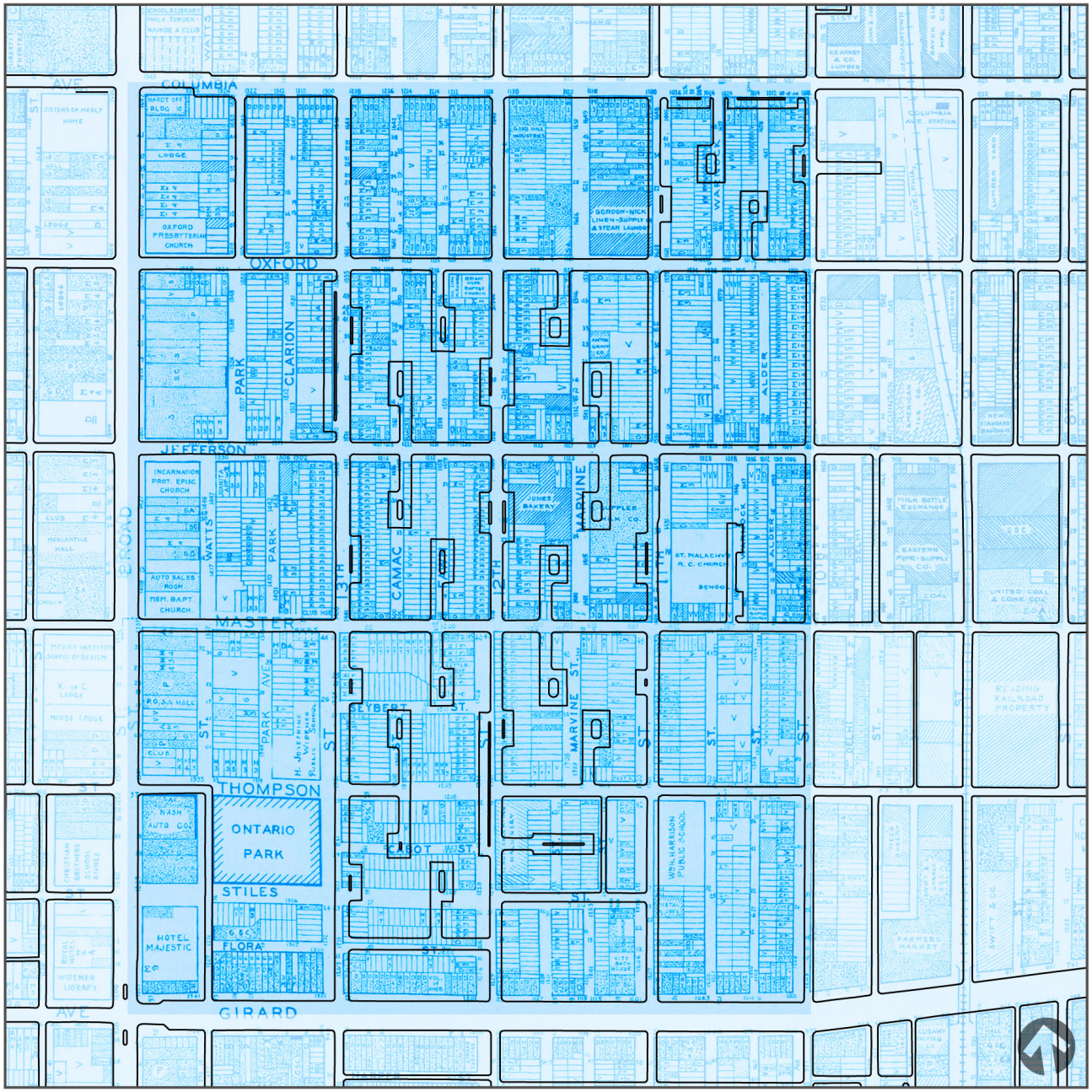
2 COMMUNITY CONDITIONS & PERCEPTIONS

Yorktown residents have a strong sense of community and its residents generally understand and value the history and legacy that began in the 1960s. The residents and institutions of Yorktown are keenly aware of Yorktown's strategic location, sitting between Center City to its south and Temple University and the string of strong institutions to the north—an advantage that attracted them to the community and which needs to be part and parcel of future marketing and promotional activities. Overall, the neighborhood is valued internally and regarded externally as a generally safe and protected community in the heart of North Philadelphia. As a community of professionals, leaders, and middle-class families, first, second, and even third generation homeowners, its assets include affordable homes and residents who care about, and are passionate towards and loyal to their community.

This section of the report summarizes Yorktown's assets and strengths, as well as its challenges and needs based on a variety of sources, including:

- physical surveys of land use, building, and infrastructure conditions
- results of written surveys completed by residents reflecting household characteristics as well as community perceptions and priorities
- review of Census data and City records on zoning, land ownership and incidences of criminal activities, among many other neighborhood attributes
- community meetings and focus group discussions with residents
- interviews with community stakeholders.

The data, stories, and information collected and shared during the planning process serve as a foundation on which the recommendations and corresponding action plans found in sections three and four are based.



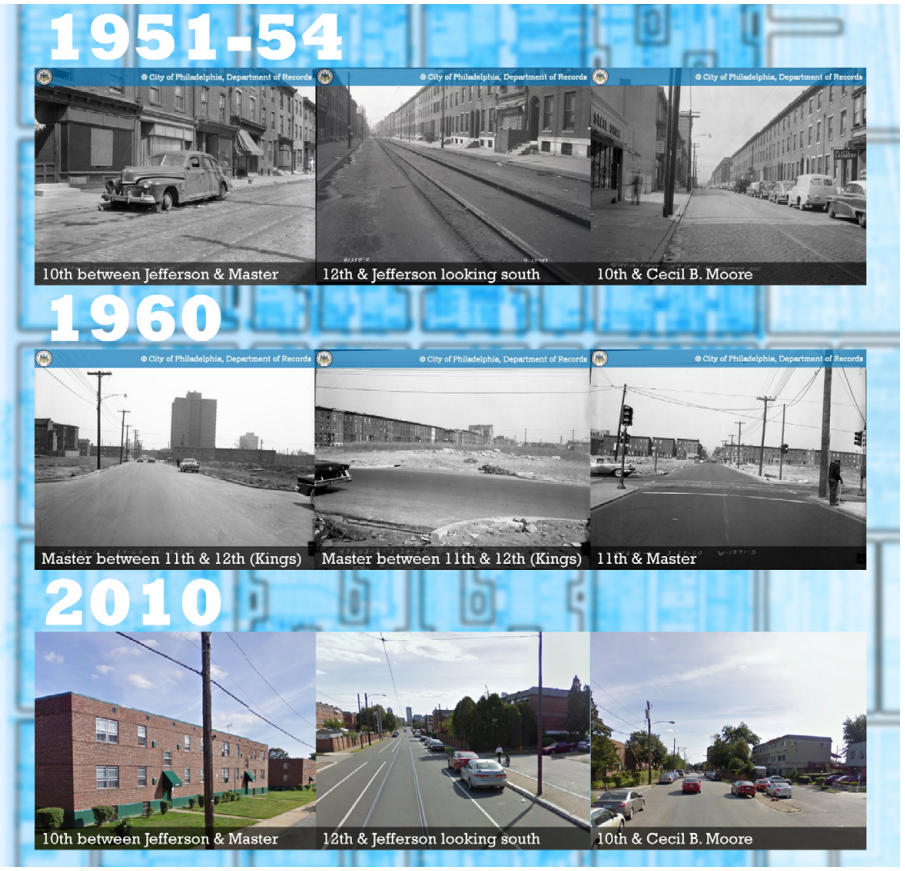
CHANGE IN BLOCK STRUCTURE, 1942 - 2010

FIGURE 2: Change in Block Structure, 1942-2000

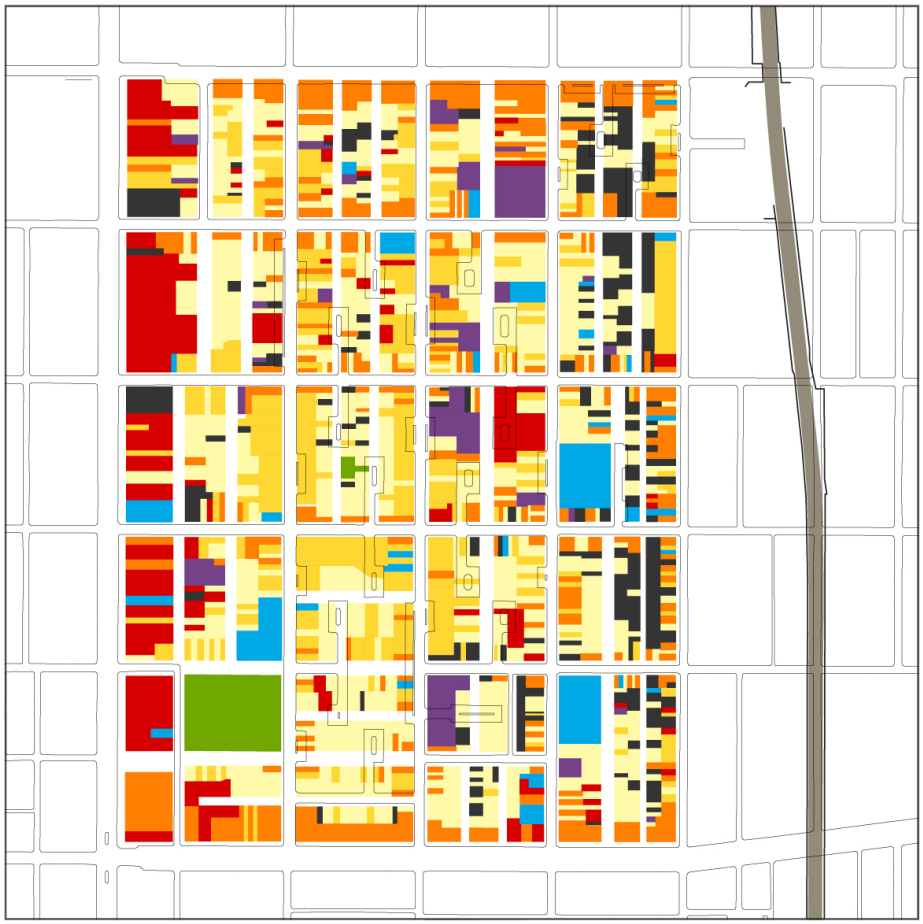
A. YORKTOWN'S: HISTORY & LEGACY

A 1942 map of the area that is today Yorktown shows the neighborhood layout before it was redeveloped with a new block structure. Prior to its reconstruction, this area featured street and block pattern very familiar to Philadelphia neighborhoods, in which the long and narrow block shapes are formed by the parcel dimensions of traditional row homes with very little yard space, if any.

Overlaying today's curb lines on top of the 1942 street map reveals the distinct differences between the original block pattern and the block structure of the redevelopment in 1963. Today's Yorktown blocks were created by combining multiple narrow blocks to create larger square blocks and carving a pattern of cul-de-sacs and pull-ins into each block. This more suburban neighborhood layout was designed by Ed Bacon, who was the Executive Director of the City Planning Commission at the time of the Yorktown redevelopment.



1950 LAND USE



2010 LAND USE

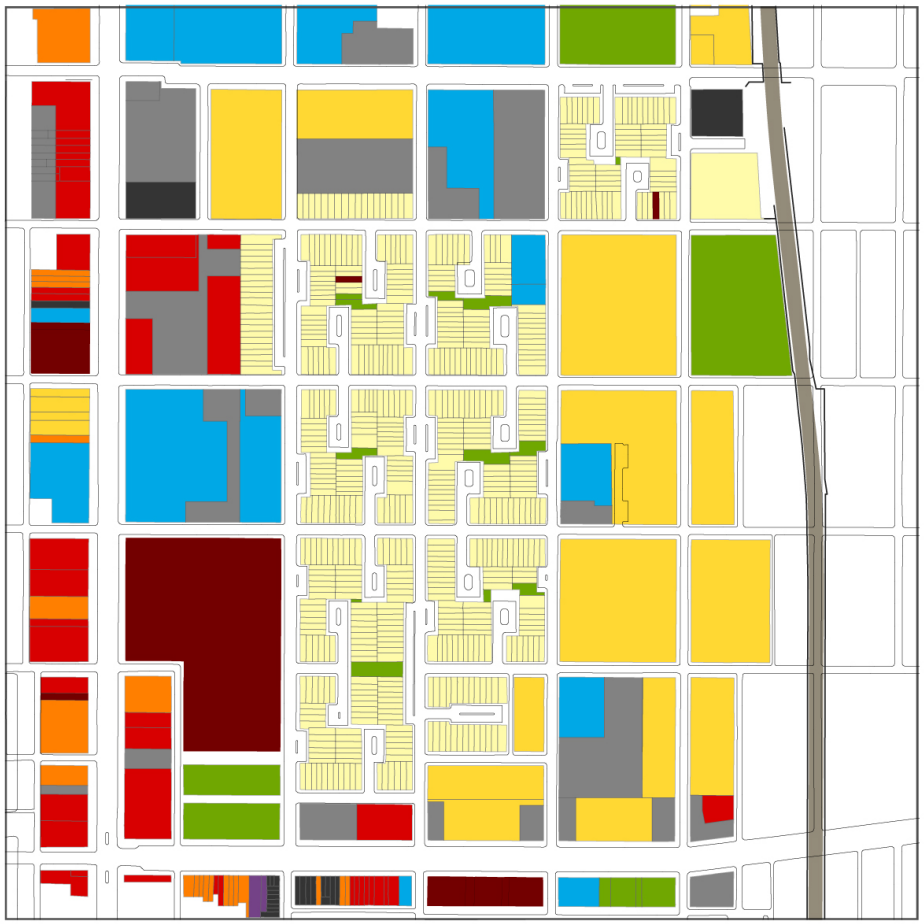


FIGURE 3: Change in Land Use, 1950-2010

LAND USE

- single family residential
- multi family residential
- mixed use
- commercial
- industrial
- public/institutional
- park/recreation
- parking
- vacant lot
- vacant building

> **"I like that no businesses are in the neighborhood. Having businesses around the edges is fine."**

Of course, the changes that occurred in the neighborhood as a result of the redevelopment extended beyond the block structure and neighborhood layout in a formal sense. Looking at the differences in land use between 1950 and 2010 [Figure 3], one of the immediately noticeable differences between the two is the distribution and grain of land uses: the 1950 land use map appears more scattered and mixed, while the 2010 land use map features larger contiguous areas with the same use. This is because in 1950, the neighborhood was more of a mix of uses, but the wholesale redevelopment of most of this area over time has resulted in large areas of single-use blocks and groups of blocks. For instance, Broad Street was and still is primarily a commercial corridor, but commercial services scattered throughout the rest of the neighborhood have disappeared entirely.

Along with the exclusion of commercial services in the neighborhood, another result of the homogenization of uses through large-scale redevelopment projects is the creation of harder boundaries within the neighborhood. Whereas the 1950 land use map shows a more "nebulous" neighborhood with few hard boundaries, today Yorktown is surrounded by other large single-use elements, such as the PHA housing that serves as a neighborhood boundary on the east side of Yorktown. Likewise, the expansion of Temple University over time has created a very large single-use district that now serves as the northern boundary of the Yorktown neighborhood. With Broad Street and the former William Penn High School and Progress Plaza forming a distinct neighborhood boundary on the west side, and with Girard Avenue to the south, Yorktown is more or less isolated, a condition that adds to the distinctiveness of the neighborhood.

As it stands, the study area's existing zoning districts [Figure 4] are more or less reflected in the existing land uses [Figure 5] found within each district. Of particular relevance to Yorktown is the existence of the North Central Philadelphia Community special district overlay, which intends to:

> "protect this community from the conversions of houses into apartments, tenements, and multi-family dwellings which would destabilize the community by taking on the transient character inherent in apartment and tenement living, to sustain and promote single-family residential uses, to prevent declining property values, to discourage non-residential parking as main use in the community, and foster the preservation and development of this section of the City in accordance with its special character."

However, the ongoing trend of conversions of owner-occupied units by non-resident, outside investors into rentals is of great concern to the community, and the efficacy and enforceability of this overlay is questionable.

The City of Philadelphia is currently completing the rewriting of its zoning code, as well as embarking upon a city-wide comprehensive planning process called Philadelphia 2035, which will set forth a vision for the future of all of Philadelphia, as well as zoom in on smaller areas of the City in a series of District Plans to be completed between 2010 and 2015. It is likely that these efforts by the Philadelphia City Planning Commission will result in some changes to the zoning in the study area, though it is not anticipated that the new zoning will be vastly different from the existing zoning.

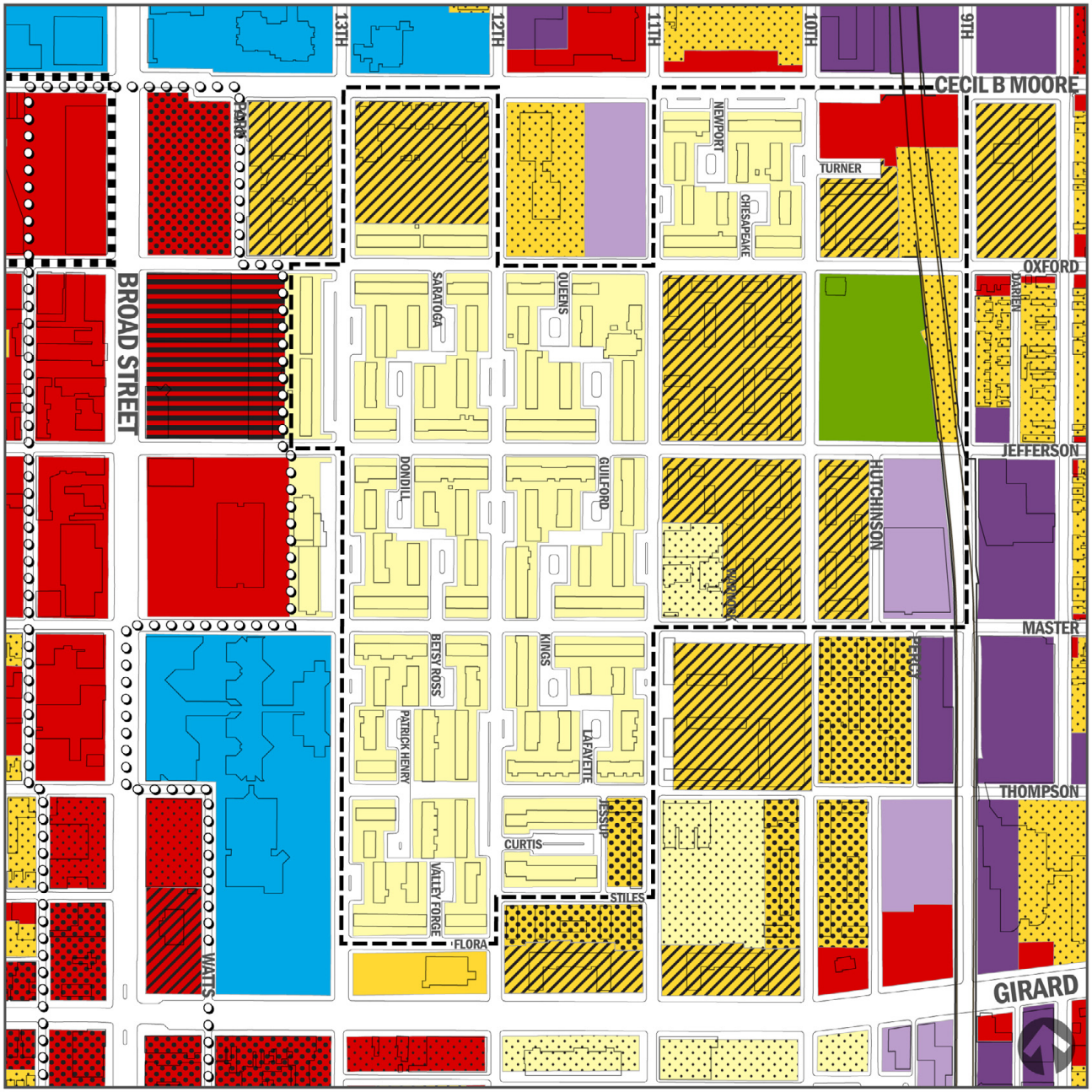


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FIGURE 4: Existing Zoning Districts, 2010

EXISTING ZONING DISTRICTS

- R9A - single family residential
- R10A - single family residential
- R9 - multi family residential
- R10 - multi family residential
- R12 - multi family residential
- R13 - multi family residential
- C2 - commercial
- C3 - commercial
- C4 - commercial
- C7 - commercial
- ASC - area shopping center
- G2 - general industrial
- L4 - limited industrial
- IDD - institutional development
- REC - recreational

SPECIAL DISTRICTS

- avenue of the arts north
- cecil b. moore avenue
- north central philadelphia community

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LAND USE

- single family residential
- multi family residential
- mixed use
- commercial
- industrial
- public/institutional
- park/recreation
- parking
- vacant lot
- vacant building

FIGURE 5: 2010 Land Use

B. YORKTOWN TODAY: DEMOGRAPHIC PROFILE

STUDY AREA CENSUS GEOGRAPHIES

The census demographic data analyzed for this study was pulled from the following block groups:

- Census Tract 146; Block Groups 1, 2, 3, 4, 5
- Census Tract 141; Block Groups 5, 6

FIGURE 6: Study Area Census Tracts

POPULATION AND ETHNICITY

Between 1990 and 2000, the study area population grew 4%, while over the same period the City of Philadelphia's population shrank 4%. While the period saw a 7% increase in the white population, the Asian population decreased 7% and the percent black population, by far the most prominent race in the neighborhood, remained stable at 82%. The community survey completed in July 2010 also revealed a predominantly African-American population.

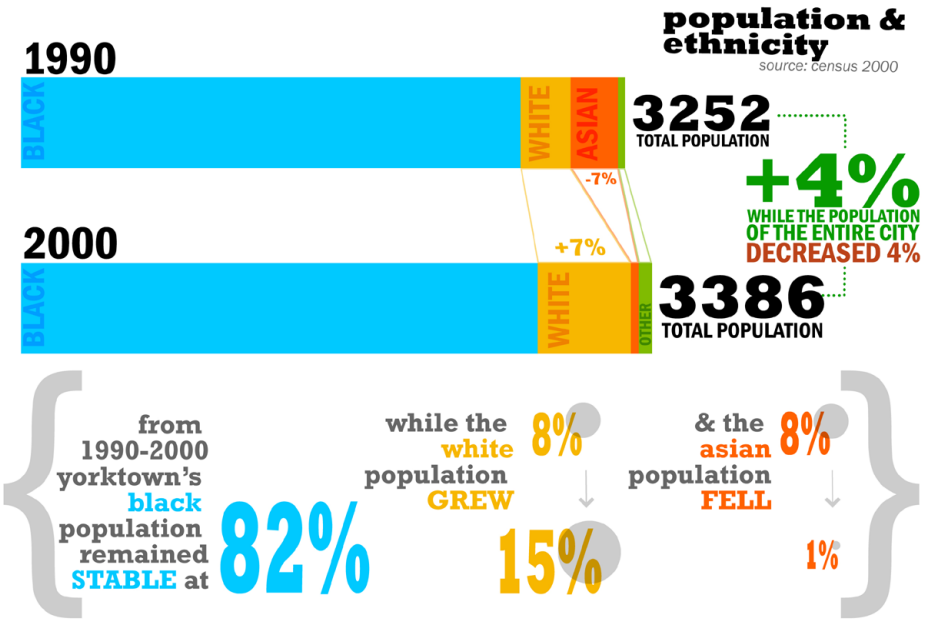

FIGURE 7: Census 2000: Population & Ethnicity

AGE AND SEX

The age and sex pyramid reveals the influence of Temple University students living in the study area on the census data. The bulge in the 15 to 20 year-old cohort overwhelms the other age divisions, even though it is well known that a large percentage of residents living in the Yorktown neighborhood are senior citizens. The age characteristics of the residents who completed the community survey are more indicative of this, as 2/3 of them are over 65 years of age. Many of Yorktown's early residents have aged in place; the Yorktown 2015 plan was privileged to have the participation of many lifelong residents, many of whom have lived in the neighborhood since it was first built. The neighborhood's distinct ability to retain residents is evidenced by the fact that 30% of the residents who participated in the community survey have lived in the neighborhood for at least 41 years. One-third of the surveyees are recent newcomers to the community.

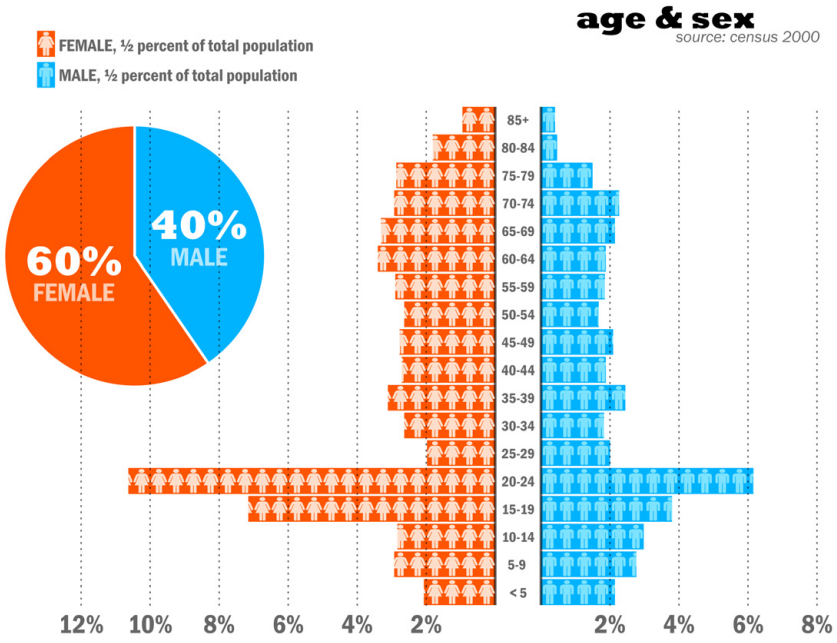

FIGURE 8: Census 2000: Population Age & Sex

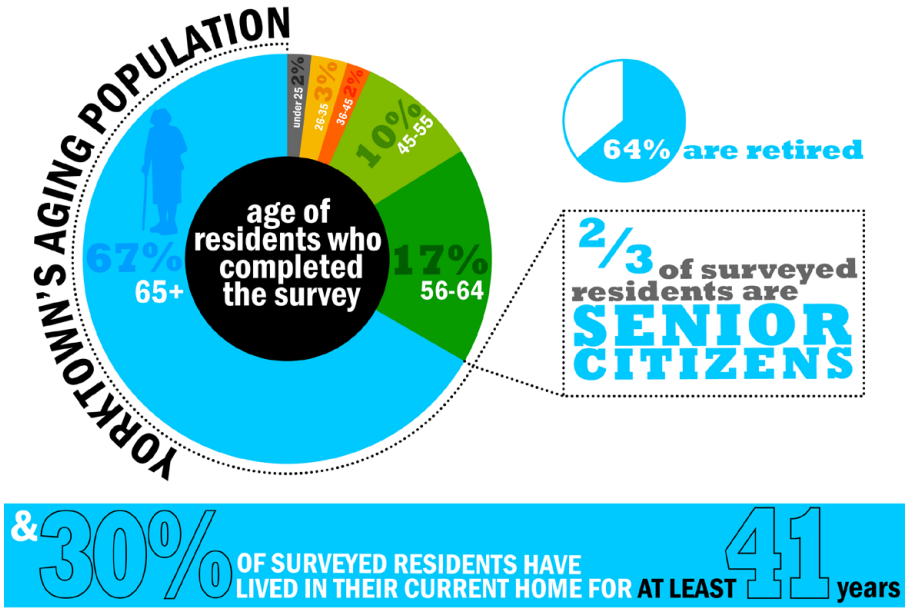

FIGURE 9: Community Survey Results: Age of Residents

HOUSEHOLD COMPOSITION

Participants in the community survey have predominantly small family sizes, 86% with 1-2 people per household. Very few of the surveyees have school-aged children living in the home.

EDUCATIONAL ATTAINMENT

Compared to the education levels of the City of Philadelphia, residents of the study area have slightly lower high school completion rates, but slightly higher rates in college experience. The residents who completed the community survey were significantly more educated than the 2000 census educational attainment data shows.

MEDIAN HOUSEHOLD INCOME

While median household income for the City of Philadelphia grew 25% between 1990 and 2000, the percent increase over the same period in the Yorktown study area was nearly twice that, with a 49% increase. However, Yorktown's median household income in 2000 was still slightly below that of the City's.

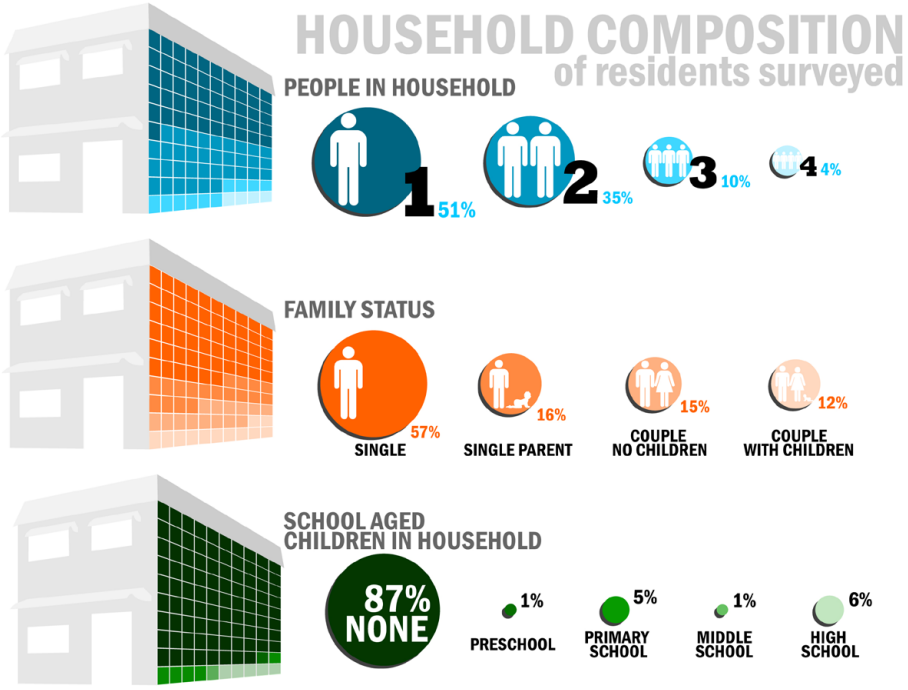

FIGURE 10: Community Survey Results: Household Composition

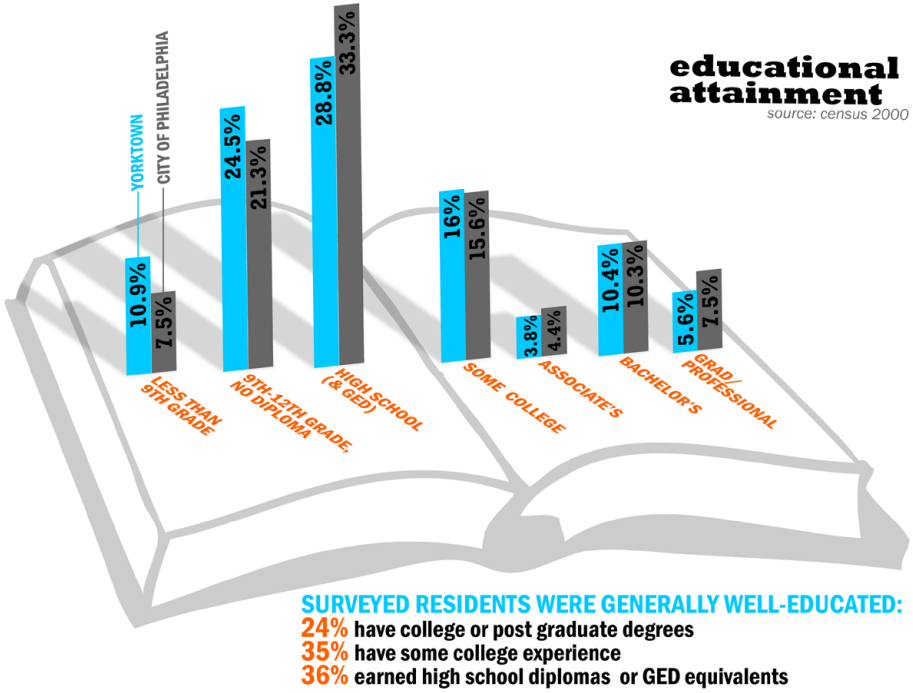

FIGURE 11: Census 2000: Educational Attainment

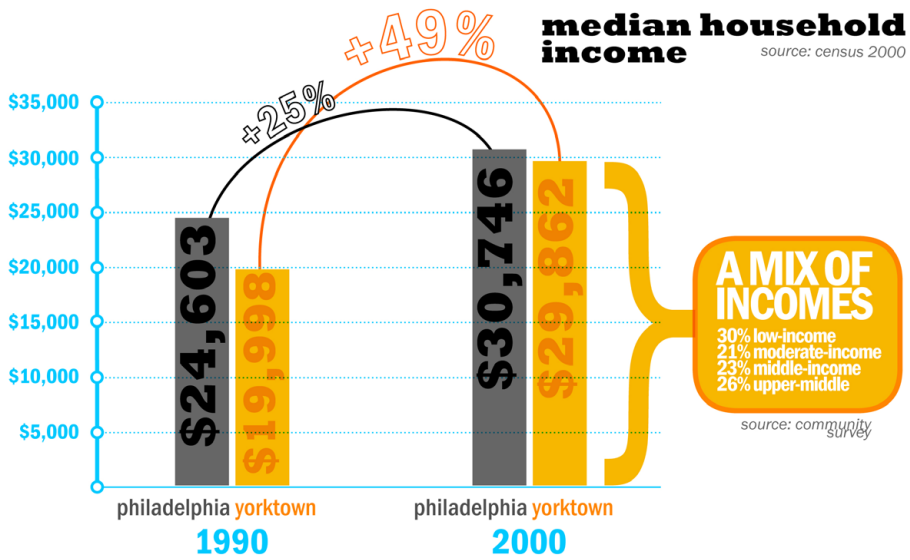

FIGURE 12: Census 2000: Median Household Income