

## Philadelphia City Planning Commission: NTI Planning Areas for Year Four of NTI

### ■ Neighborhoods

#### Upper North Philadelphia

##### ■ Nicetown

Issues include commercial revitalization (Germantown Avenue) and the management of publicly-owned land. Significant prior investment in housing and capital facilities.

##### ■ Tioga

A neighborhood urgently in need of housing revitalization and redevelopment. Anchors include Temple Health Sciences Center, Gratz High School. Commercial development is proposed for Broad St.

#### Germantown

##### ■ Mt. Airy

Area has architecturally significant homes and tree-lined streets, but has pockets of abandonment and needs commercial revitalization. Well-organized. Formerly "East Mt. Airy."

##### ■ Germantown

Significant previous investment should be reinforced and continued. Blight threatens to spread to surrounding areas. Historical/ architectural significance.

#### Olney

##### ■ Olney

Densely-populated residential area with significant housing issues (abandonment, upkeep, HUD homes) and an important commercial strip (5<sup>th</sup> Street).

#### Lower North Philadelphia

##### ■ North Central

Recent investment and renewal. Well-organized community with plans in place. Plans include residential development for residents and students, along with commercial development. Adjacent to Temple University. Formerly named "Habitat North Central/ACDC East."

##### ■ Strawberry Mansion

Near the Park and Fairmount/Spring Garden. Potential market-rate housing and preservation along 33<sup>rd</sup> Street. Severely blighted areas. Major prior investment.

##### ■ Sharswood/ Brewerytown

Private developers are interested in this area but there is still a high rate of vacancy. Girard College and Fairmount Park are assets. Formerly part of NTI area called, "Brewerytown/ Fairmount/ Francisville."

##### ■ Francisville

This neighborhood, located along Ridge Avenue north of Fairmount, has seen new housing in recent years. Planning Commission has completed a study of Community Heritage in Francisville. Formerly part of NTI area known as "Brewerytown/ Fairmount/ Francisville."

##### ■ Fairmount

Strong private market with minor housing problems. Part of the healthy "Art Museum area." Located adjacent to Fairmount Park. Formerly part of NTI area called, "Brewerytown/ Fairmount/ Francisville."

##### ■ Fairhill/ St. Hugh

These neighborhoods, north of Lehigh Avenue at 5<sup>th</sup> Street, have community-based developers attempting to revitalize the residential and commercial areas – including the Hispanic Association of Contractors and Enterprises, Inc. (H.A.C.E.). This NTI planning area was formerly named "H.A.C.E."

#### South Philadelphia

##### ■ Hawthorne

Proximity to Center City and Avenue of the Arts makes this a prime reinvestment zone. Public housing redevelopment is expected to spur private investment. Formerly part of the NTI area known as "Hawthorne / Universal Companies."

##### ■ South of South

The community organization is conducting a planning process, and Universal Companies is working to revitalize and strengthen the area. Prime location adjacent to Center City and the Avenue of the Arts. Formerly part of the NTI area known as "Hawthorne / Universal Companies."

##### ■ Point Breeze

This area is immediately south of the Universal Companies area, but Point Breeze is much more blighted. Community organizations are strong. Good track record in housing, open space, gardens.

##### ■ Grays Ferry

Located between the Point Breeze neighborhood and the Schuylkill River, Grays Ferry contains worker housing. There is a history of housing programs and urban renewal. Adjacent to Tasker Homes PHA redevelopment.

##### ■ Jefferson Square/ 7<sup>th</sup> Street

Private homebuilders are investing in this South Philadelphia community, and a plan recommends ways to keep 7<sup>th</sup> St. corridor healthy, stable. Blight is surrounded by stable neighborhoods. Formerly called, "Jefferson Square."

### Southwest Philadelphia

■ **Kingsessing and West Shore**  
Upper SW Phila. has been neglected by housing programs and it has crime and social problems. Strengths: community gardens and neighborhood planning. Located just south and west of the University of the Sciences in Philadelphia.

### West Philadelphia

■ **Mantua**  
Private developers propose major investment for new and rehabbed housing. Location near University City, Drexel University, the Zoo. Severe poverty, vacancy.

■ **West Powelton and Saunders Park**  
Adjacent to University City's jobs and transportation. Recent investment in housing, both rental and sales. People's Emergency Center is located here.

■ **Wynnefield**  
Neglected by past programs, Wynnefield has some vacancy and crime problems especially in the southern section (dense rowhouse area). Commercial revitalization is needed along 54<sup>th</sup> Street.

■ **West Parkside**  
Located adjacent to Mann Music Center. Partly within the Empowerment Zone. 52<sup>nd</sup> Street corridor is in need of renewal and a shopping center is proposed for site at 52<sup>nd</sup> & Jefferson.

■ **Overbrook, Carroll Park and Haddington**  
Middle class homeownership neighborhoods north of Market St. in West Phila. Aging population. Housing preservation is needed. Scattered housing vacancy.

### Near Northeast Philadelphia

■ **Frankford**  
Slight population loss and weakness in housing values indicates NTI programs would be beneficial. Needs maintenance of housing and better streetscape.

■ **Wissinoming**  
Maintenance of housing and quality of life issues need to be addressed in this Lower Northeast community.

■ **Fox Chase**  
A commercial revitalization study is being conducted for the retail district in Fox Chase. Residential areas are healthy and viable. Formerly part of NTI Area known as "Fox Chase/ Burholme/ Lawndale/ Upper Northwood."

■ **Burholme**  
Located to the north of Cottman Avenue, this is a solid residential area. Formerly part of NTI Area known as "Fox Chase/ Burholme/ Lawndale/ Upper Northwood."

■ **Upper Northwood**  
Extending from Cottman Avenue on the north to Oxford Circle on the south, Upper Northwood has a variety of housing types including dense rowhouse sections. Formerly part of NTI Area known as "Fox Chase/ Burholme/ Lawndale/ Upper Northwood."

■ **Lawndale/Lawncrest**  
This neighborhood is in generally good condition. The major community group is working on community planning, zoning and improvements for the Rising Sun Avenue retail district. This NTI area has been expanded to include the "Crescentville/ Cedar Grove" communities to the south. Formerly part of NTI Area known as "Fox Chase/ Burholme/ Lawndale/ Upper Northwood."

### Far Northeast Philadelphia

■ **Upper Holmesburg**  
This Far Northeast neighborhood has some weakness in home prices and homeownership rate. Vacant industrial uses create development potential.

■ **Parkwood**  
This Far Northeast neighborhood contains modern rowhomes and good recreation spaces. Located near Franklin Mills, Poquessing Creek and the Benjamin Rush State Park.

### Central Philadelphia

■ **Callowhill/ Chinatown North**  
Bordering Center City, this mixed-use area is changing and developing. There are many vacant properties along 10<sup>th</sup> Street. Formerly called "Chinatown North / 10<sup>th</sup> Street."

### Corridors (3)

**North Broad Street/Avenue of the Arts North**  
Commitment by City and foundations. Anchored by many important properties: Temple, OIC, Hahnemann, Convention Center.

**Lancaster Avenue from 52<sup>nd</sup> to 63<sup>rd</sup>**  
High traffic volume, proximity to Main Line suburbs; but the Avenue has vacant lots and littered embankments. Revitalization plan prepared by Planning Commission.

**AMTRAK rail corridor in Philadelphia**  
As travelers make their way from New York to Washington by train, the view contains too many vacant buildings, scenes of blight. Improve city's image.



## Factsheet for NTI Planning Area: Nicetown

P.A.S.

F – Upper North Philadelphia

Boundaries:

Wingohocking, Broad Street, Hunting Park Avenue  
and Clarissa Street.

Council District:

8 (Miller)

Market Type:

Reclamation

Community Groups:

- Nicetown NAC
- Nicetown CDC

NTI Activities:

NTI Programs that would be especially beneficial:

- Demolition;
- Encapsulation;
- Vacant lot treatment;
- Dead tree removal;
- Abandoned car removal;
- Home repair programs;
- Assembly and redevelopment for production of new  
and rehabilitated housing; and
- Commercial revitalization and streetscape along  
historic Germantown Avenue.

Justification:

Nicetown has a history of successful urban renewal efforts prior to 1985, but little has happened since that time. The neighborhood shows signs of deterioration and neglect.

Nicetown contains many large publicly-owned properties. Maintenance and upkeep of these properties will have a major impact on the community. This includes the Gratz High School field and stadium, the playground north of Germantown Avenue in the center of the neighborhood, the Steele School, Wayne Junction rail station, and the land beneath the Roosevelt Boulevard Extension.

Nicetown does not have a Community Plan, but there is an emerging CDC that is talking to OHCD about

becoming a NAC for the area. The CDC is most interested in commercial revitalization along Germantown Avenue. This commercial area has potential to become a vital and charming shopping district, although small in size.

Prior investment in community development must be protected and reinforced. OIC constructed an apartment tower on one edge of the neighborhood, and PHDC built a block of homes during the 1970's.

There are blocks just south of the Boulevard/Expressway (near 16<sup>th</sup>) which contain architecturally and historically significant homes. This remains an important area for housing preservation programs.



## Factsheet for NTI Planning Area: Tioga

P.A.S.  
F – Upper North Philadelphia

Boundaries:  
Broad Street, Hunting Park Avenue, Railroads and Allegheny Avenue.

Council District:  
8 (Miller)

Market Type:  
Reclamation

Community Groups:  
- Tioga United Neighbors  
- C.O.L.T. Coalition

NTI Activities:  
NTI Programs that would be especially beneficial:

- Demolition;
- Encapsulation;
- Vacant lot treatment;
- Dead tree removal;
- Abandoned car removal;
- Home repair programs;
- Assembly and redevelopment for production of new and rehabilitated housing; and
- Some commercial revitalization and streetscape.

Justification:  
This is a blighted neighborhood that has not received much attention or planning in recent months and years. Currently the major development activity is along North Broad Street adjacent to Temple's Health Science Center. Retail and office uses are proposed here.

Using the hospital as a strength to build on and around would serve this area well. This should not be done at the expense of driving out the older population that remains in the area

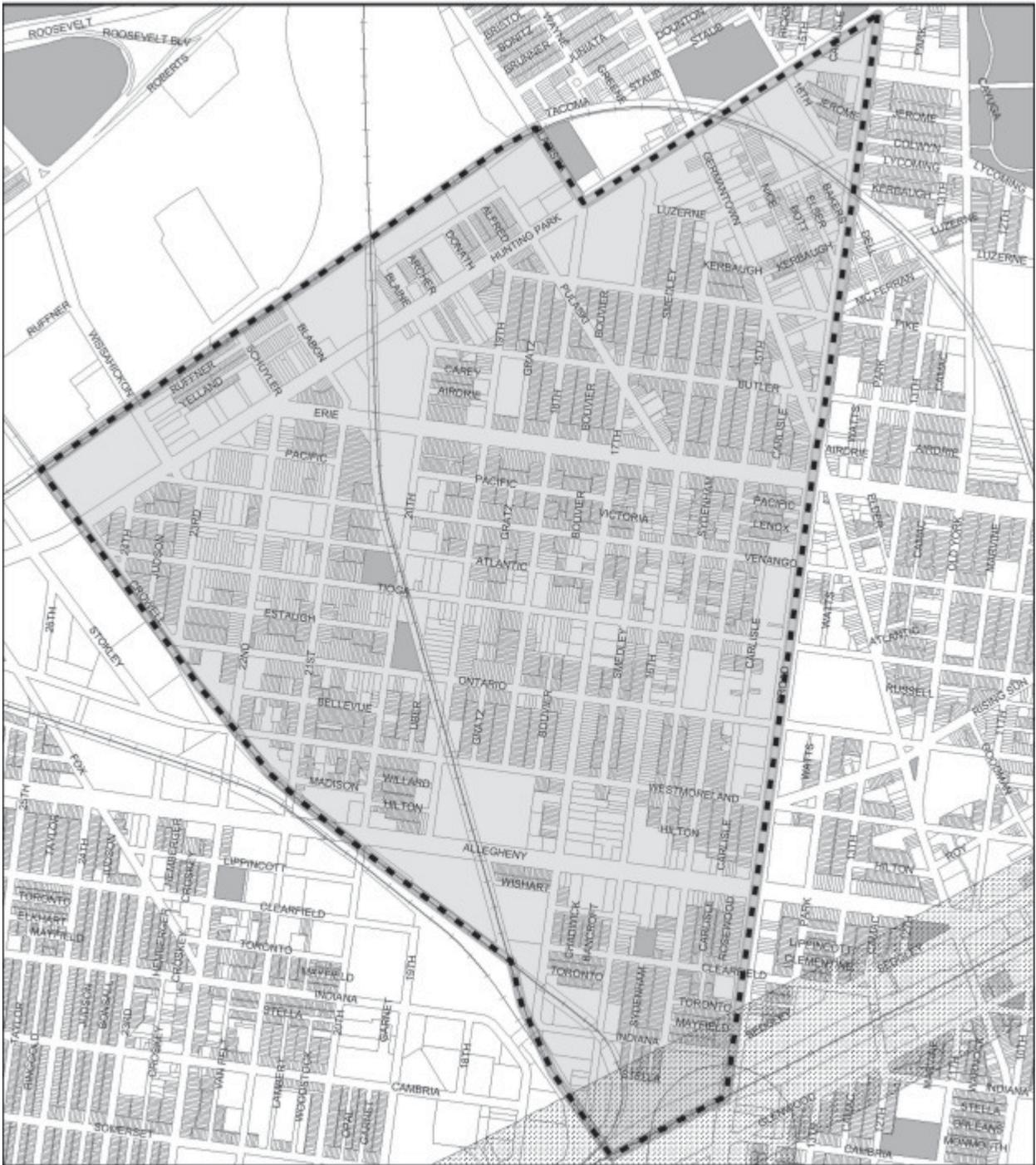
This area suffers from neglect. Deterioration is starting to become more and more evident. Both Tioga and Nicetown still have active urban renewal status. Housing rehabilitation for rental housing may serve the Tioga area well because of the large size the residential properties that exist there. Tioga does not

have a problem with large vacant parcels, however demolition may cause this to change.

No recent community or neighborhood plans have been done for these areas. Facilitation of community planning is needed.

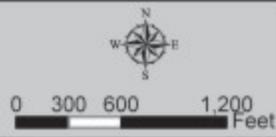
Neighborhood strengths: like the Strawberry Mansion area to the south, there are scattered strong blocks in Tioga where occupancy and homeownership remains high. This is especially true in the strong rowhouse blocks adjacent to Gratz High School. This small area is fighting off the problems of population loss and socio-economic distress that have plagued the larger neighborhood.

# TIOGA



**PCPC**  
 Philadelphia City Planning Commission  
 GIS/Graphics Division  
 www.phila.gov/planning  
 April 2003

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors



**Factsheet for  
NTI Planning Area:  
Mt. Airy  
(formerly East Mt. Airy)**

P.A.S.

I - Germantown/Chestnut Hill

Boundaries:

Cresheim Valley Drive, Stenton Avenue, Johnson Street, Wissahickon Creek

Council District:

8 (Miller)

Market Type:

Distressed

Redevelopment:

Partially within a Redevelopment Area

Community Groups:

- East Mt. Airy Neighbor's Association
- West Mt. Airy Neighbors
- Mt. Airy Business Association
- Mt. Airy USA Development Corporation

Overall Neighborhood Organization:

High

NTI Activities:

This is one of three Philadelphia neighborhoods being studied by Delaware Valley Regional Planning Commission (DVRPC) and its consultants.

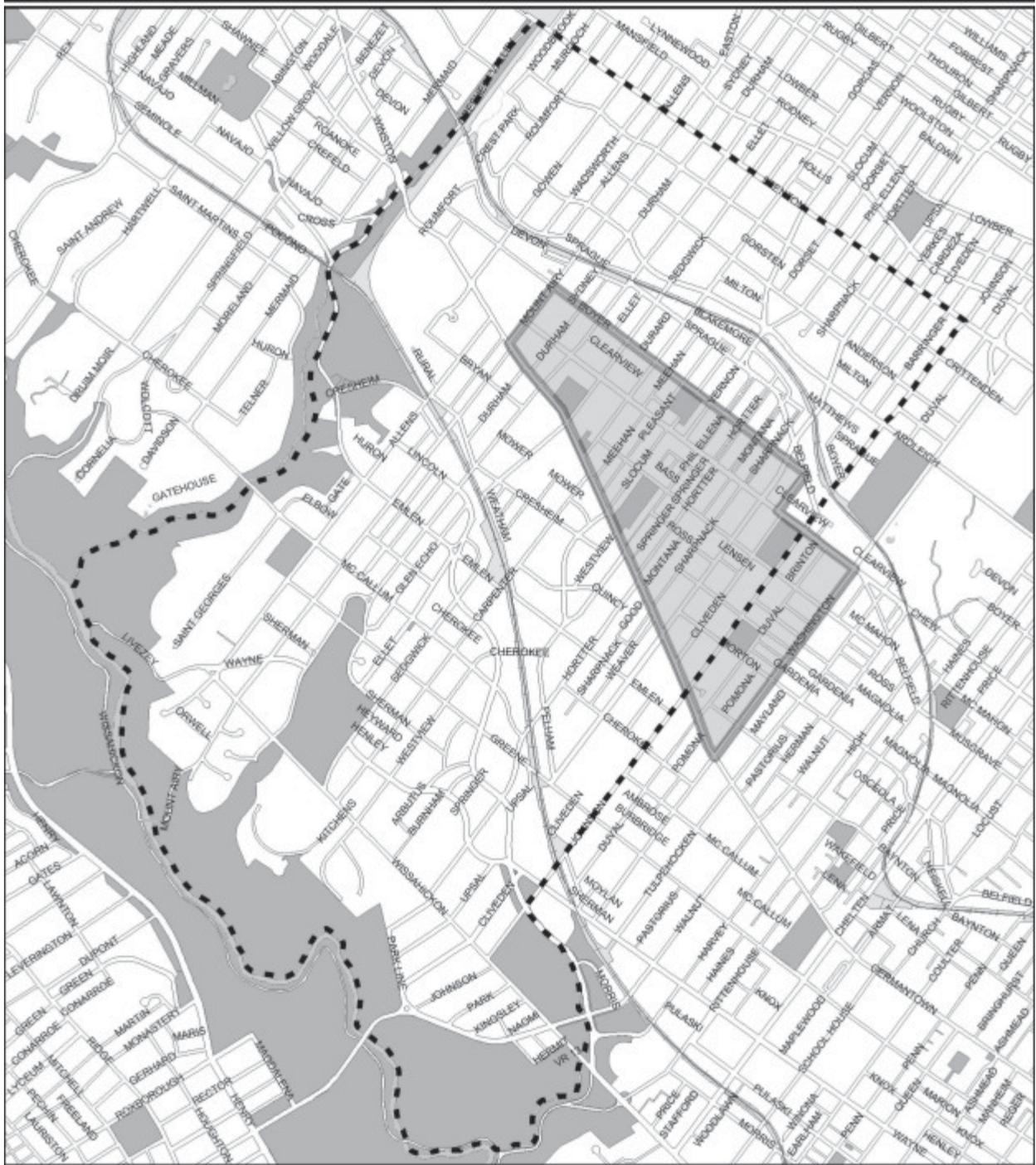
*NTI Programs that would be especially beneficial:*

- Demolition of structurally unsound properties.
- Encapsulation for rehabilitation of structurally sound properties.
- Cleaning vacant lots.
- Dead tree removal
- New tree plantings
- Land assembly for redevelopment
- Commercial revitalization & streetscape improvements

Justification:

Mt. Airy contains row houses on blocks near Germantown Avenue with twins and single homes to the east and west. Large lots and wide tree-lined streets provide a pleasant park-like setting throughout much of the area. There is excellent public transit including two commuter rail lines. The area contains a variety of community facilities including five schools, Wissahickon & Cliveden Park, and several playgrounds.

# MT. AIRY



<p><b>PCPC</b> Philadelphia City Planning Commission</p> <p>GIS/Graphics Division www.philaplan.org</p> <p>April 2003</p>	<table border="1"> <tr> <td></td> <td>Year 1 NTI Planning Areas</td> </tr> <tr> <td></td> <td>Year 2 NTI Planning Areas</td> </tr> <tr> <td></td> <td>Corridors</td> </tr> </table>		Year 1 NTI Planning Areas		Year 2 NTI Planning Areas		Corridors	<div style="text-align: right;">  </div> <div style="text-align: right;">  </div>
	Year 1 NTI Planning Areas							
	Year 2 NTI Planning Areas							
	Corridors							

## Factsheet for NTI Planning Area: Germantown

P.A.S.

I – Germantown

Boundaries:

Chew Avenue, High Street, Germantown Avenue, Chelten Avenue, Wissahickon Avenue, Roberts Avenue/Stenton Avenue, the SEPTA rail line and N. 20<sup>th</sup> Street

Council District:

8 (Miller)

Market Type:

Distressed/Reclamation

Redevelopment:

Partially within a Redevelopment Area

Community Groups:

- Penn Area Neighbors
- Wister Neighborhood Council
- Wister Neighborhood Advisory Committee (NAC)
- Southwest Germantown Neighborhood Partnership
- Central Germantown Council
- Greater Germantown Housing Development Corporation
- Campus Boulevard Corporation
- Fern Rock/Ogontz/Belfield Community Development Corporation

Overall Neighborhood Organization:

High

NTI Activities:

*NTI Programs that would be especially beneficial:*

- Demolition of structurally unsound properties.
- Encapsulation for rehabilitation of structurally sound properties.
- Cleaning vacant lots.
- Dead tree removal
- New tree plantings
- Land assembly for redevelopment
- Commercial revitalization & streetscape improvements

Justification:

Germantown possesses a rare combination of qualities that have for centuries attracted residents, merchants, and investors. The contiguous residential neighborhoods of Penn Area, Wister and Southwest Germantown surround a vital "Town Center" whose core is the intersection of Germantown & Chelten Avenues. 200 businesses are located nearby. There is also a major transit hub where more than a dozen bus lines and two commuter rail lines carry shoppers and visitors daily. Vernon Park provides an attractive open space at the heart of this active commercial area.

Homes range from modest early nineteenth century Federal townhouses with dormer windows and picket fences, to romantic Gothic mansions and Italianate villas. Residential investment, historic preservation and commercial revitalization should be encouraged in Germantown.

# GERMANTOWN



<p><b>PCPC</b> Philadelphia City Planning Commission</p> <p>GIS/Graphics Division www.phila.gov/planning</p> <p>April 2003</p>	<table border="0" style="width: 100%;"> <tr> <td style="width: 20px;"></td> <td>Year 1 NTI Planning Areas</td> </tr> <tr> <td style="width: 20px;"></td> <td>Year 2 NTI Planning Areas</td> </tr> <tr> <td style="width: 20px;"></td> <td>Corridors</td> </tr> </table>		Year 1 NTI Planning Areas		Year 2 NTI Planning Areas		Corridors	<p>0 400 800 1,600 Feet</p>
	Year 1 NTI Planning Areas							
	Year 2 NTI Planning Areas							
	Corridors							

## Factsheet for NTI Planning Area: Olney

P.A.S.  
J – Olney/Oak Lane

Boundaries:  
Godfrey Avenue on the north, Roosevelt Boulevard on the south, railroads on the west, Tacony Creek on the east.

Council District:  
9 (Tasco)

Community Groups:  
- Greater Olney Community Council  
- Olney-Feltonville Neighbors Association  
- Eastern Pennsylvania Organizing Program

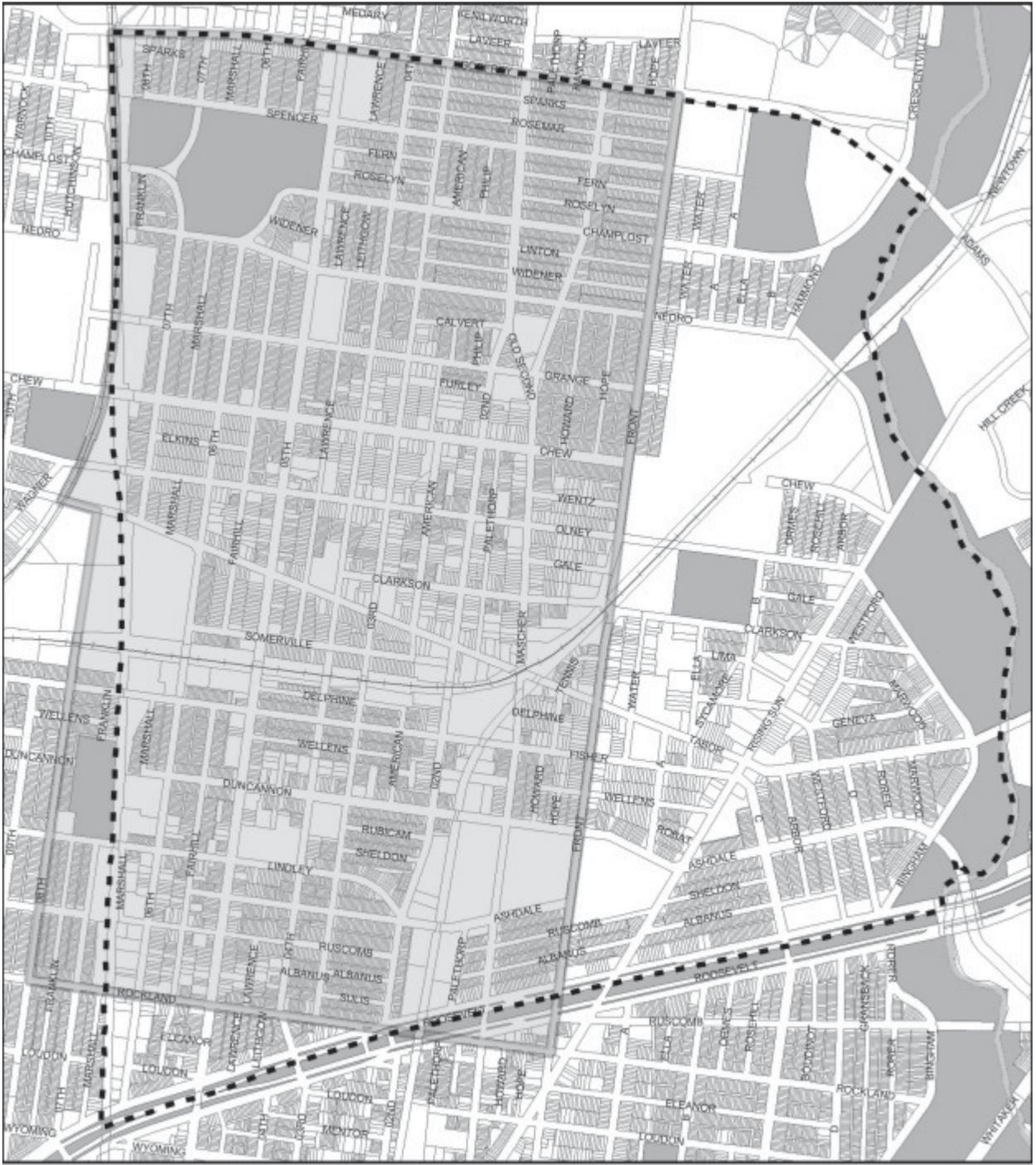
Justification:  
5<sup>th</sup> Street is a busy, vibrant commercial corridor that can benefit from commercial revitalization programs

Fisher Park provides open space and recreation near 5<sup>th</sup> & Godfrey. Tacony Creek park is another recreational resource.

Neighborhood institutions: Olney High School, St. Helena's Church and School, Incarnation Church and School, Olney Rec Center, Olney elementary School and the Front & Olney shopping center.

A number of vacant homes are owned by HUD which has an initiative to improve the management of these properties

# OLNEY



**PCPC**  
Philadelphia City Planning Commission  
GIS/Graphics Division  
www.philaPlanning.org  
April 2003

-  Year 1 NTI Planning Areas
-  Year 2 NTI Planning Areas
-  Corridors



Scale: 0 300 600 1,200 Feet

## Factsheet for NTI Planning Area: North Central

P.A.S.

E - Lower North Philadelphia

Boundaries:

Broad St., Oxford St., 21<sup>st</sup> St., Diamond St.

Council District:

5 (Clarke)

Market Type:

Distressed, reclamation

Redevelopment Area:

North Philadelphia Redevelopment Area

Community Groups:

- Advocate Community Development Corporation
- Berean Church Community Group
- Cecil B. Moore CDC
- Beech Interplex
- North Philadelphia Housing Development Corp.
- Habitat for Humanity

Overall Neighborhood Organization:

Moderate

NTI Activities:

NTI Programs that would be especially beneficial:

- Demolition;
- Encapsulation;
- Vacant lot treatment;
- All other blight-related programs;
- Land assembly and redevelopment for production of new housing;
- Commercial revitalization;
- BID support;
- Code enforcement;
- Streetscape
- Home repair programs;
- Workforce development;
- Education;
- Social services; and
- Youth programs.

Justification:

Significant amount of previous investment and current commitment to new housing development in vicinity (Nehemiah, HFH, Homeownership Zone programs).

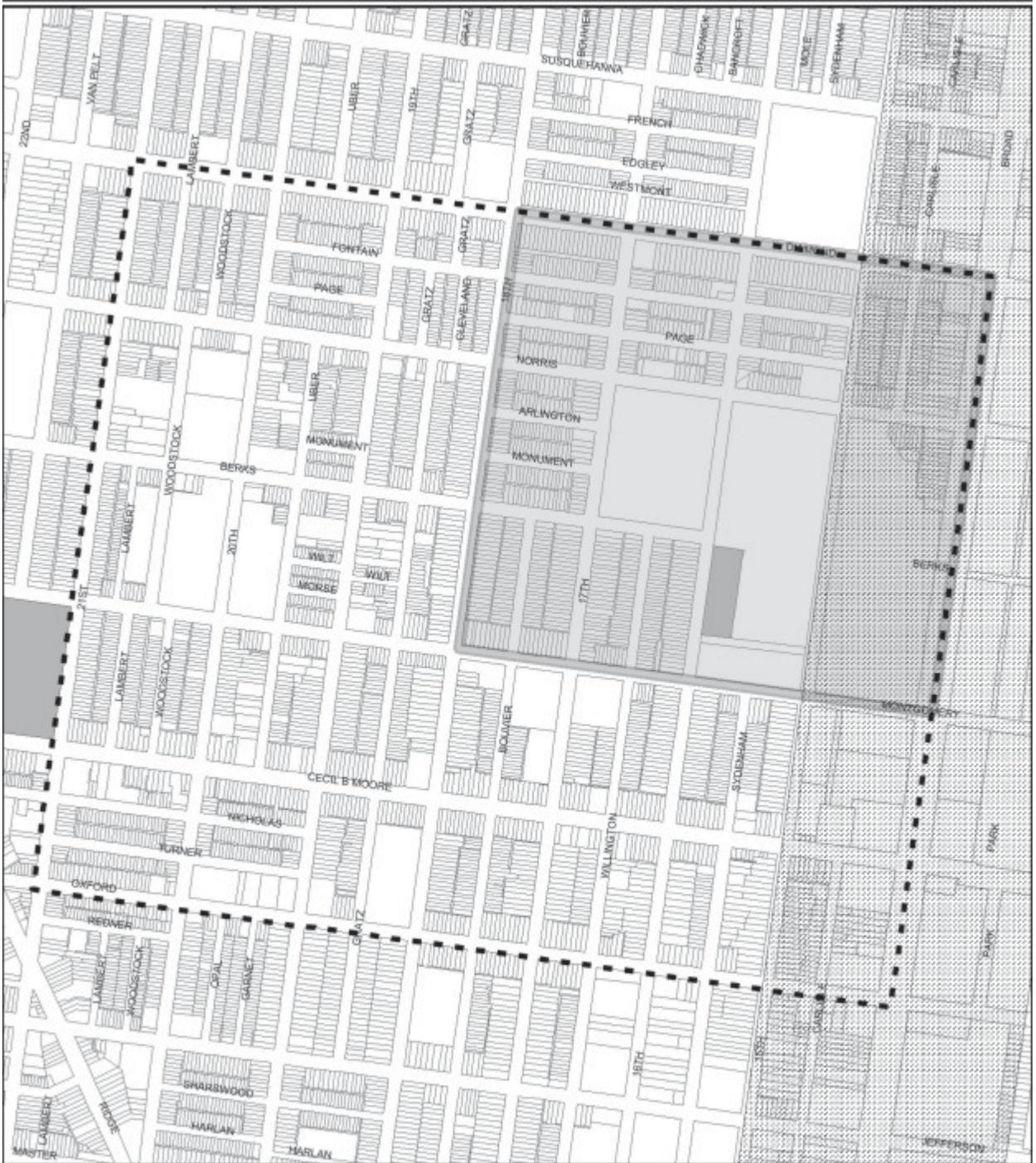
Active, capable CDCs to assist in organization and implementation efforts. Major investment interest and development resources may be found in Temple University.

Investment and public interest in architecturally significant structures, on Diamond Street particularly, and nearby cultural institutions.

Community of new homeowners may attract commercial development near this centrally located underserved area. Additional demolition will likely produce large parcels that meet developers' current standards for commercial development.

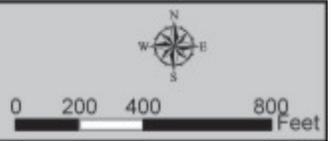
Significant population of youth and unemployed (seniors, people on public assistance) to benefit from any socially-oriented program initiatives.

# NORTH CENTRAL



**PCPC**  
Philadelphia City Planning Commission  
GIS/Graphics Division  
www.phila.gov/planning.org  
April 2005

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors



## Factsheet for NTI Planning Area: Strawberry Mansion

P.A.S.

E - Lower North Philadelphia

Council District:  
5 (Clarke)

Market Type:  
Reclamation

Redevelopment Area:  
North Philadelphia Redevelopment Area; Strawberry  
Mansion 1 URA (Lehigh, 31<sup>st</sup>, York, Ridge)

Community Groups:

- South Lehigh Action Council
- Strawberry Mansion Citizen Participation Council
- Upper Strawberry Mansion Civic Association
- newly formed Strawberry Mansion Civic Association

NTI Activities:

- Demolition;
- Encapsulation;
- Vacant lot treatment;
- Land assembly for new housing production;
- Streetscape improvements;
- Home repair programs;
- Social services;
- Education;
- Workforce development;
- Commercial district improvement;
- BID support; and
- Code enforcement.

Justification:

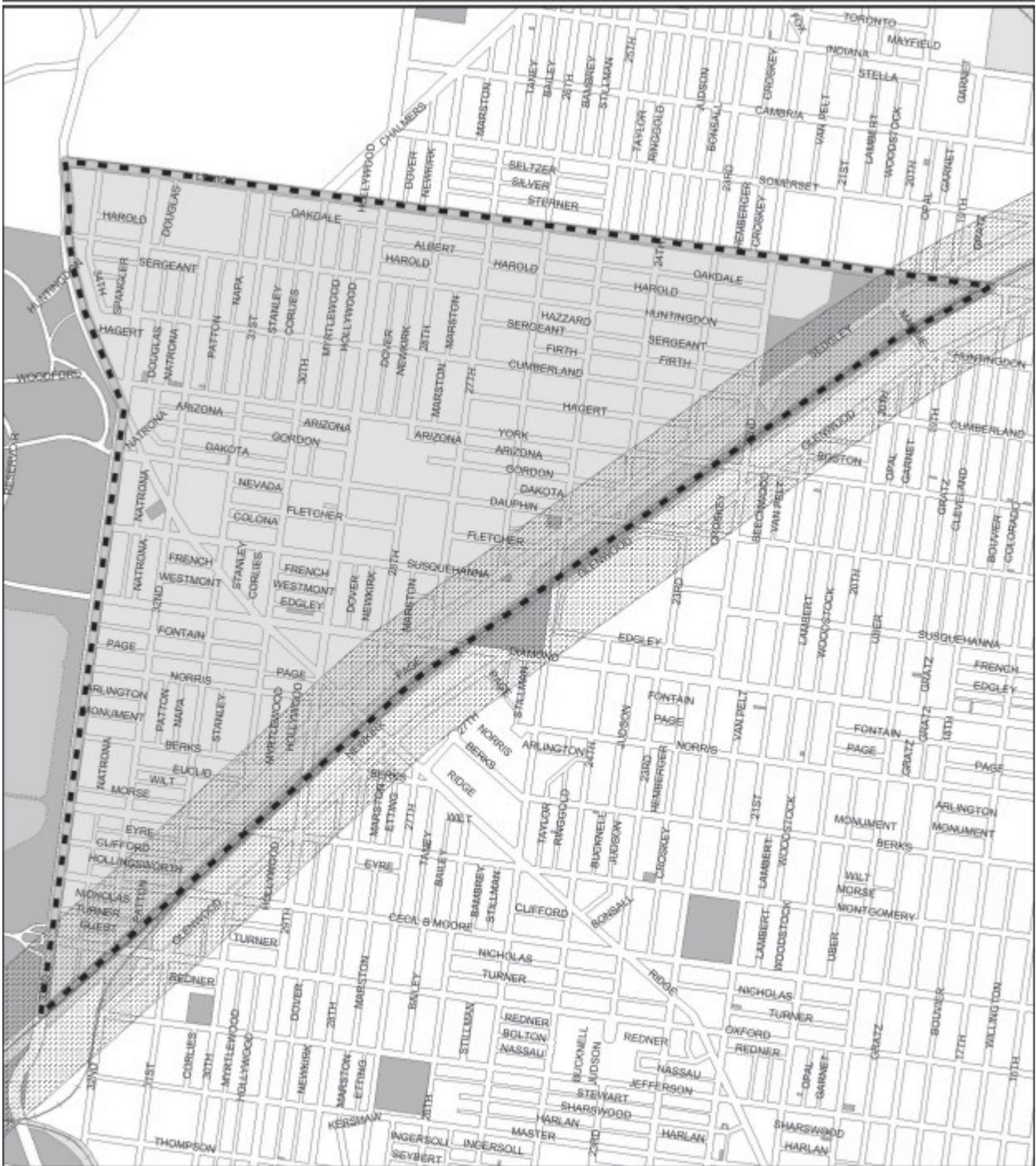
Location near Center City, and Fairmount Park with all of its amenities and proposed improvements makes the area a desirable place to live. There is potential to leverage private investment.

Proximity to neighborhoods to the south with strong housing markets suggests that the area may support market rate residential renovation and new construction.

Some of the residential blocks north of York and west of 29th may be considered to be an intact and stable neighborhood with an apparent population of committed residents. There is a history of housing conservation programs here.

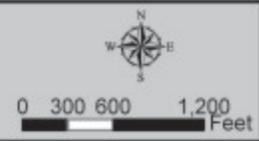
Throughout the years, major urban renewal investments have created new shopping and housing. New investment can build on these earlier projects.

# STRAWBERRY MANSION



**PCPC**  
Philadelphia City Planning Commission  
GIS/Graphics Division  
www.phila.gov/planning  
April 2003

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors



## Factsheet for NTI Planning Area: Sharswood/Brewerytown

P.A.S.

E - Lower North Philadelphia

Boundaries:

Ridge Ave., Jefferson, 25<sup>th</sup>, Oxford, 33<sup>rd</sup>, Girard Ave.  
and N. College Ave.

Council District:

5 (Clarke)

Market Type:

Distressed, reclamation

Redevelopment Area:

North Philadelphia Redevelopment Area

Community Groups:

- Sharswood-Brewerytown Civic Association

Overall Neighborhood Organization:

Moderate-high

NTI Activities:

- Demolition;
- Encapsulation;
- Vacant lot treatment;
- All other blight-related programs;
- Land assembly and redevelopment for production of new housing;
- Commercial revitalization;
- BID support;
- Code enforcement;
- Streetscape
- Home repair programs;
- Workforce development;
- Education;
- Social services; and
- Youth programs.

Justification:

These neighborhoods are adjacent to Girard College – a major institution and landmark - which may serve as a generator for community revitalization in the area. There is also the potential to benefit from the Spring Garden/Art Museum demand for market-rate housing.

Westrum Company plans a new residential development in Brewerytown

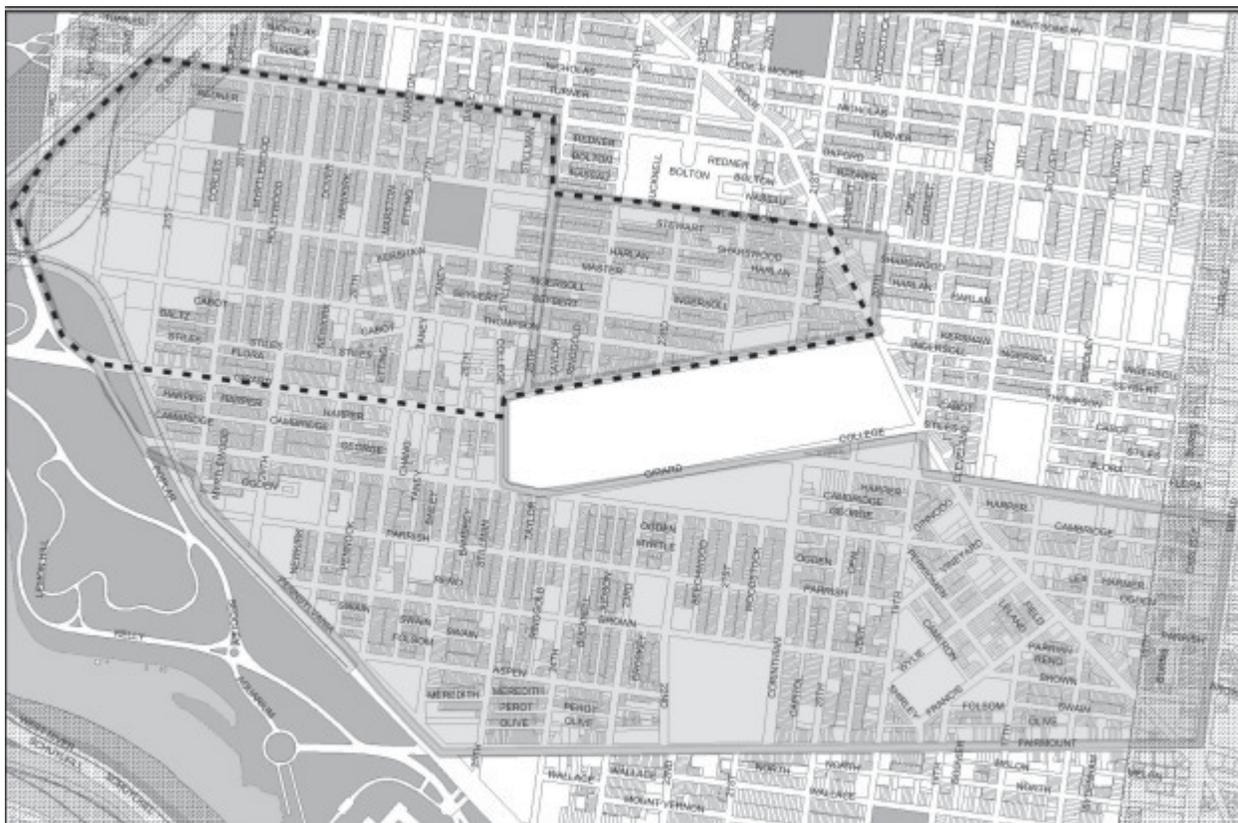
PHA has invested in the Sharswood area recently, as evidenced by plans for new construction in vicinity of 2400-2500 N. College, and improvement of the Norman Blumberg housing development in the vicinity of Jefferson and 23<sup>rd</sup> Streets.

There is interest in redeveloping Ridge Ave., the eastern boundary of Sharswood, indicated in part by a recently published commercial revitalization study. Additionally, the Homeownership Zone is located near Ridge Avenue.

Though the neighborhoods have deteriorating housing stock, the strategic location near Fairmount Park, Center City and areas with strong housing markets warrant the implementation of housing repair and renovation programs and vacant lot clearance to encourage new market-rate residential development.

*Formerly part of NTI areas called, "Sharswood" and "Brewerytown/ Fairmount/ Francisville."*

# SHARSWOOD/BREWERYTOWN



**PCPC**  
Piedmont Council of Planning Commissioners  
1000 Lakeside Drive  
Winston-Salem, NC 27103  
April 2009

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors



## Factsheet for NTI Planning Area: Francisville

P.A.S.  
E - Lower North Philadelphia

Boundaries:  
Fairmount Avenue, Corinthian Avenue, Girard Avenue  
and Broad Street

Council District:  
5 (Clarke)

Market Type:  
Reclamation

Redevelopment Area:  
North Philadelphia Redevelopment Area

Community Group:  
- Francisville NAC

NTI Activities:  
NTI Programs that would be especially beneficial:

- Demolition;
- Encapsulation;
- Vacant lot treatment;
- Infill housing;
- Land assembly for production of new housing;
- Commercial district improvement;
- BID support;
- Code enforcement;
- Streetscape improvements;
- Home repair programs;
- Workforce development;
- Education;
- Social services; and
- Youth programs.

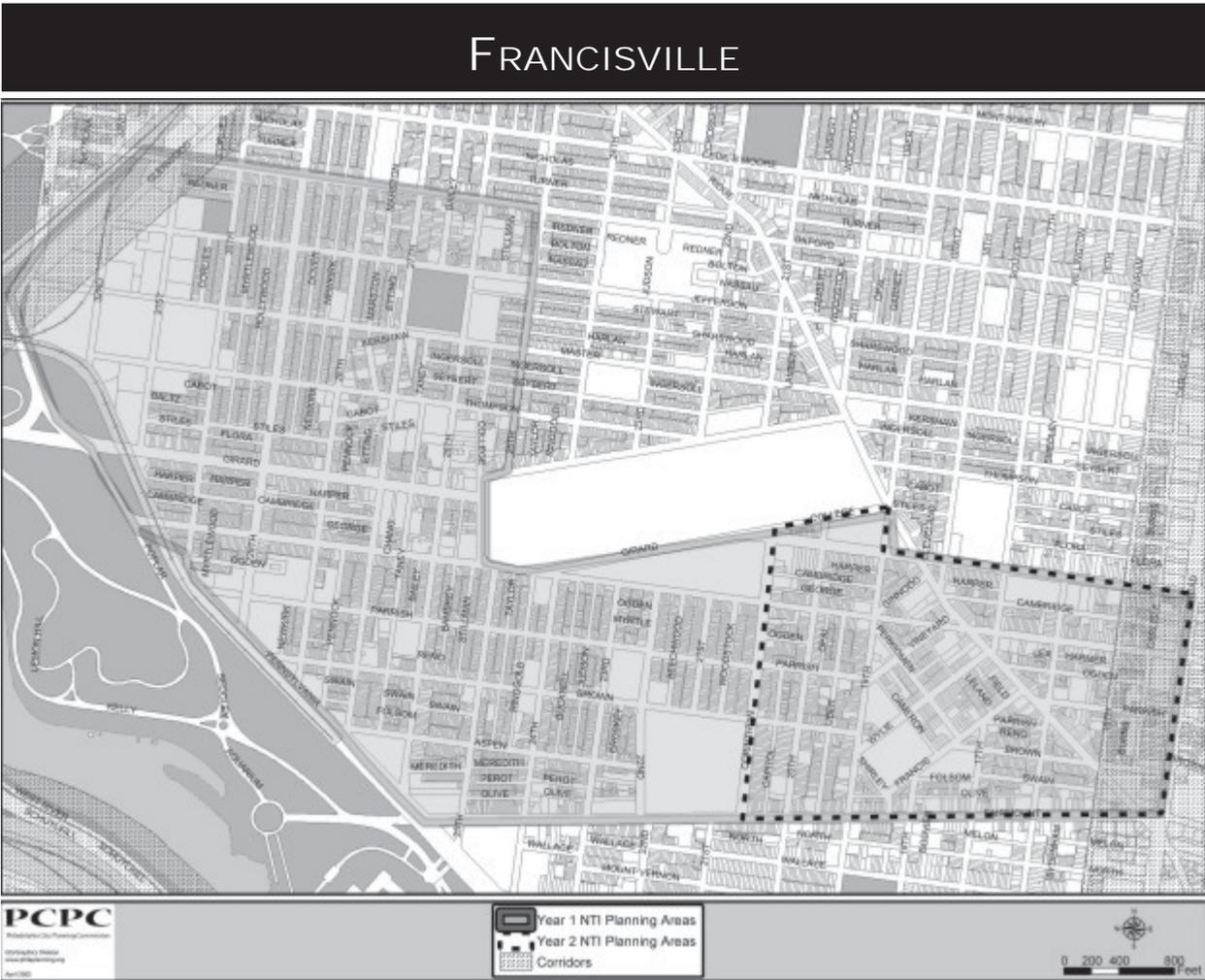
### Justification:

The history of Francisville was recently examined by the Planning Commission in a Community Heritage study funded largely by the National Endowment for the Arts.

Neighborhood anchors include Girard College, St. Joseph's Hospital, St. Joseph's Prep School, the City Health Center at 19<sup>th</sup> & Fairmount, the Berean Institute and the headquarters of Project Home.

Potential to benefit from private market investment immediately to the south.

*Adjacent to the North Broad Corridor. Formerly part of NTI area called, "Brewerytown/ Fairmount/ Francisville."*



## Factsheet for NTI Planning Area: Fairmount

P.A.S.

E - Lower North Philadelphia

Boundaries:

Fairmount Avenue, Pennsylvania Avenue, railroad,  
Girard Avenue, Girard College, Corinthian Avenue

Council District:

5 (Clarke)

Market Type:

Distressed, reclamation

Redevelopment Area:

North Philadelphia Redevelopment Area

Community Groups:

- Fairmount Civic Association
- Fairmount CDC

Overall Neighborhood Organization:

High

NTI Activities:

NTI Programs that would be especially beneficial:

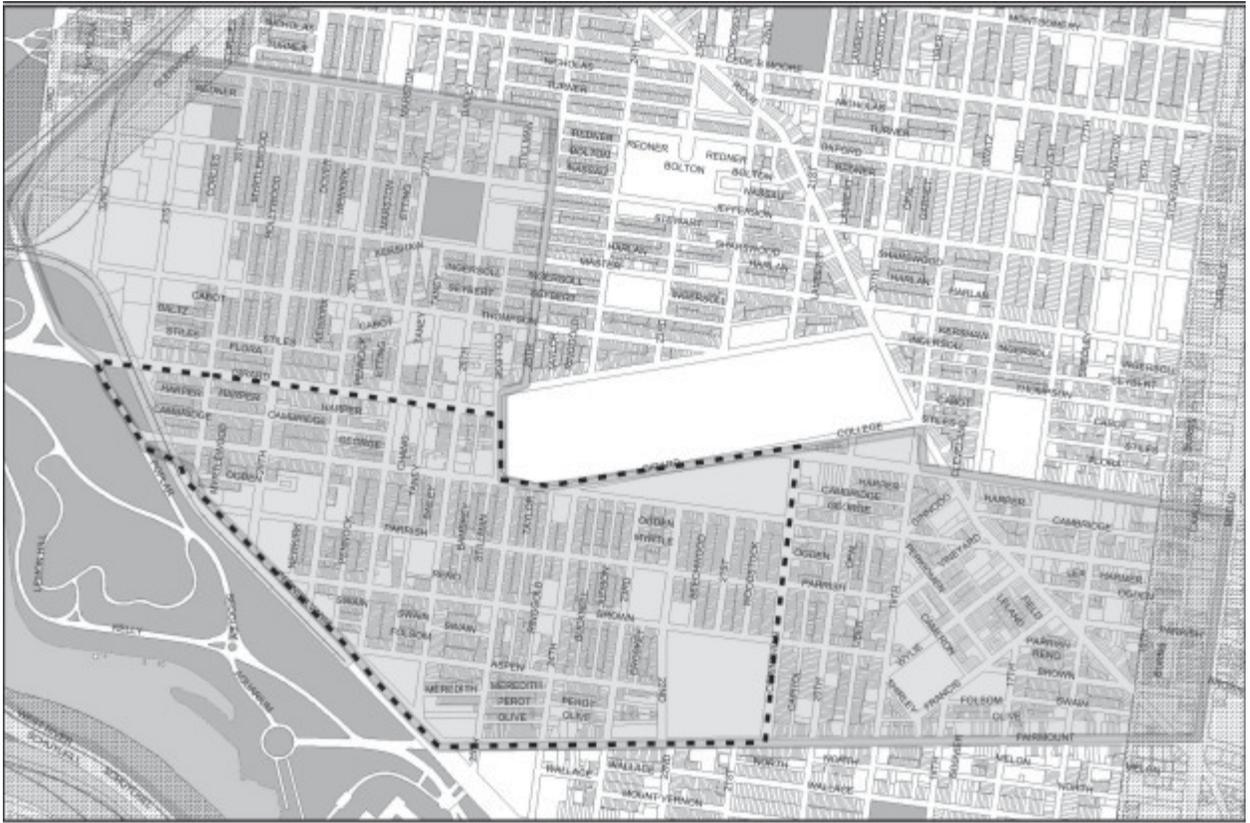
- Land assembly and redevelopment for production of new housing;
- Code enforcement;
- Streetscape improvements
- Home repair programs;
- Workforce development;
- Social services; and
- Youth programs.

Justification:

Fairmount is part of the strong housing market of the "Art Museum Area." Fairmount Park is located adjacent to the neighborhood. The community has a strong athletic association. The local CDC is sponsoring a neighborhood planning process at this time. New market rate housing is proposed to the west of 30<sup>th</sup> Street between Poplar and Girard. This pocket of high vacancy will require redevelopment actions in support of the private development.

*Formerly part of NTI area called, "Brewerytown/Fairmount/ Francisville."*

# FAIRMOUNT



**PCPC**  
Philadelphia City Planning Commission  
1000 Market Street  
Philadelphia, PA 19107  
April 2010

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors



## Factsheet for NTI Planning Area: Fairhill/St. Hugh

### Boundaries:

Lehigh Avenue to the AMTRAK railroad, "B" Street to 6<sup>th</sup> Street

### Council District:

7 (Mariano)

### Type of Area:

Reclamation

### Community Group:

H.A.C.E. (Hispanic Association of Contractors & Enterprises, Inc.)

### Justification:

This densely populated area has significant housing needs. The main commercial street (5<sup>th</sup> Street) is an important part of neighborhood life. The contractor's association published a plan in May 1995, with OHCD funding and utilizing the Community Development Institute as a consultant/ collaborator.

HACE estimates that a total investment of \$70 million is needed over the ten-year life of their plan. This amount is divided among three anchor development areas (Fifth Street Development area, the Somerset Villas Urban Renewal area and the Villas del Caribe Development area). They project that the plan will result in approximately 800 units of housing newly constructed, rehabilitated and/or repaired.

Significant recommendations of the community plan are as follows:

### Housing:

- Rehabilitate vacant homes on stable blocks
- Build new housing with less density and more open space
- Provide resources to help existing homeowners maintain their homes.

### Crime & Safety:

- Confront the drug problem from all sides, including block organization, law & curfew enforcement and land development

### Jobs & Businesses:

- Provide employment through housing construction and maintenance

- Create programs for job training and placement. Create assistance to aid in small business start-ups

### Shopping and Neighborhood Services:

- Improve appearance, parking, retail mix and security along their main Commercial corridor, North Fifth Street
- Attract and pursue a major, quality supermarket catering to the Latino population of the area, along with other like businesses.

### Recreation and Open Space:

- Change Land use patterns to create more green space throughout the neighborhood.
- Improve the recreation centers that serve the neighborhood.
- Develop more youth programs.

# FAIRHILL/ST. HUGH



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GIS/Graphics Division  
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April 2003

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors

  
0 200 400 800 Feet

## Factsheet for NTI Planning Area: Hawthorne

P.A.S.  
B – South Philadelphia

Boundaries:  
S. 11<sup>th</sup> Street, South Street, Broad Street, Washington Avenue

Council District:  
1, 2 (DiCicco, Verna)

Market Type:  
Distressed/Reclamation

Redevelopment Area:  
Partially within a Redevelopment Area

Community Groups:  
- Hawthorne Empowerment Coalition  
- Hawthorne Community Council  
- Avenue of the Arts, Inc.  
- Southeast Avenue of the Arts Community Council  
- Washington Avenue Business Association

Overall Neighborhood Organization:  
High

NTI Activities:  
NTI Programs that would be especially beneficial:

- Selective enhancement of vacant lots
- Streetscape improvements;
- Home repair programs;
- Acquisition for rehab or assembly;
- Land assembly for redevelopment;
- New housing production (variety of homeownership and rental);
- Commercial development programs;
- Support of Business Improvement Districts.

Justification:  
The area has strong locational benefits, being close to Center City and the Avenue of the Arts corridor.

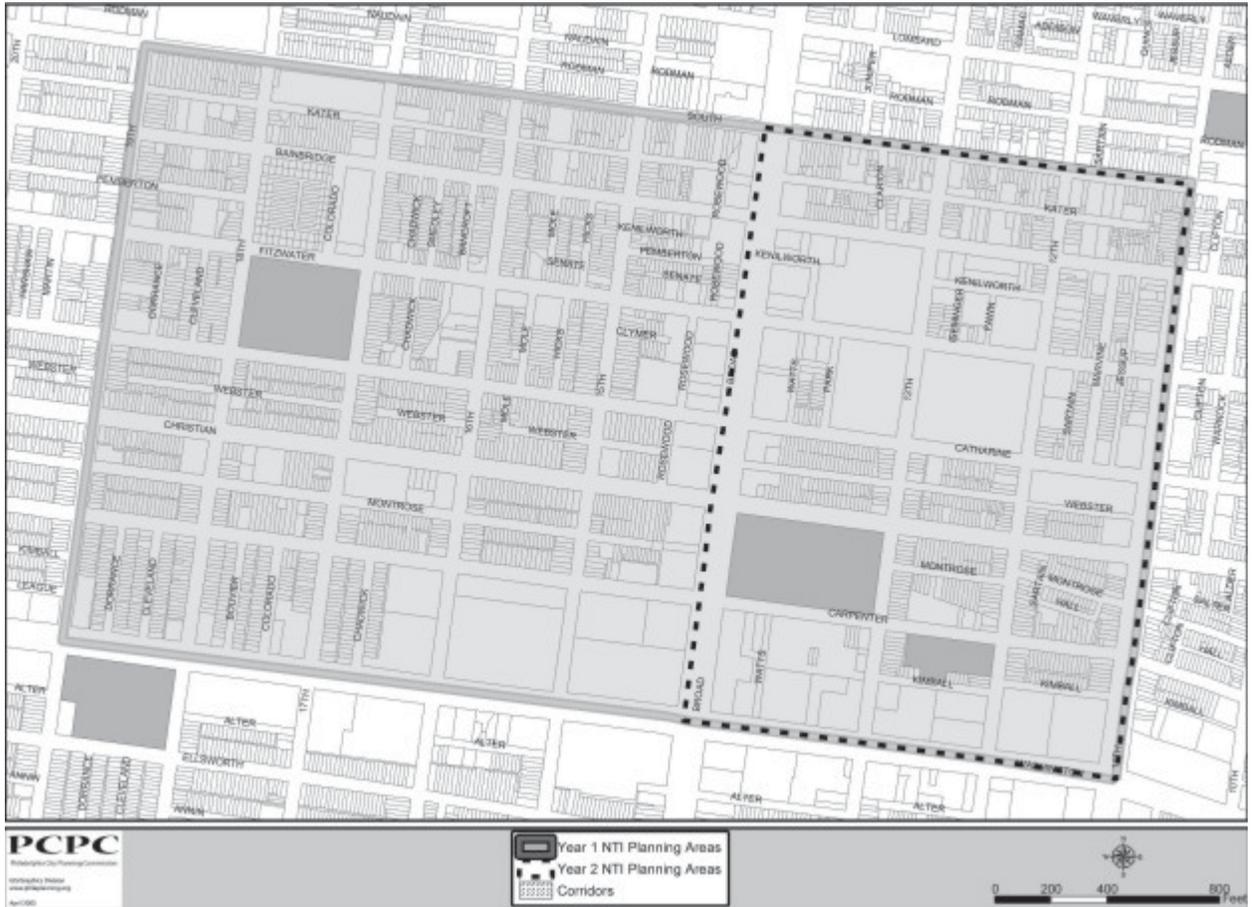
A substantial amount of private investment is occurring in the areas closest to Center City.

The reconstruction of the Martin Luther King public housing complex will help revitalize the Hawthorne neighborhood.

Planning and investment by Universal Companies has potential to develop and improve sections of this community.

*This NTI Area was formerly part of the area called, "Hawthorne/ Universal Companies."*

# HAWTHORNE



## Factsheet for NTI Planning Area: South of South

P.A.S.

B – South Philadelphia

Boundaries:

Broad Street, South Street, Schuylkill River,  
Washington Avenue

Council District:

1, 2 (DiCicco, Verna)

Market Type:

Distressed/Reclamation

Redevelopment Area:

Partially within a Redevelopment Area

Community Groups:

- South of South Neighborhood Association
- South Philadelphia H.O.M.E.S.
- Neighbors in Action
- South Street West Business Association
- Avenue of the Arts, Inc.
- Washington Avenue Business Association

Overall Neighborhood Organization:

High

NTI Activities:

NTI Programs that would be especially beneficial:

- Selective enhancement of vacant lots
- Streetscape improvements;
- Home repair programs;
- Acquisition for rehab or assembly;
- Land assembly for redevelopment;
- New housing production (variety of homeownership and rental);
- Commercial development programs;
- Support of Business Improvement Districts.

Justification:

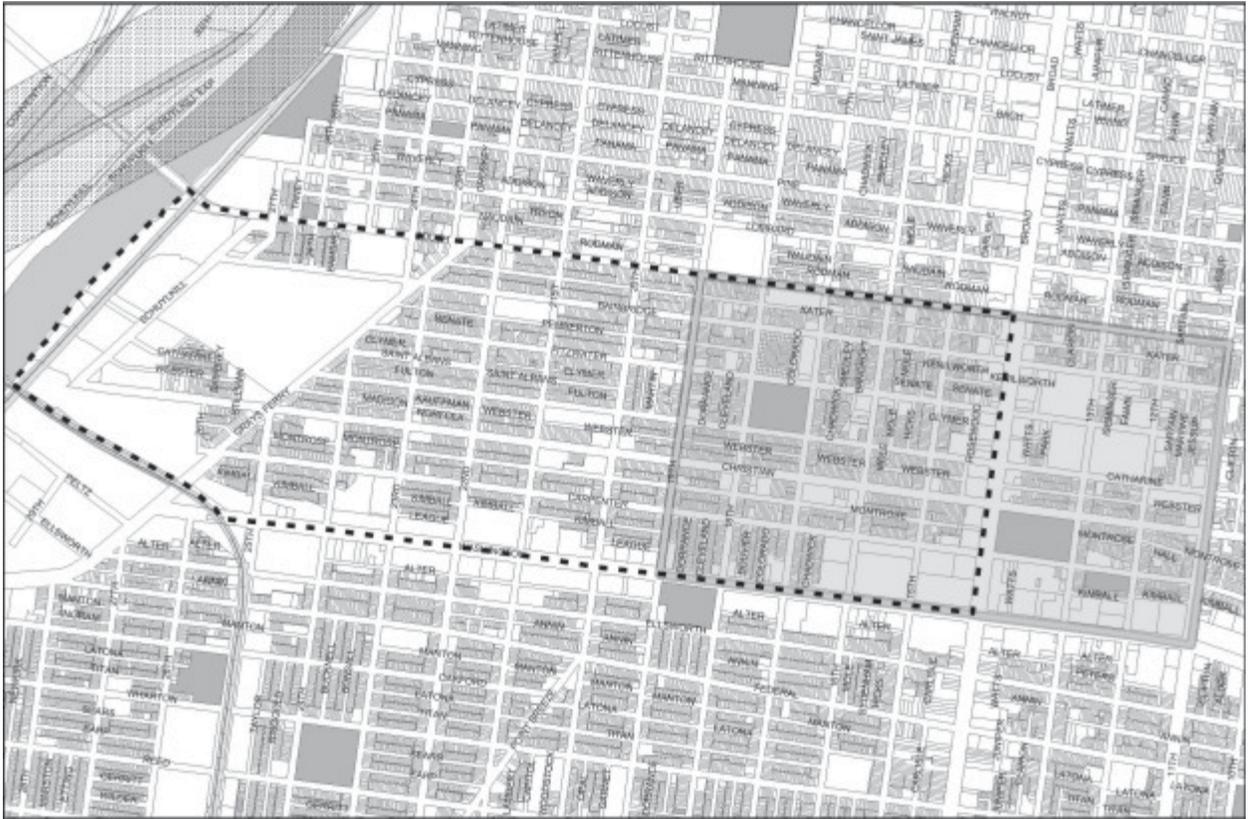
The neighborhood association is sponsoring a community planning process at this time.

A substantial amount of private investment is occurring in the areas closest to Center City

A five-year strategic plan was created in 1999 by Universal Companies and includes over \$350 million in proposals for a variety of residential, commercial and institutional redevelopment in this area. This amount includes close to \$60 million of required public investment. Some proposals are already underway.

*This NTI Area includes a portion of the area previously called, "Hawthorne/ Universal Companies."*

# SOUTH OF SOUTH



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April 2010

Legend:  
Year 1 NTI Planning Areas (indicated by a solid black line)  
Year 2 NTI Planning Areas (indicated by a dashed black line)  
Corridors (indicated by a thick black line)



## Factsheet for NTI Planning Area: Point Breeze

P.A.S.  
B – South Philadelphia

Boundaries:  
Washington Avenue, S. 25<sup>th</sup> Street, McKean Street,  
S. Broad Street.

Council District:  
1 (Verna)

Market Type:  
Reclamation

Redevelopment Area:  
Within a Redevelopment Area

Community Groups:  
- Point Breeze Community Development Coalition  
- Point Breeze Federation  
- The Point Community Development Coalition  
- Point Breeze Merchants Association  
- South Philadelphia H.O.M.E.S.  
- Neighbors in Action  
- Avenue of the Arts, Inc.  
- Washington Avenue Business Association

Overall Neighborhood Organization:  
High

NTI Activities:  
NTI Programs that would be especially beneficial:

- Demolition;
- Encapsulation;
- Cleaning vacant lots;
- Selective enhancement of vacant lots;
- Streetscape improvements;
- Home repair programs;
- Acquisition for rehab or assembly;
- Land assembly for redevelopment;
- New housing production (variety of homeownership and rental);
- Commercial development programs;
- Support of Business Improvement Districts;
- Workforce development;
- Social services; and
- Youth programs.

Justification:

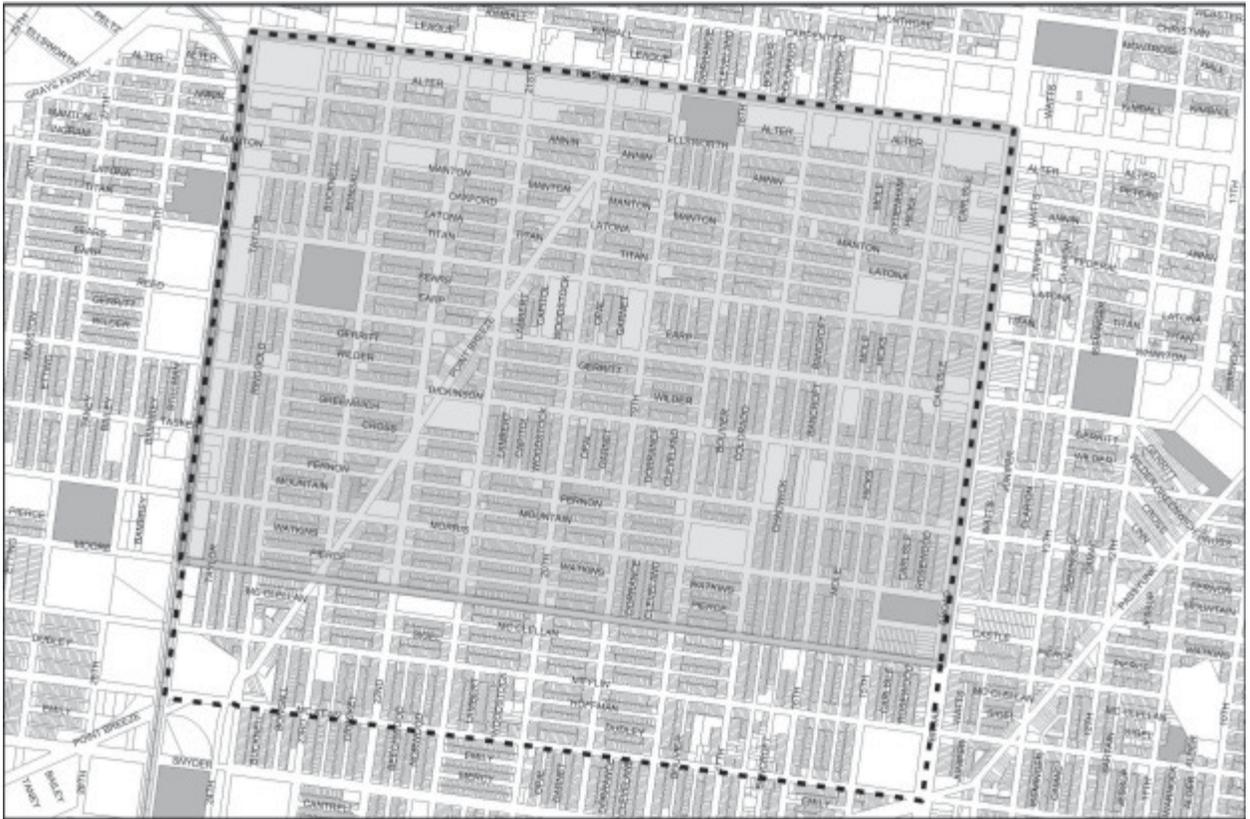
Potential is indicated by proximity to Center City and, more specifically, the Avenue of the Arts corridor.

Significant private investment is occurring in the areas closest to Center City.

The Point Breeze neighborhood contains South Philadelphia's most significant "problem areas", having experienced dramatic population decline. Long-term vacancy has become a problem of major proportions. This area has the greatest need for addressing blight and socioeconomic distress.

Point Breeze is represented by active and engaged community organizations with a history of involvement in housing, gardens, murals.

# POINT BREEZE



**PCPC**  
Philadelphia City Planning Commission  
1515 Market Street  
Philadelphia, PA 19102  
April 2010

Year 1 NTI Planning Areas  
Year 2 NTI Planning Areas  
Corridors



## Factsheet for NTI Planning Area: Grays Ferry

P.A.S.  
B – South Philadelphia

Boundaries:  
Schuylkill River, Morris St., 25th St., Grays Ferry Ave.

Council District:  
1 (Verna)

Market Type:  
Reclamation

Redevelopment Area:  
Within a Redevelopment Area

Overall Neighborhood Organization:  
Highly active

Community Groups:  
- Grays Ferry Community Council  
- Martin Luther King Village NAC  
- Stringer Square Neighbors  
- Tasker Homes Tenant Council

NTI Activities:  
NTI Programs that would be especially beneficial:

- Demolition;
- Encapsulation;
- Cleaning vacant lots;
- Selective enhancement of vacant lots;
- Streetscape improvements;
- Home repair programs;
- Acquisition for rehab or assembly;
- Land assembly for redevelopment;
- New housing production (variety of homeownership and rental);
- Workforce development;
- Social services; and
- Youth programs.

Justification:

During the past 40 years there have been many housing programs and urban renewal initiatives attempting to revitalize Grays Ferry.

Nearby industries have declined, and this reduces the employment that was historically tied to the Grays Ferry neighborhood.

Tasker Homes, located immediately to the south, will soon be redeveloped and this is expected to have major positive impacts.

Located within the study area of the Tidal Schuylkill Study sponsored by Schuylkill River Development Council. This study examines possible trails and greenways, and the reuse of vacant or underutilized riverfront lands.

# GRAYS FERRY



**PCPC**  
Philadelphia City Planning Commission  
1500 Market Street  
Philadelphia, PA 19102  
April 2008

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors



## Factsheet for NTI Planning Area: Jefferson Square/7th Street

P.A.S.  
B – South Philadelphia

Boundaries:  
Washington Avenue, S. 7<sup>th</sup> Street, Mifflin Street,  
S. 9<sup>th</sup> Street, Wolf Street, S. 4<sup>th</sup> Street.

Council District:  
1 (DiCicco)

Market Type:  
Distressed/Reclamation

Redevelopment Area:  
Partially within a Redevelopment Area

Overall Neighborhood Organization:  
Moderate

Community Groups:  
- Seventh Street Roundtable  
- Seventh Street Business Association  
- Houston Community Center  
- Interested Neighbors  
- Snyderville CDC  
- United Communities CDC  
- Jefferson Square CDC  
- Greenwich Square NAC  
- Weccacoe Community Development Corporation

NTI Activities:  
NTI Programs that would be especially beneficial:

- Demolition;
- Encapsulation;
- Selective enhancement of vacant lots;
- Home repair programs;
- Streetscape improvements;
- Acquisition for rehab or assembly;
- Land assembly for redevelopment;
- New housing production (homeownership and low-income and elderly rentals in particular);
- Commercial development programs;
- Support of Business Improvement Districts;
- Workforce development;
- Social services; and
- Youth programs.

### Justification:

These neighborhoods are surrounded by relatively stable neighborhoods on all sides. Addressing the blight problems of this area will help to preserve the stability of eastern South Philadelphia.

This area contains the largest concentration of vacant properties in South Philadelphia east of S. Broad Street.

The area is located close to Center City and the Naval Business Center, two major employment centers with significant growth potential.

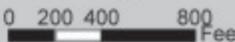
Considerable public and private investment is occurring at the north end of Jefferson Square Revitalization.

# JEFFERSON SQUARE/7TH STREET



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Philadelphia City Planning Commission  
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April 2003

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors

  
  
 0 200 400 800 Feet

## Factsheet for NTI Planning Area: Kingsessing and West Shore (2 contiguous neighborhoods)

P.A.S.

C – Southwest Philadelphia

Boundaries:

Media branch railroad tracks, S. 45<sup>th</sup> Street, Paschall Avenue, S. 54<sup>th</sup> Street, Elmwood Avenue and Lindbergh Boulevard, S. 58<sup>th</sup> Street to Greenway, S. 61<sup>st</sup> Street, cemetery boundary, Cobbs Creek Park boundary, to Media branch railroad tracks again.

Council District:

3 (Blackwell), and a small portion of 2 (Verna)

Market Type:

Reclamation

Redevelopment Area:

Partially within two Redevelopment Areas

Overall Neighborhood Organization:

Moderate

Community Groups:

- Baltimore Avenue Business Association
- Fresh Start Community Development Corporation
- Positive Action Community Association
- Southwest Community Enrichment Center
- Southwest CDC
- West Shore Civic Association

NTI Activities:

NTI Programs that would be especially beneficial:

- Demolition;
- Encapsulation;
- Vacant lot treatment;
- All other blight-related programs;
- Assembly and redevelopment for production of new and rehabilitated housing; and
- Commercial revitalization and streetscape
- Education; and
- Job programs

Justification:

These contiguous neighborhoods have similar problems and issues. They are blighted neighborhoods and they received planning attention in recent months and years.

Disinvestment has been scattered throughout the two neighborhoods, with concentrations of vacancy in the vicinity of the north boundary of the cemetery, and also near some of the major rail lines. Recent market-rate investment in the area tends to be in the north and east, nearer to major institutions such as University of Pennsylvania and the University of the Sciences.

In Kingsessing, a community plan was recently prepared which stresses housing rehabilitation in the vicinity of a local institution, Presbyterian Homes, Inc. Another locally-generated neighborhood plan has focussed almost exclusively on provision of services to the residents.

Development opportunities exist around the perimeter of the designated area: 5000 and 5800 Woodland Avenue should be reviewed for environmental clearance before development takes place. At the far west end of the area, a development site at 1300 S. 58<sup>th</sup> Street, near Cobbs Creek Park, affords an opportunity for a relatively suburban residential environment



## Factsheet for NTI Planning Area: Mantua

P.A.S.  
D – West Philadelphia

Boundaries:  
31<sup>st</sup> to 40<sup>th</sup>, Spring Garden to Mantua Ave.

Council District:  
3 (Blackwell)

Market Type:  
Reclamation

Redevelopment:  
Fully within a Redevelopment Area.

Community Groups:  
- Aspen/Olive CDC  
- Mantua Peacemakers  
- Mantua Community Planners

Overall Neighborhood Organization:  
Low

NTI Activities:  
NTI Programs that would be especially beneficial:

As a large blighted area containing many hundreds of vacant lots, Mantua will benefit from:

- Cleaning of vacant lots;
- Enhancement of selected lots;
- Demolition;
- Encapsulation;
- Assembly; and
- Redevelopment.

Social interventions will be important because of low incomes and unemployment.

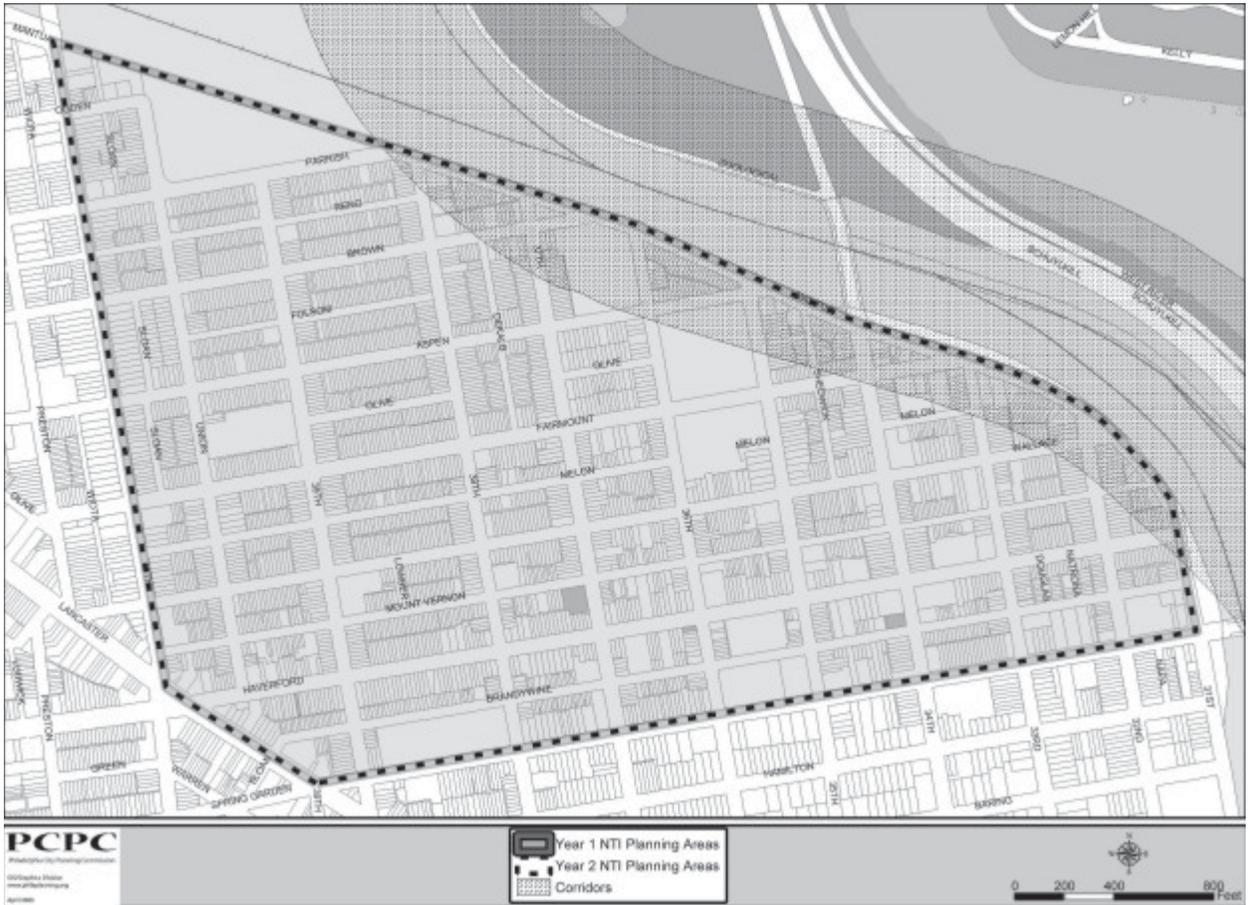
### Justification:

Mantua is West Philadelphia's area of greatest need. The western portion of the neighborhood, which is the larger portion, has been neglected by public programs and the problems have grown to alarming levels. This needs to be addressed and the trend needs to be reversed.

In Mantua, NTI dollars will leverage major private investment: private developers Neighborhood Restorations and Pennrose Properties have prepared a plan to rehab houses and assemble land for renewal and new housing. Other private developers are also expressing interest in the area, along with People's Emergency Center CDC.

NTI efforts in Mantua will also be supported by the University of Pennsylvania and Drexel University.

# MANTUA



## Factsheet for NTI Planning Area: West Powelton and Saunders Park

P.A.S.  
D – West Philadelphia

Boundaries:  
Market St. to Lancaster Ave., 38<sup>th</sup> to 42<sup>nd</sup> Streets

Council District:  
3 (Blackwell)

Market Type:  
Reclamation

Redevelopment:  
Within a Redevelopment Area.

Community Groups:  
- West Powelton Concerned Citizens  
- Saunders Park Neighbors  
- People's Emergency Center CDC (PECCDC)

Overall Neighborhood Organization:  
High

NTI Activities:  
This is one of three Philadelphia neighborhoods being studied by Delaware Valley Regional Planning Commission (DVRPC) and its consultants.

NTI Programs that would be especially beneficial:

- Vacant lot treatment at selected locations;
- Encapsulation of vacant buildings;
- Housing acquisition and rehab for homeownership;
- Site improvements;
- Street trees;
- Streetscape; and
- Commercial revitalization.

Justification:

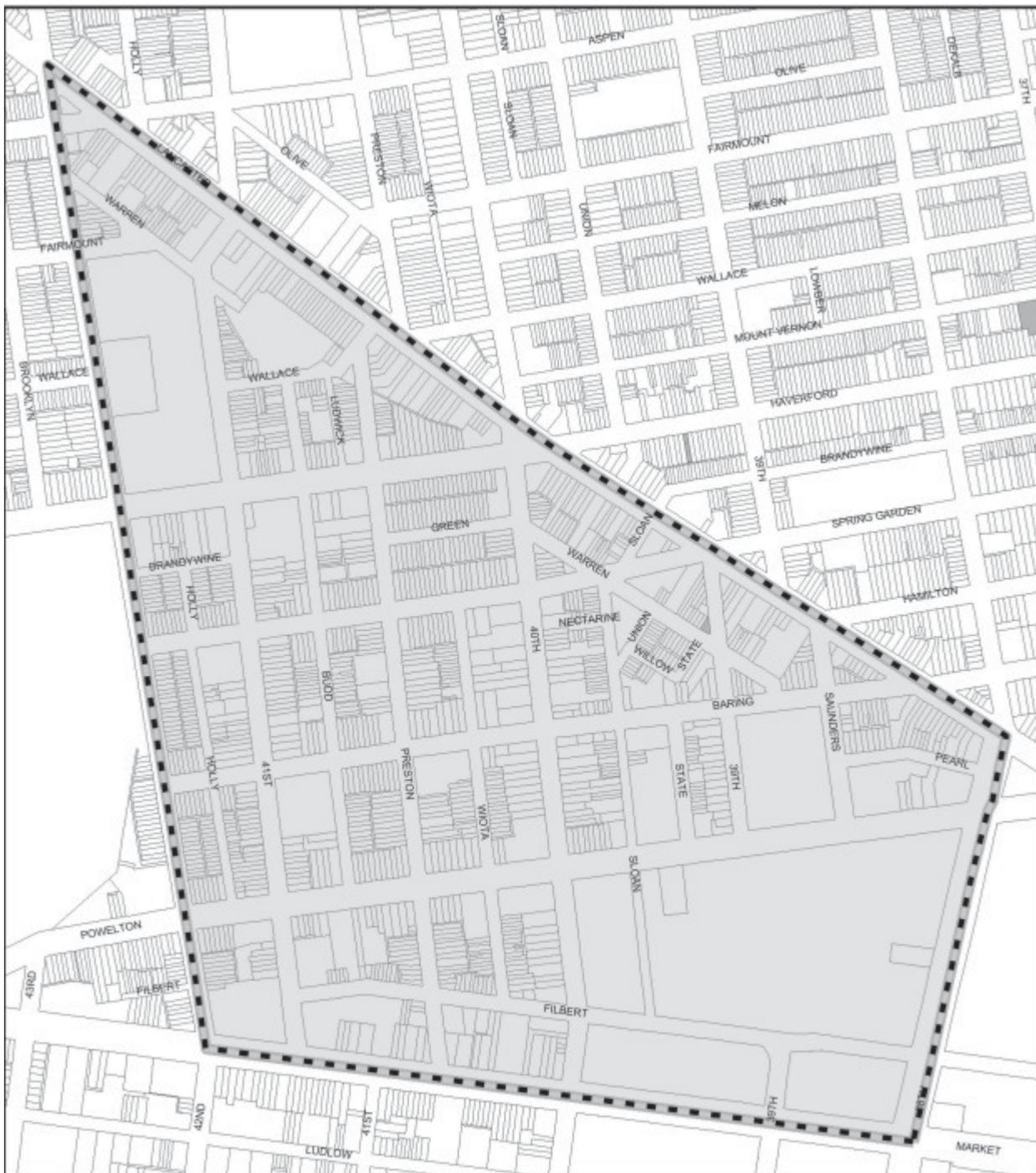
In this area, NTI programs will leverage considerable investment by the private sector and non-profit sector, primarily because Peoples Emergency Center CDC is so active in the area. Already the CDC has solicited the strong participation of local banks and philanthropic foundations. PECCDC has rehabbed housing, built playgrounds and is now constructing a Welfare-To-Work center with job training, health and day care services. A neighborhood plan was recently completed and its recommendations are aimed directly at NTI.

West Powelton and Saunders Park are not affluent or homogenous neighborhoods. In both areas, there is a mix of incomes and some vacancy. Sections of the neighborhoods need improvement.

Some private reinvestment has happened here but this private momentum has not been steady and sustained over time.

Major streets such as Market Street and 40<sup>th</sup> Street are blighted and in need of revitalization. Lancaster Avenue is being studied for commercial revitalization and a business association is actively representing the Lancaster Avenue shopping district.

# WEST POWELTON AND SAUNDERS PARK



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April 2003

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors



## Factsheet for NTI Planning Area: Wynnefield

P.A.S.  
D – West Philadelphia

Boundaries:  
City Avenue, R-6 Rail, R-5 Rail. (General boundaries)

Council District:  
4 (Nutter)

Market Type:  
Steady, transitional, distressed. This reflects the diversity of housing types and sub-neighborhoods.

Redevelopment:  
Wynnefield is not within a Redevelopment Area.

Community Groups:  
- Wynnefield Residents Association

Overall Neighborhood Organization:  
High

NTI Activities:  
NTI Programs that would be especially beneficial:

- Demolition;
- Encapsulation;
- Vacant lot treatment;
- Dead tree removal;
- Code enforcement;
- Home repair programs;
- Streetscape improvements for 54<sup>th</sup> Street Commercial Area;
- Facilitate community planning because no community plan exists in Wynnefield;
- New housing for homeownership; and
- Rehabilitation of scattered vacant homes

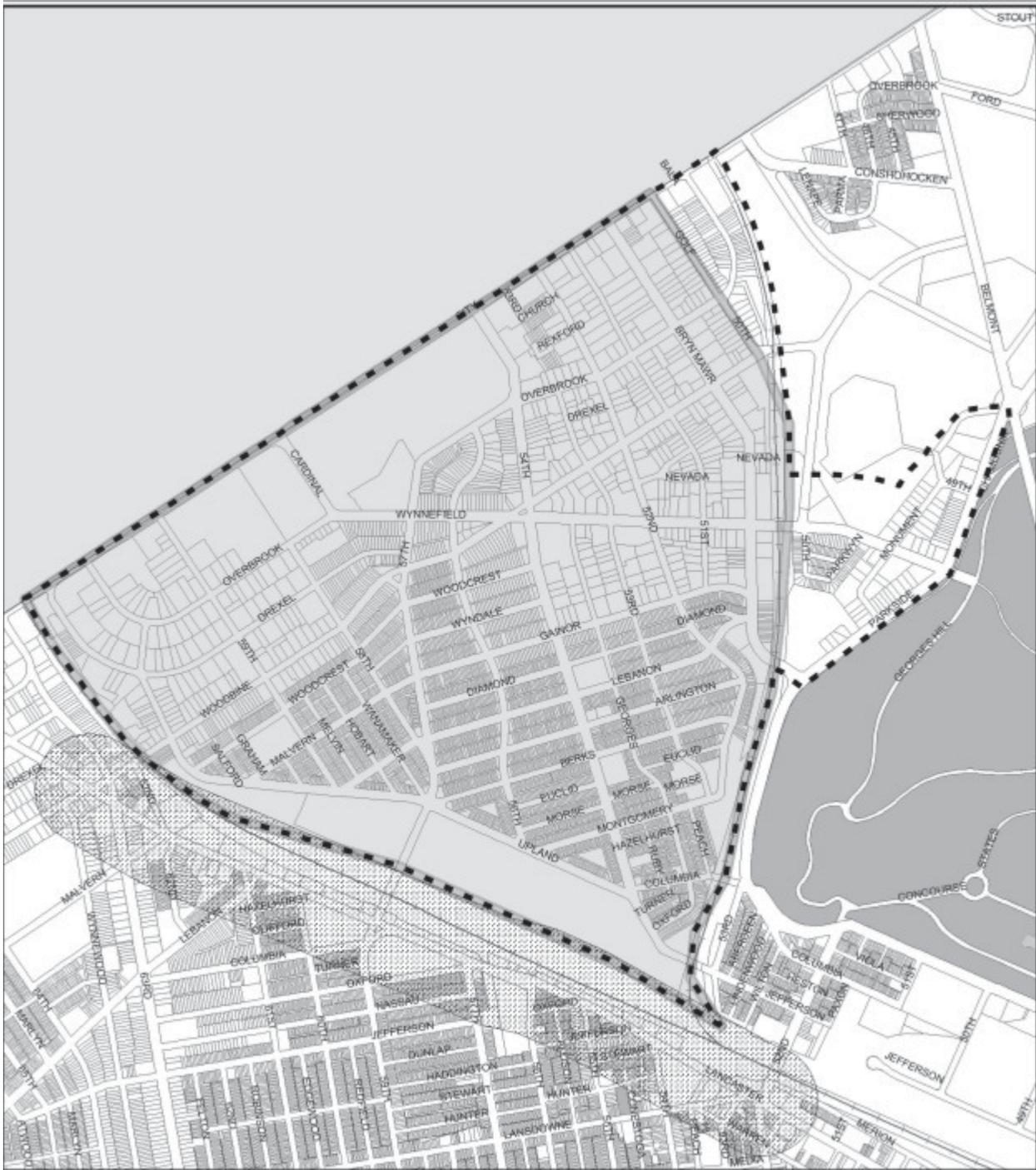
Justification:  
Wynnefield covers a large area and it contains varied sections having different housing types. The southern section is a rowhouse neighborhood experiencing significant problems including vacancy, decreased home maintenance and crime. Action is needed to reverse negative trends.

Wynnefield has been largely ignored by public programs since the early 1970's when it was an original Homesteading neighborhood. Wynnefield continues to have a high rate of homeownership. The neighborhood has a reputation as a racially integrated and affluent neighborhood having few problems. However even despite the homeownership rate, today's reality is very different. Pronounced neighborhood problems must be addressed in order to stabilize the Wynnefield area.

The top priority for Wynnefield should be housing rehab and conservation in the rowhouse section located in the vicinity of 54<sup>th</sup> & Gainor, and 54<sup>th</sup> & Berks. Rental rehab and sales rehab will be appropriate. Strong tie-in with commercial revitalization of 54<sup>th</sup> St.

Quality of life issues are important in all sections of Wynnefield, and especially where the neighborhood borders St. Josephs University where typical town-and-gown issues arise frequently.

# WYNNEFIELD



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Philadelphia City Planning Commission  
GIS/Graphics Division  
www.phlplanning.org  
April 2003

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors

  
0 400 800 1,600 Feet

## Factsheet for NTI Planning Area: West Parkside

P.A.S.  
D – West Philadelphia

Boundaries:  
R-6 Rail, Parkside Avenue, Belmont Avenue,  
Lancaster Avenue, 52<sup>nd</sup> Street

Council District:  
4 (Nutter)

Market Type:  
Distressed

Redevelopment:  
West Parkside is located within a recently-established  
Redevelopment Area

Community Groups:  
- Parkside Association of Philadelphia  
- West Park homeowners  
- Parkside Business Association  
- Empowerment Zone Community Trust Board

Overall Neighborhood Organization:  
Moderate

NTI Activities:  
NTI Programs that would be especially beneficial:

- Demolition;
- Encapsulation;
- Vacant lot treatment;
- Tree removal;
- Code enforcement;
- Home repair programs;
- New housing for homeownership; and
- Rehabilitation of scattered vacant homes.

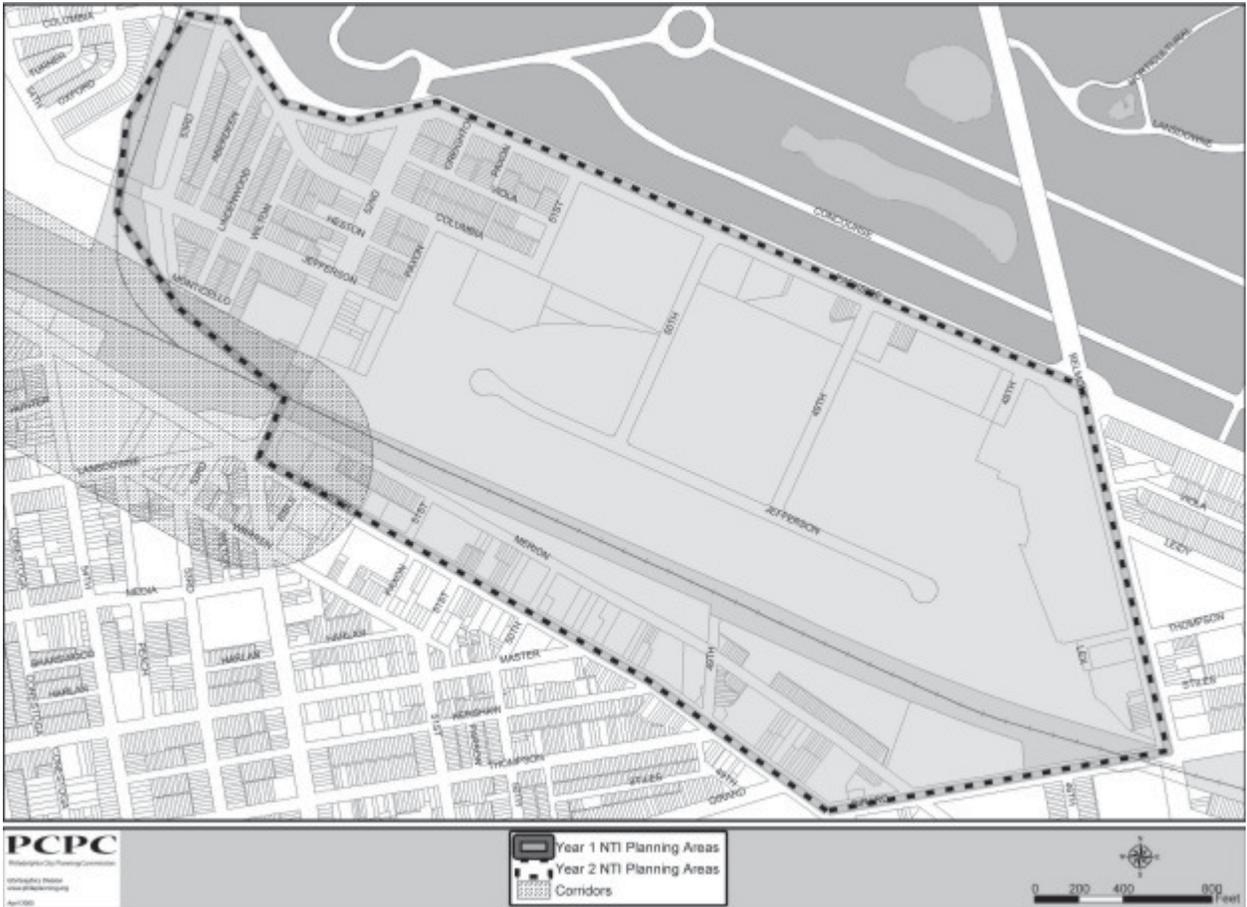
Justification:  
This neighborhood, adjacent to the Mann Music Center, is in need of housing rehabilitation. The 52<sup>nd</sup> Street corridor (vacant lots and development sites) will require a redevelopment strategy and a greening strategy. A new shopping center is proposed to be built on the east side of 52<sup>nd</sup> just north of the railroad overpass. The shopping center was part of the Empowerment Zone planning.

There is no recent community plan for West Parkside, but a Transit-Oriented-Development plan was recently completed for this community by Wallace Roberts and Todd (under contract with DVRPC). The plan talks about housing priorities in addition to transit-related recommendations. In the future, West Parkside could become a transit hub with stations serving the Schuylkill Valley Metro and the possible City Branch Light Rail route.

The Planning Area boundary includes the West Philadelphia Business Park, also known as the Parkside Industrial Park. This 60-acre tract is still largely available for new development. Maintenance, signage and visibility are issues associated with the industrial park.

Located where the industrial park meets the neighborhood, the Philadelphia Business and Technology Center occupies an older factory which has been renovated as rental space for small companies. The privately owned and managed Business and Technology Center is a focal point for local business meetings and meetings with Empowerment Zone and Enterprise Zone staff.

# WEST PARKSIDE



## Factsheet for NTI Planning Area: Overbrook/Carroll Park/ Haddington

P.A.S.

D – West Philadelphia

Boundaries:

Market St. to Lancaster Ave. & Woodbine, 54<sup>th</sup> to 68<sup>th</sup>

Council District:

4 (Nutter)

Market Type:

Reclamation, Distressed

Redevelopment:

Most sections are located within a Redevelopment Area

Community Groups:

- Haddington/ Cobbs Creek CDC
- Haddington Leadership Organization
- Carroll Park Community Council and NAC
- Overbrook Neighborhood Improvement Council

Overall Neighborhood Organization:

Moderate to High

NTI Activities:

NTI Programs that would be beneficial:

- Housing rehabilitation and stabilization;
- Housing preservation
- Homeownership assistance programs; and
- Commercial revitalization along 52nd Street and Lancaster Avenue

Justification:

These neighborhoods are densely populated and they have high rates of homeownership. There is significant stability and strength, but the housing stock is aging. Homes need to be preserved and younger families need to be attracted to move into this area.

Pockets of blight exist in certain sections: examples are Market Street and the 60<sup>th</sup> & Girard intersection. Market Street is undergoing a massive EI reconstruction project and the Planning Commission has received a TCDI grant to study the Market Street corridor.

Providing adequate neighborhood shopping is an important goal for these neighborhoods. Commercial corridors are in need of revitalization and the

Haddington Progress Plaza Shopping Center should perform better to meet the shopping needs of residents.

The Lancaster Avenue corridor is underutilized and many properties are in poor condition. This is addressed in the Planning Commission's Corridor Study for Lancaster Avenue.

The Carroll Park neighborhood group has produced a Community Plan for a portion of this area, and a Redevelopment Area Plan was recently published for East Overbrook.



## Factsheet for NTI Planning Area: Frankford

P.A.S.

K - "Near Northeast" (and upper part of PAS G)

Boundaries:

Tacony/Frankford Creek, "I" Street, Ramona St., Adams Ave., Roosevelt Blvd., Cheltenham Ave., Harbison and Torresdale Avenues

Council District:

7 (Mariano)

Market Type:

Reclamation and Distressed

Redevelopment:

Meadow, Aramingo, and Pratt Street Redevelopment Areas.

Community Groups:

- Frankford CDC
- Frankford Group Ministries
- Frankford Historical Society
- Frankford United Neighbors CDC
- Frankford Valley Business Association

Overall Neighborhood Organization:

Highly Active

NTI Activities:

NTI Programs that would be especially beneficial:

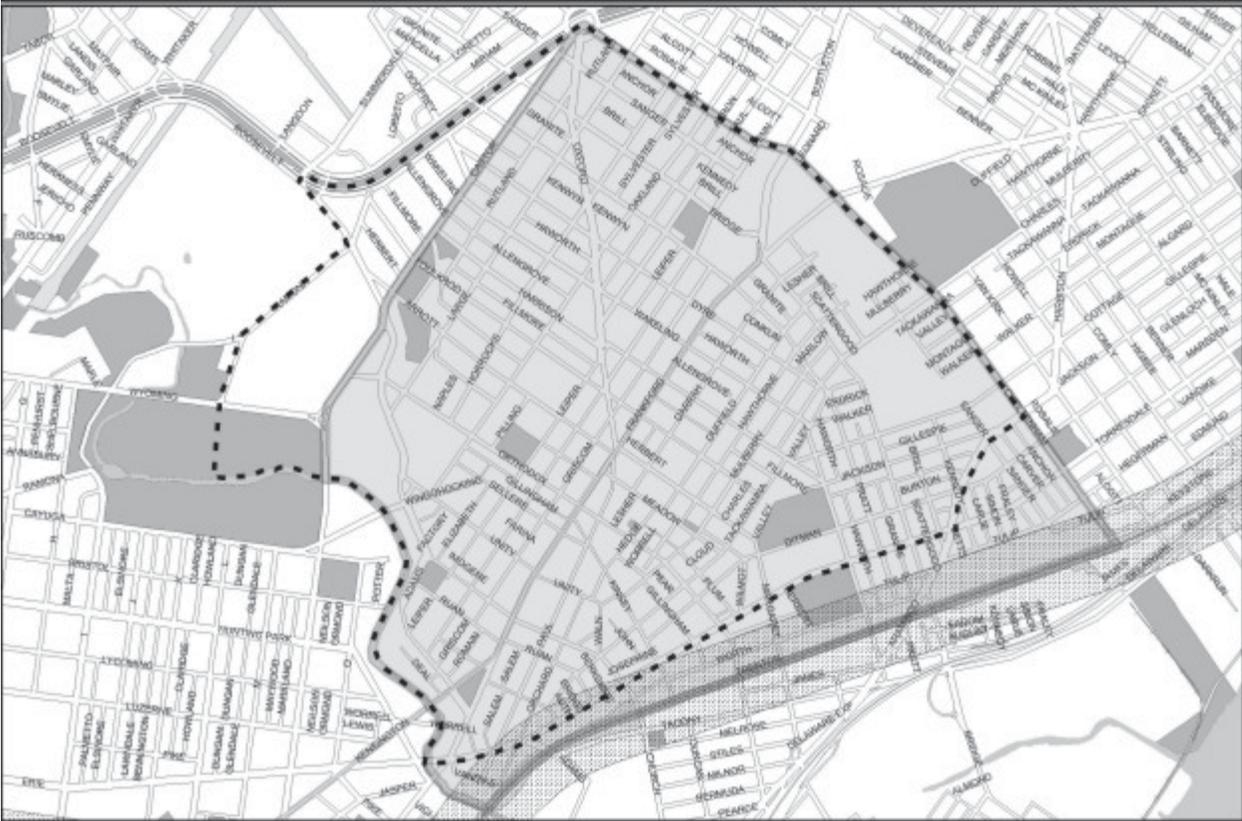
- Acquisition for Rehab/Assembly;
- Demolition;
- Vacant Lot treatment;
- Code Enforcement;
- Graffiti removal;
- Streetscape Improvements;
- Housing Rehab/New Housing Construction (elderly; low income; special needs);
- Support BID;
- Commercial revitalization and streetscape improvements;
- Job creation;
- Education;
- Social services; and
- Youth programs.

Justification:

- Slight Population Loss
- Median Home Sales prices down
- Resident Income levels have dropped and are lower than city average
- Physical Deterioration of buildings/Physical decay and older buildings
- Increasing Residential, Commercial, and Industrial Vacancies
- Some Blight/Dangerous buildings

The Frankford Plan 2000, prepared by Frankford CDC, is an effective blueprint for neighborhood revitalization. It includes commercial revitalization strategies and plans for development of several opportunity sites central to the Frankford community.

# FRANKFORD



**PCPC**  
Philadelphia City Planning Commission  
1500 Market Street  
Philadelphia, PA 19102  
April 2010

— Year 1 NTI Planning Areas  
- - - Year 2 NTI Planning Areas  
▨ Corridors

0 400 800 1,600 Feet

## Factsheet for NTI Planning Area: Wissinoming

P.A.S.  
K - "Near Northeast"

Boundaries:  
Cheltenham Avenue to Levick Street, and Frankford  
Avenue to Delaware River.

Council District:  
6 (Krajewski)

Market Type:  
Distressed

Community Groups:  
- Wissinoming Business Association

Overall Neighborhood Organization:  
Moderate

NTI Activities:  
NTI Programs that would be especially beneficial:

- Code Enforcement;
- Graffiti removal;
- Streetscape Improvements;
- Housing Rehab/New Housing Construction (elderly;  
low income; special needs);
- Commercial revitalization;
- Streetscape improvements;
- Job creation;
- Education;
- Social services; and
- Youth programs.

Justification:

- Slight Population Loss
- Median Home Sales prices down
- Owner to Renter Occupied Housing ratio down 1%  
last decade
- Resident Income levels have dropped and are lower  
than city average
- Increasing Residential, Commercial, and Industrial  
Vacancies

- Lacks a neighborhood shopping center
- Quality of life issues
- Activities for youth

# WISSINOMING



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 Philadelphia City Planning Commission  
 GIS/Graphics Division  
 www.phlaplan.org  
 April 2003

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors



## Factsheet for NTI Planning Area: Fox Chase

P.A.S.  
K - "Near Northeast"

Boundaries:  
Cottman Avenue, NY Short Line Railroad, Pennypack  
Park, County Line

Council District:  
10 (O'Neill)

Market Type:  
Steady

Redevelopment:  
None

Community Groups:  
- Fox Chase Business Association  
- Fox Chase Civic Association  
- Fox Chase Homeowners Association

Overall Neighborhood Organization:  
Moderately Active

NTI Activities:  
NTI Programs that would be especially beneficial:

- Commercial Revitalization;
- Economic Development/Marketing Plans;
- Code Enforcement;
- Graffiti Removal;
- Streetscape Improvements; and
- Support BID.

Some of the improvements considered for this area might range from signage and façade improvements, enhancements to landscapes (parking lots), pedestrian-intersection improvements (traffic calming), trash can and park bench implementation, and better lighting design. Basic improvements could create a better sense of place.

### Justification:

With support from the Commerce Department, a commercial revitalization study is underway for Fox Chase.

The Five Points Shopping Center services and connects four large neighborhoods (Fox Chase, Burholme, Upper Northwood, and Lawndale) at the intersection of Oxford, Cottman, and Rising Sun Avenue. The land use near this intersection is primarily commercial, but it also mixed with some office and some residential land use (which fronts the major streets). The streets in this area all carry high volumes of auto and pedestrian traffic, but is not friendly for either. Commercial activity is waning and could benefit from minor design improvements. Though relatively stable, this commercial intersection lacks economic sustainability due to poor aesthetic dimension. This crossroad has the potential to create a very desirable "sense of place."

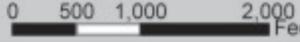
*This NTI Area was formerly part of the area called, "Fox Chase/ Burholme/ Lawndale/ Upper Northwood." For Year Two of NTI, the four neighborhoods are being considered separately*

# FOX CHASE



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 Philadelphia City Planning Commission  
 GIS/Graphics Division  
 www.phila.gov/planning  
 April 2003

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors

## Factsheet for NTI Planning Area: Burholme

P.A.S.  
K - "Near Northeast"

Boundaries:  
Cottman Avenue, NY Short Line Railroad, Rhawn  
Street, Algon Avenue

Council District:  
10 (O'Neill) and 7 (Mariano)

Market Type:  
Steady

Redevelopment:  
None

Community Groups:  
- Burholme Civic Association

Overall Neighborhood Organization:  
Moderately Active

NTI Activities:  
NTI Programs that would be especially beneficial:

- Commercial Revitalization;
- Economic Development/Marketing Plans;
- Code Enforcement;
- Graffiti Removal;
- Streetscape Improvements; and
- Support BID.

Some of the improvements considered for this area might range from signage and façade improvements, enhancements to landscapes (parking lots), pedestrian-intersection improvements (traffic calming), trash can and park bench implementation, and better lighting design. Basic improvements could create a better sense of place.

### Justification:

Cottman Avenue is a major street bordering the neighborhood and a principal access route to Burholme. The Five Points Shopping Center services and connects four large neighborhoods (Fox Chase, Burholme, Upper Northwood, and Lawndale) at the intersection of Oxford, Cottman, and Rising Sun Avenue.

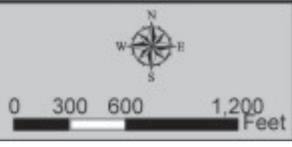
*This NTI Area was formerly part of the area called, "Fox Chase/ Burholme/ Lawndale/ Upper Northwood." For Year Two of NTI, the four neighborhoods are being considered separately*

# BURHOLME



**PCPC**  
Philadelphia City Planning Commission  
GIS/Graphics Division  
www.philaplaning.org  
April 2003

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors



## Factsheet for NTI Planning Area: Upper Northwood

P.A.S.  
K - "Near Northeast"

Boundaries:  
Cottman Ave., Roosevelt Blvd., Oxford Avenue

Council District:  
10 (O'Neill) and 7 (Mariano)

Market Type:  
Steady to Transitional

Redevelopment:  
None

Community Groups:  
- Upper Northwood Community Council

Overall Neighborhood Organization:  
Moderately Active

NTI Activities:  
NTI Programs that would be especially beneficial:

- Commercial Revitalization;
- Economic Development/Marketing Plans;
- Code Enforcement;
- Graffiti Removal;
- Streetscape Improvements; and
- Support BID.

Some of the improvements considered for this area might range from signage and façade improvements, enhancements to landscapes (parking lots), pedestrian-intersection improvements (traffic calming), trash can and park bench implementation, and better lighting design. Basic improvements could create a better sense of place.

### Justification:

This is another neighborhood bordering the "Five Points" intersection at Cottman, Oxford and Rising Sun Avenues. Upper Northwood is also adjacent to the major shopping area for the Lower Northeast, located at Cottman & Bustleton. Another commercial corridor exists along Castor Avenue, running north-and-south through the neighborhood.

The southern border of Upper Northwood is Oxford Circle, located in a densely-populated row house area near major highways and SEPTA bus routes.

*This NTI Area was formerly part of the area called, "Fox Chase/ Burholme/ Lawndale/ Upper Northwood." For Year Two of NTI, the four neighborhoods are being considered separately.*

# UPPER NORTHWOOD



**PCPC**  
Philadelphia City Planning Commission  
GIS/Graphics Division  
www.philaplaning.org  
April 2003

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors

  
0 400 800 1,600 Feet

## Factsheet for NTI Planning Area: Lawndale/Lawncrest

P.A.S.

K - "Near Northeast"

Boundaries:

Cottman Avenue, Tookany Creek, Montgomery County, Levick, Tabor, Godfrey, Whitaker, Pennway Street, Oxford Avenue.

Council District:

10 (O'Neill), 9 (Tasco) and 7 (Mariano)

Market Type:

Distressed, Transitional, Steady

Redevelopment:

None

Community Groups:

- Cedar Grove Civic Association
- Lawndale Business Association

Overall Neighborhood Organization:

Moderate to High

NTI Activities:

NTI Programs that would be especially beneficial:

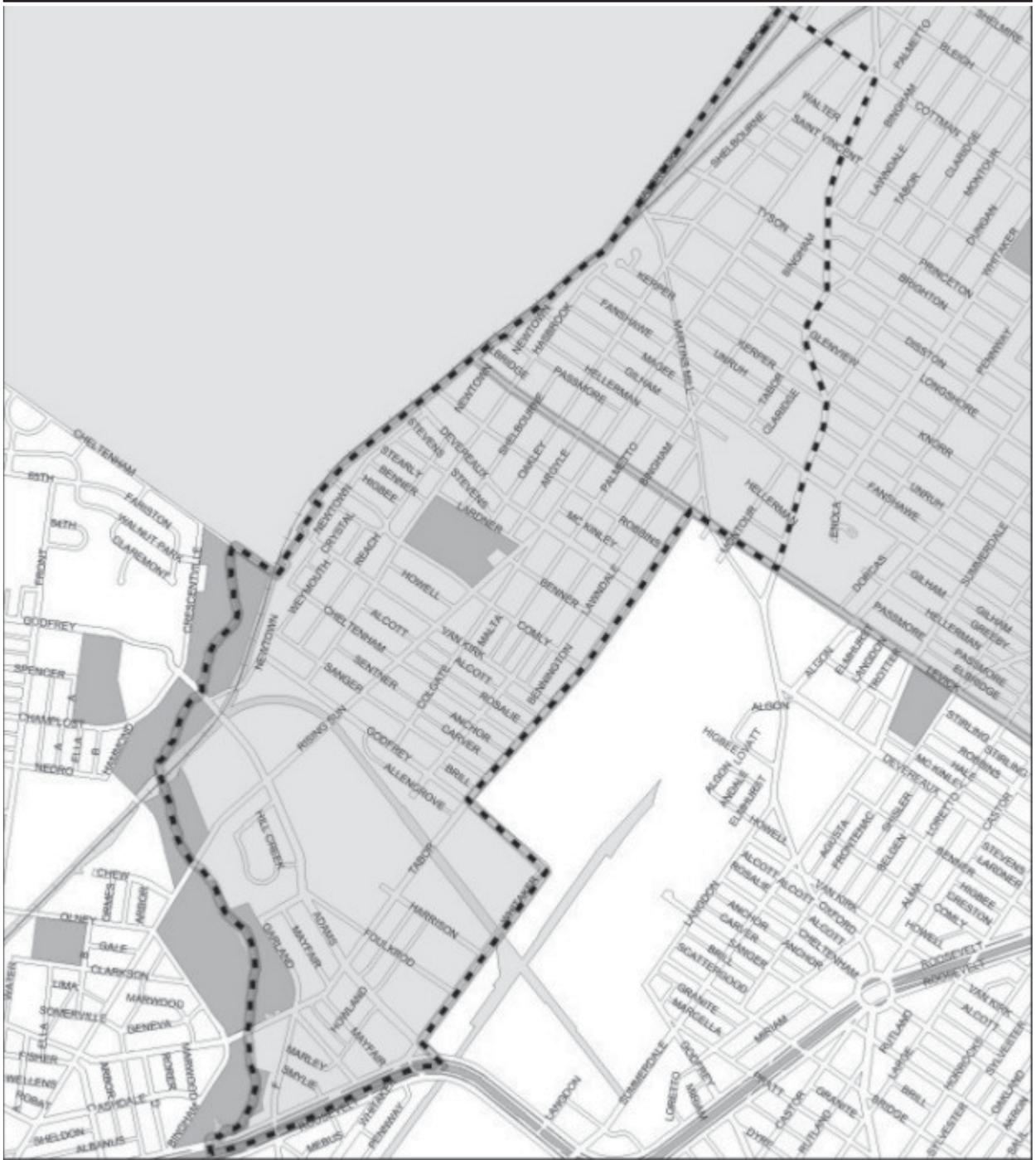
- Acquisition for Rehab/Assembly;
- Encapsulation;
- Code Enforcement;
- Graffiti Removal;
- Streetscape Improvements;
- Housing Rehab/New Housing Construction (elderly, low income, special needs);
- Education;
- Social services; and
- Youth programs.

Justification:

- Slight Population Loss
- Median Home Sales prices down
- Owner to Renter Occupied Housing ratio down 1% last decade
- Resident Income levels have dropped and are lower than city average
- Physical Deterioration of buildings/Physical decay and older buildings
- Commercial revitalization plans exist for Rising Sun Ave.

*This NTI Area was formerly part of the area called, "Fox Chase/ Burholme/ Lawndale/ Upper Northwood." Additionally, this area has been expanded to include the NTI Area formerly known as "Crescentville/ Cedar Grove."*

# LAWDALE/LAWNCREST



**PCPC**  
Philadelphia City Planning Commission  
GIS/Graphics Division  
www.philaplan.org  
April 2003

 Year 1 NTI Planning Areas  
 Year 2 NTI Planning Areas  
 Corridors

  
0 600 1,200 2,400 Feet

## Factsheet for NTI Planning Area: Upper Holmesburg

P.A.S.  
L - "Far Northeast"

Boundaries:  
Pennypack Creek, Frankford Avenue, Linden, and I-95.

Council District:  
6 (Krajewski)

Market Type:  
Transitional

Redevelopment:  
No

Community Groups:  
No Active Civic or Business Associations

Overall Neighborhood Organization:  
Not Applicable

NTI Activities:  
NTI Programs that would be especially beneficial:

- Facilitate Community Planning;
- Home Repair Programs;
- Commercial Development Programs;
- Code Enforcement;
- Streetscape Improvements;
- Housing Rehab/New Housing Construction (elderly; low income; special needs);
- Job creation;
- Education;
- Social services; and
- Youth programs

Justification:

- Large Commercial/Industrial area that is vacant
- Physical Deterioration of older structures
- Median Home Sales prices down
- Owner to Renter Occupied Housing ratio down 1% last decade

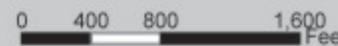
# UPPER HOLMESBURG



**PCPC**  
Philadelphia City Planning Commission

GIS/Graphics Division  
www.philaplan.org

April 2003



## Factsheet for NTI Planning Area: Parkwood

P.A.S.  
L - "Far Northeast"

Boundaries:  
Poquessing Creek, Townsend, Southhampton,  
Thornton, Woodhaven.

Council District:  
10 (O'Neill)

Market Type:  
Transitional

Redevelopment:  
Not in a redevelopment area

Community Groups:  
- Parkwood Area Planning Council

Overall Neighborhood Organization:  
Moderately Active

NTI Activities:  
NTI Programs that would be especially beneficial:

- Code Enforcement;
- Graffiti Removal; and
- Streetscape Improvements.

Some of the improvements considered for this area might range from façade improvements, enhancements to landscapes, pedestrian-intersection improvements (traffic calming), trash can and park bench implementation, and better lighting design.

Justification:

- Early signs of housing neglect and lack of maintenance
- Trash, litter, graffiti: quality of life issues
- Some problems with youth, loitering
- Upkeep of public property is a problem. A large percentage of the land is publicly-controlled: playground, school and many sections of the Poquessing Park system; and green rights-of-way extending into the community

# PARKWOOD



**PCPC**  
Philadelphia City Planning Commission  
GIS/Graphics Division  
www.phlplanning.org  
April 2003

	Year 1 NTI Planning Areas
	Year 2 NTI Planning Areas
	Corridors

0 600 1,200 2,400 Feet

## Factsheet for NTI Planning Area: Callowhill/Chinatown North

P.A.S.

A – Center City

Boundaries:

8<sup>th</sup> Street to Broad Street, Vine Street to Spring Garden

Council District:

1 (Dicicco)

Market Type:

Distressed

Redevelopment:

Partially within a Redevelopment Area

Community Groups:

- Callowhill Neighborhood Association
- Philadelphia Chinatown Development Corporation

Overall Neighborhood Organization:

High

NTI Activities:

This is one of three Philadelphia neighborhoods being studied by Delaware Valley Regional Planning Commission (DVRPC) and its consultants.

NTI Programs that would be especially beneficial:

- Adaptive reuse of vacant buildings as residential (low income, market rate, special needs).
- Commercial development programs;
- Code enforcement;
- Streetscape improvements;
- Social services;
- Youth programs; and
- Cleaning of railroad r.o.w., industrial parcels, streets and sidewalks.

Justification:

This area contains an underutilized portion of the 10<sup>th</sup> Street corridor which has been studied for redevelopment potential.

- Reading Railroad r.o.w. crosses the city grid diagonally leaving large vacant lots unusable.
- Out of 45 properties along 10<sup>th</sup> Street, 14 of them are vacant. Original uses for most of the vacant buildings were commercial and industrial.
- Out of +/- 202,800 sq. ft. of land, more than 50 % (+/114,000sq.ft.) is vacant buildings and abandoned trash littered vacant lots.
- Some closed off sidewalks and alleys are covered with trash and overgrowth.

Regarding the area in general –

- Roman Catholic High School, Broad & Vine, has a plan for expansion
- Hing Wah Yuen, a 50 unit residential complex, initiated the residential development of Chinatown North, followed by the second phase of residential development on Wood and 9<sup>th</sup> Streets.
- As a result of an increase in residential population, Holy Redeemer Church recently built a new school with a library at the corner of Vine and 10<sup>th</sup> Streets.
- Across from the new school, there is a proposal for a new community center for the Chinese community.

*Formerly: "Chinatown North/ 10<sup>th</sup> Street Corridor"*

# CALLOWHILL/CHINATOWN NORTH



## Factsheet for NTI Planning Area: North Broad Street/ Avenue of the Arts North

**P.A.S.**

E and a small portion of F - Lower North and Upper North Philadelphia

**Boundaries:**

Properties along North Broad Street from City Hall to Glenwood Avenue

**Council District:**

5 (Clarke) and a small portion of 8 (Miller)

**Market Type:**

Ranges from Reclamation to Regional Choice and includes some Non-Residential

**Redevelopment:**

North Philadelphia Redevelopment Area

**Community Groups:**

- Avenue of the Arts-North Study Group and approximately 10-12 neighborhood organizations

**Overall Neighborhood Organization:**

Moderate-High

**NTI Activities:**

NTI Programs that would be especially beneficial:

- Demolition;
- Encapsulation;
- Vacant lot treatment;
- All other blight-related programs;
- Land assembly and redevelopment for production of new commercial, institutional, cultural and parking developments along with revitalization of existing commercial and/or institutional and cultural uses;
- New housing and BID support;
- Code enforcement;
- Streetscape;
- Home repair programs;
- Workforce development;
- Education;
- Social services; and
- Youth programs.

**Justification:**

This corridor is part of the City's major North-South arterial. It leads directly to and from City Hall and downtown and serves as a vital thoroughfare in and out of our City. It is one of the most heavily traveled streets in our City and its appearance leaves an impression for all those who use it.

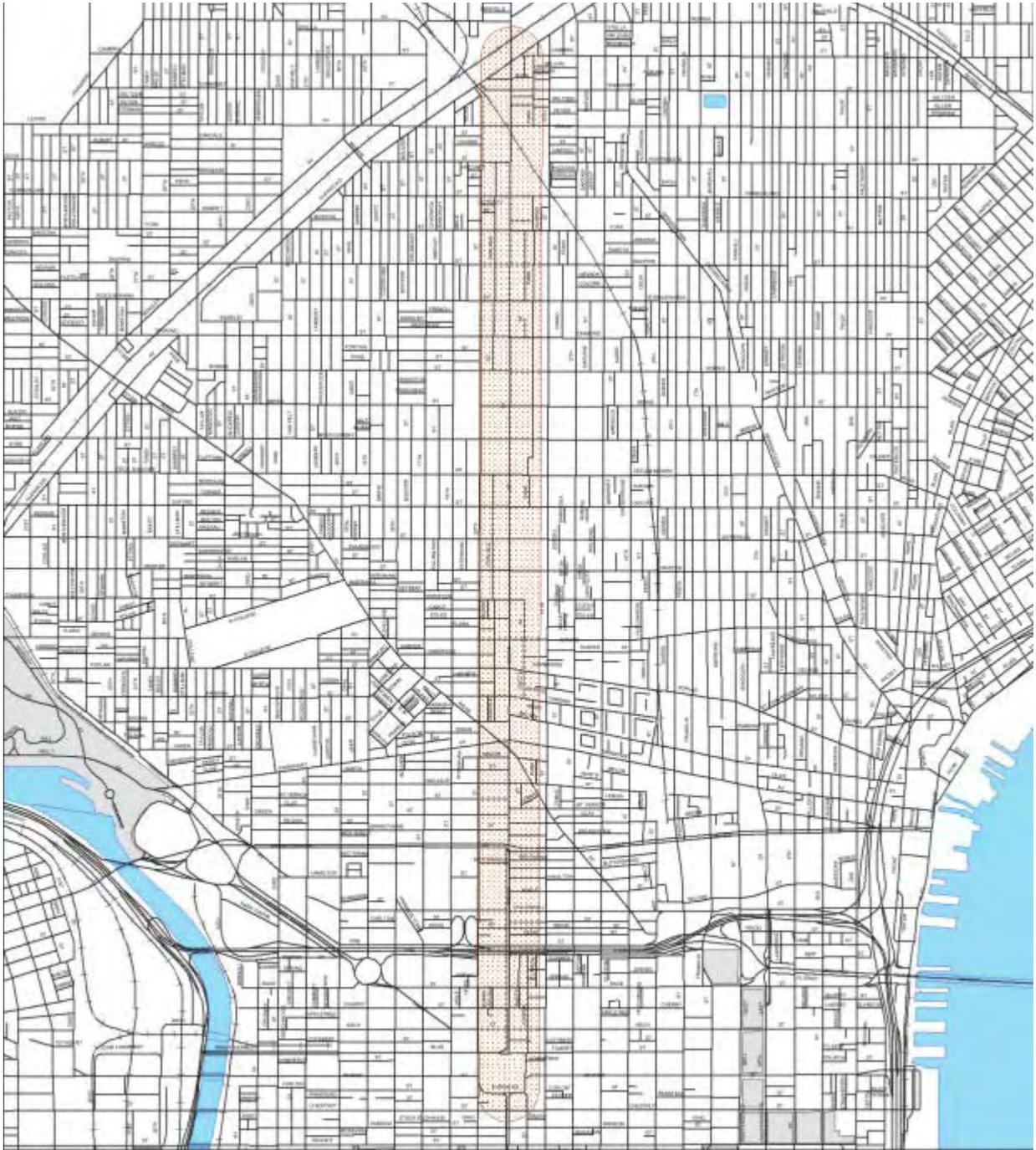
It serves as home to one of the City's main institutions, Temple University, therefore is seen by many from outside of the City.

The neighborhoods along it are some of the best and at the same time some of the worst and need to be improved and/or maintained.

The area is and has been studied for improvements so as to make it more attractive and to encourage development along it.

Some of the neighborhoods that straddle it have had major planning and/or development take place and that is a continuing effort.

# NORTH BROAD STREET/AVENUE OF THE ARTS NORTH



**PCPC**  
Philadelphia City Planning Commission  
GIS/Geographic Services  
www.philadelphiapc.org  
March 2021

 Proposed NTI Corridor



1 inch equals 2,104 feet

## Factsheet for NTI Planning Area: Lancaster Avenue from 52nd to 63rd

P.A.S.  
D – West Philadelphia

Council District:  
4 (Nutter) and a small portion -3 (Blackwell)

Market Type:  
Distressed

Redevelopment:  
Within a Redevelopment Area

Community Groups:  
- Overbrook Neighborhood Improvement Committee  
- Lancaster Avenue Business Association.  
- Wynnefield Residents Association (adjacent)

Overall Neighborhood Organization:  
Moderate

NTI Activities:  
NTI Programs that would be especially beneficial: vacant lot treatment at selected locations, and the cleaning and ongoing maintenance of vacant lots. Much of the vacant land is on embankments owned by the railroad and cleaning/landscaping is needed here. Assembly of land for new commercial development, at four specific locations along the Avenue. Streetscape, sidewalks, landscape improvements. Maintenance of public property containing schools, parks, squares.

Justification:  
In 2000, the Planning Commission published a revitalization plan for this portion of Lancaster Avenue. The Plan follows-up on recommendations contained in The West Philadelphia Plan (1994), which states that this stretch of Lancaster Avenue has high traffic volume and development potential, but properties are underutilized and the open spaces are poorly maintained and strewn with trash.

The Lancaster Avenue revitalization plan calls for reconstruction of the roadway and sidewalks with better landscaping and pedestrian amenities. The plan also proposes a standardized fencing and shrubbery design that individual business-owners would install themselves, creating a softened appearance and a consistent visual theme. New commercial redevelopment is also proposed at specific points along

Lancaster Avenue. Vacant lands, including those owned by AMTRAK and the City and School District, must be maintained in a better fashion.

Other sections of Lancaster Avenue are in need of improvement too, but this portion has high development potential and there were concerned businesspersons and politicians involved in the planning.



## Factsheet for NTI Planning Area: AMTRAK Northeast Rail Corridor in Philadelphia

P.A.S.

(located in several sections of the city)

Location:

From Bensalem and Torresdale, through Northeast and North Philadelphia; crossing the Schuylkill River near Girard Avenue; to 30<sup>th</sup> Street Station; through University City and Southwest Philadelphia

Redevelopment:

Most of the corridor is not within a Redevelopment Area. Even in North Philadelphia (East of Broad Street and near Erie Avenue), the majority of the corridor is not within a Redevelopment Area.

NTI Activities:

NTI Programs that would be especially beneficial:

- Blight removal involving demolition;
- Cleaning and ongoing maintenance of vacant lots;
- Graffiti removal;
- Installation of landscaping;
- Trees;
- Fencing;
- Buffer treatments; and
- Assembly of land for new development.

Justification:

Passengers traveling through our city on the AMTRAK Northeast Corridor will spend approximately one-half hour in Philadelphia, covering a 20-mile route in the city. Trains are operating at slower speeds in Philadelphia and therefore the scenery from the trains has greater visibility.

What do the passengers see of Philadelphia? They see far too many vacant buildings, vacant lots, overgrown weeds, broken windows, graffiti-covered walls. They see junk yards and neglected industrial lands. Much of the surroundings are blighted, and this is the image that people take with them after riding the train through the area.

The passengers also see a breathtaking view of the Schuylkill River and Fairmount Park, but it is a fleeting glimpse. More needs to be done to improve the view

of Philadelphia from the trains, and NTI is an opportunity to address this problem.

Who are the passengers on the AMTRAK trains? The train riders are businesspeople, investors, politicians and people representing many of the professions involved in urban planning, architecture, urban affairs and civic affairs. When we think about shaping the image of our city through marketing and public relations, this is a very important group of people.

# AMTRAK RAIL CORRIDOR IN PHILADELPHIA



**PCPC**  
Philadelphia City Planning Commission  
GIS/Mapping Division  
www.phila.gov/gis/Map  
March 2010

 Proposed NTI Corridor



1 inch equals 12,015 feet

## Community Planning Glossary

1. Neighborhood Planning Process:  
A framework for agencies and community residents to exchange information and work toward the development and/or implementation of a community plan.
2. Standards:  
Measures that can be used to judge how well a community is served in such areas as housing, recreation, transit, access, location, etc.
3. Transparent:  
Clear, open, public interactions.
4. NTI Planning Areas:  
Areas chosen by PCPC staff for intensive planning services in consultation with City Council
5. Corridors:  
Vehicular, pedestrian, bicycle and rail rights-of-way targeted for coordinated treatment in a linear fashion
6. Community Plan:  
A document that addresses neighborhood growth and development. Key components include a review of existing conditions, analyses, recommendations and implementation strategies.
7. Community Needs Assessment:  
A review of community desires and preferences using field surveys.
8. Survey:  
A questionnaire used to obtain citizen feedback and preferences pertaining to one or several topics.
9. Workshops:  
Small informal work sessions where citizen participation is enlisted to generate ideas and to discuss alternatives.
10. Blight Removal:  
Demolition, encapsulation and vacant lot treatment.
11. Encapsulation:  
To clean and seal a structurally sound building to prevent further deterioration and to hold for future disposition.
12. Dangerous Buildings:  
Buildings with structural faults as designated by the Dept. of Licenses and Inspections.
13. Vacant Building Stabilization:  
(See encapsulation)
14. Vacant Lot Treatment:  
Lots that have been cleaned, seeded, fenced and receive ongoing maintenance.
15. Code Enforcement:  
To monitor residential and/or commercial properties for compliance with city requirements for sanitation, upkeep and safety.
16. Neighborhood Stabilization:  
To halt a downward trend
17. Capital Program  
A report that documents and prioritizes capital investments that support the city's infrastructure.
18. Demographics:  
Population statistics.