Foreign Born Population	2007-2011 Number	2007-2011 Percent	2010-2014 Number	2010-2014 Percent
Foreign Born as % of Total Population	15,800	10.60%	19,063	13.20%
Source Country				
Vietnam	2,275	14.40%	2,517	13.20%
Haiti	1,499	9.49%	2,282	11.97%
Jamaica	2,016	12.76%	2,233	11.71%
Cambodia	1,462	9.25%	1,724	9.04%
Dominican Republic	1,106	7.00%	1,565	8.21%
Korea	768	4.86%	1,517	7.96%

The largest number and percentage of foreign-born population in the Upper North District live in tracts in Olney. The only census tract with a large number of foreign-born population not in Olney is census tract 271, in East Oak Lane.

HOUSING

Between 2000 and 2010, the Upper North District's Household population decreased 6.2 percent (9,374 people). However, during this time the number of occupied housing units remained roughly the same. With far fewer residents living in essentially the same housing stock, the average household size decreased from 2.77 persons per household in 2000 to 2.62 in 2010. (See also Housing section of Neighborhoods memo)

As of 2010, the Upper North District's vacancy rate was below the citywide average. The percentage of owner-occupied housing units in the district has slightly declined while the percentage of renter occupied housing units slightly increased. This is consistent with citywide and national trends. Despite these decreases, the Upper North District maintains an above-average percentage of owner-occupied units and a below-average housing vacancy rate.

Housing Units and Occupancy

Between 2000 and 2010, the number of housing units in the Upper North District declined only marginally by 97 units. Over this period, the housing vacancy rate increased from 8.2 percent to 8.7 percent. The number of vacant housing units increased in about a third of the census tracts in the district. The citywide housing vacancy rate remained stable over this period at about 11 percent. In 2010, census tracts in the Upper North District with particularly high vacancy rates were clustered in Logan, Ogontz, Fern Rock, and East Oak Lane.

The tendency towards owner-occupancy in the Upper North has been gradually eroding throughout the district. In 2010, the homeowner occupancy rate in the Upper North District was 64.7 percent, with a renter occupancy rate of 35.3 percent. In 2010, the citywide homeowner occupancy rate was 54.1 percent, and the citywide renter occupancy rate was 45.9 percent. Most census tracts in the district with high percentage of owner-occupied housing units were in Cedarbrook. Census tract 266 in West Oak Lane also shared a high percentage (81.8 percent) of owner-occupied units.

Between 2000 and 2010, renter occupancy rates in the Upper North District increased by 15 percent. The number of renter-occupied units increased in nearly every census tract in the district. In 2010, the census tracts with the highest percentage of renter-occupied housing units were in East Oak Lane, Olney, Logan, and Ogontz.

As would be expected with the increase in the senior population in the Upper North District, the number of senior homeowners in the district also increased. Between 2000 and 2010, the number of units in the Upper North District occupied by senior citizens rose from 23.3 percent to 27.3 percent, comparable to citywide rate of 27.2 percent. In 2010, the census tracts with the highest percentage of senior homeowner units were all located in Cedarbrook.

The number of senior renters in the Upper North District also increased. As of 2010, 13.4 percent of all rental units in Upper North District were occupied by senior citizens, up from 11.6 percent in 2000. In 1990, 15.5 percent of all the rental units in the district were occupied by senior citizens. In 2010, the census tracts with the highest percentage of senior-occupied rental units were in Ogontz, Logan, and Cedarbrook.

Housing Costs

Research indicates that renters generally bear a higher housing cost burden than owners. Housing costs in excess of 30 percent or more of household income are considered a burden. Consistent with citywide and national trends, renters in the Upper North District are much more burdened by housing costs than owners according to 2010-2014 ACS 5-Year estimates.

The housing cost burden for renters in the Upper North District remains significantly higher than the citywide average. Based on 2010-2014 ACS 5-Year estimates, 61.5 percent of all renter occupied households in the district pay 30 percent or more of their household income for gross rent, while citywide, only 52.6 percent of renter occupied households pay 30 percent or more. Renter households

paying the highest percentage of their household income for gross rent are in census tracts in Ogontz, Logan, Olney, West Oak Lane, and Cedarbrook.

The housing cost burden for owners in the Upper North District is higher than the citywide average housing costs for owners. The 2010-2014 ACS data reports that 36.9 percent of all owner-occupied households in the district pay 30 percent or more of their household income for monthly housing costs. Citywide, 31.9 percent of owner-occupied households pay 30 percent or more of their household income for monthly housing costs.

Homeowners with mortgages are more burdened than homeowners without mortgages. In the Upper North District, owner-occupied housing units with mortgages pay 35.1 percent of their household income for monthly housing costs, while owner-occupied housing units without mortgages only pay 22.2 percent of their household income for monthly housing costs. Citywide, owner-occupied housing units with mortgages pay 38.8 percent of their household income for monthly housing costs, while owner-occupied housing units without mortgages only pay 21.6 percent of their household income for monthly housing costs.

According to 2010-2014 ACS data, census tracts in the district with the highest percentage or number of owner-occupied households paying 30 percent or more of their income for monthly housing costs are in census tracts in Logan, Cedarbrook, and Olney.

Household Size and Composition

Average household sizes in the Upper North District are slightly larger than the citywide average. In 2010, the average household size in the district was 2.62 persons per household, compared to the citywide average household size of 2.45 persons per household. Household sizes in the district range from a low of 2.14 persons per household in tract 261 (Cedarbrook) to a high of 3.18 persons per household in tract 287 (Olney).

The Upper North District has consistently had a lower percentage of one-person households than the city as a whole. In 2010, 29.3 percent of all households in district were one-person households compared to 34.1 percent citywide. In 1980, 24.2 percent of all households in the district were one-person households compared to 28.8 percent citywide.

Corresponding to the relative paucity of one-person households, the Upper North District has an above-average percentage of family households.¹³ Based on 2010-2014 ACS 5-Year Estimates, 62.06 percent of all households in the Upper North District were family households and 37.9 percent were non-family households. Citywide, 53.13 percent of all households were family households and 46.9 percent were non-family households. The tracts in the district with the highest percentage of family households were clustered in Olney.

Based on 2010-2014 ACS 5-Year estimates, 89.5 percent of the non-family households in the Upper North District were one-person households (or householders living alone). This is slightly higher than the

¹³ A family or family household is defined by the United States Census Bureau for statistical purposes as “a householder and one or more other people related to the householder by birth, marriage, or adoption.”

citywide average of 84.2 percent. Based on the 2010-2014 ACS data, census tracts in the district with the highest percentage or number of non-family/one-person households (or householders living alone) are in Cedarbrook, Olney, and West Oak Lane.

Between 2000 and 2010, the number of female-headed households in the Upper North District declined drastically. As of 2010, 30.9 percent of all households in the district were female-headed households, down from a peak of 47.1 percent in 2000. In 2010, 22.5 percent of all citywide households were female headed compared to 22.3 percent in 2000. The district's share of female-headed households was 41.66 percent in 1990 and 36.53 percent in 1980. In 2010, census tracts in the district with high percentages of female-headed households are in Logan, Ogontz, and Olney.

Based on 2010-2014 ACS 5 Year Estimate data, 29 percent of the population in the Upper North District are considered long-term residents, who have resided in the District since 1989 or earlier. Citywide, 21.9 percent of the population resided in Philadelphia since at least 1989. The census tracts in the district with an above-average percentage of population who are long-term residents are in West Oak Lane, Cedarbrook, and Logan.

Based on 2010-2014 ACS data, 19.3 percent of the population in the Upper North District moved to the District in 2010 or later, compared to 25.8 percent citywide. The census tracts in the district with the highest percentage of population who moved to the district in 2010 or later are in Ogontz, and East Oak Lane. 34.7 percent of Upper North District residents moved to the area between 2000 and 2009.

Age of Housing

Based on 2010-2014 ACS 5-Year estimates, 32.3 percent of the housing units in the Upper North District were built before 1939, which is slightly lower than the citywide average of 39.7 percent. The district has a higher-than-average share of homes built during the nationwide housing construction boom of the postwar period. Neighborhoods developed during this time include Cedarbrook and Melrose Park Gardens.

- 23.08 percent of the units were built between 1940 and 1949, compared to 15.3 percent citywide.
- 25.72 percent of the units were built between 1950 and 1959, compared to 16.6 percent citywide.

Beginning in 1960, housing construction leveled off as developable land became scarce.

- 9.54 percent of the units were built between 1960 and 1969, compared to 10.8 percent citywide
- 4.46 percent of the units were built between 1970 and 1979, compared to 6.8 percent citywide.
- 1.98 percent of the units were built between 1980 and 1989, compared to 3.9 percent citywide.
- 1.89 percent of the units were built between 1990 and 1999, compared to 2.8 percent citywide.
- 0.97 percent of the units were built between 2000 and 2009, compared 3.4 percent citywide.
- 0.01 percent of the units were built in 2010 or later, compared to 0.4 percent citywide.

EDUCATIONAL ATTAINMENT

Historically, the Upper North District has had below-average percentages of population 25 years and older with 4 years or more of college. Since 1980, educational attainment levels in the district have increased,

but still remain well below the citywide average. In 1980, 9.94 percent of the total population 25 years and older had 4 years or more of college, compared to 11.1 percent citywide. In 1990, the figures increased to 12.69 percent in the district and 15.2 percent citywide. In 2000, the district figure plateaued at 11.92 percent, while the citywide figure continued to increase, 17.8 percent. The most recent 2010-2014 ACS estimates showed an increase in educational attainment levels in the Upper North District, with 15.3 percent of the population 25 years and older reporting 4 years or more of college. This is a significant increase from 2000, but college-level educational attainment still lags behind the citywide average of 24.5 percent.

UNEMPLOYMENT

In 1980 and 1990, the district's unemployment rates were 9.76 percent and 10.91 percent respectively.¹⁴ These were close to contemporary citywide averages of 9.7 percent and 11.4 percent. However, since 2000, the unemployment rate in the Upper North District has increased substantially, outpacing the citywide average. In 2000, the Decennial Census-reported unemployment rate in the Upper North District was 11.89 percent, compared to the citywide unemployment rate of 10.9 percent. Based on 2010-2014 ACS estimate data, the unemployment rate in the District was 19.50 percent, considerably higher than the reported citywide unemployment rate of 14.8 percent. According to 2010-2014 ACS estimates, the census tracts with the highest unemployment rates or the most unemployed people were clustered in Logan, Ogontz, and Olney.

POVERTY

Historically, the Upper North District has had below-average poverty rates. However, over the past few decades, poverty rates in the district have steadily increased. While the District as a whole currently registers a poverty rate of 25.0 percent, just below the citywide poverty rate of 26.5 percent, poverty rates in the district range widely from a low of 4.86 percent in census tract 258 (Cedarbrook), to a high of 49.8 percent in census tract 279.02 (Ogontz).

VEHICLE AVAILABILITY

District households without access to cars has remained stable. In 2000, 31.04 percent of all households in the district did not have a vehicle available, compared with 35.7 percent Citywide. According to 2010-2014 ACS estimates, 31.44 percent of all households in the Upper North District did not have a vehicle available to their household, compared with 32.7 percent Citywide.

MEDIAN HOUSEHOLD INCOME

¹⁴ The ACS estimate from the U.S. Census Bureau varies from other sources of data, such as the U.S. Bureau of Labor Statistics (BLS). The unemployment rate is calculated based on population over the age of 16 years old in the labor force.

According to 2010-2014 ACS estimates, the median annual household income in the Upper North District was \$37,083 dollars, which is close to the citywide median of \$36,255. Median household incomes in the Upper North District ranged from a low of \$21,230 in census tract 283 (Logan) to a high of \$58,947 in census tract 60 (Cedarbrook).

Table 19. Median Household Income by Census Tract, 1979-2014 (not inflation-adjusted)				
Census Tracts	Median HH Income 1979	Median HH Income 1989	Median HH Income 1999	Median HH Income ACS 2010- 2014
258	\$20,949	\$40,500	\$42,407	\$52,042
259	\$17,549	\$30,903	\$38,520	\$41,042
260	\$18,524	\$35,355	\$45,764	\$58,947
261	\$21,345	\$36,635	\$39,018	\$49,156
262	\$20,169	\$38,578	\$43,935	\$51,122
263	\$16,525	\$33,972		
263.01			\$48,358	\$40,808
263.02			\$38,444	\$40,152
264	\$17,532	\$33,871	\$42,163	\$39,145
265	\$14,222	\$31,647	\$33,878	\$36,818
266	\$15,334	\$31,463	\$36,226	\$39,500
267	\$16,517	\$30,367	\$33,602	\$32,593
268	\$13,184	\$27,547	\$29,839	\$34,366
269	\$18,689	\$30,885	\$50,179	\$54,783
270	\$18,701	\$31,971	\$39,712	\$55,542
271	\$15,745	\$23,036	\$38,477	\$43,342
272	\$18,278	\$33,157	\$40,652	\$48,045
273	\$15,560	\$28,674	\$29,566	\$48,272
274	\$14,411	\$24,924	\$32,885	
274.01				\$26,927
274.02				\$39,653
275	\$15,744	\$29,036	\$33,953	\$38,554
276	\$14,586	\$24,903	\$31,316	\$28,438
277	\$12,129	\$21,374	\$23,698	\$22,320
278	\$13,008	\$24,146	\$25,690	\$29,970
279	\$12,039	\$21,359	\$26,524	
279.01				\$32,252
279.02				\$27,604
280	\$12,221	\$20,191	\$28,281	\$24,381
281	\$12,645	\$25,566	\$36,129	\$37,083
282	\$12,145	\$19,028	\$29,142	\$28,469
283	\$11,981	\$22,883	\$24,725	\$21,230
284	\$12,649	\$19,387	\$29,143	\$25,610
285	\$13,854	\$24,494	\$34,054	\$30,776
286	\$13,279	\$21,330	\$27,648	\$26,778
290	\$16,216	\$26,595	\$34,676	\$36,148
Districtwide	\$15,477	\$28,111	\$34,054	\$37,083
Citywide	\$16,388	\$30,140	\$29,839	\$36,255

Note: The historic data has not been adjusted for inflation.

HEALTHY COMMUNITIES

Philadelphia2035 Citywide Vision Goal: Improve neighborhood livability.

SUMMARY OF EXISTING CONDITIONS

General Health. Average life spans for District men and women are 71 years and 79 years, respectively (Vital Stats 2012), which is roughly equal to the citywide averages for men and women. The citywide average for men is six years less than the national average.

In a widely-distributed bi-annual survey, Upper North District residents were slightly more likely to report that their health was fair or poor (25%) than were residents citywide (23%) (PHMC 2012).

Obesity and Diabetes. Adults who are overweight have an increased chance of developing chronic diseases. Adult obesity prevalence in the district (35%) is higher than the citywide average (31%), and the national average (28%). Adult diabetes prevalence in the District (22%) is also relatively high (16% Citywide).

KEY ISSUES

- **Health Outcomes** – The Upper North District struggles with relatively high rates of adult obesity, diabetes, and hypertension. Diabetes is of particular concern. Affecting 22.1% of Upper North residents, the disease is associated with health risks such as heart disease, among others.
- **Physical Health Determinants** – Our spatial analysis of contributing health factors indicates that large sections of Cedarbrook, in the Northwest section of the District, exhibit poor access to healthy foods, recreation sites, and public transportation options.
- **Social Health Determinants** – The district has relatively high rates of violence, including homicide and gun violence, which detracts from the ability to access needed services or to engage in recommended amounts of physical activity.

MAJOR OPPORTUNITIES

Strong Social Capital – Strong social capital, or community cohesiveness, correlates with better overall health outcomes and quick recovery from health issues. Social capital helps create a watchful eye for individuals in need, and can help to repel unhealthy developments from the community. The District's social capital (reporting "yes" to having worked with neighbors to improve the neighborhood on PHMC survey) at 70%, is among the highest for the City's Planning Districts. Social capital tends to be higher in non-transitioning communities. The District's strong social capital probably helps to prevent its high rates of obesity, hypertension and diabetes from having a greater impact on life expectancy.

Local Healthcare Providers – The Upper North contains or is adjacent to over 5 healthcare providers, including the large Einstein Medical Center. Many of these health service providers may engage in social

or community outreach activities that can reinforce City Planning efforts to improve the built environment. Further research into this area may provide opportunities for collaboration.

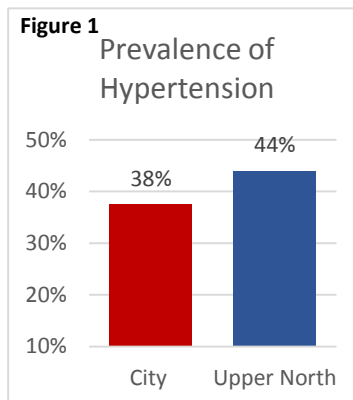
CHRONIC DISEASE

Chronic diseases, defined as long-lasting conditions that can be controlled but not cured, are the leading causes of death and disability in the United States. Chronic disease conditions are pervasive and costly, but the impact of these conditions can be remediated through lifestyle and environmental changes. Adult and childhood obesity have reached epidemic proportions in the United States, a risk factor for other chronic diseases.

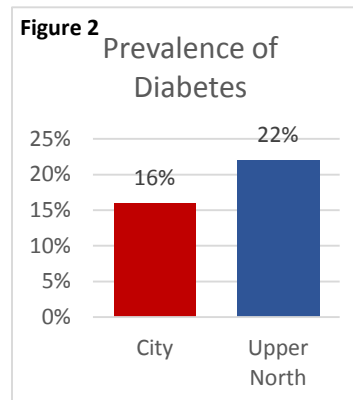
Cardiovascular disease. Heart disease is the number one cause of death globally, in the U.S., and in Philadelphia. Unhealthy diet, physical inactivity, and tobacco and alcohol use are the leading risk factors for CVD. Citywide an average of 38.2% of residents suffer from hypertension. The Upper North exceeds this average, reaching over 44% of residents affected (PHMC, 2012). Despite this high rate, the number of premature deaths from CVD in the district is relatively low in comparison to other districts (PHMC, 2012).

Diabetes. Obesity and lack of physical activity are major risk factors for type 2 diabetes, which makes up the vast majority of diabetes cases. The Upper North has the third highest rate of diabetes in the city, eclipsed only by the Lower Northeast and West Park districts. With 22% of residents affected, it is 6% higher than the Citywide average (PHMC, 2012). Diabetes can lead to complications including, heart disease, blindness, kidney failure, and amputation.

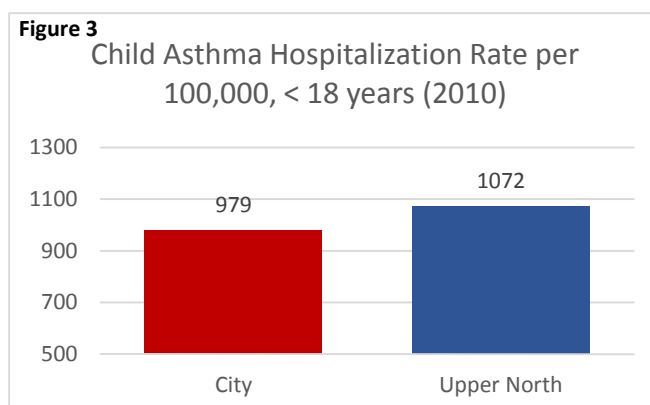
Respiratory Health. The Citywide average for asthma hospitalizations for children is 979 cases per 100,000 children. The Upper North reports 1,072 cases of child asthma hospitalization per 100,000 children (PHC4, 2012). Airborne particulates, tobacco exposure, workplace emissions, and allergens contribute to increased asthma rates and trigger attacks. Asthma attacks are also linked to high ozone levels, which are especially high in Philadelphia due in part to auto emissions.



Source: Public Health Management Corporation (PHMC) Household Health Survey



Source: Public Health Management Corporation (PHMC) Household Health Survey

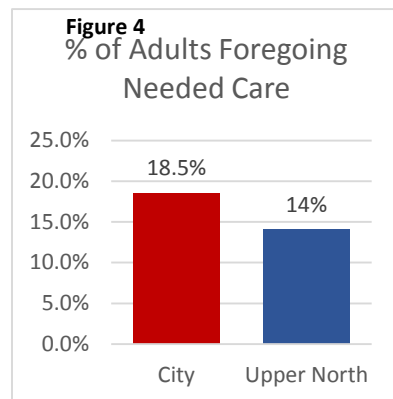


Source: Pennsylvania Health Care Cost Containment Council

PHYSICAL DETERMINANTS OF HEALTH

Also referred to as “environmental risk factors for chronic disease”, the causal relationships between built environment conditions and health outcomes is well documented. Access to care, poor nutrition, and lack of physical activity are each key health risk behaviors that can be modified to improve health.

Access to Care. The Upper North reports about 14% of adults foregoing needed health care, lower than the citywide average of 18.5%. Despite this positive indicator, the percentage of uninsured adults is the same as the citywide average of 18.5% (PHMC, 2012). Additionally, unemployment in the District is high, at 16.1% of residents (ACS 2007-2011).



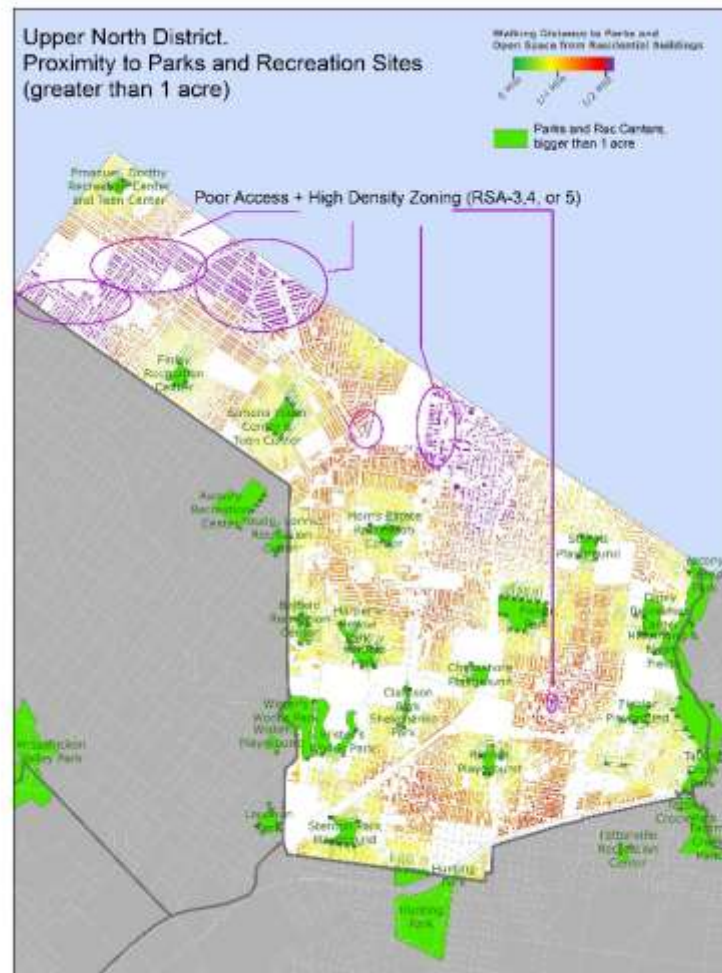
Source: Public Health Management Corporation (PHMC) Household Health Survey

‘Access’ is also defined by proximity. The Upper North has proximal access to a range of health facilities. Health Center 9 is located less than a mile outside of the District. Mt Pleasant Medical Center, Rising Sun Health Center, and Cooke Family Health Center are Federally Qualified Health Centers located within the District. Two more, Covenant House Health Services and Esperanza, Hunting Park, are located just outside of the District. Einstein Medical Center is a major full-service hospital located in the geographic heart of the District. As a further indicator of sufficient access to health care, screenings for colonoscopy and HIV are relatively high for this District.

Access to Healthy Foods. Currently, the most reliable indicator is the Health Department’s bi-annual *Access To Healthy Foods* report. Their report looks at the geographic distribution of food source types, in relation to clusters of residents in poverty, who are considered to be less likely to own a car. East Oak Lane, Logan, and West Oak Lane near Stenton Ave are all communities with few to no healthy food choices nearby, and high rates of poverty. Good access to healthy foods is found along Cheltenham Ave, Olney Ave, N Broad St, and throughout the Olney and Fern Rock neighborhoods. Please refer to the Healthy Foods section of the Neighborhood memo for a more detailed analysis.

Access to Physical Activity.

There is an abundance of open space and recreation centers of all different types and sizes offering a wealth of programming to Upper North residents. However, due to the clustering of these amenities, residents in some areas find themselves beyond a 10-minute walk to a park or recreation center. Philadelphia2035 states as an objective that every resident will live within a ½ mile, or a 10-minute walk, to a park or recreation center. In Figure 5, the purple areas represent residential units that don't achieve this objective. "High density" zones are called out in the map to highlight areas where with poor access to parks overlaps areas where small yards are common. Access is also impacted by the quality of services offered. PCPC's 2016 facilities' inventory of the district suggests that many of these recreation centers are in poor shape.



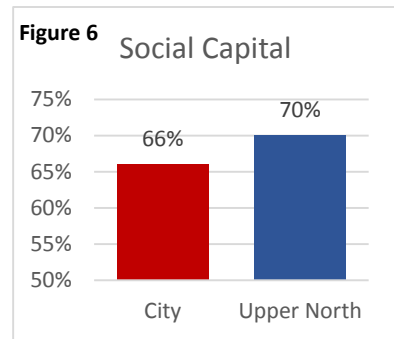
Active Transportation. Another major source of physical activity is one's travel mode. Driving from origin to destination is considered to be the least healthy mode of travel, combining walking with transit is healthier, and walking or biking even more healthy. Proximity to public transit amenities are approximate indicators of their use. The Broad Street Line has 4 stations serving the lower half of the District. The northern sections are well-served by bus routes that connect with the Broad Street Line stations. Bike commuting to work is extremely rare in the district (see Transportation Memo).

SOCIAL / COMMUNITY-BASED DETERMINANTS OF HEALTH

Violence. Violence and perceptions of violence can be a deterrent to being physically active and utilizing otherwise accessible health amenities in the District. Homicides and gun violence (over age 19) are both high in the district compared to the citywide average (Vital Stats 2010).

Illicit Drugs. At 10 per 10,000, the District has less than its share of EMS calls for overdoses or poisonings per resident (19 per 10,000 residents).

Social Capital. Community connectedness is associated with improved health outcomes. Social capital is measured here by responses to the self-survey question: “% reporting ‘yes’ to neighbors having worked together”. The Citywide average in 2012 was 66%. The highest percent was from the Upper Northwest District, with 80%. The Upper North District scored 70%, which suggests that social capital is a strength of the District (PHMC 2012).



Source: Public Health Management Corporation (PHMC) Household Health Survey

RECOMMENDED FOLLOW-UP

- Analyze commuting patterns to determine appropriate physical improvements to the bicycle network.
- Update the current inventory of food stores, being sure to capture recent supermarket closings, and the market for new stores.
- Identify recreational activities in the north part of the District. Are school yards open to the community? White spaces in the northwest section may be passive open spaces (cemeteries, churches). Are there Montgomery County sites that people utilize?
- Investigate possibilities for health-focused collaboration with healthcare providers such as Einstein.

SOURCES

PHMC. Public Health Management Corporation. Southeastern PA Household Health Survey. 2012
Vital Stats. PA Department of Public Health. Health Statistics and Research
DDC. Philadelphia Department of Public Health. Division of Disease Control.
School District of Phila. School District of Philadelphia. Office of Strategic Analytics
EHS. Philadelphia Department of Public Health. Emergency Health Services
PHC4. Philadelphia Health Care Cost Containment Council