

TIOGA GOALS AND STRATEGIES REPORT

2016

ROY CAMPANELLA
(1921-1993)
A record-breaking catcher with Brooklyn Dodgers, 1948-57. He began his professional baseball career while in high school here, in 44-45. MVP, National League, 1951. National All-Star, 49-56. Baseball Hall of Fame, 1969.

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Acknowledgments

A special thank you to our partners Tioga United Inc., Mercy Neighborhood Ministries of Philadelphia, and the residents of Tioga for offering us their dedication, feedback and support throughout this project. We would also like extend a special thank you to the following professionals and community members for their support and engagement:

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September 2016
Philadelphia City Planning Commission
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Philadelphia, PA 19102

DRAFT REPORT





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INTRODUCTION

Planning Context

Geography

Tioga is located in North Philadelphia, adjacent to the West Hunting Park Industrial Area and surrounded by the Nicetown, Fairhill, Hunting Park, Forgotten Blocks, and Allegheny West neighborhoods. The neighborhood covers an area just over 6 square miles and is bound by Hunting Park Avenue to the northwest, Broad Street to the east, Allegheny Avenue to the south, and SEPTA's Norristown and Chestnut Hill West Regional Rail Lines to the southwest. The Norristown Regional Rail Line serves a station at 22nd Street and Allegheny Avenue, while SEPTA's Chestnut Hill West and Trenton Lines, plus Amtrak, serve North Philadelphia stations at Broad and Indiana. The neighborhood is also served by two SEPTA Broad Street Line (BSL) subway stations at Allegheny and Erie Avenues. The Beury Building, Simon Gratz High School, Temple University Health Sciences Campus, and Shriners Hospital are all major Tioga landmarks.

Industry

Historically, Tioga was a center for industrial growth. Following World War II, growth continued along the outskirts of the neighborhood in both the East Falls-Nicetown area and around the Erie industrial district. However, many neighborhood-based companies began to reduce their workforce beginning in the 1960s. Two major companies were Midvale Steel (in operation until 1976) and the Budd Company, which became part of Budd Thyssen in 1978 and ThyssenKrupp Budd in 1999, and continued to manufacture automobile parts until 2002. At the same time, North Philadelphia saw general disinvestment by city agencies and the private market, and a rise in vacancy directly attributed to the steep decline of industrial activity and employment. In addition to vacancies throughout the industrial and housing sectors, regional rail stations closed at Tioga, Nicetown, and Westmoreland, and buses replaced trolleys on Erie and Germantown Avenue.

Migration

Throughout the 1960s-1980s the demographics of the neighborhood shifted as well, from mixed racial and socioeconomic statuses to a predominantly African-American population. The outflow of white-identified residents moving to the suburbs also contributed to population loss. Discriminatory housing practices further stifled access by African-American residents to economic resources and mobility. Between 1950 and 2000 the population of the neighborhood declined by an estimated 40%.

Community

Tioga's community-based organizations, reflecting the community's identity and strengths, have actively addressed the economic and environmental conditions that continue to inhibit its growth. Tioga United formed in 1996 and has represented the neighborhood since then. Its mission is to provide for the neighborhood's evolving needs by working collectively with local residents, elected officials, and neighboring community organizations. Through annual festivals, vacant land management, recreation facility improvements, and intergenerational programming, Tioga United has continued to build upon the neighborhood's unique social and physical fabric. Tioga's community groups individually and collectively bring residents and volunteers together for community clean-ups, gardening, street beautification, and housing projects. Community groups also work together in the zoning variance notification process to ensure residents are informed and have input in the local development process.

Planning Process

The purpose of the Tioga Neighborhood Goals and Strategies Report is to:

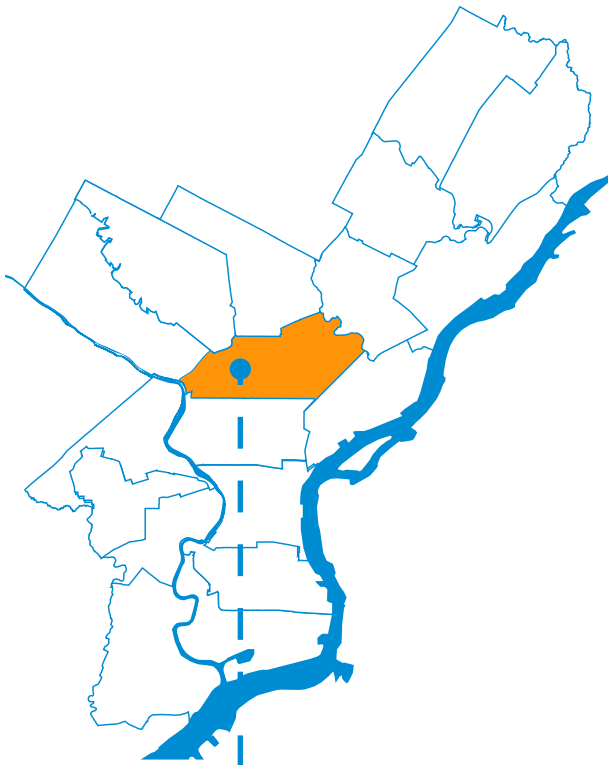
- (1) Build upon the existing planning processes initiated more than ten years ago;
- (2) Provide community organizations and residents with an updated and detailed analysis of their neighborhood;
- (3) Develop a comprehensive set of goals and objectives to achieve the evolving strategies of the neighborhood; and
- (4) Inform and provide guidance to the North District Plan, which is scheduled to begin in 2017.

Updating the zoning in the area may help residents facilitate and engage in the process of development in a more transparent and managed manner. This update, including zoning recommendations, will be explored during the North District Planning process. Within this report, existing land use and zoning conditions will be analyzed as a preliminary step forward to achieve more accurate zoning designations.

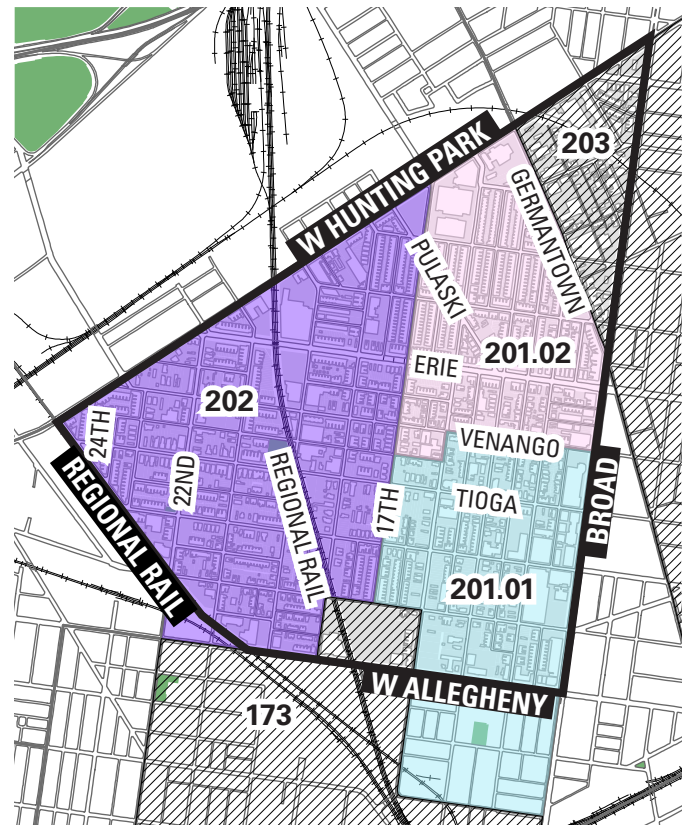
Study Area Census Tracts

For the purposes of this report, census tracts 201.01, 201.02, and 202 will be used to analyze demographics and other data. Census tracts 203 and 173 will be excluded from this analysis. Tract 203 primarily covers areas east of Broad and has relatively low residential populations. Similarly, tract 173 primarily covers the areas south of Allegheny Avenue, outside of the study area, and has very low residential population within Tioga.

Information presented in this report is sourced from the U.S. Census Bureau, from the Decennial Census (2010) and the American Community Survey (2009-2013).



Census Tract Map:



Data Source: US Census Bureau 2010

Neighborhood: Tioga

Planning District: North

ZIP Code: 19140

City Council District: 8

Police District: 8

Parks & Recreation: Region 1

Community Groups:

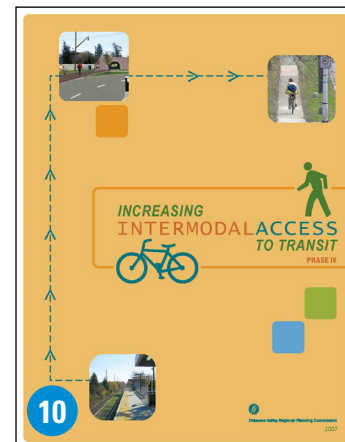
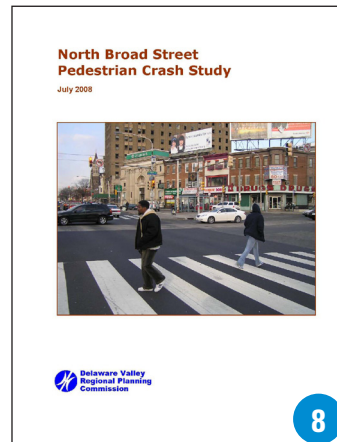
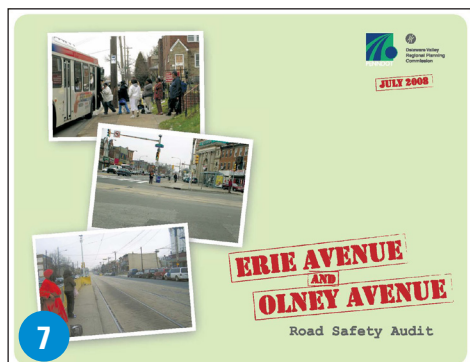
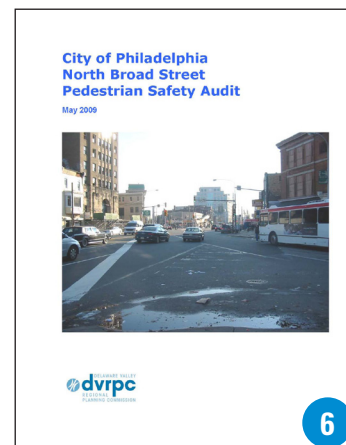
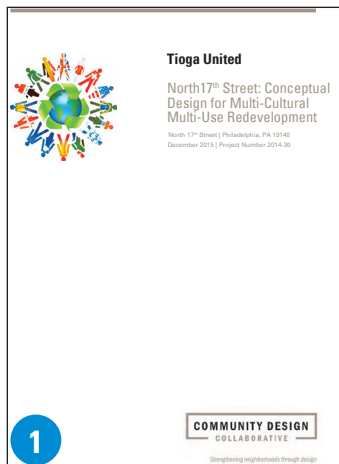
- Tioga United, Inc.
- Called To Serve CDC
- Leon Sullivan CDC
- Tioga Block Captains Association
- 17th Street Business Association
- Colt Coalition
- HERO Community Center
- Center for Returning Citizens
- Tioga-Nicetown Civic Association
- Mercy Neighborhood Ministries of Philadelphia

BACKGROUND

Existing and Recent Plans

Tioga has been studied in various reports over the years. These plans were reviewed in order to inform this report of vetted ideas and recommendations and past community visioning processes. To review these plans online please see the web pages listed in the Appendix, p. 57. These plans include:

- 1** *North 17th Street: Conceptual Design for Multi-Cultural Multi-Use Redevelopment (2016)*
Community Design Collaborative
- 2** *VISUALIZE TEMPLE: Temple University Campus Plan (2014 and 2009)*
Temple University
- 3** *Vacant Land Assessment for Tioga (2013)*
Tioga United, Women's Community Revitalization Project (WCRP) and Interface Studio
- 4** *Broad & Erie Transportation and Community Development Plan (2010)*
Philadelphia City Planning Commission
- 5** *Tioga Strategies for Neighborhood Revitalization (2010)*
Philadelphia City Planning Commission
- 6** *City of Philadelphia North Broad Street Pedestrian Safety Audit (2009)*
Delaware Valley Regional Planning Commission
- 7** *Erie Avenue and Olney Avenue Road Safety Audit (2008)*
Delaware Valley Regional Planning Commission
- 8** *North Broad Street Pedestrian Crash Study (2008)*
Delaware Valley Regional Planning Commission
- 9** *Tioga Neighborhood Strategic Plan (Not Shown) (2007)*
Tioga United
- 10** *Increasing Intermodal Access to Transit: Phase IV (2007)*
Delaware Valley Regional Planning Commission
- 11** *North Broad Street Transportation and Access Study (Not Shown) (2006)*
Philadelphia City Planning Commission
- 12** *Allegheny West Transportation Plan (2005)*
Allegheny West Foundation



BACKGROUND

Character Areas

The Tioga neighborhood can be divided into four distinct character areas. SEPTA's Regional Rail lines serve as physical barriers that define and shape some of the areas. These rail lines date to the 19th century when Tioga was first developed. Historic development patterns are characterized by a dense housing stock, walkable commercial corridors, and former industrial buildings. Residential housing types range from semi-detached and attached homes with small front yards to large apartment buildings.

The neighborhood also contains significant amounts of vacant land, much of it concentrated along 17th Street and Ontario Street. The intersection of Germantown Avenue, Erie Avenue, and Broad Street is a major commercial and transportation node that serves Tioga and greater Philadelphia. Lastly, access to the few public parks located in the neighborhood is hindered by both vacant adjacent land uses that and SEPTA's Regional Rail lines.

1



The area north of Germantown Avenue contains a mix of neighborhood commercial mixed use, multi-family residential, and medium industrial including a portion of the freight rail line operated by Conrail. The zoning of this area generally does match the current land uses. The area also includes the southern portion of a neighborhood center (Hunting Park Plaza and station), which stretches from Wingohocking Street to Hunting Park Avenue.

2



The area between Erie and Hunting Park Avenue is characterized by multi-family and single-family housing, educational facilities, and neighborhood commercial uses. There is a presence of higher density commercial mixed-uses at the corner of Erie Avenue and Broad Street, which is also where the Broad Street Line/Erie Avenue station is located. There is a pocket of industrial uses where Erie Avenue meets the regional rail line at Hunting Park Avenue. New housing in the form of infill development has increased on Erie Avenue.

3



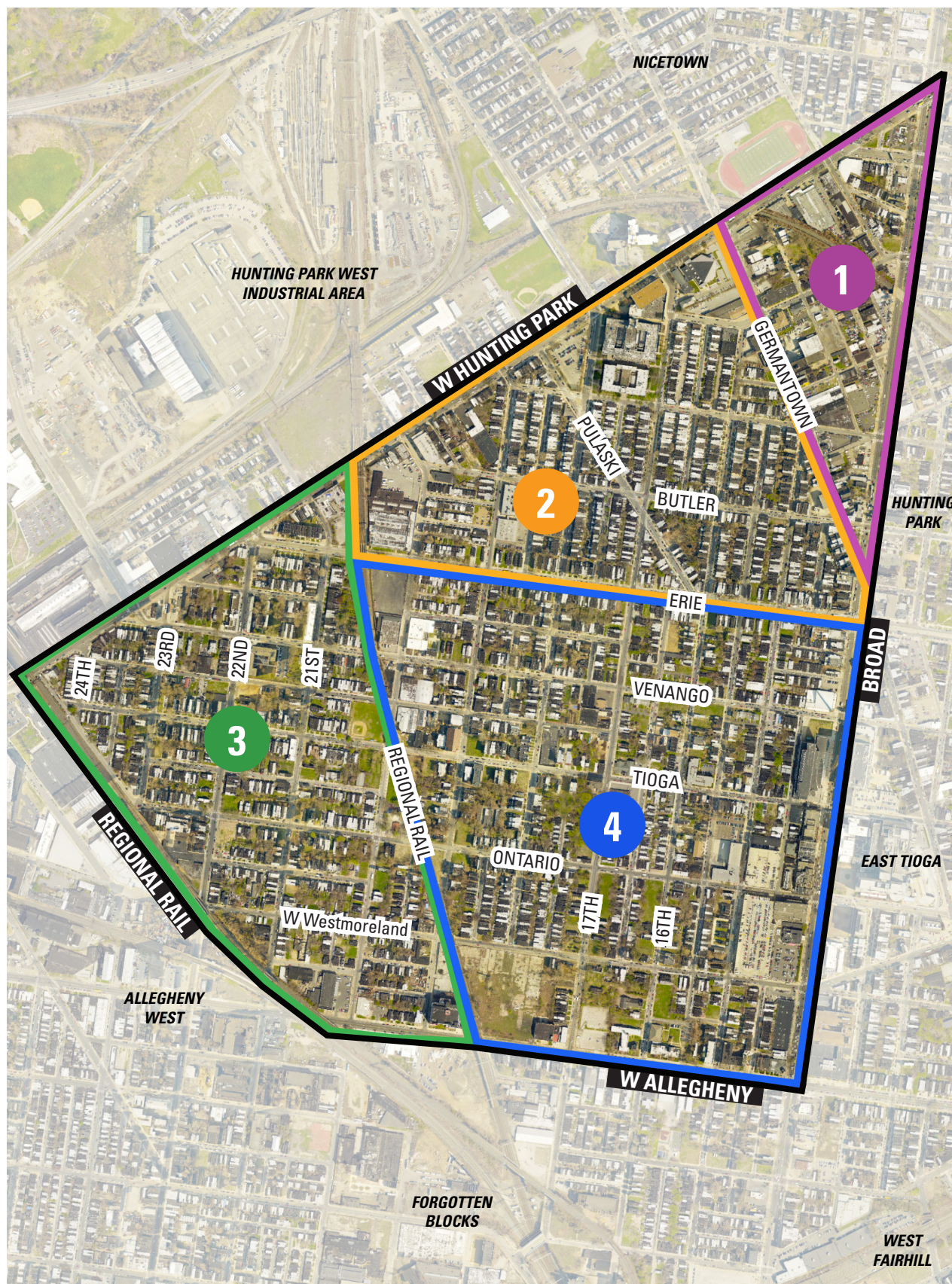
The area bounded by the regional rail lines contains a strong mix of single family attached and detached residential blocks. There are also small amounts of commercial along Hunting Park Avenue and multi-family located along Venango Street, some of which include affordable housing developments. This area also contains all three recreation outlets in the neighborhood, including 22nd & Ontario Playground, 20th & Tioga Athletic Field, Jerome Brown Playground. There are also several vacant corner lots that can be considered for new housing or environmental management opportunities.

4



The area between Erie and Allegheny Avenue is characterized by dense attached single family uses, with clusters of multi-family between Broad and 18th Street. This area is also heavily characterized by dense mixed commercial uses along Broad Street, where Temple University's Health Sciences Campus dominates the landscape with other adjacent educational uses and the Shriners Children's Hospital. Some pockets of commercial properties are present along 17th and 20th Street. There are large swaths of vacant land interspersed throughout the area, mainly on 17th, Westmoreland, Ontario, and Venango Streets. Neighborhood-serving facilities, such as the Nicetown-Tioga Library Branch, are located along Broad Street.

Character Areas Map



BACKGROUND

Mapping Community Assets and Public Facilities

Building upon the “Strengths Map” produced in the Tioga Strategies for Neighborhood Revitalization Plan and interviews with Tioga United, this map exhibits existing community assets and resources. The purpose of this asset map is to show the neighborhood’s strengths. It also provides a community building tool that allows residents and local organizations to build upon the existing assets in the neighborhood. Asset mapping presents an opportunity to promote community involvement, ownership, local initiatives, and new resources.

Within these assets, there are a number of community-serving public facilities. Tioga has approximately eight city-owned facilities including three athletic fields and parks, three breezeways and street islands, one fire and police facility, and one public library. The conditions and potential for site improvements at each facility vary.

Capital budget expenditures across the neighborhood for the fiscal years of 2010 to 2014 totaled approximately \$557,826. Approxi-

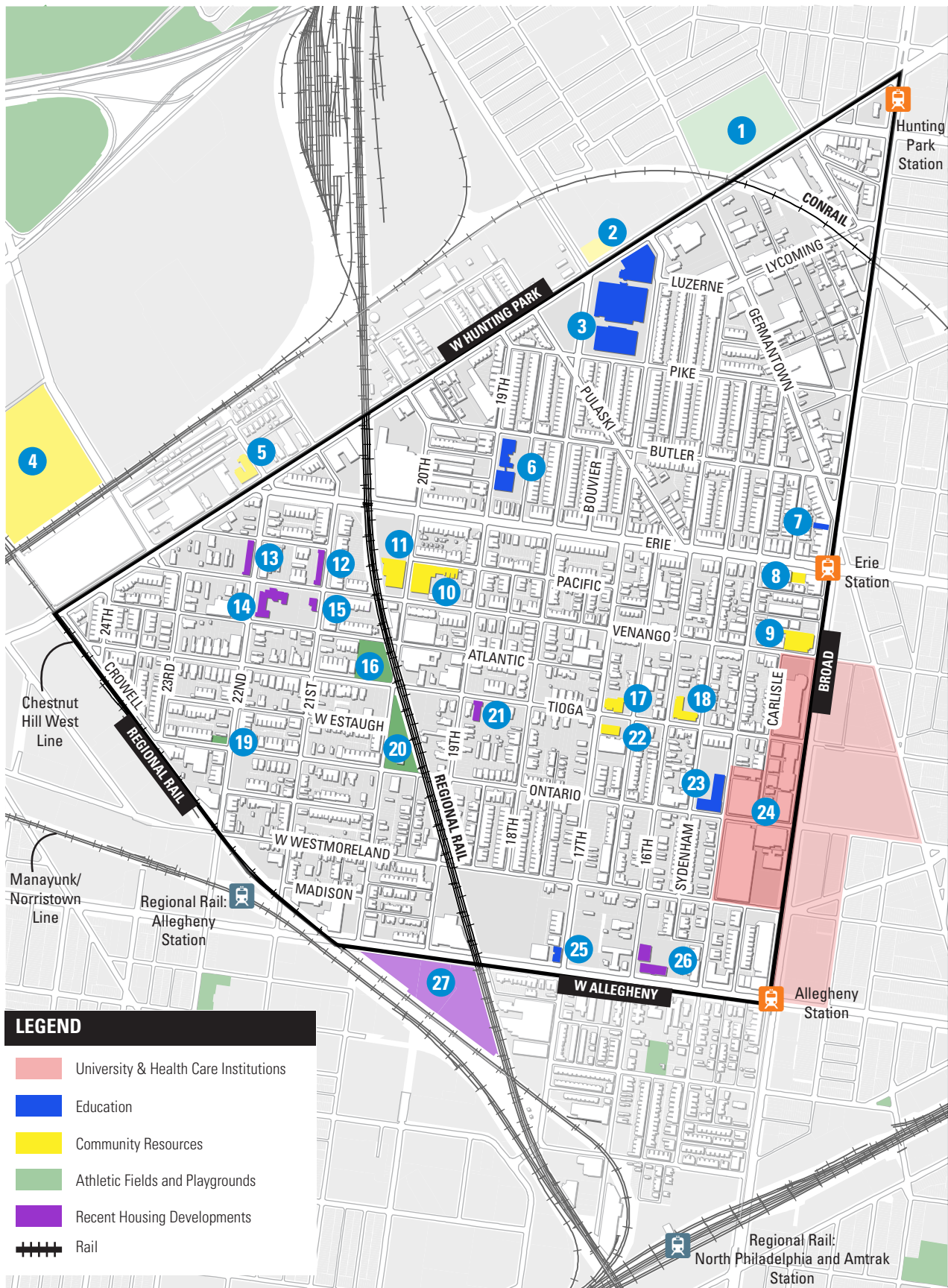
mately 99% of this was directed toward the Fire and Police Departments’ shared facility on Hunting Park Avenue. The remaining one percent (\$1,637) was allocated to the Nicetown-Tioga Free Library Branch.

For the fiscal year 2016-2021 Capital Program, about \$1,135,000 is programmed for the area, 90% of which is programmed for the Fire Engine facility. The remaining funds will be allocated to the 39th Police District (\$110,000).

During the development of the North District Plan, each public facility will be reviewed to provide an indication of the greatest needs and maintenance priorities.

MAP LOCATOR KEY

- | | |
|---|--|
| ① Marcus Foster Memorial Stadium | ⑭ Venango House Senior Housing |
| ② Boys & Girls Club | ⑮ Gaudenzia Philly House Venango |
| ③ Simon Gratz High School | ⑯ 20th & Tioga Athletic Field |
| ④ Salvation Army KROC Center | ⑰ Resurrection Life Center |
| ⑤ Fire Engine 59/ Ladder 18/ Police 39th District | ⑱ Tioga Presbyterian Apartments and Philadelphia Senior Center |
| ⑥ Grover Cleveland Mastery Charter School | ⑲ 22nd & Ontario Playground |
| ⑦ Nicetown-Tioga Free Library Branch | ⑳ Jerome Brown Playground |
| ⑧ Community Legal Services | ㉑ Gaudenzia Tioga Arms |
| ⑨ Zion Baptist Church | ㉒ HERO (Helping Energize and Rebuild Ourselves) Community Center |
| ⑩ Mercy Neighborhood Ministries and Family Center | ㉓ Young Scholars Kenderton Charter School |
| ⑪ From the Heart Church | ㉔ Temple University & Shriners Hospital Complex |
| ⑫ Project HOME James Widener Ray Homes | ㉕ Thankful Learning Center, Inc. |
| ⑬ Plymouth Hall Senior Residence | ㉖ St. Joseph’s Housing for the Elderly |
| | ㉗ NewCourtland LIFE Senior Center and Apartments |



BACKGROUND

Demographic Profile

Between 2000 and 2010, the population of Tioga decreased approximately 11%. Comparatively, the citywide population moderately increased from 2000 to 2010 by .60%. In 2010 the neighborhood had a total population of 12,089.

Throughout the early to mid-1900s, Tioga was predominantly populated with various European immigrant groups, including Irish, Polish, and Jewish residents. During the 1960s, following the first Great Migration, North Philadelphia saw a tremendous increase in the population of the African-American community. The Great Migration was ignited by industrial labor demands during the First World War and continued racial oppression and white supremacy in the South. The Great Migration is generally recognized as two periods: 1910-1940 and 1940 -1970. This movement is referred to as the Great Migration because it entailed over six million African Americans moving from the rural south to major cities of the north, midwest and west. Today, African-Americans make up more than 90% of the neighborhood's population.

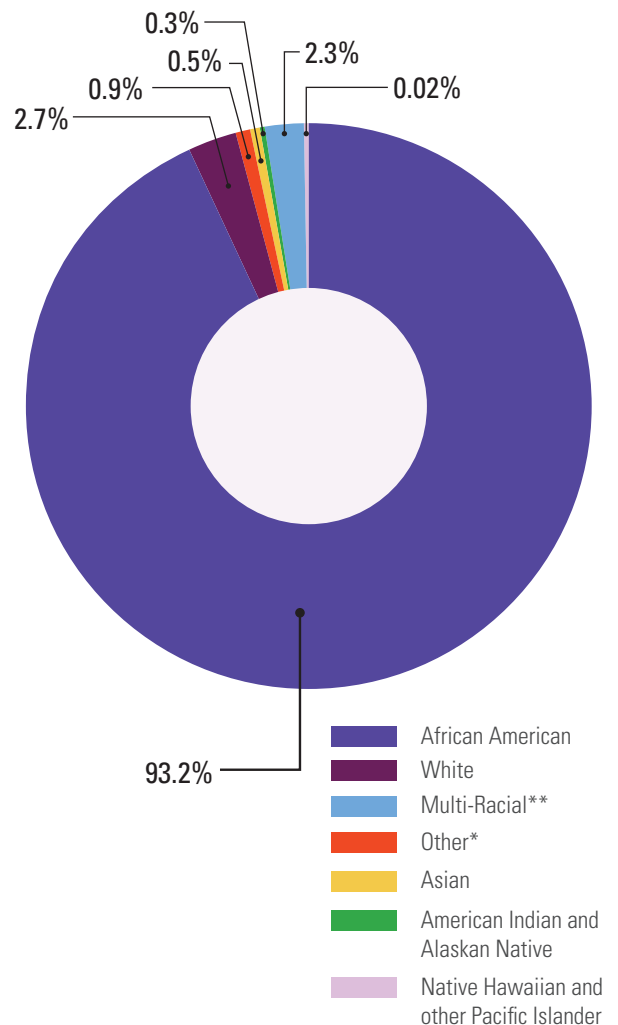
Over the past decade the neighborhood has experienced a slight increase in cultural diversity with growth in the number of residents identifying as Latino. Residents who identify their origin as Latino may be of any race. The neighborhood's Latino population has steadily grown between 2000 and 2010 with an increase of 1.5 percent.

Age Trends

The age distribution in Tioga has remained constant during the last ten years. The majority of the age cohorts within the neighborhood have fluctuated over time but decreased overall.

The senior population (sixty-five or older) has most significantly decreased by over 38% since 1980. Although the senior population has decreased over time, there is still a need for senior housing options and assisted care solutions to support residents who want to age in place. The 20-44 age cohort has decreased 35% during the same time frame, but remains the highest percentage of the total population. The percentage of youth and school-age children has shrunk over the years, fluctuating between the years 1980 and 2000, and steeply dropping in 2010. In more recent years, age cohort 45-64 has increased from 2000 to 2010, by 20%. The cohort has steadily grown since 1990 (28% growth).

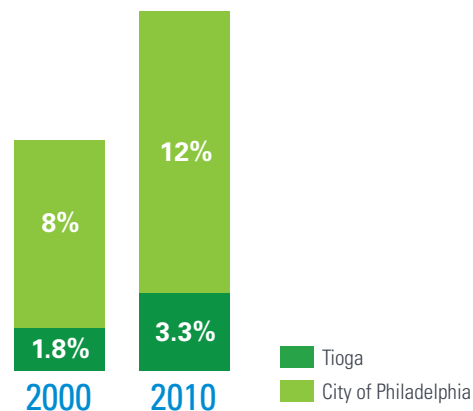
Racial Composition: 2010



*Other includes anyone that self-identifies as "Other Race"
**Multi-Racial includes anyone that self-identifies with more than one race

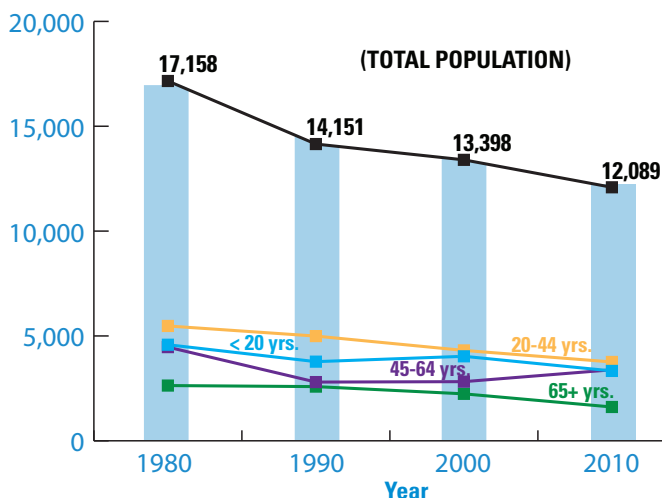
Data Source: US Census Bureau 2010

Latino (ethnicity) Population



Data Source: US Census Bureau 2010

Change in Population by Age Since 1980



Data Source: US Census Bureau 2010

Income and Education

In Tioga, the median household income according to the American Community Survey (ACS) 2009-2013 was just over \$26,000, compared to \$37,192 citywide. Almost one-third of households live in poverty. Poverty status is determined by the U.S Census Bureau by using a set of income thresholds that vary with family size and age.

According to estimates from the American Community Survey (ACS) 2009-2013, within Tioga's total population (12,823) the working-age population accounts for 10,858 residents (16-65 years of age). Of the working-age population it is estimated that about 59% (6,391 residents) of residents are within the labor force, while the remainder of residents are not in the labor force (4,467 residents). Persons who are neither employed nor unemployed are considered not in the labor force, and this category includes, but is not limited to retired persons, students, care givers, and others who are neither working nor seeking any form of paid work. Of those within the labor force, about 78% are employed, while 22% have declared unemployment. It is also important to note that less than half of the neighborhood's working-age population is estimated to be in the labor force and employed (about 46%)

Jobs available in the neighborhood are primarily in education and healthcare services, food and entertainment services, retail trade, public administration, and manufacturing. Tioga's large amount of vacant and underutilized land, access to a multi-modal transit network, and unmet demand for goods and services has the potential to attract new commercial enterprises and new employment opportunities.

Tioga's educational attainment levels has been steadily growing. Persons with four or more years of college is currently 6%. This number could increase considering the growth in populations with associates degrees and college course programs, which is cur-

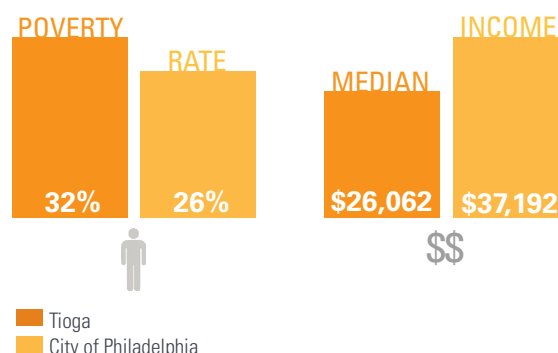
rently 30% of Tioga's population (25 years and older). Strategies for addressing this issue could include institutional and public education partnerships with Temple University Medical Campus and Shriner's Children Hospital, integrating STEM (science, technology, engineering, and mathematics) educational programs into local high and middle schools, and increasing access and resources for GED (General Educational Development) programs, associates and advanced degrees, and vocational certificate programs.

Largest Employment Sectors

| | Employment Sector: | Total Number of Jobs: |
|---|--|-----------------------|
| 1 | Educational services, and health care and social assistance | 1816 |
| 2 | Arts, entertainment, and recreation, and accommodation and food services | 675 |
| 3 | Retail trade | 540 |
| 4 | Public administration | 437 |
| 5 | Manufacturing | 436 |
| | TOTAL: | 3904 |

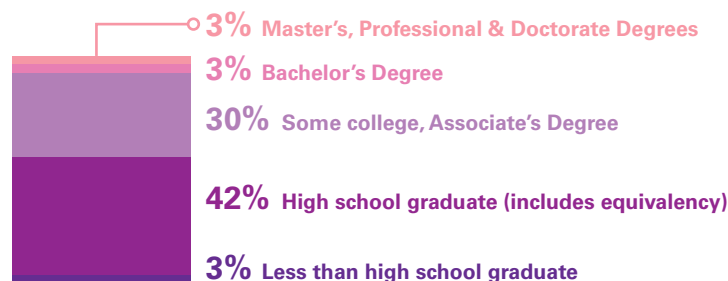
Data Source: US Census Bureau 2010

Income Comparison Estimate



Data Source: American Community Survey 2009-2013

Education Attainment*



*This graph depicts educational attainment of Tioga's population aged 25 years and older

Data Source: American Community Survey 2010-2014



BACKGROUND

Existing Land Use

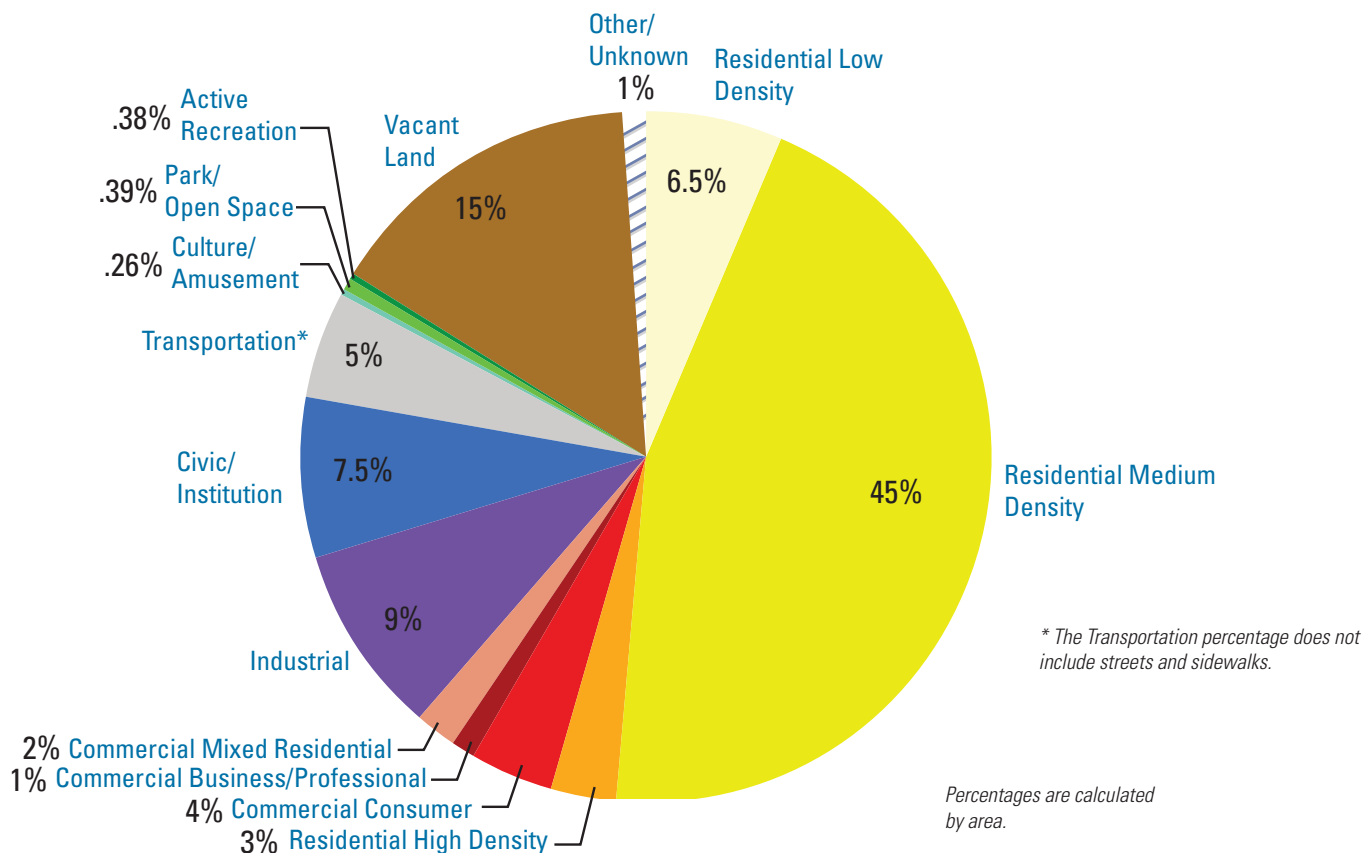
Land use is important to understanding the character of an area and serves as the foundation for planning the area's future. As the North District Plan begins in 2017, PCPC staff will complete a comprehensive and detailed land use survey that will include the Tioga neighborhood. Land use surveying can inform recommendations for the appropriate distribution and density of commercial activity, residential, industrial and institutional uses. It could also be used to identify any corrective land use changes needed.

Historically, Tioga has had a mix of rowhouse residential and industrial land uses, with significant amounts of vacancy interspersed throughout the area. Together, these uses occupy a significant amount of land area within the neighborhood (78%). The vacant land category is notable, accounting for 15% of total parcel acreage. The majority of residential use is medium-density (single-family attached rowhomes) and comprises almost one-half (45%) of the neighborhood. There are several higher-density developments located throughout the neighborhood, including affordable

housing and senior living apartments. The remaining 31% of land uses predominantly fall into the civic/institution, transportation, and commercial corridor categories.

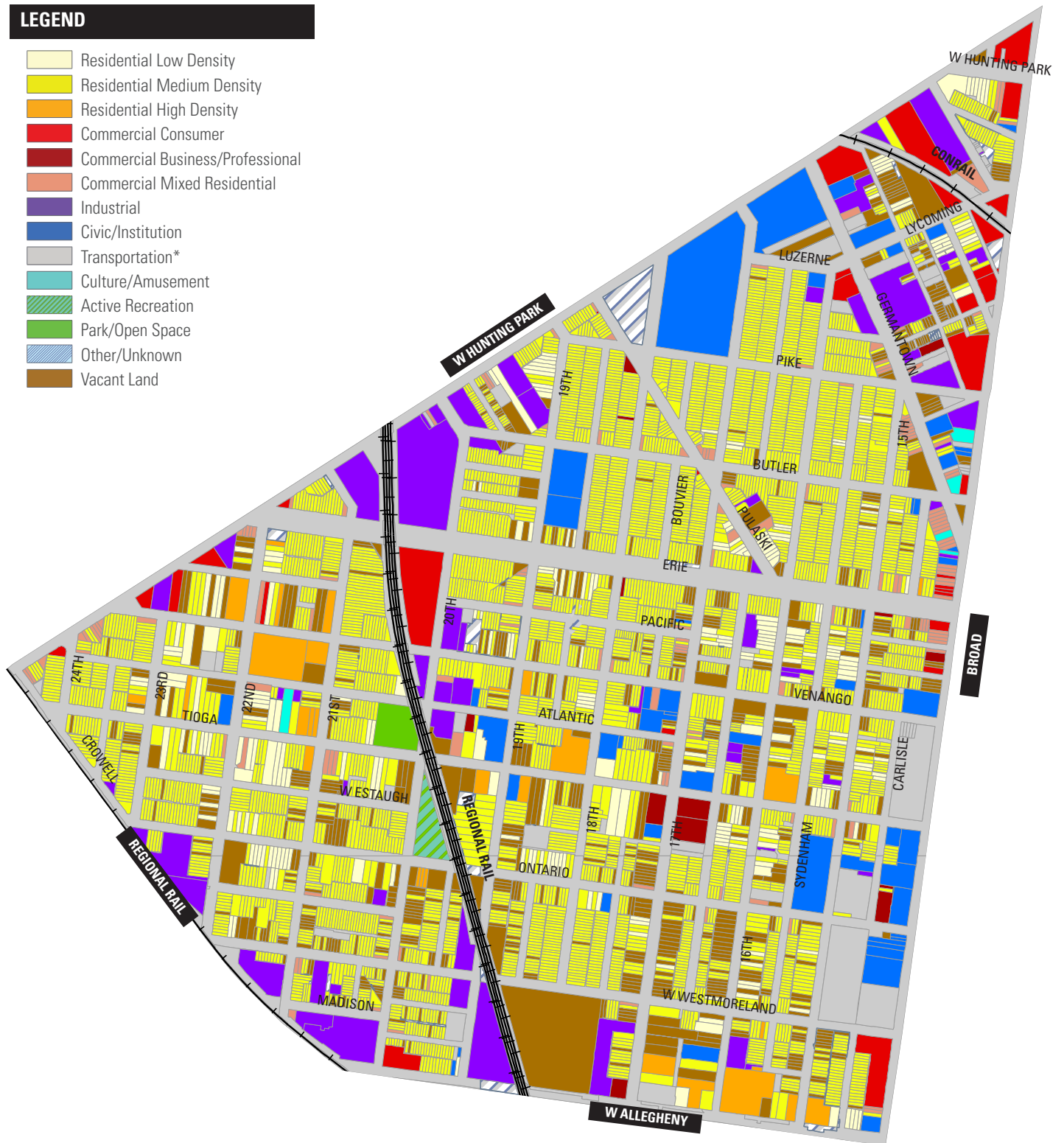
There are concentrations of industrial uses along the regional rail tracks around Allegheny and Hunting Park Avenue. Parks and open space accounts for very little of the land use in the neighborhood (.39%), and what does exist is located at 20th and Ontario Street and 22nd and Ontario Street, where there are recreation activities and playgrounds. There is also a ballfield at 20th and Tioga. There are clusters of major civic/institution uses (7.5%) that include Gratz High School, Temple University Health Sciences Campus, and the HERO Community Center.

Land Use at a Glance



LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial Consumer
- Commercial Business/Professional
- Commercial Mixed Residential
- Industrial
- Civic/Institution
- Transportation*
- Culture/Amusement
- Active Recreation
- Park/Open Space
- Other/Unknown
- Vacant Land



BACKGROUND

Existing Zoning

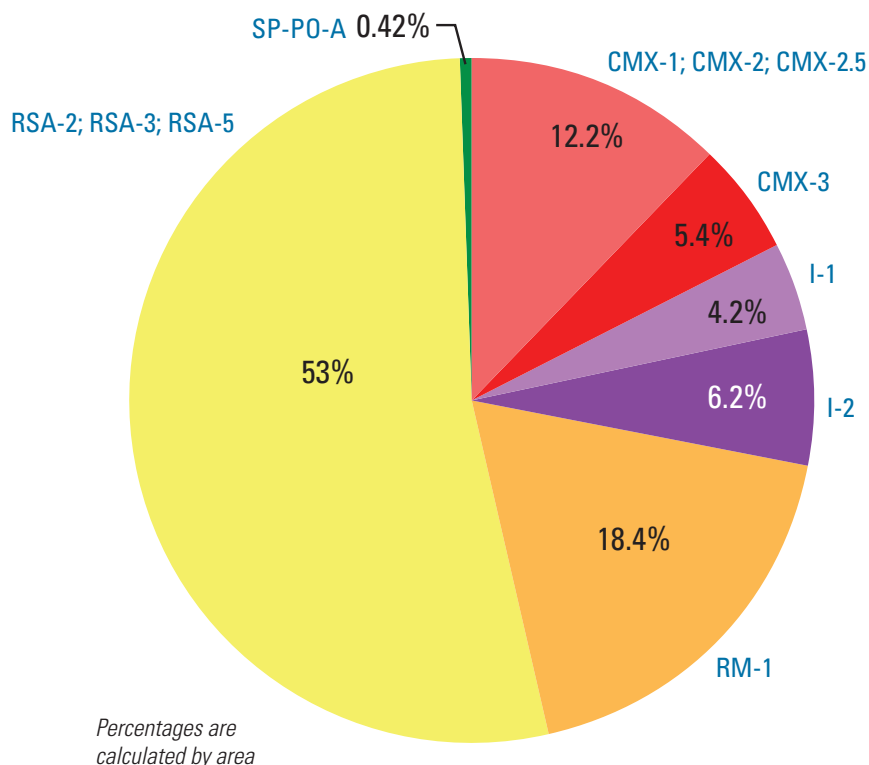
Residential zoning covers 71% of the Tioga neighborhood, with RSA-2, RSA-3, and RSA-5 zoning districts (residential single-family attached, detached, and semi-detached) accounting for 53% of all zoning. These districts are mostly concentrated south of Erie Avenue. RM-1, residential multi-family, constitutes 18% of Tioga's zoning and is generally located north of Erie Avenue. The prevalence of this zoning district will be re-evaluated during the district planning process to assess the need for multi-family housing as it relates to the rehabilitation of large former industrial, office, and apartment buildings located in areas south of Erie Avenue.

Existing zoning reflects both the industrial and commercial history and the strength of the residential neighborhoods. Industrial zoning ranges from light to medium, and is generally located along the SEPTA Regional Rail lines and Hunting Park Avenue. Commercial districts comprise approximately 17% of Tioga's zoning. Low to medium-scale neighborhood commercial areas are primarily located on 17th, 20th, and Pulaski Streets. Neighborhood commercial areas

with higher density are located along Hunting Park and German-town Avenues. The intersection at Broad Street and Erie Avenue is one of the City's major transportation and commercial hubs, and is just north of the Temple University and Shriners Children's Hospital complex. The majority of CMX-3, high density and mixed-use zoning, is designated along Broad Street, a multi-modal commercial corridor. This designation often covers full-city blocks and permits more dense development than what currently exists.

Tioga's limited access to green space is a result of minimal park and open space zoning. Jerome Brown Playground and the pedestrian triangle located at Butler and Broad Street are the only areas zoned SP-PO-A (Active Parks and Open Space). Other recreation assets that will be updated during the North District Planning process are 22nd and Ontario Playground and 20th and Tioga Athletic Field.

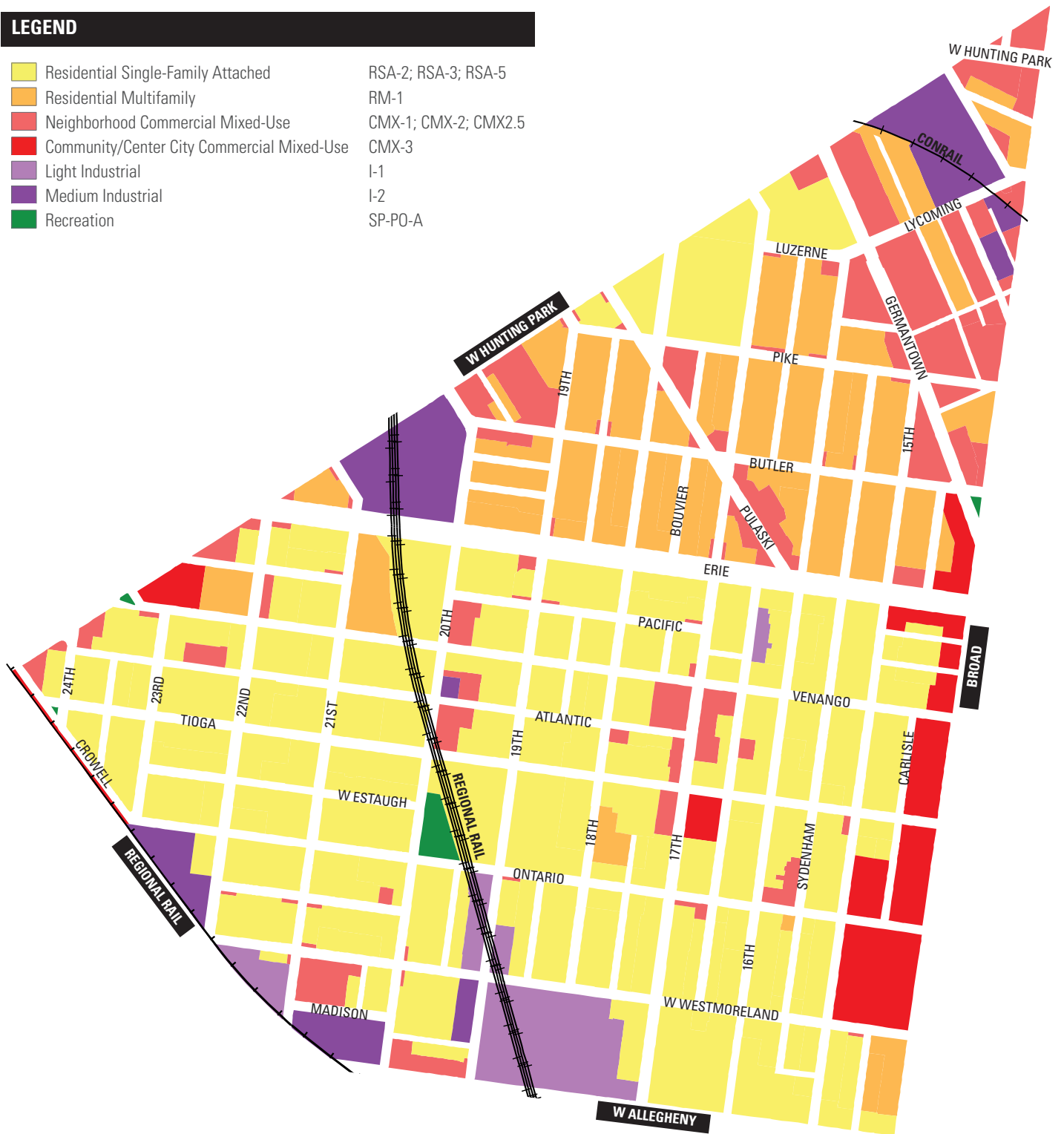
Zoning at a Glance



Tioga's zoning was remapped by PCPC and City Council in 2006 in partnership with the local community

LEGEND

| | |
|---|----------------------|
| Residential Single-Family Attached | RSA-2; RSA-3; RSA-5 |
| Residential Multifamily | RM-1 |
| Neighborhood Commercial Mixed-Use | CMX-1; CMX-2; CMX2.5 |
| Community/Center City Commercial Mixed-Use | CMX-3 |
| Light Industrial | I-1 |
| Medium Industrial | I-2 |
| Recreation | SP-PO-A |



PLANNING PROCESS

Goals for the Neighborhood Planning Process

- Actively listen to the needs of neighborhood residents and ensure that all voices are heard
- Increase community understanding and comprehension of the planning process
- Build consensus around a set of community goals
- Interview and engage key stakeholders throughout the process
- Capture the vision of the residents, civics, and business owners to create a comprehensive outlook of the neighborhood

Community Meeting #1

On March 31, 2016 at the Mercy Neighborhood Ministries of Philadelphia, which is located at 1939 W. Venango Street, over 40 residents attended the first of two meetings for the Tioga Goals and Strategies Report. After a brief presentation on the planning process, residents were asked to identify major issues related to four themes, including recreation and public space, vacant land, transportation, and housing. Staff members from the Philadelphia Planning Commission were present to facilitate the exercise and document feedback.

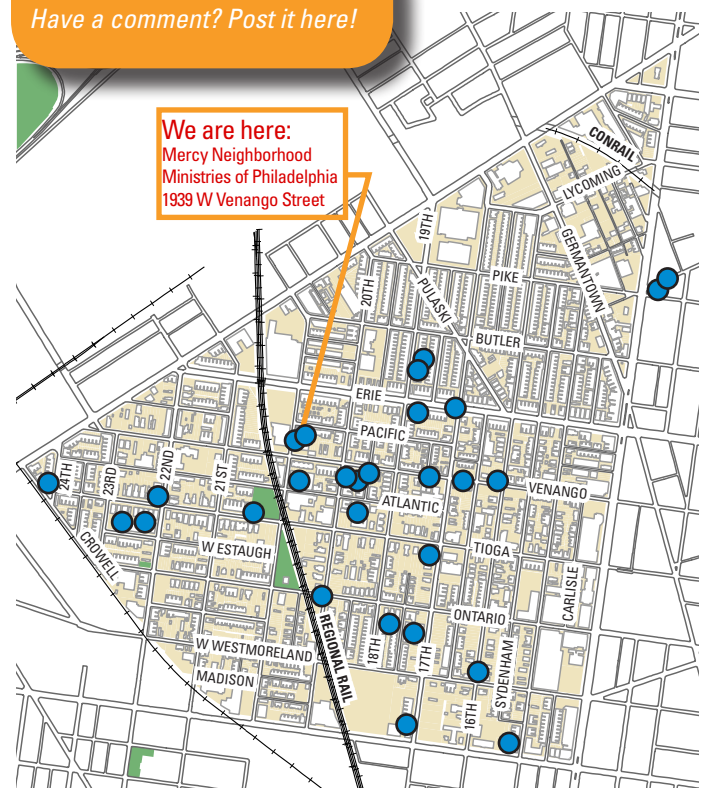
The discussion indicated residents and civic leadership's views concerning quality of life issues, concerns related to development, as well as other insightful information on public facilities that helped to provide a basis for the neighborhood goals and objectives. Once the planning team documented the major issues related to the four themes, residents were asked to establish and prioritize planning goals that addressed the outlined issues and reflected views of the neighborhood.

The second half of the meeting was dedicated to a visioning exercise, which gave residents a moment to reflect on their answers, speak from their experience, and think about the future possibilities of their neighborhood. During this exercise, residents were asked what their connection was to Tioga, why they would like to stay in Tioga, and what they would like to see in a future Tioga. Residents were also asked to sign up for a committee to continue to work on the outlined goals developed during the exercise. Moreover, this first meeting was about listening to the desires of the public and translating them into a collection of plan recommendations, as well as contributing to a foundation for the North District Plan content.

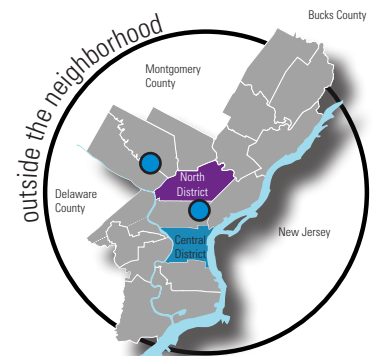
To review the transcripts of comments given during the meeting please see the Appendix, p. 55.

WHERE DO YOU LIVE?

Have a comment? Post it here!



Map from the March 31st Community Meeting. Residents placed a dot to represent where they were from in or outside of the neighborhood.



Community Meeting #2

On September 29, 2016 at the Mercy Neighborhood Ministries of Philadelphia, the Philadelphia Planning Commission held the second of two meetings for the Tioga Goals and Strategies Report. Over xx residents attended the meeting. The purpose of the meeting was to solicit public comment on the draft version of the Tioga Goals and Strategies Report. The Planning Commission gave a presentation to provide a broad overview of the Draft Plan and displayed the goals identified by the residents and civic groups in the first meeting, as well as the strategies (in progress or proposed projects) identified throughout the process of the report. The final plan is slated to be released in October 2016.

"I want to stay in Tioga because it is a central location for the entire city."



"I have lived in Tioga/Nicetown area since I was 12 years old, I am now 64 years old."



"I love my community and I want to help make/keep it thriving for the children of tomorrow."



"I am interested in rehabbing vacant houses and making them affordable to families that are financially challenged."



"Tioga is home, it was beautiful and neighborly, I would like to see Tioga restored to its natural beauty."



TIOGA GOALS

In presenting the Tioga Goals section, it is useful to distinguish between goals and objectives, as well as key issues that are discussed throughout the section. A goal can be thought of as a broad statement that describes a desired outcome or vision. An objective is a specific, measurable outcome that supports the accomplishment of a goal. Objectives can also be used as a foundation for decision-making and for measuring performance.

As noted in the introduction, the goals and objectives found in this section will be utilized to employ the evolving strategies of the neighborhood. Key issues will also be identified within each goal as high priority problems affecting the neighborhood collectively and individually. All of the information related to goals, objectives, and key issues were informed by local residents during the first public meeting.

GOAL CONTENTS

19 | Land Management



22 | Housing



25 | Commercial Corridors



28 | Historic Resources



31 | Access and Mobility



33 | Open Space



Photograph of the Nicetown-Tioga Free Library Branch



LAND MANAGEMENT

GOAL: Enhance vacant land to produce a positive perception of the neighborhood, while also addressing environmental, social, and economic issues

Objectives

- Prioritize blocks with more than 50% vacancy or distressed properties for Clean and Seal (L&I Program), Basic Systems Repair Program (OHCD Program) and home-ownership counseling outreach. Involve residents of these blocks in cleaning, greening, sidewalk repair, and land stabilization efforts
- Form Block Stewardship Teams maintained by the neighborhood's block captain network and civic groups in the area. Stewardships teams can collectively take on vacant land maintenance and home maintenance of residents who are not physically capable of taking care of their homes. Working with the Department of Licenses and Inspections for training in code enforcement is encouraged
- Identify vacant properties that could be pilot sites for green stormwater infrastructure (e.g. rain gardens, green streets), new play space, edible fruit orchards, or community gardens
- Maintain a database of vacant property to assist local community organizations in development efforts that address the housing and recreational needs of the neighborhood. Database could also track the history of parcels in the neighborhood
- Reposition obsolete industrial sites for new users by rezoning them for appropriate new uses



Example of occupied housing next to vacant land

Key Issues

- Iconic buildings such as the Beury Building, Budd site and the Tioga Theater are unutilized historic landmarks
- Speculation on lots hold up neighborhood progress. Residents are concerned about their ability to compete with developers at sheriff sale or through the Philadelphia Land Bank
- Continual degradation of unoccupied homes and the lack of city support for neighboring homes when uninhabitable houses are torn down
- Short dumping, overgrown/unmaintained lots, littering, and pests dangerous for children and impacts public health
- Lack of trash receptacles in the neighborhood and on commercial corridors
- Keeping vacant lots clean over the long-term



Example of large-scale formerly industrial building with reuse potential



LAND MANAGEMENT

Vacant Land and Public Ownership

Despite the positive presence of major institutions and civic organizations, vacancy in the area has significantly impacted the neighborhood's quality of life. Within Tioga there are 5,020 parcels, of which 748 parcels have been identified as vacant land. Vacant lots in the neighborhood are more prevalent because several mostly vacant residential and apartment buildings were demolished from 2000 to 2008. Areas south of Erie Avenue, primarily along 17th, Westmoreland, and Tioga Streets, have high amounts of cleared and cleaned vacancy due to programs related to the Neighborhood Transformation Initiative of 2001.

Public agencies collectively own 153 parcels of land within the neighborhood. Of those 153 parcels, 105 are vacant. The majority of public vacant parcels are owned by the Department of Public Property (DPP). Vacant lots that are publicly-owned can be seen as an opportunity for acquisition by local community groups and non-profit organizations. These parcels could be repositioned for new uses that benefit and address the needs of long-term residents. With this in mind, future redevelopment initiatives and projects regarding public vacant land should support the goals of equitable development, environmental justice, and protecting housing affordability in the neighborhood.

For the last several years, Tioga United has aimed to rebuild the community through design collaboration and neighborhood cleaning programming. This has included participating in the Community Land Care initiative with the Pennsylvania Horticultural Society (PHS) and the City of Philadelphia. The organization's goal is to clean, secure, and manage over 175 vacant lots located in the neighborhood from April to November each year.

Public Ownership (by parcel): 2010

| | Public Agency | Total Public Parcels: | Vacant Parcels: |
|---|---|-----------------------|-----------------|
| 1 | City of Philadelphia/ Department of Public Property | 104 | 87 |
| 2 | Philadelphia Housing Authority (PHA) | 19 | 2 |
| 3 | Philadelphia Redevelopment Authority (PRA) | 17 | 10 |
| 4 | Philadelphia Housing Development Corporation (PHDC) | 8 | 3 |
| 5 | School District of Philadelphia (SDP) | 5 | 3 |
| | TOTAL: | 153 | 105 |

Tioga United and neighborhood block captains also collaborate with the Gaudenzia House, a non-profit organization that provides housing, addiction recovery, and treatment resources, to organize a Clean Alleys Program. As of 2015, Tioga United has grown in capacity and has been able to hire and maintain lots and alleys with their own staff.



Example of PHS Land Care property

CASE STUDY: Vacant Land Assessment for Tioga

In 2012, the Women's Community Revitalization Project (WCRP) received a grant from the Oak Foundation to provide technical assistance resources to Philadelphia organizations that are working on initiatives regarding vacant land management and transformation in their communities.

Tioga was one of two neighborhoods chosen through a competitive process to participate in the project, with local organization Tioga United serving as the community partner to receive the technical assistance.

Key factors that led to the selection of the neighborhood were the recent increase in vacancy in the community and the commitment of Tioga United to the needs and development of their neighborhood. The technical assistance for the organizations included mapping vacant land and buildings and identifying opportunity areas for revitalization, and identifying priority parcels of land for redevelopment.

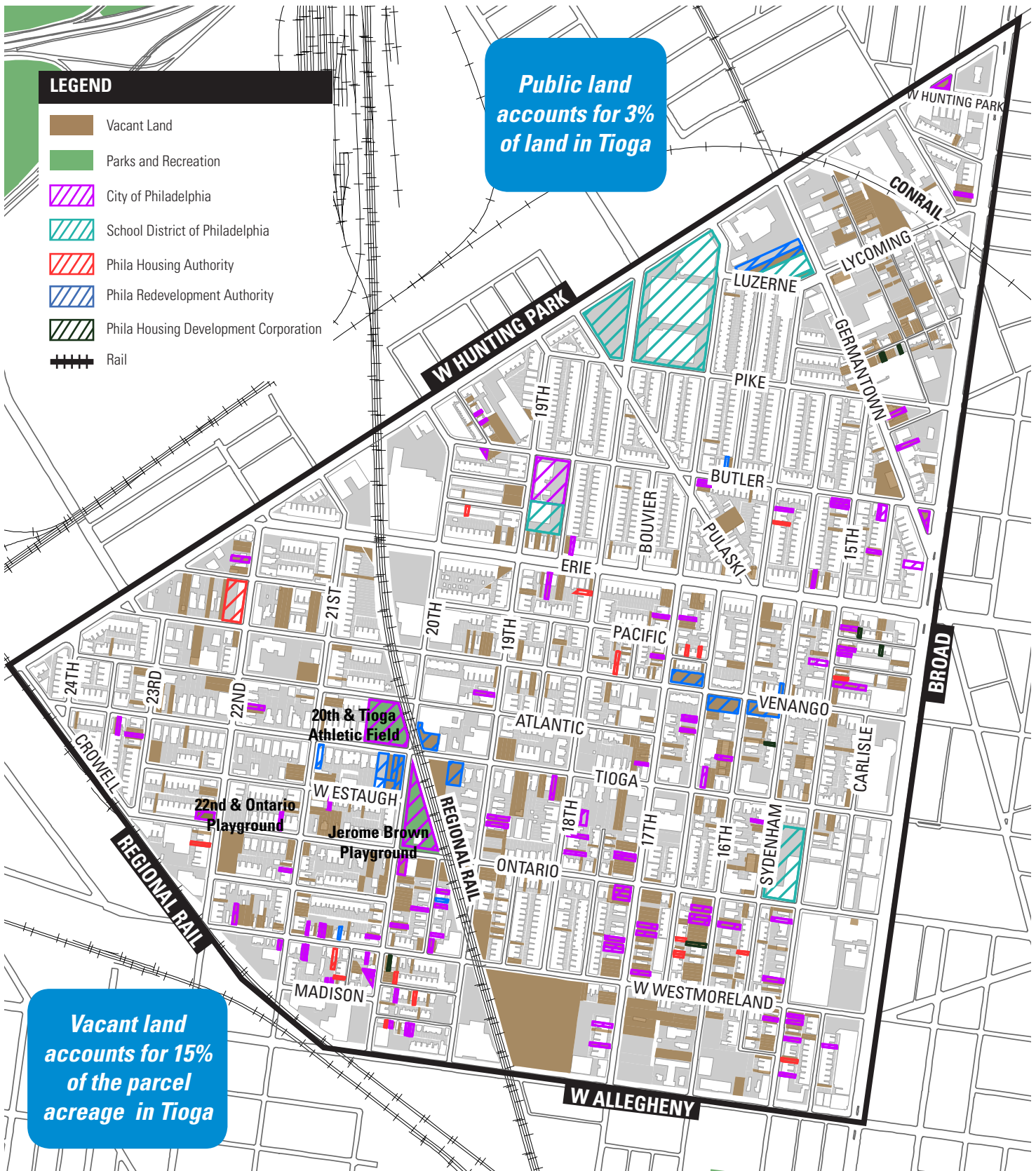


VACANT LAND ASSESSMENT FOR TIOGA



LAND MANAGEMENT

Vacant Land and Public Ownership Map



GOAL:

Produce and preserve an adequate supply of ownership and rental housing that is safe, healthy and affordable to people of all income levels, races, ages, and abilities without discrimination

Objectives

-  Develop quality housing for all residents. Include affordable and energy efficient housing for low- to moderate-income residents, and mixed income housing that incorporates market rate housing
-  Preserve existing and develop quality affordable housing for senior populations, including accessory detached, one-story housing, and ADA accessible developments
-  Improve public safety and preserve existing supportive housing by incorporating civic programming and other social services (e.g. mental health counseling, workforce development, and home maintenance training)
-  Assist residents in accessing resources and programs for home ownership (e.g. yard maintenance, home repairs, and weatherization). Include resources for tenant rights and opportunities
-  Educate residents on home counseling opportunities (e.g. down payment assistance, anti- predatory lending, foreclosure and loss prevention, and insurance)
-  Sponsor, coordinate, and/or promote landlord maintenance and training programs

Key Issues

- High number of unoccupied and unmaintained buildings, unsealed buildings conducive to illegal activity and dumping
- Homeowners experiencing increasing property taxes
- Renters experiencing increasing rent over the years
- Lack of adequate senior and ADA accessible housing
- Lack of affordable repair options
- Lack of activities and civic programs for residents in concentrated supportive housing
- Absentee landlords with poor maintenance records
- New housing doesn't match existing housing, no uniformity in materials and quality
- Vacant housing needs to be sealed and some need to be demolished



Tioga's housing stock mostly consists of 2-3 story rowhomes, much like this block



Gaudenzia Philly House Venango located on 2100 Venango Street



HOUSING

Home Ownership and Housing Programs

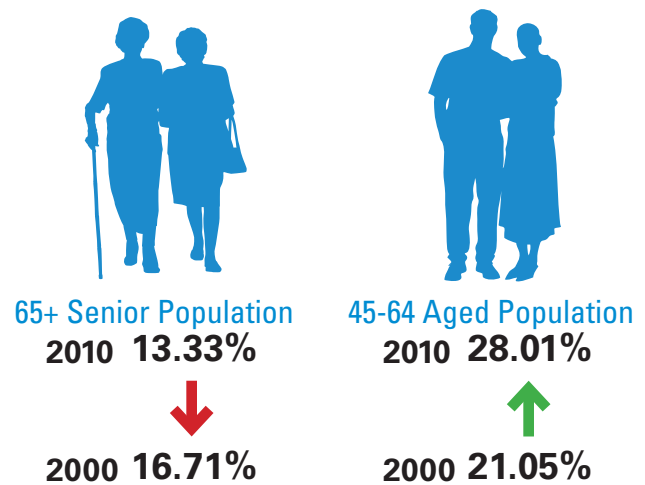
Housing types and conditions range in Tioga. One of Tioga's greatest assets is its historic housing stock. Fifty-three percent of Tioga's 6,283 housing units were built before 1939, which is greater than the city average. Despite the presence of aging and vacant land and buildings, Tioga remains a stable and viable residential neighborhood. The majority of the area is occupied by single-family rowhomes, especially south of Erie Avenue, developed in the early 1900s when factories and industrial uses were built along major streets and railroad tracks. Although the homeownership rate is slightly less than the city's average, it still accounts for almost half of the neighborhood's housing tenure. Areas generally closer to Broad Street have experienced private market inquiry and interest for multi-family housing.

Public and private investment in new affordable and senior housing is prevalent within the neighborhood. But preservation initiatives are also an essential strategy for maintaining and strengthening the existing housing stock. These initiatives are supported by the city's Housing Trust Fund and Office of Housing and Community Development. Housing preservation and home repair programs include the Basic Systems Repair Program (BSRP), Weatherization Assistance Program (WAP), Targeted Housing Preservation Program, and the Adaptive Modifications Program (AMP), the last of which creates accessible dwellings for adults and children with physical and mental disabilities.

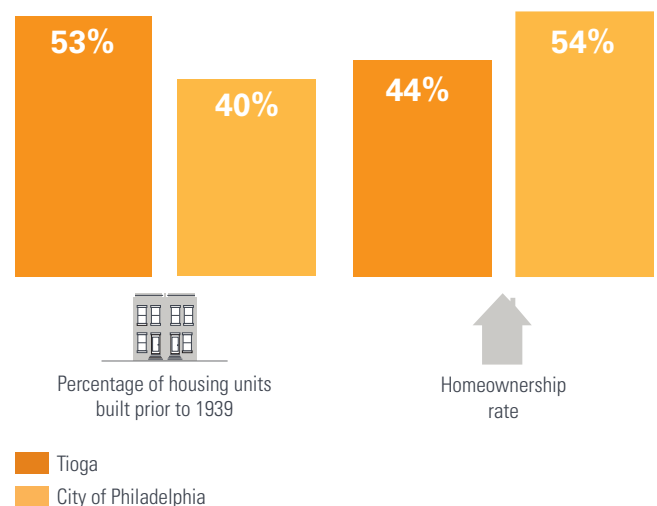
The Housing Trust Fund works to prevent homelessness through emergency assistance programs directed toward low-income households in danger of foreclosure. It also supports a Rental Assistance Program for families moving out of transitional housing and working towards housing independence. All of these programs are valuable to local residents and are also supportive mechanisms for first-time home buyers and aging in place.

Aging in place has become an important concept and demand in many neighborhoods across the city, including Tioga. The development of a comprehensive approach to senior housing is essential to those who want to downsize, have more visitability options, maintain their independence, and remain in the neighborhood to preserve social and support networks.

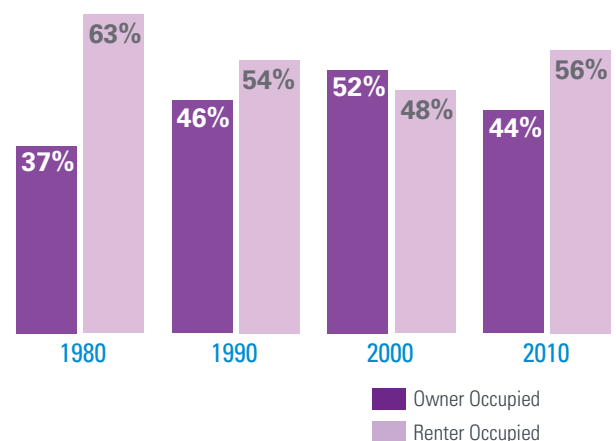
Tioga's home ownership rate dropped 19% from 2000 to 2010



Housing Conditions and Ownership: 2010



Owner Occupied and Renter Occupied Trends: 2010





HOUSING

What About Aging in Place?

Community revitalization efforts in Tioga have included the development of quality affordable housing for seniors. These developments provide accessible, and low-maintenance living for seniors who can still live independently, while engaging in social activities with families and other seniors. Other senior care facilities from which the aging population could benefit include assisted living, nursing home and rehab care, home care, hospice care, and adult day care services.

In Tioga, there have been several affordable senior housing projects completed and renovated since 2000. PHA's Plymouth Hall was fully renovated in 2011, after a tragic fire. The fifty-three unit, one bedroom development now has energy star fixtures, a green roof system, and community gathering spaces (1). The Venango House is a one- and two-bedroom subsidized senior housing facility managed by Winn Companies and offers its residents a full range of services including daily activities, outdoor patio and gardens, off-street parking, and 24 hour emergency answering service and emergency maintenance (2).

The Tioga Presbyterian Apartment facility is a one bedroom affordable housing community for older adults and seniors and is managed by Presby's Inspired Life. The facility was developed by and operates with federal housing financing and is geared towards residents who participate in the Federal Section 8 program or are in need of rental subsidies (3). In the same location exists the Philadelphia Senior Center-Tioga Branch, serving North Philadelphia for over 35 years. The center offers classes, activities, health programming, and lunch during weekdays.

James Widener Ray Homes, developed and operated by Project Home, is a 53-unit, permanent supportive housing residence for adults. There are income eligible subsidized affordable efficiency apartments, as well as accessible units available. Residents are also offered on-site service coordination, health care, education and employment opportunities, and personal recovery services. (4) To review home repair and tax relief programs for seniors and homeowners please see the Appendix, p. 54.



PHA - Plymouth Hall
2201 Venango Street



Venango House
2104 W. Venango Street



Tioga Presbyterian Apartments
Philadelphia Senior Center: Tioga Branch
1531 W. Tioga Street



James Widener Ray Homes
(Project HOME)
2101 W Venango Street

CASE STUDY: Home Ownership Program in Tioga

Over the years, Tioga United has worked on a home ownership program called Tioga United Renovated Homes. To date, the organization has renovated and sold four homes along Tioga and Venango Streets to local first-time homebuyers. This program has been well received and supported by the local community because of the organization's ability to bring investment to blocks challenged by disinvestment and vacancy.

Currently, Tioga United has other properties they would like to put through the renovation program; however, the lack of funding has become a significant obstacle in the continuity of the program. The organization is exploring partnerships with private and for-profit entities, and would like to begin a conversation with the City's housing agencies on the possibilities of city-funded affordable housing projects such as renovations. After taking classes with NeighborWorks, a program dedicated to teaching and developing resources related to affordable housing and community development, Tioga United became certified as homeownership counselors; and will be offering one-on-one counseling to those who are seeking homeownership, foreclosure prevention, home maintenance and economic security. The next step for the organization is to become certified as a credit counselor, a critical step in ensuring that local homebuyers are prepared and able to maintain and stay within their homes.



Tioga United's new office building at 1539 W Venango Street



COMMERCIAL CORRIDORS

GOAL: Invest in commercial spaces to create jobs, attract businesses, promote economic growth and strengthen commercial development

Objectives

- Support and strengthen existing businesses through city programs and neighborhood group initiatives
- Revitalize former commercial landmarks while maintaining the historic character of the existing buildings
- Reposition neighborhood-serving facilities located on commercial corridors (e.g. libraries, transportation facilities) in order to contribute to the commercial identity of the neighborhood
- Attract new businesses to enhance and diversify commercial activity, and to support a thriving and economically viable neighborhood

Key Issues

- Need for restoration of Broad Street & Erie Avenue as a transit hub
- Lack of community pathways to connect commercial activity to residents
- Lack of street amenities to encourage walking and biking to commercial areas
- Zoning along Germantown Avenue does not reflect the current uses
- Lack of density above commercial spaces and vacant commercial spaces along Germantown Avenue
- Vacant corner commercial spaces do not reinforce strong residential blocks

Commercial Corridors

Tioga is located in close proximity to two major commercial corridors: Broad Street and Germantown Avenue. Off of these corridors, there are clusters of business activity scattered throughout the neighborhood, specifically along Pulaski and 17th Streets. While these businesses are well-dispersed throughout the neighborhood and provide walkable options for residents, the storefronts are in various states of disrepair. Furthermore, the current business activity cannot provide enough jobs for the local workforce. Given the significant role of these corridors in Tioga and the city, there is a great opportunity to enhance the neighborhood's economic vitality.

Germantown Avenue, for example, serves as the commercial artery throughout North Philadelphia. Portions of the corridor stretch through the Mount Airy, Germantown and Tioga neighborhoods. However, the corridor is becoming increasingly vacant, making it difficult to maintain building stock and promote a bustling commercial presence. While buildings are zoned mixed-use commercial/residential on Germantown Avenue, residential presence on the corridor is currently struggling; as there are many second and third floor vacancies scattered throughout the corridor. In order to attract retail activity to the corridor, the neighborhood must simultaneously address the vulnerable building stock and residential vacancies.

Many smaller streets in Tioga also contribute to the economic activity. Such commercial clusters include the intersection of Pulaski and Butler Streets, as well as the stretch of 17th Street between Tioga and Venango Streets. With intentional interventions, such as storefront improvements and vacant property development, these clusters have the potential to become natural gathering spaces with neighborhood-serving retail for the community.

Currently, Called To Serve CDC is the corridor management organization for the Broad, Germantown and Erie Commercial Corridor. A corridor manager's responsibilities typically include bringing resources to a corridor, providing assistance to businesses, overseeing activities to make the corridor clean and safe, and working to attract new businesses to the area. Called To Serve CDC is a community development corporation that aims to break intergenerational poverty by restoring and revitalizing underserved neighborhoods with thriving businesses and transformed schools.



COMMERCIAL CORRIDORS

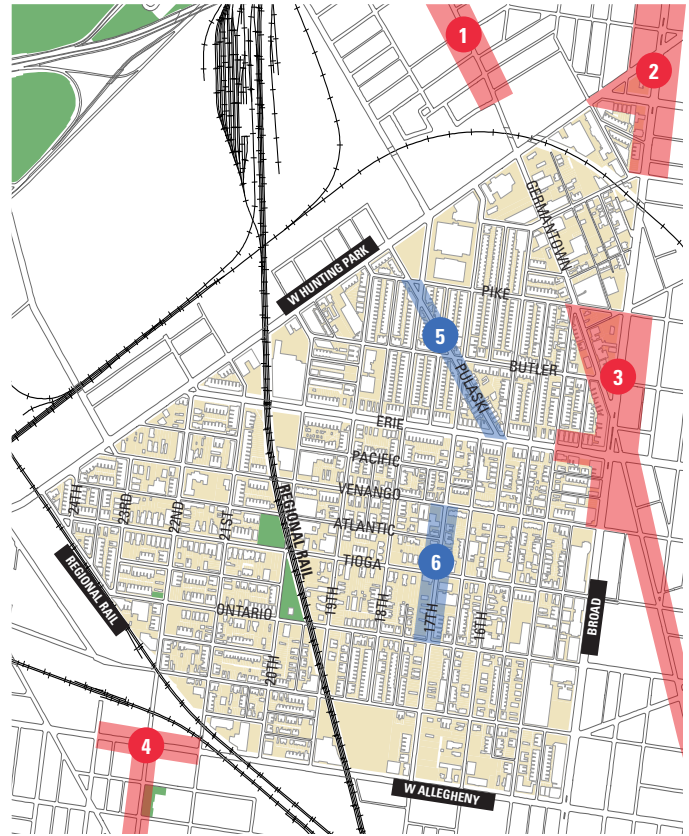
Maintaining a Thriving Corridor

Vibrant and accessible commercial corridors contribute to strong neighborhoods. Several public programs exist in Philadelphia to assist small business owners located on neighborhood commercial corridors in making improvements to their businesses. In addition to the resources provided by the City, there are a variety of privately-funded programs (e.g. the Merchants Fund and Goldman Sachs 10,000 Small Businesses) that support the growth of small businesses.

Interventions that can improve a commercial corridor include:

- Market study to help business owners and investors gauge current and future customer demand, and residential density
- Parking and transit options
- Streetscape improvements and design guidelines
- Corrective zoning, code enforcement and security
- Property improvement incentives (see the Commerce Department programs section below)
- Business attraction strategies with public agencies (e.g. attracting an anchor pharmacy or supermarket)
- Partnerships with nearby institutions on corridor programming
- Work with the Philadelphia Industrial Development Corporation (PIDC) and utilization of public/private resources to support business growth
- Survey and walking tour with business owners along different corridors to identify key issues and most common needs
- Establishment of a Business Improvement District (BID) or neighborhood Improvement District (NID) to finance and facilitate services and improvements

Commercial Corridors Map



Existing Corridors

- 1 Germantown Avenue - Between Staub Street and St. Paul
- 2 Broad and Hunting Park
- 3 Broad, Germantown, and Erie
- 4 N 22nd Street/Hope Plaza

Potential Corridors

- 5 Pulaski Street
- 6 17th Street

CASE STUDY: Philadelphia Commerce Department Programs for Commercial Corridors

Storefront Improvement Program

The Philadelphia Commerce Department provides \$10,000-\$15,000 in reimbursements through the Storefront Improvement Program (SIP), for improvements to storefronts along neighborhood commercial corridors.



Joe's Steaks restaurant after renovations.
Source: Philly.com

Corridor Management Program

Through the Targeted Corridor Management Program, the City supports the redevelopment of commercial corridors by providing funding to community based development organizations to hire corridor management staff. Corridor manager responsibilities generally include providing assistance to businesses, overseeing activities to make the corridor clean and safe, and working to attract new businesses to the area.



Example of corridor improvements, El Centro de Oro Business and Cultural Arts District
Source: hiddencityphila.org

InStore Forgivable Loan Program

The Philadelphia Commerce Department provides \$15,000-\$50,000 through the InStore Program, for interior improvements to small neighborhood businesses. This type of funding provides access to business owners to purchase much needed equipment or supplies.



Rose Petals Cafe after renovations
Source: RosePetalsCafe.com



COMMERCIAL CORRIDORS

Commercial Corridors at a Glance

1

17TH STREET



Photo of the east side of 17th Street. 3500 block has high vacancy

2

GERMANTOWN



Photo of the west side of Germantown Avenue. 3700 Block has low vacancy

3

BROAD + ERIE



Photo of the north west corner of Broad Street and Erie Avenue. 3600 and 3700 Block has low vacancy

4

PULASKI



Photo of the north east corner of Pulaski and Erie Avenue. 3700 Block has high vacancy



HISTORIC RESOURCES

GOAL: Increase awareness of Tioga's history while identifying and preserving cultural, historic, architectural and archaeological resources in the area

Objectives

- Maintain an inventory of historic resources significant to Tioga, including buildings, structures, sites, iconic signs, districts, and archaeological sites which reflect the neighborhood's cultural, economic, political, and architectural history
- Evaluate and nominate historic resources using the Philadelphia Register of Historic Places Criteria for Evaluation, with support from the Philadelphia Historical Commission
- Increase community awareness and public education opportunities about the benefits of the preservation and protection of historic resources (e.g. sponsor, coordinate, and/or promote tours of the community, prepare and distribute maps that identify resources)
- Nominate historic sites for a Pennsylvania state historical marker and/or develop Tioga-specific plaques for display, and provide them to residents or business owners residing in a significant resources to convey an interpretive history of the area
- Facilitate partnerships to find appropriate users and accommodate adaptive reuse options for underused places of worship (e.g. partner arts and culture organizations with congregations of large facilities)

ARCHITECTURE



The Conkling-Armstrong house (1898): 2224-26 W. Tioga Street
The highly ornamented home was a showpiece of architectural ornamentation for the Conkling-Armstrong Terra Cotta Company

Key Issues

- There are many historic blocks where individual or multiple row houses have been demolished or are vacant, creating an inconsistent visual effect in the neighborhood
- The majority of the existing housing stock is over or around 100 years in age and is increasingly difficult to maintain
- Many occupied historic properties are in poor condition due to a lack of financial and educational resources
- There is a lack of locally-designated resources, despite the presence of ample potentially-eligible properties, which leads to assets being altered or demolished

CULTURE



The Tioga Theater (1915): 3540 N. 17TH Street
The Tioga Theater was constructed in 1915 and was adapted into a theater, music hall (hosting Sarah Vaughan and Dizzy Gillespie), and place of worship



HISTORIC RESOURCES

Historic Resources

The Philadelphia Historical Commission is the city agency responsible for ensuring the preservation of historically significant buildings, structures, sites, objects, interiors, and districts in the city. The Commission identifies and designates historic resources, listing them on the Philadelphia Register of Historic Places, and then regulates those resources for preservation through the City's building and other permitting processes. There are approximately 12,000 properties (23,000 including condominium units) in total on the Philadelphia Register of Historic Places.

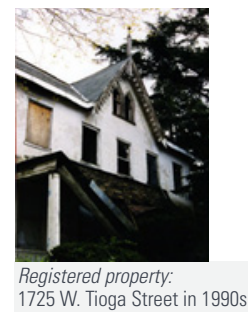
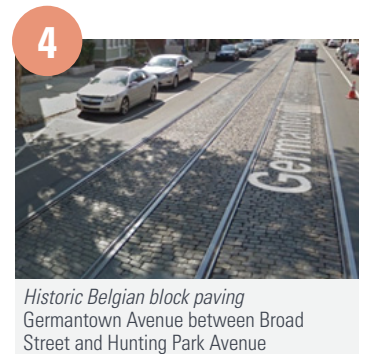
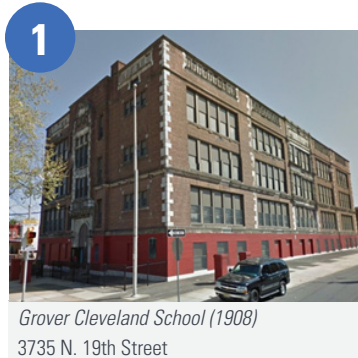
Tioga has only one street listed on the Philadelphia Register Street Paving Thematic Paving District. Germantown Avenue between Broad Street and Hunting Park Avenue is designated as a part of the Street Paving Thematic Paving District. The only individual property on the Philadelphia Register, 1725 W. Tioga Street, was designated in 1971. It had been declared imminently dangerous by Licenses and Inspections (L&I) and demolished in 1996.

The federal government in tandem with the Pennsylvania Historical and Museum Commission (PHMC), a state agency, maintains the National Register of Historic Places in the Commonwealth of Pennsylvania. The state and federal governments protect historic resources by factoring historic preservation into their decision-making whenever they are involved with construction projects. This includes direct involvement as well as through funding, permits, licenses, or other indirect means that may impact historic resources listed on and eligible for the National Register.

Within Tioga, there are three individual buildings listed on the National Register of Historic Places: Simon Gratz High School (1798 Hunting Park Avenue and 3961 N. 18th Street), Elizabeth Duane Gillespie Junior High School (3901-61 N. 18th Street), and St. Joseph's House for Homeless Industrious Boys (1511 Allegheny Avenue). Two of these buildings are current or former public schools listed in the late 1980s. These schools were re-surveyed in 2014 as part of a PHMC-led project to verify the status and condition of previously listed schools and document post-1938 schools citywide.

Despite disinvestment in the neighborhood over the past several decades, there are a number of remarkably well preserved blocks of homes that represent the history of the neighborhood. There are numerous blocks within the Tioga neighborhood that retain sufficient integrity to represent the history of the community. Erie Avenue, Tioga Street, 18th Street, and 19th Street contain some of the more architecturally significant structures in the study area.

The historic resources map conveys some of the properties that could likely satisfy one or more criteria for designation to the Philadelphia Register of Historic Places.





LEGEND

- Philadelphia Registered Listed
- National Registered Listed
- Opportunity: Residential Preservation (includes residential blocks)
- Opportunity: Institutional Preservation (e.g. School, Place of Worship)
- Opportunity: Industrial Preservation
- Parks and Recreation
- Rail

HUNTING PARK WEST INDUSTRIAL AREA

W HUNTING PARK

NICETOWN

W HUNTING PARK

HUNTING PARK

CONRAIL

LYCOMING

GERMANTOWN

LUZERNE

PIKE

BUTLER

ERIE

VENANGO

TIOGA

CARLISLE

BROAD

EAST TIOGA

W WESTMORELAND

W ALLEGHENY

FORGOTTEN BLOCKS

W ALLEGHENY

W ESTAUGH

MADISON

ATLANTIC

ONTARIO

SYDENHAM

16TH

17TH

18TH

19TH

20TH

21ST

22ND

23RD

24TH

CROWELL

REGIONAL RAIL

ALLEGHENY WEST

WEST FAIRHILL



ACCESS AND MOBILITY

GOAL: Enhance the existing transportation network for all users by improving the pedestrian, bicycle, and vehicular safety, street maintenance, and access of all modes of travel

Objectives

- Improve transit rider amenities by installing bus shelters, pedestrian lighting, and directional transit signage at key locations
- Identify improvements aimed at enhancing the safety of existing roadways (e.g. integrating traffic calming on major arterials, contiguous bike lanes with off-street bicycle parking, and traffic signal coordination)
- Improve the underpasses of rail infrastructure at key intersections to increase pedestrian safety (e.g. lighting, maintenance, public art, security cameras)
- Ensure all major transit hubs and transfer stations are ADA accessible (e.g. elevators, wheelchair landing pads) and that all sidewalks and curbs accommodate pedestrians with disabilities, and other non-motorized modes of travel
- Explore opportunities to improve transit access in the neighborhood by connecting to enhanced bus services on Roosevelt Boulevard and reinstating 2-way streets (e.g. Pulaski Street)
- Install transportation signage for multi-modal connections at priority intersections that will promote and facilitate pedestrian access to public transportation

Key Issues

- Physical condition of sidewalk segments are very poor or missing
- Erie Station on the Broad Street Line is not ADA accessible
- Lack of bus shelters, pedestrian lighting, and gaps in the bicycle and pedestrian network impact safety
- Congestion exists on Erie Avenue caused by buses and vehicular traffic patterns
- It is difficult to park on Broad Street, vehicles park in the median, and there is no permit parking in the area

A Growing Transportation Network

Tioga is well positioned as a transit-accessible area. The neighborhood is served by local and regional transit options that include nine bus stops, three stops on the Broad Street Line (BSL), and one nearby regional rail station at 22nd and Allegheny (Allegheny Station). The BSL stop at Broad Street and Erie Avenue serves local and commuter traffic as a transportation hub, having the 2nd highest ridership on the Broad Street Line (2015).

Bus routes include Route 23 along Germantown Avenue, Routes 16, H, and XH on Broad Street, Route 60 on Allegheny Avenue, Route R and 1 on Hunting Park Avenue and Routes 2, 33, 53, and 56 on other north-south and east-west interior streets. Route 23 has one of the highest averages of ridership in the system. The area has remnants of former trolley lines 23 and 56, including a narrow platform at Erie and Germantown Avenue, and residents continue to express the desire to restore those lines.

Other transit improvement desires that were elevated during the first community meeting with Tioga United on March 31st include exploring the opportunities to connect the neighborhood to enhanced bus services on Roosevelt Boulevard, and reinstating formally 2-way streets such as Pulaski Street, making more effective thoroughfares throughout the neighborhood.

Although the area is well served by transportation, there are major concerns regarding high traffic volumes, speeds, pedestrian safety on Broad Street, locations of transit stops on traffic triangles, and the lack of appropriate physical and visual transfers/links to major transit stops. According to PennDOT Crash Data, from 2011 to 2015 there were a total of 102 crashes within one square block of Broad and Erie. A study evaluating the efficiency and safety of the existing transit and pedestrian network would prioritize which changes are necessary to improve safety and connections between residential, commercial, and community facilities and schools.

In 2015, PCPC released a progress report to the Pedestrian and Bicycle Plan. The report identified high priority sidewalk gaps where sidewalks are missing or in very poor condition and located within proximity to senior centers, schools, and high use transit stops. This report will help prioritize improvements necessary to close gaps in pedestrian infrastructure. In Tioga there were sidewalk gaps found on W Westmoreland, Crowell, and Lycoming Street.



ACCESS AND MOBILITY

1



Reconstructed 23rd and Venango Bus Loop
New platform and covered waiting areas

2



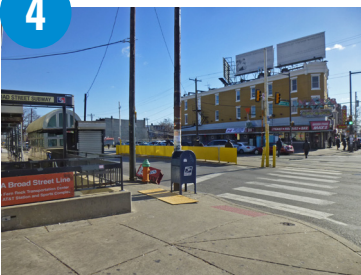
The Regional Rail transects residential blocks
Venango Street in between 21st and 22nd Street

3



Broad Street Line (BSL) Hunting Park Station
Subway entrance and bus waiting area

4

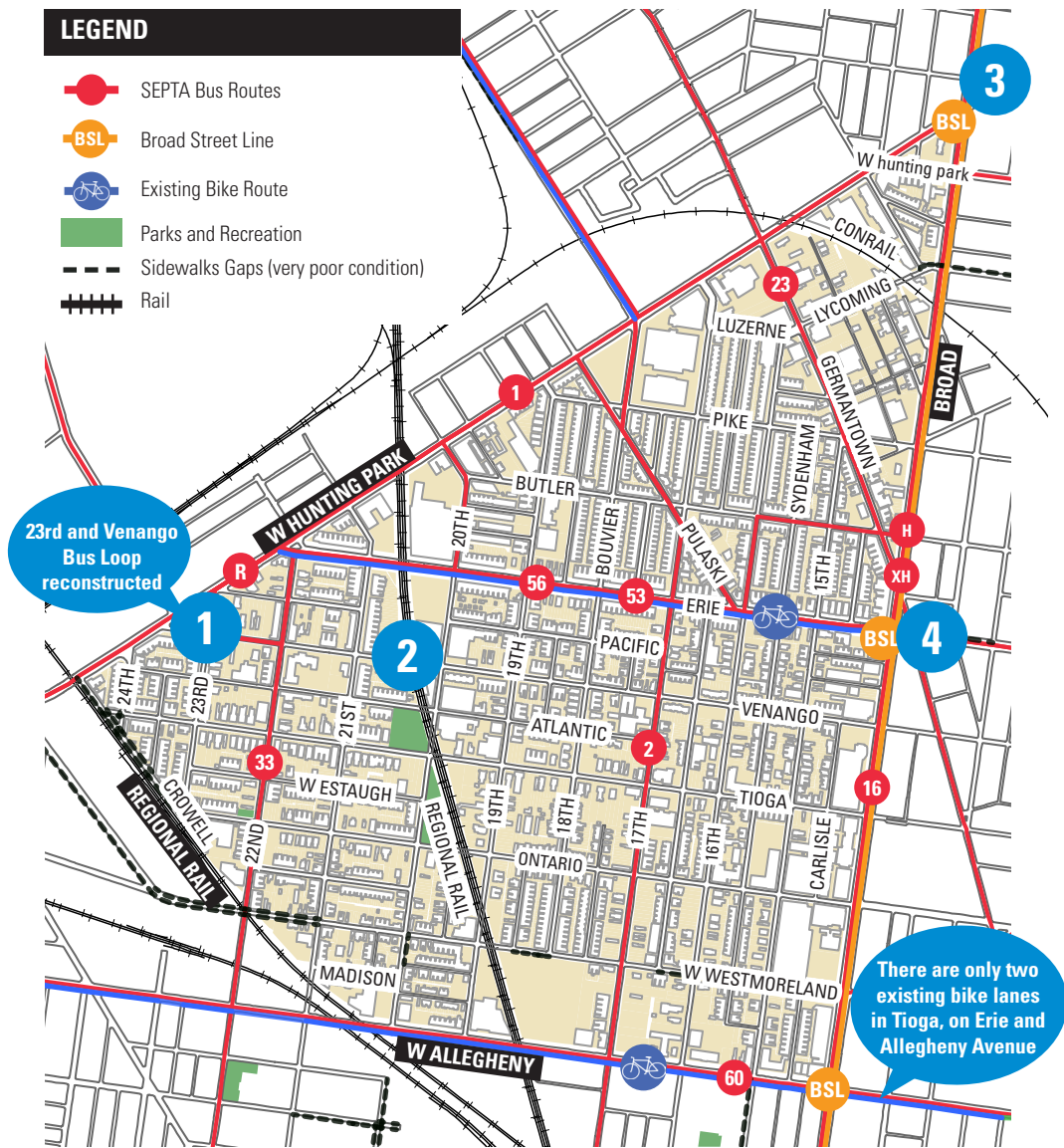


Subway entrance and bus transfer platform
Broad Street and Germantown Avenue

Transportation Connections Map

LEGEND

- SEPTA Bus Routes
- BSL Broad Street Line
- Existing Bike Route
- Parks and Recreation
- Sidewalks Gaps (very poor condition)
- Rail



PEDESTRIAN & BICYCLE SAFETY EXAMPLES



Contiguous and
defined bike lanes



Bus shelters with
adequate seating



Priority signals for
pedestrians
and public transit



Pedestrian plazas,
green medians, and
pedestrian signage



OPEN SPACE

GOAL:

Provide safe, diversified parks, recreation and open space systems for all ages and physical abilities that are equally distributed throughout the community and located within a 10-minute walking distance of all residences

Objectives

- Acquire public land for the creation of new passive and active recreation spaces that include court and field activities such as skateboard, tennis, volleyball, handball, and soccer that provide for the largest number of participants
- Develop an indoor recreation center for all ages, community interests, and ability levels, providing a mix of gymnasiums, meeting facilities, physical conditioning, and recreational courts
- Renovate existing recreation facilities by programming city capital funds to leverage improvements
- Improve pedestrian access to the parks and playgrounds through improved lighting and signage, and utilize streets and vacant land to install green stormwater infrastructure and create green connections between recreation spaces
- Where appropriate and funding is available, incorporate community-led public art into park facility features (e.g. benches, buildings and other park amenities)
- Support city-wide initiatives to enhance the safety of parks (e.g. forming Friends of Parks groups, Safety Cam Program, installing Emergency Call Boxes)
- Explore additional open space opportunities such as community gardens, orchards, pollinator corridors, and greened school yards
- Incorporate adaptive recreation equipment and universal design principles to be inclusive of residents with disabilities at parks and recreation facilities where feasible

Access to Open Space

Tioga's parks and recreation facilities are a part the City's robust network of active and passive parks as well as trail systems. Parks and recreation facilities serve as an integral part of communities, as they are outlets for youth and adults to play, interact, and engage in healthy living activities. Currently, Tioga has three public recreation facilities, including the 22nd and Ontario Playground, 20th and Tioga Ball Field, and Jerome Brown Playground. All assets total about 2.4 acres; although about half of Jerome Brown Playground slopes upward, abutting the rail line, which impacts the opportunity for active recreation.

To meet the Citywide Vision's recommendation of every resident living within a 10-minute walk to a park or recreation center, the development of additional park space in underserved areas will need to be explored. The park access map, provided on page 39, illustrates residential buildings and their proximity to all neighborhood-serving parks, open space, and recreation centers. Although the map shows that the majority of Tioga is within a ½ mile of a park facility, with the exception of the eastern portion of the neighborhood, the map does not identify potential physical or social barriers. Specifically, Tioga's park access suffers due to elevated rail lines, sloped topography, poor lighting and sidewalk conditions, and closed facilities. In order for these concerns to be addressed, public investment in safety, public/private partnerships, and the development of stewardship groups is recommended.

Key Issues

- No indoor recreation facilities or public community gathering spaces are available
- Poor perception of safety of neighborhood parks (residents view 20th and Tioga street park as unsafe)
- Lack of recreation space (especially for small children) and the existing parks are difficult to get to
- No library access on the weekend
- Poor playground conditions and no signage



OPEN SPACE

1



22nd and Ontario Playground: 3400-02 N 22nd Street
Very small concrete play area, benches, and trees

2



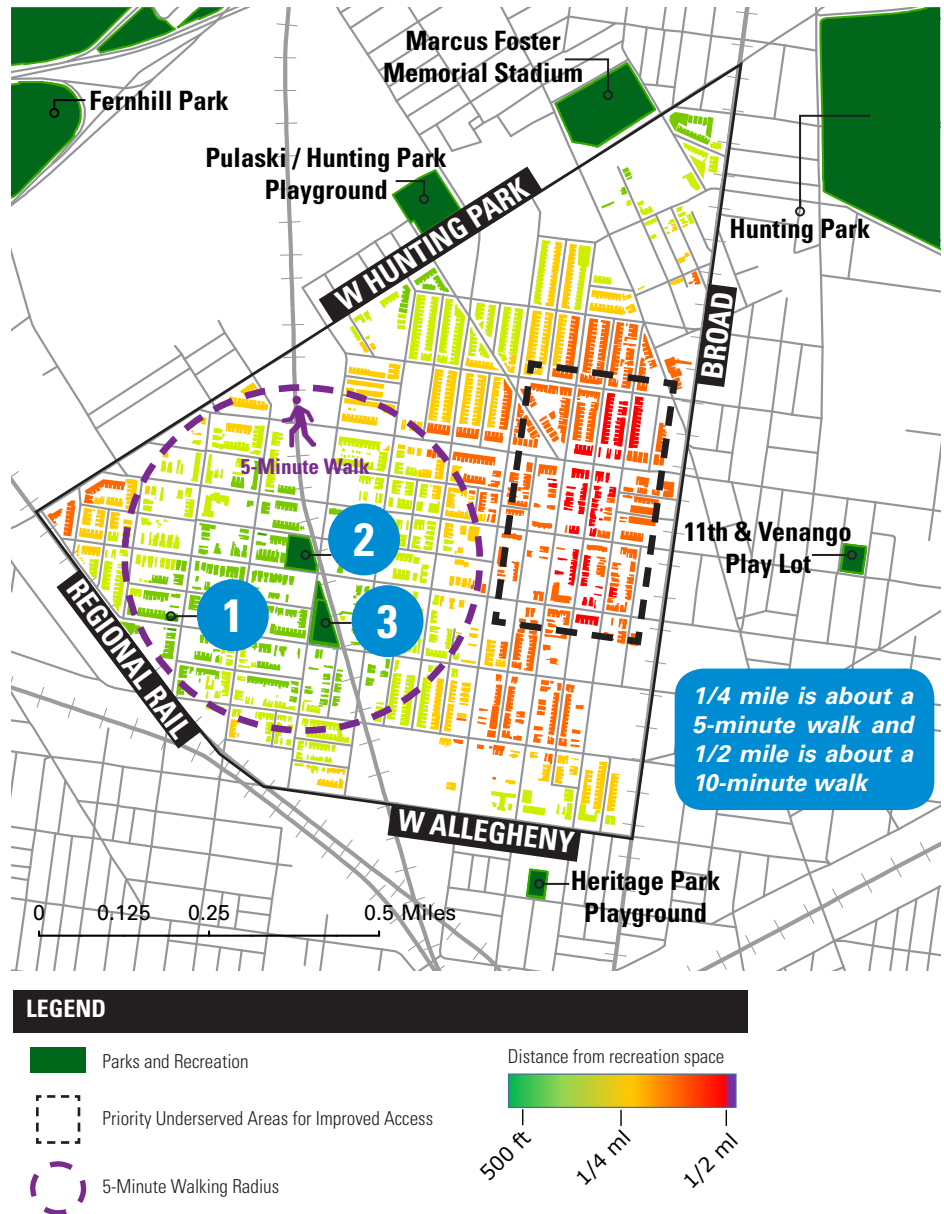
20th and Tioga Ball Field: 1927-41 W Ontario Street
No lighting or bleachers present, and unclear hours

3



Jerome Brown Playground: 2001 W Tioga Street
Healthy tree cover, however signage, programming, and resurfacing needed

Park Access Map



CASE STUDY: Neighborhood Garden Trust (NGT) Priority Acquisition Plan

In 2016 the Neighborhood Garden Trust (NGT) completed a strategic garden acquisition study made possible through a grant from the Community Conservation Partnerships Program of the Pennsylvania Department of Conservation and Natural Resources. The study strategically identifies and prioritizes gardens for preservation to provide maximum benefit for the city and its residents. It was developed through a mixed-methods research approach that included spatial data analysis, stakeholder engagement, and assessment of community gardens and open spaces. The plan details how NGT will acquire preservation-ready gardens and support new gardens to become preservation-ready.

Tioga was selected as a priority area for garden preservation because it met the study's criteria including; areas with limited access to supermarkets; areas with a lack of walkable access to green space; areas experiencing rapid change in real estate values; areas with concentrations of low- and moderate-income households; and areas with high concentrations of vacant land. NGT will work to preserve active, successful community gardens in this community as they develop.



For more information,
please visit:
www.ngtrust.org

TIOGA STRATEGIES

In the following section, in progress and proposed projects that have been identified in the neighborhood will be profiled to inform residents of what is to come. These projects are thought of as strategies because they are some of the pathways to achieve the goals and objectives previously identified. A strategy could be defined as a project, plan, or method that will be employed to achieve desired outcomes.

Each of these projects will have their own visioning, planning, and outreach processes, and will have the potential to advance the area's long-term goals.

STRATEGY CONTENTS

37 | Tioga Strategies

39 | Transit Improvements 

41 | Allegheny West Plaza 

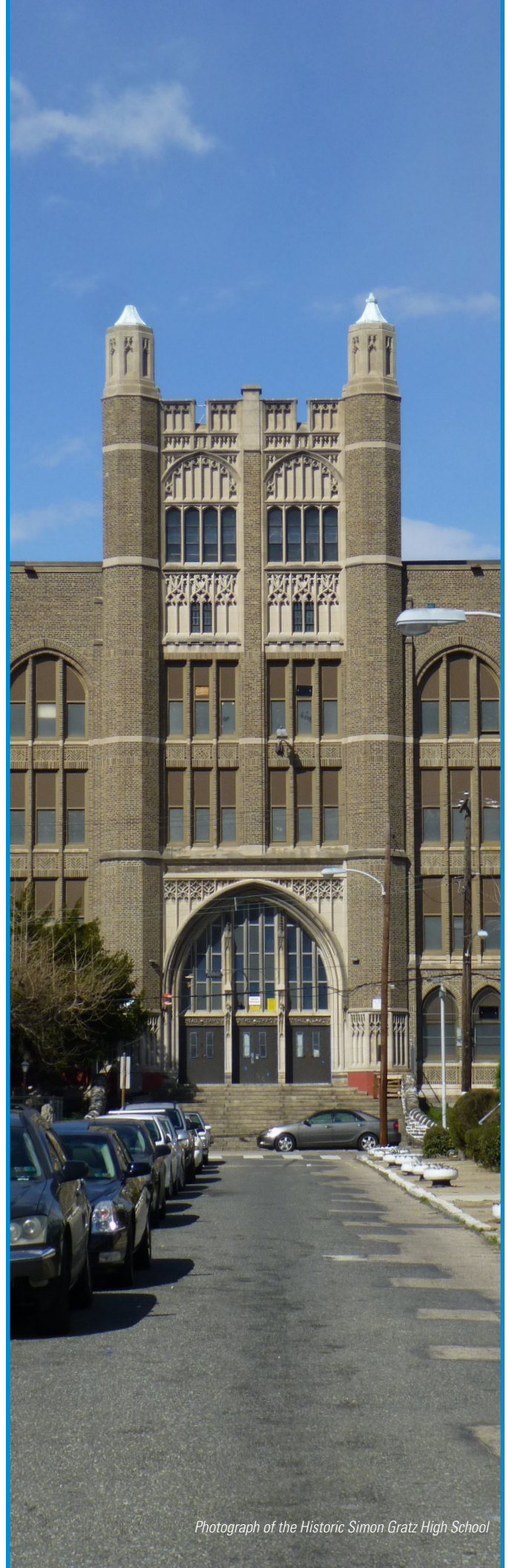
43 | Cristo Rey Philadelphia 

44 | The Beury Building 

45 | 17th Street Business Corridor 

47 | Restoring Our Garden 

49 | Broad and Butler Gateway 



Photograph of the Historic Simon Gratz High School

TIOGA STRATEGIES

In Progress and Proposed Projects

IN PROGRESS PROJECTS

Projects in progress are labeled in orange. A project in progress has secured funding and stakeholders who will ensure that the project is completed, implemented, and maintained.

PROPOSED PROJECTS

Projects that are proposed are labeled in purple. A project that has been proposed means that stakeholders have presented a plan of action for implementation and are in the process of identifying partners, resources, and funding to implement the project.

TIOGA STRATEGIES

Tioga Strategies Map



Map of In Progress and Proposed Projects



TRANSIT IMPROVEMENTS

➤ **Location: 3700 N. Broad Street**

➤ **Public Agency: SEPTA**

➤ **Schedule: 2017-2019**

Project Overview

Broad Street and Erie Avenue is a major intersection located along the city's prominent north-south spine of Broad Street. Significant multi-modal public transit services, including the Broad Street Line (BSL) and various bus lines, make this location a major transportation hub. In turn, pedestrians are vulnerable to vehicular traffic at crossings as they connect to other transit lines or continue on to nearby destinations. There are also inadequate traffic and pedestrian islands that do not allow for safety within the busy intersection.

As part of the upcoming reconstruction of the BSL Erie Station to become ADA compliant (expected to begin in fiscal year 2017), further exploration of the intersection through a traffic study/assessment will provide critical recommendations for improvements in pedestrian safety and traffic and transit flow.

Planned Erie Station improvements include three (3) ADA accessible elevators. One elevator will move customers between the street level and the mezzanine level of the station, and two elevators (each located within the paid areas of the mezzanine level) will serve the northbound and southbound platforms. The project will also include the construction of head-houses for the elevator and station entrances at street level, new signage, security features, passenger amenities, and drainage/waterproofing improvements. To review ridership counts for bus and subway activity at Broad Street and Erie Avenue, please see the Appendix, p. 53.

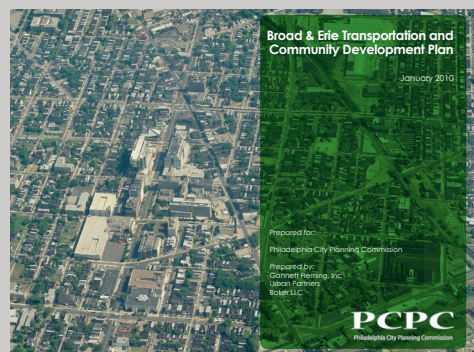
Improvement Opportunities

- Enhance streetscape and safety of sidewalks with street furniture, curb extensions, bus bulb-outs, public art, additional street trees, and sidewalk vendor stations where necessary and feasible
- Apply BUS ONLY red pavement markings where appropriate to emphasize the lane and to deter drivers from using it, address the need for better passenger loading and adequate staging areas
- Assess the impact of moving all transit stops from the pedestrian island and former trolley platform at Erie and Germantown Avenue (e.g. 16, 23, 53, and 56 bus) to nearby curbside locations
- Explore signalization solutions (e.g. delayed turning, leading pedestrian interval, left turn arrow) to ensure conflict-free crossings
- Implement Transit Signal Prioritization (TSP) wherever feasible to reduce transit delays by coordinating traffic signals
- Evaluate if the former trolley tracks and platform in the SEPTA right-of-way are safe, accessible, and conducive to a multi-modal system through a corridor analysis on Erie Avenue; assess the impact of removing the platform and integrating more travel/bike lanes into the traffic network
- Increase and organize bus layover facilities and include clear signage indicating transfer paths from different modes
- Commission a comprehensive traffic study that includes pedestrian and bicycle safety

CASE STUDY: Broad & Erie Transportation and Community Development Plan

In 2007, the Philadelphia City Planning Commission was awarded a Transportation and Community Development Initiative (TCDI) grant from the Delaware Valley Regional Planning Commission (DVRPC) to fund a plan focusing on the surrounding areas of the intersection of Broad Street and Erie Avenue. The purpose of the *Broad & Erie Transportation and Community Development Plan* was to create a framework for economic development and neighborhood revitalization informed by the planning principles of Transit Oriented Development (TOD).

The plan identified development opportunities near the Broad & Erie transit hub and in the adjacent communities of West and East Tioga, and Nicetown. Drawing from several previous plans pertaining to transportation, community renewal and commercial revitalization, the plan also identified areas for new mixed-use development, commercial revitalization, multi-family housing, senior housing, and community/public facilities.

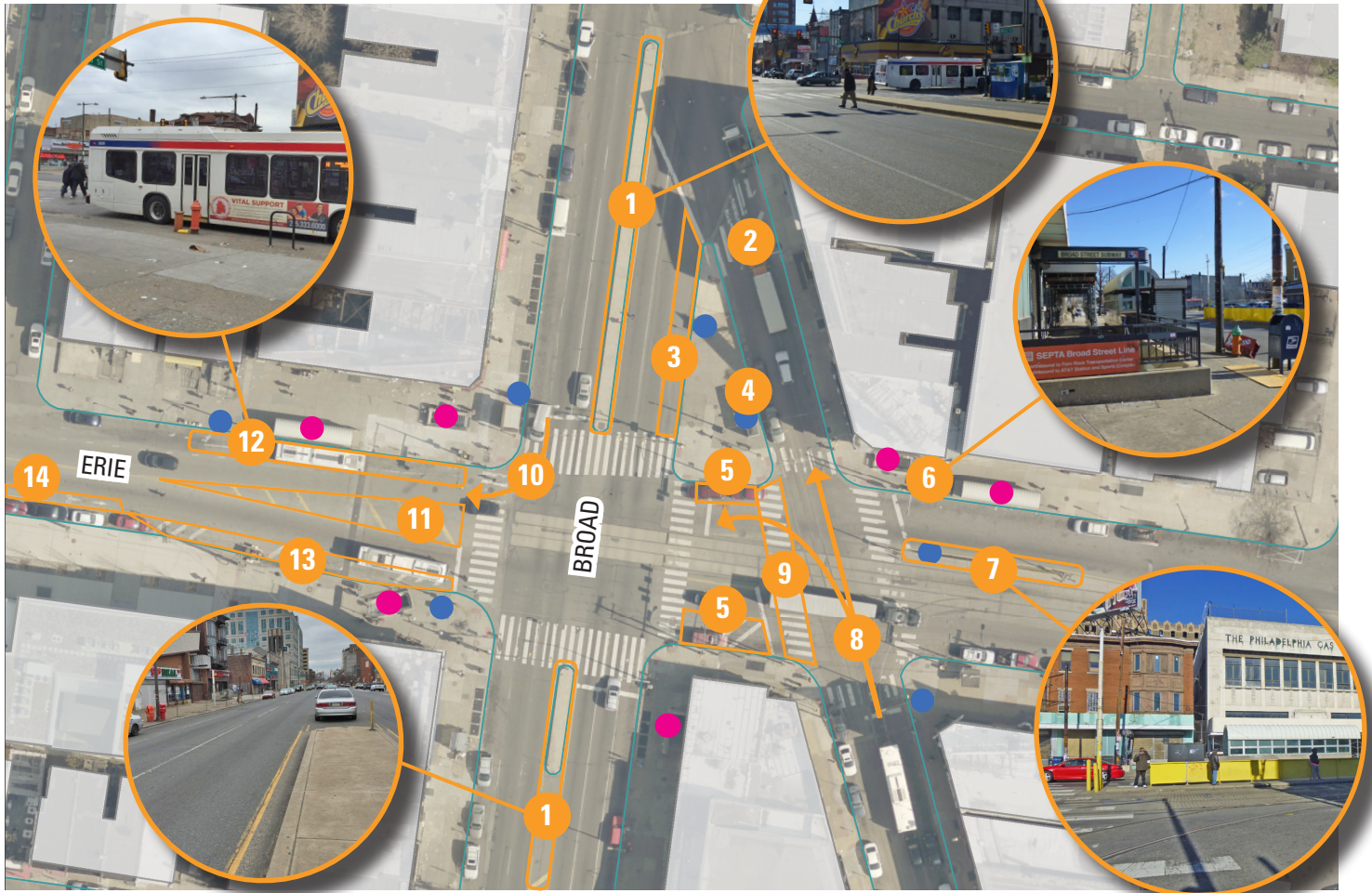


The Broad and Erie Transportation and Community development Plan was completed and adopted by the Planning Commission in 2010.



TRANSIT IMPROVEMENTS

Existing Intersection Conditions



LOCATOR KEY

- Broad Street Line: Erie Station entrances and exits
- SEPTA Bus Stops (16, 23, 53, 56, BSO, X, XH)

- 1 Raised median often used as a pedestrian refuge; jaywalking occurs midblock north of Erie; striped portion of medians get used as un-metered parking
- 2 Crosswalk is often encroached upon by vehicles
- 3 The dedicated curbside bus lane is not striped, the Route 16 bus has to merge back into Broad's two lanes at Broad and Germantown
- 4 23 Bus has high ridership and halts traffic when picking up passengers at the Germantown and Erie stop
- 5 Excess cartway on Erie Avenue gets utilized as parking, vehicles encroach the crosswalks when parked and in motion
- 6 Area of pedestrian congestion due to the proximity of street furniture and SEPTA station exits

- 7 The former trolley platform, now bus 53 and 56 platform, is not ADA compliant and cannot sustain the movement of large pedestrian volumes: platform is only 4.5 ft wide
- 8 Turning left on Erie Avenue creates unpredictable vehicular movement
- 9 Excess striped crosswalks create an unsafe connection and environment for pedestrians
- 10 Turning radius is impacted by the bus zone/layover located at the northwest corner of Broad and Erie
- 11 Striped median often used as a merge lane by bus traffic traveling west and vehicles making a right from Broad Street
- 12 Bus stop that also operates as a staging area gets overcrowded when more than one bus is present, area not striped
- 13 Striping for the 53 and 56 bus stop is not sufficient for the bus fleet dimensions
- 14 Clear gap in the bike network that does not allow users to cross Broad Street and connect east bound



ALLEGHENY WEST PLAZA

- **Location:** 2221-31 W. Venango Street
- **Non-Profit:** Allegheny West Foundation
- **Schedule:** 2018-2020

Project Overview

The Allegheny West Plaza is a proposed 55,000 square foot, four-story mixed-use apartment building at 23rd & Venango. The project developer is the Allegheny West Foundation, which has been working in the Allegheny West neighborhood for over 30 years and currently manages the existing Tastykake Thrift Outlet at 2236 W Hunting Park Avenue.

The project will provide 45 new, one-bedroom apartments for seniors on the second, third and fourth floors. The first floor will have building amenities, including the management office, a laundry room for the use of the tenants and a community room for the use of both the tenants and the neighbors. The first floor will also include offices for Allegheny West Foundation, the Tastykake Thrift Outlet, and other retail rental space. The residential portion of the project will be Passive House certified and designed to the Enterprise Green Communities® criteria (www.enterprisecommunity.com), which leads in residential energy and resource efficiency in a dense urban context.

Improvement Opportunities

- Develop a mixed-use senior housing project while fostering economic development along major transit corridor
- Create synergy between the senior community, surrounding residents, and commercial properties by activating the public plaza area with community programming (e.g. farmers market)
- Improve the shopping experience along Hunting Park Avenue for all users through streetscape and access improvements between the retail and SEPTA Bus Loop



SEPTA's 23rd and Venango Bus Loop Improvement Project was completed in 2015. The loop serves 5,000 riders daily and is the terminus for routes 33 and 56, and a connecting stop on routes 1 and R

CASE STUDY: NewCourtland LIFE Allegheny Center

In 2014, NewCourtland Inc., a non-profit provider of affordable senior housing, developed its newest LIFE (Living Independently for Elders) Center at 1900 W. Allegheny Avenue in north Philadelphia. The Apartments at Allegheny offers 60 one-bedroom apartments designed for seniors at the age of 62 and older that have supportive service needs. The development provides the much needed integrative housing, providing access to independent living, services and health care, for low- and moderate-income elders who wish to age in place.

As part of the project, the Philadelphia Senior Center (PSC) is also operating out of the ground floor of the complex. Over 60 years in operation, PSC offers a wide range of services for adults 55 and older, including meals, recreation, health and wellness education, computer training, transportation, and referral resources.



Newly constructed Apartments at Allegheny complex. Source: newcourtland.org



Resident participating in the arts programming held at the Philadelphia Senior Center. Source: philly.com



ALLEGHENY WEST PLAZA



Proposed mixed-use senior housing and community programming. Source: Allegheny West Foundation

A Passive House Senior Living Community

- 1 Locate residential and commercial parking lot to the rear of the building to improve the pedestrian experience and promote active street frontage along Hunting Park Avenue
- 2 Develop with passive housing principles to maximize energy efficiency and mixed use features to include seniors as an integral part of the neighborhood
- 3 Develop commercial and office space to be occupied by the Allegheny West Foundation headquarters, residential management office, a community room/lobby, and the Tastykake Thrift Outlet
- 4 Develop an open public plaza area in front of the building to foster inter-community relations and other community initiatives, including an outdoor weekly/seasonal fresh produce market
- 5 Connect to the reconstructed SEPTA Bus Loop at 23rd and Venango with a focus on the following improvements:
 - Landscaping elements such as street trees, planters, and green stormwater infrastructure to connect the SEPTA Bus Loop to the Plaza
 - A direct pedestrian connection from the transit platform to the Plaza's retail area
 - Complete Street improvements (e.g., lighting, green streets, signage, and traffic calming measures) around the development to better connect surrounding residential blocks to the Plaza and SEPTA Bus Loop



CRISTO REY PHILADELPHIA

- Location: 1729 & 1711 W. Allegheny Avenue
- Private Developer: Cristo Rey Philadelphia
- Schedule: 2015-2019

Project Overview

Cristo Rey Philadelphia is an independent, Catholic, college preparatory high school for students of all faiths who could not otherwise afford a private education. Cristo Rey plans to build a new state-of-the-art school building for its students and school community on former industrial land located at 1729 & 1711 W. Allegheny Avenue. The newly proposed development will include parking for faculty, staff and visitors, a dining hall, classrooms, a library, a gymnasium and an athletic field that will be built on the complex.

Cristo Rey leadership has had multiple meetings and maintains a line of communication with the Tioga community. As a result, the school has received strong support from the neighborhood and Tioga United. The school plans to continue to work with local residents throughout the project and for Cristo Rey to become an active member of the Tioga community.

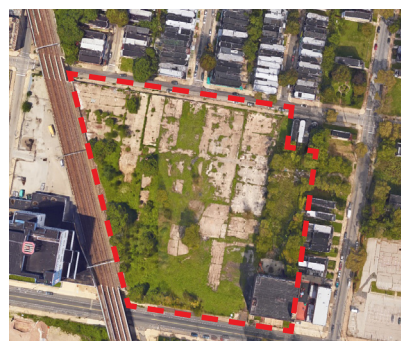
In December 2015, the area bounded by Allegheny Avenue, 17th Street, Westmoreland Street, and 19th Street was remapped to allow for the by-right development of the project. The area was remapped from I-1 (light industrial) to ICMX (Industrial Commercial Mixed-Use) and CMX-2 (Commercial Mixed-Use). Working with Councilwoman Bass' office, the Planning Commission remapped the corner property at 3200 N 17th Street to CMX-2 to reflect the current use. These zoning changes will be supported by the District Planning Process.

Improvement Opportunities

- Coordinate with city agencies to incorporate Safe Routes to Schools programming
- Work with city agencies on the design and public realm features of the school to ensure it is integrated into the community and promotes public safety along Allegheny Avenue
- Develop a partnership with the local community organizations to promote youth-oriented recreational activities and intergenerational programming with the local senior community



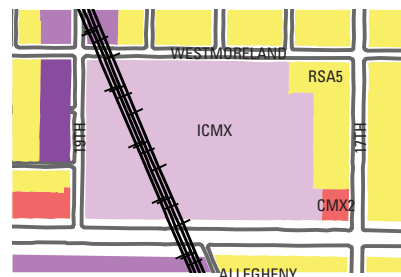
Proposed programming diagram for Cristo Rey High School



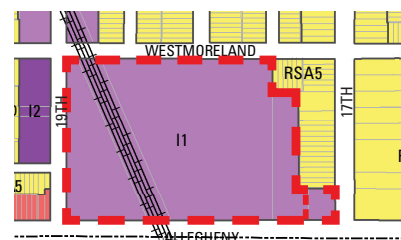
Existing conditions at 1729 & 1711 W. Allegheny Avenue

— Project Area

Zoning Changes



Existing zoning was remapped from I-1 (Light Industrial) to ICMX (Industrial Commercial Mixed-Use) and CMX-2 (Neighborhood Commercial Mixed-Use) in December 2015



Parcels were remapped by PCPC and City Council by changing the zoning designations of land located within an area bounded by Allegheny Avenue, 17th Street, Westmoreland Street, and 19th Street

— Zoning Change



THE BEURY BUILDING

➤ Location: 3701 N Broad Street

➤ Private Developer: Shift Capital

➤ Schedule: 2018-2020

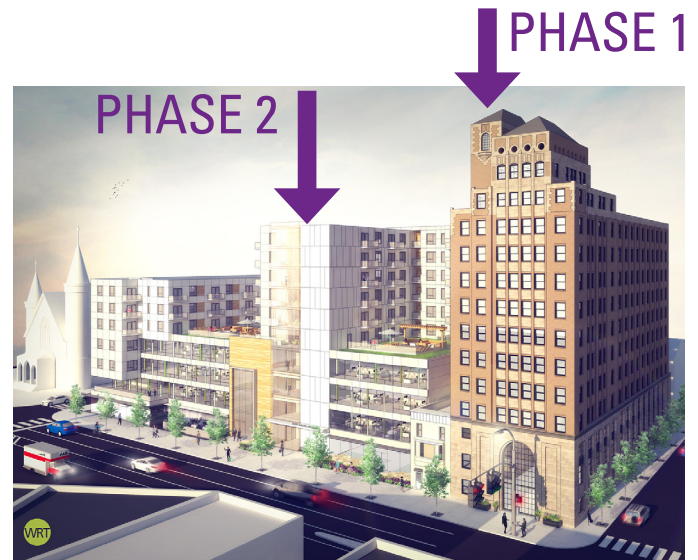
Project Overview

The Beury Building is one of the most well-known and visible historic landmarks in North Philadelphia. The thirteen-story building, which has been underutilized and deteriorating for decades, is one of the largest structures located in the area. The proposed mixed-use redevelopment at the property at 3701 North Broad Street includes high density residential, commercial, office, and supportive housing for vulnerable communities. The intended development has the potential to restore a historic community asset, increase and extend foot traffic on the Broad Street commercial corridor, help spur other redevelopment projects along the corridor, create a space targeted towards the needs of the local low-income community, and provide needed affordable housing and quality workforce development opportunities to the residents of Philadelphia.

The development will be led by a partnership between Public Health Management Corporation (PHMC), a non-profit public health institute and Shift Capital, a for-profit firm engaged in social impact real estate development.

Improvement Opportunities

- Coordinate with housing and public health agencies to the ensure appropriate application of medical programming and supportive housing
- Maintain a collaborative relationship with city agencies to ensure the consistency of this project with ongoing planning and economic development efforts occurring in the area, (e.g. North District Planning process)
- Integrate *Complete Streets* principles into the project to maximize pedestrian safety and circulation



Proposed Phase 1 (Beury Building) and Phase 2 (new infill) rendering.
Source: Shift Capital



Example of how ROC United utilizes hands-on learning with service workers
Source: Shift Capital

Proposed Development Program

12,446 sq. ft. Federally Qualified Health Center

23,622 sq. ft. Office Space (i.e PHMC and building management)

5,457 sq. ft. ROC United Philadelphia Headquarters



Example of health care provided by Public Health Management Corporation
Source: Shift Capital



17TH STREET BUSINESS CORRIDOR

- Location: 3400-3500 N. 17th Street
- Non-Profit: Tioga United Inc.
- Schedule: 2016-2019

Project Overview

In 2015, Tioga United was awarded the opportunity to develop a plan through the Community Design Collaborative Design Grant Program. The purpose of the North 17th Street: Conceptual Design for Multi-Cultural Multi-Use Redevelopment Plan was to evaluate community and economic development opportunities on North 17th Street between Venango and Ontario Streets.

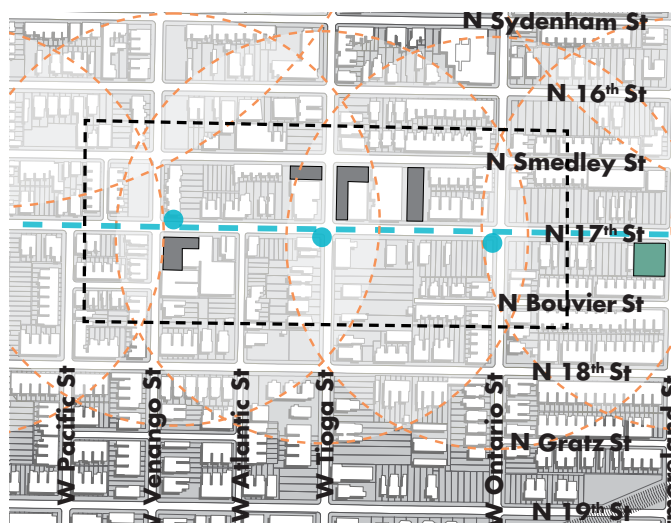
The plan primarily focused on revitalizing 17th Street as the vibrant main street it once was. During the outreach process there were community gatherings and meetings that garnered input from local residents, 17th Street business owners, and city agencies, to construct a plan that would address the community's needs, honor the area's history, and develop phased recommendations for community led revitalization and entrepreneurship on the corridor.

Notable properties along the corridor include the former Tioga Theater building, which hosted many significant musicians of the 20th century including Dizzy Gillespie and Sarah Vaughn and was a prominent place of worship, an unoccupied historic 8-story office building at 17h and Tioga, HERO Community Center, Diamond Venango Hardware Store, and several local places of worship (e.g. Celestial Zion Baptist, Resurrection Life Church).

Improvement Opportunities

- Target public resources to leverage private investment on the corridor
- Develop branding, wayfinding, and interpretive signage to showcase the corridor's history (e.g. the Tioga Theater) and to connect the business corridor to neighboring commercial corridors
- Establish a business association to collectively improve the corridor through streetscape and programming improvements
- Establish a corridor management organization to facilitate strategic business attraction, retention and relocation, marketing, and corridor maintenance
- Facilitate mixed-use infill housing along 17th Street and develop design guidelines for new development
- Nominate the Tioga Trust Company building, at 1700-06 W. Tioga Street to the Philadelphia Register of Historic Places and restore the building through public/private investment

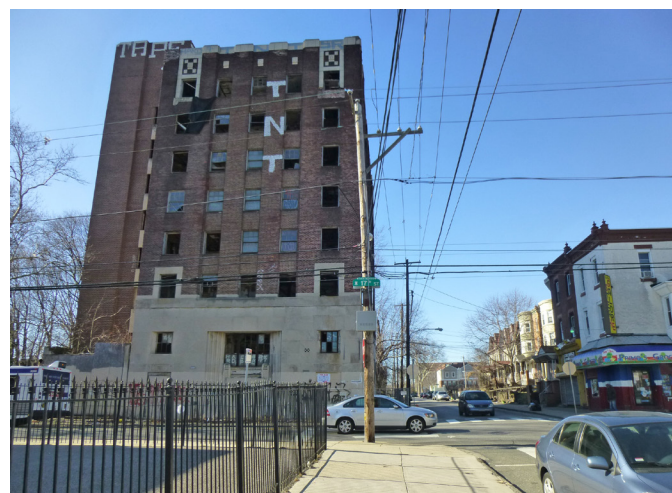
Study Area for the North 17th Street Plan



Map Key

- | | |
|--------------------------|-------------------|
| — Route 2 Bus | --- Walking Radii |
| ● Route 2 Bus Stops | 1/8 & 1/4 Miles |
| — Route 53 | ■ Site Study Area |
| — Route 56 | ■ Park |
| — Route 60 | ■ Parking |
| ●● Broad St Line | |
| ■ Broad St Line Stations | |
| ■ Regional Rail Station | |

Historic Nomination Potential



Tioga Trust Company building.
The first three-stories of the building were built in 1912. In 1926 the mixed-use/apartment floors were added. It was designed by architect William Harold Lee.



17TH STREET BUSINESS CORRIDOR

Existing Conditions



Proposed long-term improvements at the Tioga Theater Building to restore it and create a cultural arts and music hub. Source: CDC

Tioga Theater and Corridor Improvements

- 1 Restore the Tioga Theater, preserving features such as the glass blocks, to create a new community resource that could include a cultural arts and music venue, and youth-oriented training and programming
- 2 Integrate landscaping, pavement designs, and a trellis system to define the space and provide an outdoor venue for community events
- 3 Position underutilized or unoccupied residential and commercial buildings for mixed-use rehabilitation through public programs and private investment
- 4 Integrate street furniture, including pedestrian lighting, planters, interpretive signage, and corridor banners along 17th Street corridor to create a sense of place
- 5 Develop the rear building of the theater into a cultural space for arts, community, and youth programming

CASE STUDY: Tioga Cleanup Campaign on 17th Street

In 2015 Tioga United held a cleanup and beautification event on 17th Street to not only clean the blocks but also to create more green and community space opportunities for residents, create a walkable shopping area, and educate neighbors on becoming a block captain. The cleanup included curb paintings, installing flower planters, and giveaways to help promote a clean and litter free community.

The organization will also be installing Tioga United banners along 17th Street, but more importantly the residents, business and clergy will be able to sponsor a sign and put their names on the banners as support for the community efforts. Tioga United believes that the cleanup effort was just the first step to show that the community is in this together and will continue to engage one another in the larger goal of cleaning and rebuilding.



Right: Residents setting up a farm stand at the Tioga Cleanup Campaign Event. Source: Tioga United



RESTORING OUR GARDEN

➤ Location: 2000 – 2008 W. Tioga Street

➤ Non-Profit: Tioga United Inc.

➤ Schedule: 2016-2017

Project Overview

In 2003, Community Design Collaborative volunteers provided assistance to Tioga United by creating a green gateway plan in the area bounded by North 21st Street on the west, North 19th Street on the east, Atlantic Street on the north, and Eastaugh and Ontario Streets to the south. The focus of the study was the 1900 and 2000 blocks of West Tioga Street, which is the area that Tioga United primarily serves. The study explored ways to create more community green space opportunities, including the community-led Hope Garden, and minimize the presence of the SEPTA elevated rail that crosses the 3400 and 3500 blocks of North 20th Street. The elevated line crosses the study area to the west of the Jerome Brown Playground, with railroad bridges at two points near 20th and Tioga Streets and on Atlantic Street.

The presence of these bridges creates a visual and physical barrier to the existing recreation spaces. Exploring the recommendations for public safety and design guidelines for streetscape improvements will be a significant component of the implementation process. Currently, Tioga United is working with neighboring residents to restore Hope Garden with intergenerational programming, green stormwater infrastructure, and food/orchard production.

Improvement Opportunities

- Work with neighboring health centers, community organizations, and local gardeners to restore the local community garden on the 2000-2008 W. Tioga Street as Hope Garden
- Maintain a collaborative relationship with the Parks and Recreation Department and horticultural and health organizations to incorporate existing gardening and farming programs (e.g. Farm Philly, Penn State Master Gardener Program, Farm to Families)
- Work with city agencies to acquire or lease public land for the purposes of community gardening (e.g. Philadelphia Land Bank)
- Continue to offer greening and community services to the neighborhood through outreach and coordination with the nearby recreation centers (e.g. Jerome Brown Playground)
- Teach garden classes and grow flowers as the development of an entrepreneurship program
- Grow an herbal and medicinal garden to promote health and wellness in the neighborhood
- Restore the meditative space on the south side of the garden
- Incorporate public art design and public realm features to connect the garden to adjacent recreation spaces and underpasses (e.g. beautify adjacent underpasses)

Existing Conditions



In 2015 Tioga-Hope Garden was a designated site in the North Philadelphia section of gardens to participate in the Neighborhood Gardens Trust's Second Annual Community Gardens Day and celebration. Source: Tioga United



The parcels are located on the south west corner of Tioga and 20th Street. All parcels are owned by the Philadelphia Redevelopment Authority.



Existing conditions of an underpass located on 20th and Tioga Street



RESTORING OUR GARDEN

Community Goals for Hope Garden

- 1 Create an attractive green gateway at Tioga and 20th Streets using vacant properties
- 2 Increase recreation choices for young and old including; Create quiet sitting gardens and install shaded walkways
- 3 Link existing and future recreation sites for various age groups
- 4 Partner with local institutions and places of worship to leverage physical and financial resources for the project (e.g. Sisters from The Sisters of Saint Joseph)
- 5 Reinforce Tioga's tree lined streets with new plantings
- 6 Minimize the impact of the elevated railway

Tools to Start a Garden and Improve Streetscapes



Underpass improvements that include artistic lighting



Ornamental gates with community designs



Traditional pedestrian lighting with banners



Green street connections through trees



Incorporate cultural art, structures, and programming



Hoop house for year-round growing



Rain catchment system



Raised beds, including ADA and senior accessible beds



BROAD AND BUTLER GATEWAY

➤ Location: 3799 Germantown Avenue

➤ Non-Profit: Called To Serve CDC

➤ Schedule: 2016-2020

Project Overview

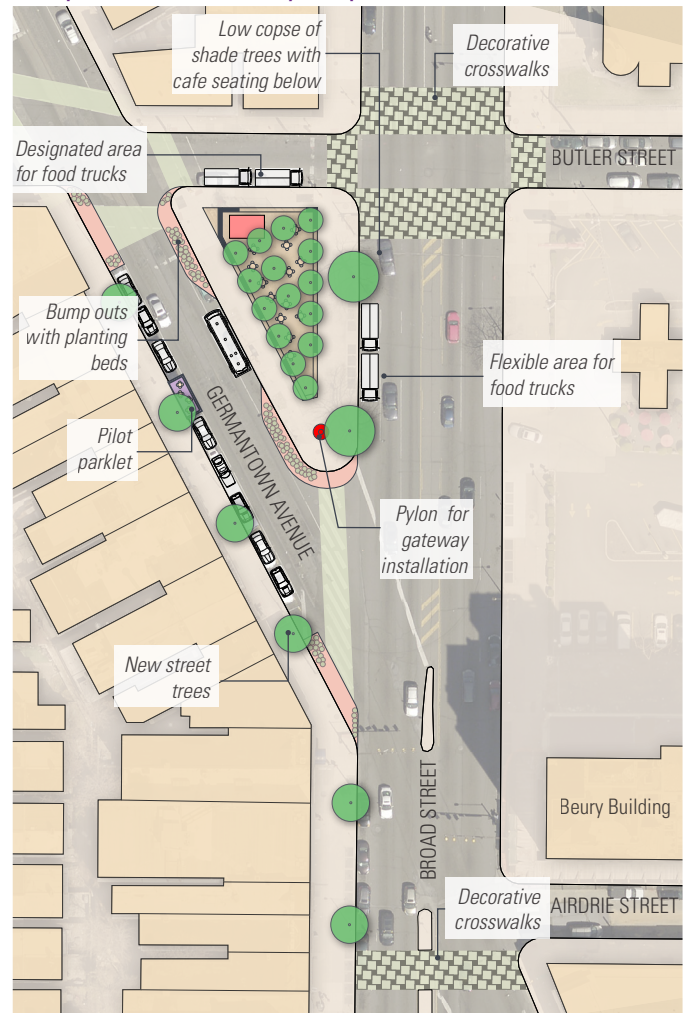
Located along Broad Street's burgeoning retail corridor, well known for its cultural and diverse goods, sits a traffic triangle that is underutilized by the public and is home to SEPTA's Butler Street substation. Local businesses (including the Germantown and Erie Merchants Association) and Called To Serve CDC (corridor management organization for the area) have begun discussions on what a public neighborhood destination in the form of a plaza could do for the neighborhood and commercial corridor. Creating a permanent pedestrian plaza would provide additional open and community space to a neighborhood experiencing changes that include new residential apartments, businesses, and proposed large-scale development projects.

Successful transformation of the public realm could also create safer street crossings while maintaining current traffic operations, create a sense of shelter and protection, and provide places for relaxation and enjoyment that support local businesses.

Improvement Opportunities

- Coordinate with city agencies to establish the traffic triangle as a pedestrian plaza with traffic calming and streetscaping elements (e.g. Baltimore Avenue traffic triangles done by UC Green Corps)
- Develop a partnership between the Germantown and Erie Merchants Association and the commercial corridor manager to program and maintain the proposed Butler Park
- Design a public space that acts as an extension of the Germantown Avenue and Broad Street shopping area. The space could help fill in the gap along the retail corridor on Broad Street
- Develop a partnership with the Free Library to develop an outdoor reading program during the summer season time
- Work with the Streets Department and SEPTA to dedicate a bus layby lane for the 23 bus stop on Germantown Avenue
- Encourage applications to the Commerce Department's grant programs (e.g. Store Front Improvement Program) for façade improvements to the 3700 block of Germantown Avenue

Proposed Gateway Improvements

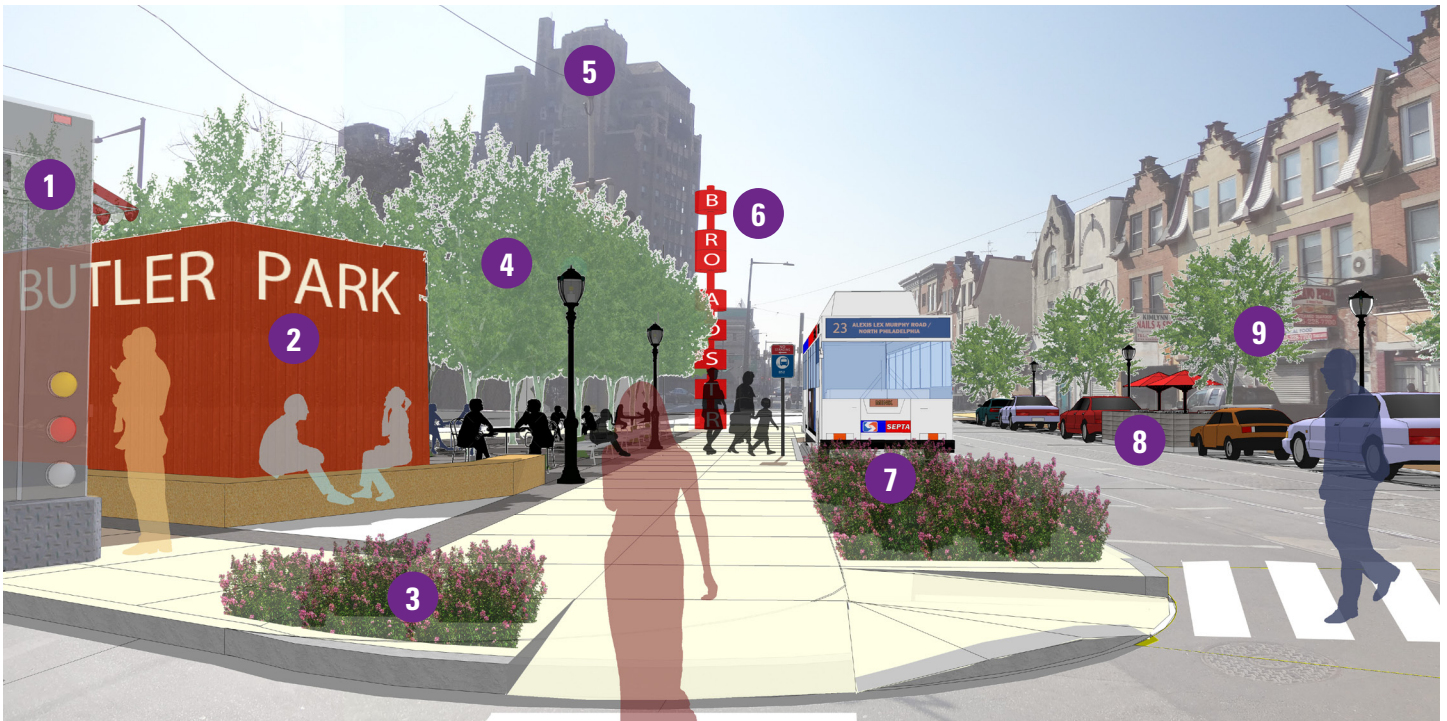


Proposed long-term improvements (plan view) at Butler and Broad Street

- Develop a partnership with nearby universities for programming related to healthy eating and public space
- Integrate patterned crosswalks located on Broad Street for pedestrian safety



BROAD AND BUTLER GATEWAY



Rendering of proposed long-term improvements at Butler and Broad Street

Broad and Butler Streetscape Improvements

- 1 Locate parking and queuing for food trucks on excess roadway on Butler Street
- 2 Enclose the SEPTA Butler Substation with decorative graphics or public art; integrate low seating walls to enclose the north west corner of the site
- 3 Install bump outs with planting beds to shorten crosswalks and enhance pedestrian safety
- 4 Install low thickets of shade trees with cafe seating, lighting, planters, and benches below to create a space for people to gather
- 5 Maintain sightlines to the iconic Beury Building
- 6 Explore opportunity for gateway installation of public art as a welcome to the corridor and a way to draw foot traffic north of Broad Street and Erie Avenue
- 7 Replace on-street parking with a defined bus lay-by lane to reduce congestion traffic on Germantown Avenue
- 8 Incorporate a pilot parklet in collaboration with a local business on the 3700 block of Germantown Avenue
- 9 Install new street trees and pedestrian scaled lighting (e.g. traditional street lighting)

Existing Conditions



The existing triangle offers little protection and shelter from the high traffic of Broad Street and Germantown Avenue. Additionally the lack of landscaping and seating discourages pedestrians and reduces foot traffic, providing little support to local businesses.

Precedents to Consider



Shade Copse or thicket - Comcast Center

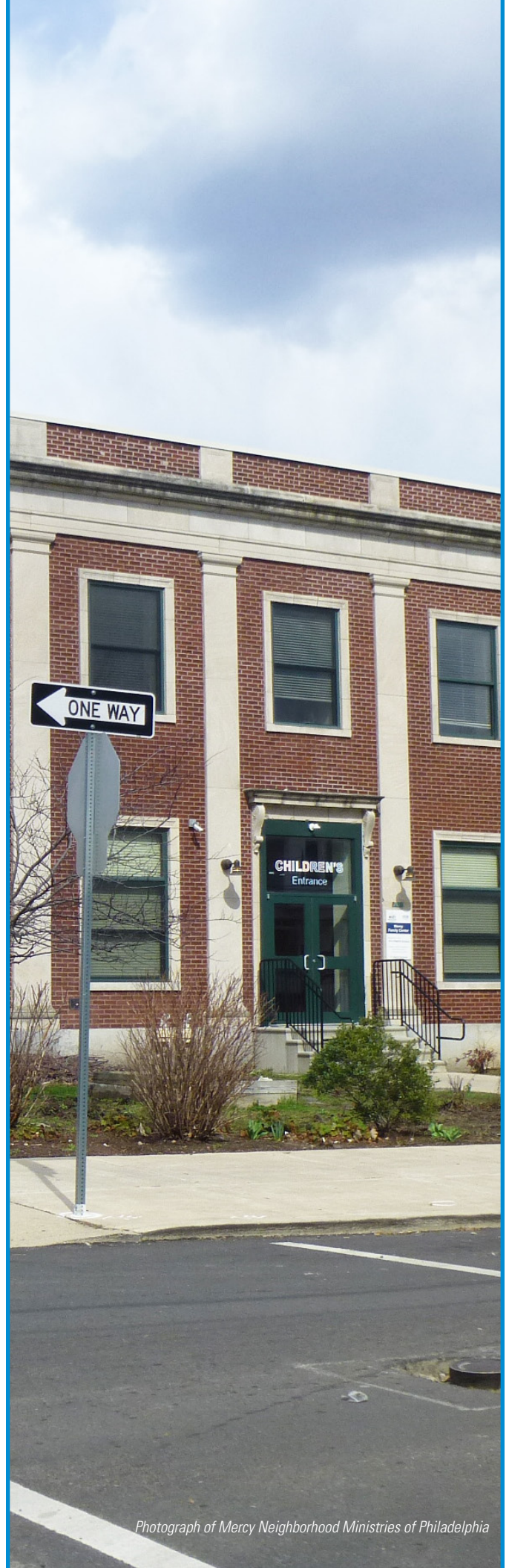


Parklet - West Philadelphia

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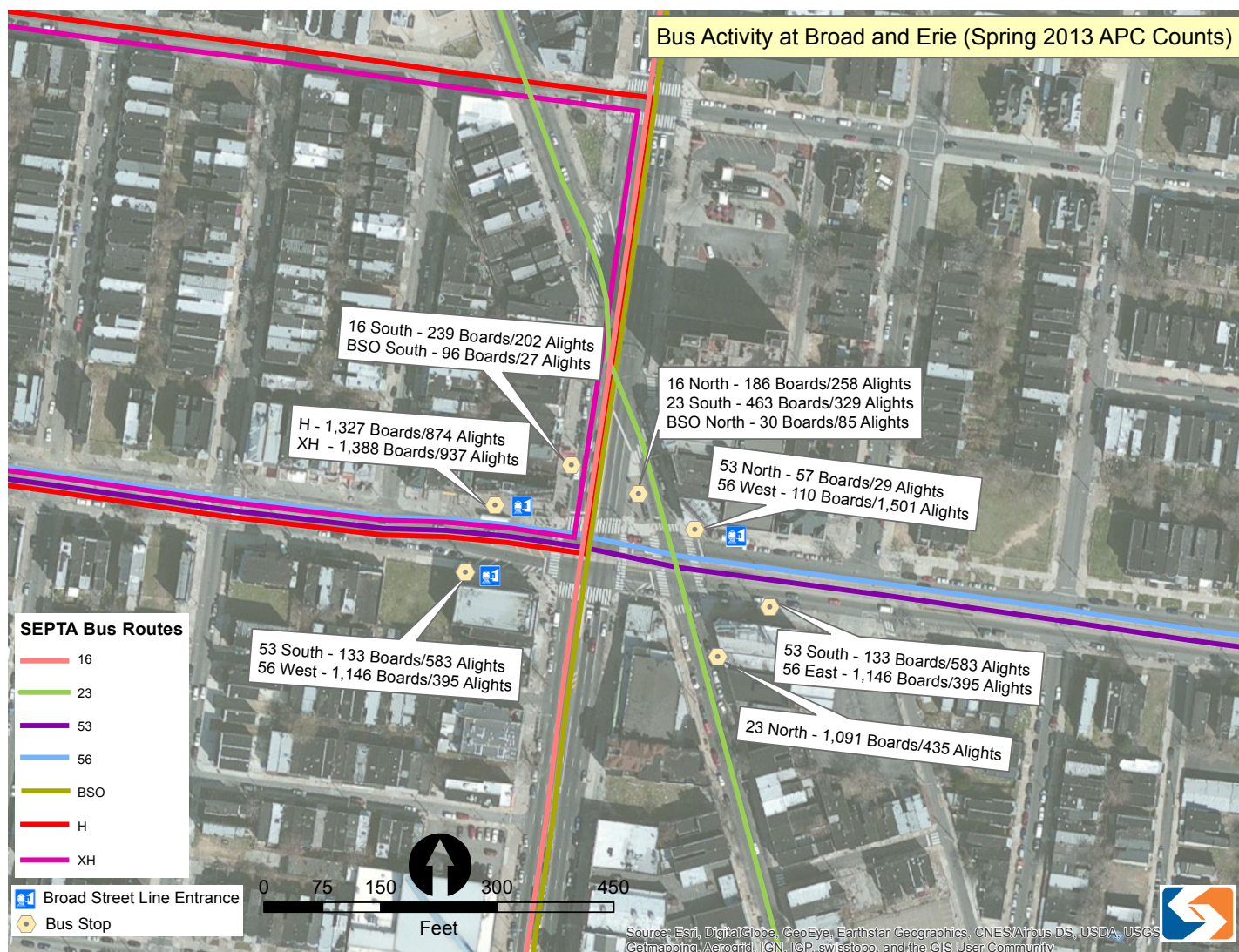
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APPENDIX

2013 Septa Ridership at Broad Street and Erie Avenue



Source: SEPTA

2015 Broad Street Line Turnstile Counts

| Weekday Rank | Station | Weekday | Saturday | Sunday |
|--------------|-----------------|---------|----------|--------|
| 1 | Olney | 16727 | 8283 | 5953 |
| 2 | Erie | 7861 | 4008 | 2957 |
| 3 | CBM | 7558 | 4871 | 3424 |
| 4 | Walnut Locust | 6456 | 3942 | 3268 |
| 5 | Spring Garden | 6071 | 1222 | 871 |
| 6 | Snyder | 5126 | 2984 | 2240 |
| 7 | City Hall | 4766 | 2042 | 1727 |
| 8 | Fern Rock | 4421 | 1925 | 1617 |
| 9 | N. Philadelphia | 4356 | 2513 | 2021 |
| 10 | Tasker Morris | 4218 | 2576 | 2002 |

Source: SEPTA

APPENDIX

Home Repair and Tax Relief Programs for Homeowners

Listed below are four examples of repair and tax relief programs offered through the City. These are particularly relevant to homeowners in the Tioga because the housing stock generally dates prior to the 1940s and there is a high percentage of homeowners and residents who want or need to age in place.

Basic Systems Repair Program:

Administered by the Philadelphia Housing Development Corporation, provides free repairs to the electrical, plumbing, and heating systems.

www.phdchousing.org/bsrp.htm

Adaptive Modifications Program for Persons with Disabilities:

The Office of Housing & Community Development maintains, as a priority, increasing housing accessibility for disabled people. Available for homeowner-occupied and renter-occupied houses which need to be made accessible for people with disabilities.

www.phila.gov/ohcd/adaptmod.

Senior Housing Assistance Repair Program (SHARP):

SHARP is a minor home repair program provided by Philadelphia Corporation for Aging (PCA) for Philadelphia homeowners 60 years and older.

www.pcacares.org

Longtime Owner Occupants Program and Senior Citizen Tax Freeze program:

LOOP is a tax relief program for eligible homeowners who have lived in their home for at least 10 years. The program supports longtime owner-occupants that have experienced significant increases in their property assessment and tax bills.

www.phila.gov/loop

Energy Coordinating Agency (ECA)

Administered by the Department of Community and Economic Development (DCED), the ECA offers programs designed to help low-income households with home weatherization, heating bills, and water conservation through plumbing repair.

www.ecasavesenergy.org

Senior Citizen Programs

Seniors are eligible for the Low Income Senior Citizen Real Estate Tax Freeze, by which the state provides up to \$650 in refunds on property tax and rent paid by eligible seniors. Eligible seniors also have access to a reduction in their water and sewer bill up to 25%.

www.phila.gov/Revenue/payments/agreements/Pages/SeniorCitizenPrograms.aspx



Community Legal Service (CLS), located at 1410 W Erie Avenue, is local community resource that supports residents with a wide-range of legal services, including foreclosure prevention.



HERO community center, located at 3439 N. 17th Street, has been serving the community for many years and provides various services for families, including afterschool tutoring and programming, summer camp, art classes, senior prom (for senior citizens), and holiday parties.

APPENDIX

Appendix of Comments: Community Meeting #1

March 31st, 2016

Below are general comments from the community on the issues related to the exercise's four themes: Vacancy, Housing, Open Space, and Transportation.

Vacancy:

- Short dumping; littering and dumping is dangerous for children
- Overgrown unmaintained lots
- The continual degradation of unoccupied homes
- Trash, weeds, dumping, pests
- 23rd and Atlantic, vacant for too long
- Movie theater – behind should be a garden, but it has not happened yet
- 1700 Venango block – used for short dumping (1732)
- Already Pro-Active with contacting City and filtering complaints
- How to keep vacant lots clean over the long-term
- Former Budd site building
- When houses get torn down –there is no maintenance from the City or owners/ need to support remaining homes/ structures
- Needs maintenance
- Botany 500 building
- Used to be community of industrial activity, not just mall or retail
- Need economic development
- Worried that Temple is waiting to start building on vacant lots
- Speculation on lots holding up progress, concerned about ability to compete with speculators at sheriff sale/Land Bank
- Littering and dumping, dangerous for children, for health
- Concern about people knowing about tax programs
- Too many vacant land issues
- Make land available to neighbors – side yards, parking, etc.
- Employ unemployed to rehab housing (e.g. Habitat for Humanity) and make it affordable
- Dumpsites, trash, dog waste
- Sidewalks not shoveled (even City lots)
- Corner stores don't have trash cans
- Vacant industrial land and buildings
- Abandoned houses
- Historic properties not taken care of or registered
- Outreach to property owners who are sitting on vacant lots and houses, invite them to the conversation
- There is a need and demand for respectful development



Housing:

- High amounts of unoccupied or maintained building
- Renters in the area experiencing increasing rent over the years
- Homeowners cannot afford repairs
- Lack of activities and civic programs for residents in supportive housing
- Concentration of supportive housing
- Pest (e.g. raccoons)
- Abandoned houses, unsealed home conducive to illegal activity
- "Don't know why homes are just sitting there"
- 1727 PHA vacant property (Venango)
- No need for senior housing – "we have enough"
- More family housing needed, especially affordable
- Absentee landlords with poor maintenance records "slumlord, short-term"
- Hard to reuse older mansion houses
- New housing doesn't match what's here, "maintain integrity" – materials, stories, and uniformity
- Renters vs. owners – community investment
- Abandoned housing
- Don't want renters
- Allow MK suites
- Maybe more residential density on corners
- Vacant housing needs to be sealed, some need to be demolished
- Illegal dumping of tires behind vacant house
- Lack of senior living and low-rise housing
- Lack of quality housing
- Group housing (e.g. half-way, treatment)
- Concern about people knowing about Senior Tax Programs
- Need more outreach to seniors, use Ward Leaders, robocall, door knocking, phone trees
- Community Land Trust - community has first dibs on properties coming through the Land Bank



APPENDIX

Open Space:

- Resident view 20th street park as unsafe (20th street Park is dangerous)
- Short dumping
- Demolition of historic buildings (e.g. movie theater)
- 17th and Tioga – what is happening? Its gated and dangerous construction
- Not enough recreation space and not easy to get to
- Not enough for children, especially 2nd and 24th
- Former Budd site – now vacant building
- Parks in OK shape – more facilitates, more for young kids
- Broad/24 and Lehigh/ Eire – lack of community gathering space
- Connect the neighborhood better
- Preserve homes
- Kids play in the street, but it's not safe
- Library closed Saturdays
- Need add-ons to the recreation center buildings
- Playgrounds need to be resurfaced
- Need signage at playgrounds
- Trying to restore Bell Building on 17th Street
- Broad and Erie is a hot mess
- Need mire things for kids
- Could use indoor basketball court
- No indoor recreation
- Lack of outdoor recreation diversity
- Playground equipment not maintained
- JBP office quality
- No lighting or bleachers at 20th and Tioga Athletic Field
- More neighborhood parks! Especially playground equipment
- kids playing in the street but it's not safe

Transportation:

- Train station closed at Tioga and have to walk farther
- Parking on sidewalks
- Physical condition of sidewalks poor
- Lighting under the bridge
- Short dumping
- No bus shelters
- Transportation already very convenient, lots of buses
- Easy to get to New Jersey or other entertainment establishments
- More security cameras needed in the neighborhood, especially areas outside of Temple University's boundary (especially on 17th Street)
- Good transportation access – best located area in the city
- Erie Avenue congested
- Parking – no permit parking, 1600 Ontario
- Hard for seniors to park near their homes due to pressure from Temple and parked cars people are selling
- Parking problem – not enough spaces
- Permit parking – difficult to park, especially on Broad
- One of the best areas for transportation (Regional rail and Broad Street Line)
- Used to have stop on Tioga and 22nd Street
- Need Elevator at Broad and Erie
- Could use more bus shelters
- Sidewalks and curbs are broken (from trees)
- Scarred to ride bike
- Pulaski was 2-way, why has this changed? Have to go out of your way now
- Closed station at 20th and Tioga (difficult train access)
- Loitering at Broad and Erie subway stop
- Broad and Erie not ADA accessible



APPENDIX

Existing and Recent Plans Web Addresses

1

North 17th Street: Conceptual Design for Multi-Cultural Multi-Use Redevelopment (2016)

Community Design Collaborative

Link: No online version of the Plan is available

2

VISUALIZE TEMPLE: Temple University Campus Plan (2014 and 2009)

Temple University

Link: <https://campusoperations.temple.edu/campus-development/campus-master-plan>

3

Vacant Land Assessment for Tioga (2013)

Tioga United, Women's Community Revitalization Project (WCRP) and Interface Studio

Link: No online version of the Plan is available

4

Broad & Erie Transportation and Community Development Plan (2010)

Philadelphia City Planning Commission

Link: <http://www.phila.gov/CityPlanning/plans/Area%20Plans/BroadErieTranCommDevPlan1.pdf>

and this link: <http://www.phila.gov/CityPlanning/plans/Area%20Plans/BroadErieTranCommDevPlan2.pdf>

5

Tioga Strategies for Neighborhood Revitalization (2010)

Philadelphia City Planning Commission

Link: <http://www.phila.gov/CityPlanning/plans/Area%20Plans/Tioga2010.pdf>

6

City of Philadelphia North Broad Street Pedestrian Safety Audit (2009)

Delaware Valley Regional Planning Commission

Link: <http://www.dvrpc.org/reports/08071.pdf>

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7 *Erie Avenue and Olney Avenue Road Safety Audit (2008)*
Delaware Valley Regional Planning Commission
Link: <http://www.dvrpc.org/reports/08048.pdf>

8 *North Broad Street Pedestrian Crash Study (2008)*
Delaware Valley Regional Planning Commission
Link: <http://www.dvrpc.org/reports/08034.pdf>

9 *Tioga Neighborhood Strategic Plan (Not Shown) (2007)*
Tioga United
Link: No online version of the Plan is available

10 *Increasing Intermodal Access to Transit: Phase IV (2007)*
Delaware Valley Regional Planning Commission
Link: <http://www.dvrpc.org/reports/07017.pdf>

11 *North Broad Street Transportation and Access Study (Not Shown) (2006)*
Philadelphia City Planning Commission
Link: No online version of the Plan is available

12 *Allegheny West Transportation Plan (2005)*
Allegheny West Foundation
Link: <http://www.awest.org/pdf/Transporation-Plan-Final-Report.pdf>

