

2. Families being displaced to provide sites for needed community facilities or to eliminate unfit dwelling units would have a residence waiting in the same neighborhood.

Thus while the number of standard dwelling units would increase, there would be a decrease in the density of population in the area.

In addition the housing plan indicates new construction in those areas of most severe deterioration and mixed uses. This rebuilding is concentrated in the areas defined by 8th Street, 5th Street, York Street, and Thompson Street, and by Girard Avenue, 10th Street, Sprig Garden Street, and 13th Street. Many of the blocks while deteriorated are not so severe that they are beyond recovery. These blocks are designated for intensive rehabilitation.

These programs taken together will meet the housing needs of North Central East. Limiting new construction to 5 to 30 dwelling units per gross acre, relieving overcrowding, eliminating unsound structures, and providing space for community facilities will cause a further population decline of 10 percent from the 1960 levels.

Schools

The school plan is designed to meet backlog of space needs, to eliminate obsolete structures, and to provide modern facilities for improved educational facilities.

Four new elementary schools are planned for this area. Three are to replace obsolete structures and one is to provide for shifts in school age population. Three new junior high schools are proposed to relieve overcrowding. One new senior high school will replace an obsolete facility. These new facilities are combined whenever possible with recreational areas. This joint use of the land allows the play area to be used for revised activity during the school hours and for community play after school and during the summer.

In addition, expansion is proposed for the play yards of many of the existing schools to provide adequate space for outdoor activity.

Recreation

Seven new playgrounds and six expanded ones are proposed to meet the recreational needs of the residents of North Central East. These are combined with educational facilities for joint use whenever possible. They vary in size from 4 to 12 acres. These playgrounds will be designed to provide a visual as well as a recreational amenity to the neighborhood. Both planting and structures will be used to enhance appearance of surrounding streets.

Commercial facilities

In addition to existing commercial concentrations such as those on Marshall Street and Front Street, eight new facilities are proposed. Two of these, one at Girard Avenue and Broad Street, the other at Germantown Avenue and Diamond Street will contain a major food store, a major dry goods store, and 10 to 15 small independent facilities. An existing commercial concentration is proposed to be strengthened at Germantown and Lehigh Avenues. The remaining centers are located when possible near existing commercial concentrations and each contains a supermarket, several small stores, and community services.

Institutional

Three major areas of institutional expansion are proposed for North Central East. The largest of these is Temple University. Construction of an expanded campus is already under way. An enlarged facility for the Salvation Army is proposed for Broad Street and Fairmount Avenue; and expansion for St. Mary's Hospital is shown at Broad Street and Frankford Avenue.

SUMMARY

The concentrations of commercial facilities, schools, and playgrounds provide a series of focuses for North Central East. The introduction of these necessary community facilities combined with the elimination of the most obvious deterioration through the derelict property program will enhance the total environment of the area, meet many of the immediate needs of the residents, and encourage a response from private sources of investment.