

## 10 Principles of Neighborhood Design

The Design Charrette also looked at planning issues for the South Park Neighborhood. In contrast to the neighborhoods surrounding it, South Park exhibits the traits typical of the traditional neighborhood built before World War II. To reinforce and protect these characteristics, it is recommended that the following 10 principles be considered in the future planning and development within the South Park Neighborhood. This should be done in tandem with Section 2 of the 2000 Comprehensive Plan.

The following pages illustrate how these principles can specifically be applied to the South Park Neighborhood.

1. The neighborhood should have a discernible center, such as a main street or public square or green, typically bordered by civic buildings, shops, and/or residences. This does not currently exist in the neighborhood.

2. The neighborhood should have a variety of dwelling types. These should take the form of houses, townhouses, apartment buildings, and flats-above-stores, so that the young and the old, singles and families, the poor and the wealthy, can all find places to live within the neighborhood. A small ancillary building should be permitted and encouraged within the backyard of each house. In addition to providing parking, this small building could be used as one rental unit of housing or as a place to work.

3. The neighborhood should have concentrations of civic, institutional, and commercial activity embedded within it, not isolated in remote, single-use complexes. Schools should be sized and located to enable children to walk or bicycle to them.

4. Dispersed throughout the neighborhood should be a range of parks, from tot-lots and village greens to ballfields and greenbelts. Houses and buildings should front on these parks to increase security and fully incorporate the parks into the neighborhood. Paths, trails, and sidewalks should connect these parks with each other.

5. The neighborhood should reinforce its current network of streets, so that there are alternate routes to most destinations. This permits most streets to be smaller with slower traffic, and to have parking, trees and sidewalks. Such streets are equitable for both vehicles and pedestrians, encourage walking, and reduce the number and length of automobile trips. The neighborhood should resist any elimination of streets or the conversion of streets from two-way traffic to one-way traffic.

6. The neighborhood should place its buildings close to the street, so that streets and squares are spatially defined as 'outdoor rooms'. This creates a strong sense of the neighborhood's centers and streets as places, and of the neighborhood itself as a place.

7. The neighborhood should continue to utilize its streets for parking. Parking lots and garages should rarely, if ever, front the streets, and should be relegated to the rear of the lot and be accessed by alleys.

8. The neighborhood should reserve its prominent sites for civic buildings and community monuments. Buildings for education, religion, culture, and government should either terminate street vistas or front neighborhood centers.

9. The neighborhood should design its architecture and landscape to reflect its local climate, topography, history, and building practice.

10. The neighborhood should affirm the continuity and evolution of human society by preserving and renewing its historic buildings and districts.

Historic Walker School/  
Philadelphia Baptist Church

Residential Infill Development  
on Existing School Property

Retain Existing 1947 Portion of  
South Park School  
for Redevelopment

Redevelop Antioch & Merriam Drive  
as a Neighborhood Center  
for South Park



### Legend

-  Infill Development Opportunities
-  Redevelopment Opportunities
-  Proposed South Park Neighborhood Center

It is recommended that the 1947 South Park School be retained and renovated (*principle 10, page 24*). If possible, a portion of the renovated structure should be publicly accessible and contain a monument and display commemorating the historical significance of the events that occurred with the school.

Due to its historical significance, it is recommended that the Walker School building continue to have a presence within the neighborhood (*principle 10, page 24*).

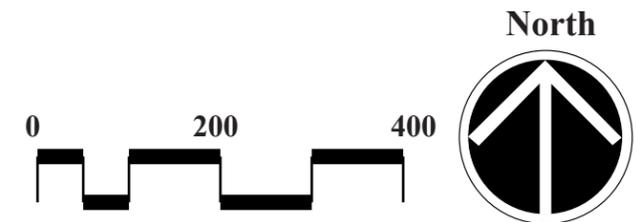
It is recommended that the intersection of Antioch Road and Merriam Drive be developed as a neighborhood center for South Park (*principles 1 & 3, page 24*). A neighborhood center should contain neighborhood retail services.

Properties within South Park Neighborhood were identified for infill development or redevelopment (*principle 4, page 24*). A visual survey identified properties that could accommodate future development. Infill development opportunities are properties that currently contain no structures or could physically contain additional structures in the future. Redevelopment opportunities are properties that currently contain structures, but are recommended to redevelop differently in the future. The City should work to encourage residents to take advantage of these infill and redevelopment opportunities. Infill development would be initiated only by property owners.

Residential Redevelopment  
on South Side of 51st Terrace

Residential Infill Development  
throughout South Park Neighborhood

Redevelop into  
Live/Work  
Townhouses



**Proposed Typical Block with Alley**



Some existing lots in South Park are quite large and provide opportunities for subdividing. However, this should be undertaken in a manner consistent with the character of the historic structures in the neighborhood. This diagram represents an illustration of a typical existing block in South Park with a newly constructed alley (*refer to pages 29-30*).

**Infill Housing  
in the Proposed Typical Block with Alley**



This diagram illustrates how new homes can be added, especially by utilizing an alley, that enhance the neighborhood while retaining its character. This should be done in tandem with Section 2 of the 2000 Comprehensive Plan.

**Encourage Residential Infill  
Development overlooking the Park**

**Locate Parking for the Park  
as On-Street Angled or Parallel Parking  
along 50th Terrace & Booker Drive**

**Legend**

-  **Brown Park**
-  **Proposed Residential Infill Development**
-  **Existing Building**
-  **Proposed New Residential Building**



To help activate Brown Park, it is recommended that infill housing that overlooks the park be encouraged (*principle 4, page 24*). More residents and “eyes on the park” will also increase security for park users. Properties on the east side of the park should be encouraged to redevelop as residential property. This will reinforce the notion that Brown Park is a neighborhood park for people instead of a park surrounded by industrial uses.

Many neighborhood residents currently use the play fields located at South Park Elementary School. It is recommended that play fields be constructed in Brown Park at the intersection of 50th Terrace and Booker Drive (*principle 4, page 24*). This location is within easy walking distance of the neighborhood and does not demand extensive parking lots or require pedestrians to cross Merriam Drive. This should be done in conjunction with the current master plan for Brown Park.

Public parking for Brown Park should be provided along 50th Terrace and Booker Drive (*principle 7, page 24*). It is recommended that the parking be on-street angled or parallel parking.

**Encourage Residential  
Redevelopment of Property  
along the east side of the Park**

