

WILKES-BARRE, PA.

REPORTS

1. Economic and Population Analysis
2. Existing Land Use Survey
3. Neighborhood Analysis and Urban
Renewal Program

MASTER PLAN REPORT

MASTER PLAN FOR

CITY OF WILKES-BARRE, PENNA.

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1. Economic and Population Analysis
2. Existing Land Use Survey
3. Neighborhood Analysis and Urban
Renewal Program

Submitted to the

Wilkes-Barre Planning Commission

By

Isadore Candeub and Associates
Planning Consultants

May, 1959

CITY OF WILKES-BARRE, PENNSYLVANIA

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WILKES-BARRE MASTER PLAN

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. Perkins, Chairman
hmitt, Jr., Secretary
S. McClintock, Esq.
s B. Waller, Esq.
alph W. Lear

BARRE MASTER PLAN

INTRODUCTION

ninent position among the many communities area that constitutes the Pennsylvania gion, historically dependent upon the mining undergoing a major economic adjustment due to ing industry.

t communities Wilkes-Barre responded to this first attention to the problem of finding and ortunities. Now some 30 years after the drop rst started in Luzerne County there are in- over. Signs of recovery are present. Wilkes- ing solutions not only to the important problem lso to the broader community problems as well:- nd traffic conditions, the provision of suitable limination of blighted areas, the diversifica- , the improvement of downtown shopping areas and e residential areas which are pleasant to live

R PLAN

Barre currently under development by the City s a comprehensive approach to these related with the gathering of all pertinent facts about identifies objectives, defines problems, sets meeting the problems and presents a capital im- ; ordinance designed to put the plan into effect.

in will consist of the following elements:

Studies - Studies of existing and pro- is in the City, such as the character of se and housing and estimates of the and future size of the population.

ities Plan - A plan for publicly owned as parks and playgrounds, schools, s and utilities.

A plan showing the best future use of

ment Budget - A financially feasible long r providing the facilities proposed in the

e - Recommendations for a Zoning Ordinance he City Council may adopt to control the de- nd in accordance with the Land Use Plan.

In addition the Master Plan should contain a traffic and parking plan, including proposals for new major streets, street paving, street widenings and for needed parking areas. Proposals of this type have been recently prepared for the City by Wilbur Smith and Associates and these will be integrated into the overall plan, together with any other highway improve- ments proposed by the State Highway Department.

The Master Plan is thus a complex document which sets the goals towards which the City can strive during the next 20 to 25 years. It will pre- sent a picture in map and written form of what Wilkes-Barre can reason- ably hope to attain over this period in developing sound residential neighborhoods, healthy industrial and commercial areas, and adequate highways, transportation and community facilities. It will sketch the "city of the future," both in broad outlines and in specific details, and will present a feasible method for attaining this objective.

The effectiveness of the plan will depend on the extent to which it expresses the aspirations and ideals of the people of Wilkes-Barre. It will therefore be developed with the greatest possible contact with local officials, groups, and citizens concerned with the City's future.

SCOPE OF THIS REPORT

The three basic background reports contained in this volume consist of the material necessary to identify present and future problems. The first report consists of an analysis of population and economic trends in the City and County and presents projections of the levels of popula- tion and employment which might be reached within the next twenty years. The second study deals with the present use of land in Wilkes-Barre, and identifies problems resulting from past development practices. The third study discusses housing conditions and the character and location of ex- isting residential neighborhoods and sets forth an urban renewal plan for the City.

Report No. 1

ECONOMIC AND POPULATION ANALYSIS

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ECONOMIC AND POPULATION ANALYSIS

INTRODUCTION

Wilkes-Barre is a City with a long historical background dating back to the 1770's. Its greatest period of expansion, however, did not start until the mid 1800's when the hard coal mining industry began its fabulous growth. The City's economy and population expansion was shaped by its dependence on this one industry.

Between 1890 and 1917 a tremendous expansion in the production of hard coal occurred in the five-county Anthracite Region, reaching 100 million tons yearly by 1917. During this 27-year period, when over two billion tons of coal were extracted from the ground, the population of the region mushroomed as a result of the high birth rate and the influx of migrants seeking jobs.

Since 1917, the increased competition from other fuels has caused the anthracite production in the region to decline almost continuously, except for the World War II period. Present output is estimated to be about 25 percent of the production in 1917. Despite this decline the population of the region continued to grow until 1930 as a result of the continuing high birth rate of the resident population. During the nineteen-thirties, the large number of individuals born between 1910 and 1920 began to enter the labor force only to be faced with dwindling job opportunities in mining and other categories of employment.

With mounting unemployment great numbers of people began leaving the Anthracite Region. The substantial out-migration of the 1930-40 decade more than doubled during the nineteen-forties and is still continuing to this day. As a result, the population of the region has declined steadily since 1930. These changes were experienced throughout the region and are still being felt in Luzerne County and the City of Wilkes-Barre.

Scope of this Report. This report, the first in the Wilkes-Barre Master Plan series, presents a part of the basic data needed for the preparation of a long-range plan. It consists of an analysis of past economic and population trends in the City of Wilkes-Barre and Luzerne County and presents projections of the levels of employment and population which the City might reasonably attain within the next twenty years. These projections will be useful in later stages of the master plan program in estimating future land requirements for industrial, commercial and residential purposes.

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ECONOMIC ANALYSIS

Wilkes-Barre's future is closely linked to that of the region and Luzerne County of which it is a part. With its decreasing dependence on coal mining the character of the City has already started to change. As the largest City in Luzerne County it occupies a key position as the County center for recreational, trade, commercial, industrial and governmental activities. Because of the City's interdependency with the surrounding area the following analysis will trace the economic changes which have been occurring in Luzerne County as well as in the City itself.

DECLINE OF MINING IN LUZERNE COUNTY

There are several major factors which contributed to the decline of the mining industry, none of which can be expected to be reversed. A first and general cause is the competition of other fuels, particularly oil, for both industrial and consumer use, which produced substantial cuts in the market demand. In Luzerne County, two other factors have a long-range influence: namely, the depletion of coal reserves and the increasing inability to mine economically due to mine water problems. In addition, a fourth factor, the mechanization of the mining process further accelerated the decline in mining employment. Thus, even though coal production increased somewhat in the 1940-49 period, the average number of mining employees declined to 71 percent of the employment figure for the previous decade (Table 1).

TABLE 1

Pennsylvania Anthracite Production and Employment,
Annual Average by Decade, 1890 - 1956

Year	Average Yearly Production (net tons)	Average number of employees	Average number of days worked
1890 - 1899	53,425,000	137,285	183
1900 - 1909	66,205,000	158,434	192
1910 - 1919	90,476,000	166,382	254
1920 - 1929	79,155,000	158,231	233
1930 - 1939	54,178,000	111,915	186
1940 - 1949	56,500,000	79,941	245
1950 - 1956	34,638,000	53,491	194

Source: 1890 to 1956 Minerals Yearbook, U.S. Bureau of Mines

ECONOMIC ANALYSIS

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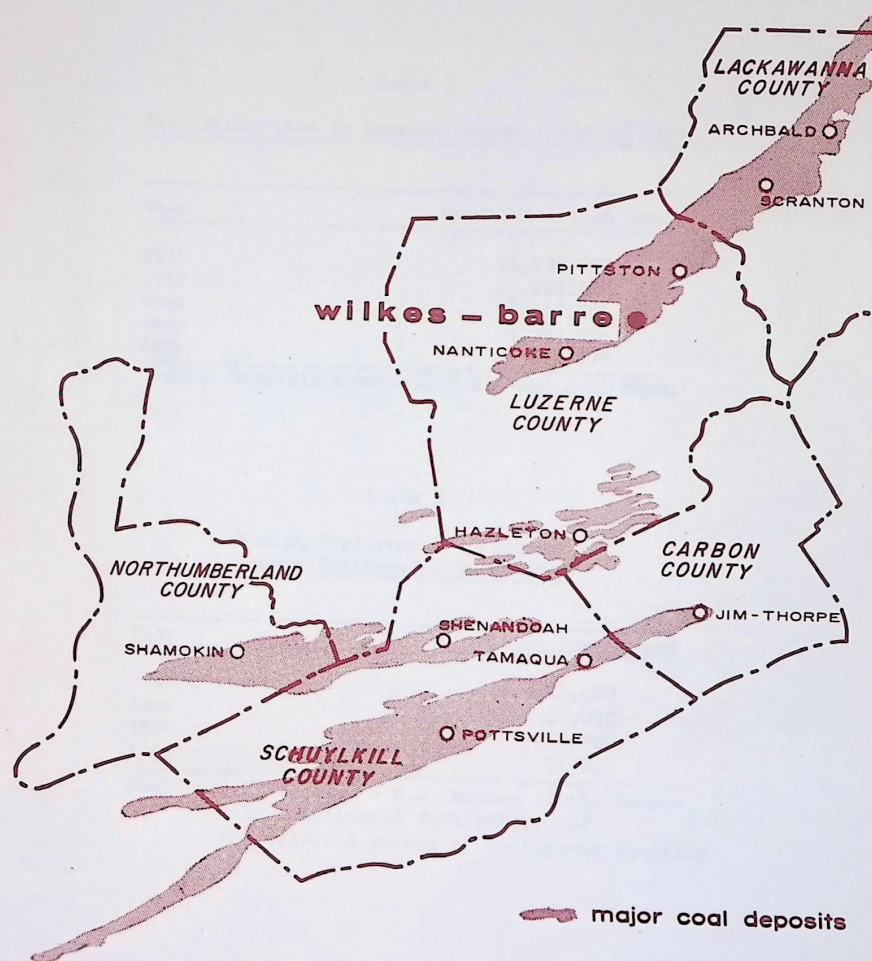
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PENNSYLVANIA ANTHRACITE REGION



CONSULTANTS: I. CANDEUB & ASSOCIATES, SCRANTON, PA. / PLATE

The impact of these factors created a drastic reduction in mining employment in Luzerne County which has dropped continuously since 1930. The greatest decline occurred during the depression decade of the 1930's when about 25,000 miners lost their jobs. The rate of decline slowed down to a loss of about 7000 miners between 1940 and 1950 due to the increased demand for coal during the war period. Since 1950 the decline has accelerated again, resulting in a loss of about 20,000 jobs between 1950 and 1957. Thus between 1930 and 1957 mining employment in the county dropped from about 64,000 to about 11,000 persons, a total decline of about 53,000 jobs (Table 3).

TABLE 2

Coal Production in Luzerne County, 1935 to 1956

<u>Year</u>	<u>Production (net tons)</u>
1935	21,231,993
1940	22,157,399
1945	20,562,707
1950	16,364,976
1956	9,860,529

Source: Minerals Yearbook, U.S. Bureau of Mines

TABLE 3

Mining Employment of Luzerne
County Residents 1930 to 1958

<u>Year</u>	<u>Mining Employment</u>
1930	64,420
1940	39,052
1950	32,609
1958	11,000

Source: 1930 to 1950 - U.S. Bureau of the Census,
1958 - Estimated from reports of
Pennsylvania Bureau of Employment Security

ECONOMIC ADJUSTMENTS IN LUZERNE COUNTY

In response to the collapse of the hard coal industry the County has made several major adjustments.

Growth of Other Job Sources. The first of these adjustments began with the development of other types of job opportunities to replace the losses in basic mining employment. The key industry in this recovery was manufacturing.

The available labor force in the County plus locational advantages, combined with the World War II industrial expansion and later with the Korean War production impetus were factors that enabled Luzerne County to attract new manufacturing industries. These were largely manufacturers of consumer goods, such as apparel, furniture, and leather; and of transportation equipment.

Table 4

Employment in Luzerne County, by Major Industry
1940 to 1957

Industry	Number of Employed Persons				
	U.S. Census Data(a)		Bureau of Employment Security Data(b)		
	1940	1950	1950	1953	1957
Manufacturing	21,411	38,092	37,300	40,100	39,100
Mining	39,052	31,406	34,500	25,000	12,800
Wholesale and Retail	19,213	24,218	20,600	20,700	20,700
Other	40,275	45,157	50,100	47,500	48,100
Total	119,951	138,873	142,500	133,300	120,700

(a) From U.S. Bureau of the Census. Figures indicate employment of persons residing within the County.

(b) From State Bureau of Employment Security. Figures not strictly comparable with Census data since they represent persons working in the County even though they may live elsewhere.

The greatest portion of manufacturing employment expansion in the County took place between 1940 and 1947 as a part of the World War II buildup when an average of about 2040 new jobs (net) were added yearly. Between 1947 and 1950 the rate of growth decreased to about 510 jobs a year, then rising again to about 930 jobs a year between 1950 and 1953 as a result of the Korean War stimulus.

LUZERNE COUNTY

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The peak manufacturing employment in Luzerne County was reached during
the Korean War in 1953 when there were 40,100 such jobs located in the
County, falling sharply to 37,300 jobs in 1954 as the Korean build up
ceased (Table 4). Between 1954 and 1957 growth occurred again at a
rate of about 600 manufacturing jobs per year.

TABLE 5
Manufacturing Employment in Luzerne County,
by Type, 1950 and 1957

	Employment		Change, 1950-1957	
	1950	1957	Number	Percent
Food	3,300	2,200	-1,100	-33.3
Tobacco	3,500	3,700	200	5.7
Textile	7,600	4,400	-3,200	-42.1
Apparel	14,600	16,700	2,100	14.4
Paper	1,300	1,300	-	-
Metal	1,200	1,700	500	41.7
Machinery	2,800	3,000	200	7.1
Other	3,000	6,100	3,100	103.3
Total	37,300	39,100	1,800	4.8

Source: Pennsylvania Bureau of Employment Security

While on balance total manufacturing employment increased since 1950, some
manufacturing groups declined. Increases in apparel employment were
roughly cancelled out by declines in textile employment. Increases in
leather, metal, machinery and miscellaneous manufactures employment pro-
vided the growth in overall manufacturing employment during this period
(Table 5).

It is important to note that a substantial proportion of this new industry
was of low wage character, which were larger employers of women than men
and were characterized by less capital expenditures and value added per
establishment than the rest of the Nation.

The County's industrial employment is therefore more highly concentrated
with 408 of each 1000 factory workers employed in apparel work in 1954.
Since many of the County's present difficulties were occasioned by its
dependence on one industry, it seems clear that the County will not, once
again, want to renew such a dependence.

Luzerne County

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Apparel, as an employing industry, increased from 32.4 to 40.8 percent of all County employment between 1947 and 1954. The rate of growth in employment in the County's apparel industry between 1947 and 1954 actually exceeded the national growth threefold. No other industry except textile mills had as much as 10% of industrial employment in 1954. Local industrial development efforts in the future shall, no doubt, emphasize the attraction of industries outside of the textile-apparel group.

The County's employment growth in furniture, leather, stone, clay and glass, fabricated metals, transportation equipment and miscellaneous manufacturers all exceeded national growth. However the most sizable percent increases took place in the smaller industries so that the net effect was not too great.

In summary, the employment increases which took place during 1940 to 1950 war decade, mostly in manufacturing, were large enough to more than offset the large drop in mining. Since 1950 both the increase in manufacturing and the decrease in mining have continued. However, the rise in manufacturing employment slowed down while the drop in mining accelerated, thereby resulting in a net loss of almost 20,000 jobs.

Reduction of the Labor Force. The second major adjustment to the decline of the anthracite industry was the reduction of the labor force through out-migration. Between 1940 and 1950 the labor force in Luzerne County shrank by about 20 percent as people left the area in search of better economic opportunities. This decline, in combination with the increase in the total number of jobs resulted in a decrease in the unemployment rate from 31 percent in 1940 to 8.6 percent in 1950.

Data obtained from the State Bureau of Employment Security indicate that between 1950 and 1957 both the size of the labor force and the number of employed persons in the county decreased by about 20,000 and 22,000 respectively. These declines produced a corresponding rise in the unemployment rate to about 12 percent. The drop in total employment since 1950 stemmed largely from the more rapid contraction of the mining industry which had job losses exceeding the gains made in other employment categories.

EMPLOYMENT TRENDS IN WILKES-BARRE

Like the County as a whole, Wilkes-Barre enjoyed an economic recovery during the 1940's and then suffered a setback in the post 1950 decade.

The basic employment trend in Wilkes-Barre between 1940 and 1950 resulted in a large decline of mining employment which was more than offset by increases in manufacturing employment. Employment of Wilkes-Barre residents in the mining industry dropped from 4,807 to 4,140 or a loss of 667 jobs during this period. At the same time manufacturing employment increased by 2,354. The net result, together with smaller increases in the other employment groups, was to increase employment by 2796, from 25282 in 1940 to 28,078 in 1950. This employment increase, plus the reduction in the overall size of the labor force due to out-migration caused a sharp drop in the unemployment rate, from 28.9 to 7.0 percent between 1940 and 1950.

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As a result of these employment changes the City's labor force was further diversified with 26.9 percent of all workers in 1950 employed in manufacturing industries compared to 20.5 percent in 1940. The second most important industry in 1950 was retail trade accounting for 17 percent of all employment. Mining slipped to third place between 1940 and 1950, dropping from 19.0 to 14.1 percent of total employment (Table 6).

Employment in construction, utilities, wholesale and retail trade, and government all showed increases during the 1940 to 1950 decade. Aside from mining, the only substantial employment decline occurred in the number of personal and other service workers although business services increased.

TABLE 6

Employment of Wilkes-Barre Residents,
by Industry, 1940 and 1950

Industry	Employment		Percent Distribution	
	1940	1950	1940	1950
Mining	4,807	4,140	19.0	14.8
Manufacturing	5,189	7,543	20.5	26.9
Wholesale and Retail	5,513	5,869	21.8	20.9
Construction	860	1,078	3.4	3.8
Communications and Public				
Utilities	1,918	2,213	7.6	7.9
Services	5,646	5,482	22.4	19.5
Public Administration	1,024	1,276	4.1	4.5
Other	325	477	1.2	1.7
Total	25,282	28,078	100.0	100.0

Source: U.S. Bureau of the Census.

Current employment data for the City are not available. However the post 1950 employment experience in Wilkes-Barre appears to have resulted in an acceleration of the downward trend in mining with a slowing down in the growth rate of manufacturing, resulting in an overall employment decrease and unemployment increase.

industry, increased from 32.4 to 40.8 percent between 1947 and 1954. The rate of growth in apparel industry between 1947 and 1954 actually was threefold. No other industry except textile of industrial employment in 1954. Local industries in the future shall, no doubt, emphasize the outside of the textile-apparel group.

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increases which took place during 1940 to 1950 in manufacturing, were large enough to more than offset the decline. Since 1950 both the increase in manufacturing have continued. However, the rise in manufacturing while the drop in mining accelerated, a loss of almost 20,000 jobs.

The second major adjustment to the decline was the reduction of the labor force through 1940 and 1950 the labor force in Luzerne County as people left the area in search of better jobs. This decline, in combination with the increase in manufacturing, resulted in a decrease in the unemployment rate from 14.0 to 8.6 percent in 1950.

The Bureau of Employment Security indicate that the size of the labor force and the number of jobs in the county decreased by about 20,000 and 22,000 respectively. This produced a corresponding rise in the unemployment rate from 12.2 percent. The drop in total employment since 1940 is the more rapid contraction of the mining industry offsetting the gains made in other employment categories.

WILKES-BARRE

Wilkes-Barre enjoyed an economic recovery after the war but suffered a setback in the post 1950 decade.

In Wilkes-Barre between 1940 and 1950 reduction of mining employment which was more than offset by an increase in manufacturing employment. Employment of Wilkes-Barre in manufacturing dropped from 4,807 to 4,140 or a loss of 667 jobs. At the same time manufacturing employment increased by 2796. The net result, together with smaller increases in other industries, was to increase employment by 2796, from 1940 to 1950. This employment increase, plus the reduction of the labor force due to out-migration, resulted in a decrease in the unemployment rate, from 28.9 to 7.0 percent

RETAIL SALES TRENDS IN WILKES-BARRE

Wilkes-Barre is a center for a large part of the commercial trade transacted in the County. The concentration of this trade within the City Limits adds to the City's tax base and is an important factor in shaping the pattern of land use in the City.

The two basic variables which determine the amount of retail sales in the City are the size of the population and their income. The interaction of these two factors in Luzerne County during recent years has resulted in a decline in the amount of retail sales in both the County and the City. For example between 1948 and 1954 sales declined by about 0.6 and 2.1 percent in the County and City respectively. When adjusted for price changes during the period^(a) the decline is more substantial, about 11.0 and 12.3 percent in physical volume of goods sold in the County and City (Table 7).

TABLE 7

Retail Sales; Wilkes-Barre and Luzerne County, 1948-1954
(in Thousands of Dollars)

Kind of Business	Wilkes-Barre		Luzerne County		% change 1948-1954	
	1948	1954	1948	1954	Wilkes-Barre	Luzerne
Food Stores	19,981	23,198	81,506	85,384	16.1	4.8
Eating and Drinking Places	8,096	7,480	26,552	22,555	- 7.6	-15.1
General Merchandise	30,454	26,354	42,665	38,442	-13.5	- 9.9
Apparel and Accessories	13,314	14,069	26,133	24,869	5.7	- 4.8
Furniture and Appliances	8,502	6,586	19,633	18,603	-22.5	- 5.2
Automotive Stores	7,582	8,391	39,463	50,005	10.7	26.7
Gasoline Service Stations	2,695	4,229	11,110	15,748	56.9	41.7
Lumber and Hardware	4,017	2,148	20,587	15,507	-46.5	-24.7
Drug Stores	2,072	1,974	6,119	6,621	- 4.8	8.2
Other Retail	10,017	10,107	31,677	25,747	.9	-18.7
Total	106,730	104,536	304,435	303,481	- 2.1	- 0.6

Source: U.S. Census of Business, 1948 and 1954.

The retail stores hardest hit by this decline in Wilkes-Barre were lumber, furniture, general merchandise, and eating and drinking places.

(a) Adjusted by applying the U.S. Department of Labor's Consumer Price Index.

WILKES-BARRE

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The concentration of this trade within the
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s-Barre and Luzerne County, 1948-1954
Thousands of Dollars)

Wilkes-Barre	1948	1954	Luzerne County	1948	1954	% change 1948-1954	
						Wilkes-Barre	Luzerne
1981	23,198	81,506	85,384			16.1	4.8
096	7,480	26,552	22,555			- 7.6	-15.1
454	26,354	42,665	38,442			-13.5	- 9.9
314	14,069	26,133	24,869			5.7	- 4.8
502	6,586	19,633	18,603			-22.5	- 5.2
582	8,391	39,463	50,005			10.7	26.7
595	4,229	11,110	15,748			56.9	41.7
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730	104,536	304,435	303,481			- 2.1	- 0.6

business, 1948 and 1954.

hit by this decline in Wilkes-Barre were lumber,
andise, and eating and drinking places.

the U.S. Department of Labor's Consumer Price

In 1954 food and general merchandise stores in Wilkes-Barre accounted
for fifty cents of every dollar spent for retail goods. Apparel stores
were the next most important group, accounting for 13.5 percent of the
City's retail business.

The City's relative position as the largest trading center in the County
remained about the same between 1948 and 1954, with about 34.9 and 34.4
percent, respectively, of the County sales occurring in the City. However,
the City's share of County food, eating and drinking, apparel and gasoline
business increased while its share of furniture, lumber and drug sales
declined. These figures indicate that the continued growth of the City as a
retail center is by no means assured especially in view of the fact that
the development of large shopping areas outside of the City has accelerated
since 1954. Measures need to be taken by both the City and the merchants
to improve downtown shopping conditions, increase parking and to reduce
congestion.

WILKES-BARRE

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(Thousands of Dollars)

Wilkes-Barre	Luzerne County		% change 1948-1954		Wilkes-Barre	Luzerne
	1948	1954	1948	1954		
1981	23,198	81,506	85,384	16.1	4.8	
1906	7,480	26,552	22,555	- 7.6	-15.1	
1945	26,354	42,665	38,442	-13.5	- 9.9	
1914	14,069	26,133	24,869	5.7	- 4.8	
1902	6,586	19,633	18,603	-22.5	- 5.2	
1982	8,391	39,463	50,005	10.7	26.7	
1995	4,229	11,110	15,748	56.9	41.7	
1917	2,148	20,587	15,507	-46.5	-24.7	
1972	1,974	6,119	6,621	- 4.8	8.2	
1917	10,107	31,677	25,747	.9	-18.7	
1930	104,536	304,435	303,481	- 2.1	- 0.6	

Business, 1948 and 1954.

hit by this decline in Wilkes-Barre were lumber,
andise, and eating and drinking places.

the U.S. Department of Labor's Consumer Price

POPULATION ANALYSIS

Wilkes-Barre's population problems, while common to this region, are
very much different from those currently being experienced in other
areas of the Country. The City is in the later stages of a population
decline which began in 1930 and should continue for another five or ten
years. At that time Wilkes-Barre should enter into a period of popula-
tion stabilization and the beginning of moderate growth.

A population pattern of this type presents many initial problems, such
as the shrinking of the tax base, the need to contract some community
facilities and services and a reduction in the relative number of
younger adults due to out-migration. Perhaps most important, the lack
of population growth removes the stimulus to replace and renew out-
moded public and private facilities. Wilkes-Barre however has not
succumbed to this latter temptation, as evidenced by its recent actions
towards urban renewal, its vigorous attack on traffic problems and the
current preparation of a Master Plan to guide its future actions.

POPULATION, 1880 TO 1950

As employment opportunities increased in the late 19th century in
Luzerne County population expanded rapidly both in the County and in
the City of Wilkes-Barre. In 1880 about 23,339 persons resided in
Wilkes-Barre. Between 1880 and the turn of the century the City's pop-
ulation more than doubled reaching a level of 51,721 persons. Growth
continued, although at slower rates, until 1930 when the City's popula-
tion peak, 86,626 persons was reached.

After 1930 population levels began to directly reflect the declines in
coal mining employment and the City began to lose population through
outmigration. In the great depression period between 1930 and 1940
Wilkes-Barre's population loss amounted to only .5% due to the relative
lack of job opportunities in other areas. After 1940 however there was
an abundance of jobs in war plants and in factories in the industrial
centers of Pennsylvania and the northeast. As a consequence, the out-
migration of the 1940's was sizable, with the population declining to
76,826, by 1950.

Similar losses occurred throughout the entire Anthracite region with
the population decline amounting to about 11 percent in the City and
the rest of Luzerne County between 1940 and 1950 (Table 8).

The proportion of Luzerne County residents living in the City of
Wilkes-Barre has been remarkably constant. Since 1890 the population
in Wilkes-Barre has varied only between 18.7 and 20.1 percent of the
County total and between 1930 and 1950 this percentage stabilized at
19.5 and 19.6 percent.

POPULATION ANALYSIS

problems, while common to this region, are those currently being experienced in other cities. This city is in the later stages of a population decline and should continue for another five or ten years before it should enter into a period of population beginning of moderate growth.

This type presents many initial problems, such as the need to contract some community and a reduction in the relative number of population. Perhaps most important, the lack of stimulus to replace and renew out-facilities. Wilkes-Barre however has not attempted, as evidenced by its recent actions a vigorous attack on traffic problems and the Master Plan to guide its future actions.

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throughout the entire Anthracite region with population falling to about 11 percent in the City and County between 1940 and 1950 (Table 8).

County residents living in the City of Wilkes-Barre has been fairly constant. Since 1890 the population has remained fairly constant. Only between 18.7 and 20.1 percent of the population in 1880 and 1950 this percentage stabilized at

TABLE 8

Population Trends,
Wilkes-Barre and Luzerne County, 1880 to 1958

Year	Population		Wilkes-Barre as a percent of County
	Luzerne County	Wilkes-Barre	
1880	133,065	23,339	17.5
1890	201,203	37,718	18.7
1900	257,121	51,721	20.1
1910	343,186	67,105	19.6
1920	390,991	73,833	18.9
1930	445,109	86,626	19.5
1940	441,518	86,236	19.5
1950	392,241	76,826	19.6
1958	351,600(b)	68,500(a)	19.5

Sources: 1880 to 1950: U. S. Bureau of the Census (1880-1950)

(a) 1958: Estimated from school enrollments and dwelling unit changes.

(b) 1958: Estimated from 1957 figure of 356,700 derived by State Department of Health.

CURRENT POPULATION IN WILKES-BARRE AND LUZERNE COUNTY

The April 1, 1958 population of the City of Wilkes-Barre was estimated at 68,500 persons, 11.5 percent below the 1950 figure. This estimate is in accord with the continued employment decline previously discussed. This recent trend of population loss was evident throughout most of Luzerne County and the rest of the Anthracite region.

The current estimate was derived by a combination of the following methods each yielding substantially the same results:

1. School Enrollments - Changes in total public and parochial school enrollments between 1950 and 1958 adjusted to allow for the high number of births which occurred between 1946 and 1953.
2. Dwelling Units - Changes in the total number of dwelling units in the City between 1950 and June of 1958 as reported by the City Bureau of Building Inspection.
3. Electric Meter Connections - Changes in the number of electrical meter connections in the Wilkes-Barre Division of the Pennsylvania Power and Light Company.

POPULATION ANALYSIS

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The 1957 population of Luzerne County was carefully estimated at 356,700 persons by the Pennsylvania State Department of Health. This is a drop of over 35,000 persons since 1950. This seven year loss projected forward and adjusted slightly to 1958 results in a County population of around 351,600 persons. Remarkably, the 1958 estimate for the City and County, each independently derived again indicate that the Wilkes-Barre population represents about 19.5 percent of the County total.

POPULATION CHARACTERISTICS

Age Composition - Compared to the State of Pennsylvania and to the Northeast Region of the United States, Wilkes-Barre had a lower proportion of children under age five and a higher proportion of persons over 55 years of age.

The number of persons in every age group, except those under five years old and those over 55 declined numerically between 1940 and 1950 (Plate 2). This reflects the "baby boom" which occurred immediately after the war and the tendency of persons in the working age groups to leave the City in search of jobs elsewhere. A continuation of these trends implies an increasing proportion of older persons in the City, with limited incomes, dependent on social security, and pension funds. It also means an increase in the overall death rate and a decrease in the birth rate which will tend to limit the natural growth of the population even without out-migration. In time such a pattern will reduce the size of the labor force, bringing it more in balance with available and future job opportunities.

TABLE 9

Percentage Distribution of Population by Age Groups
for Wilkes-Barre, the State of Pennsylvania,
and the Northeast Region of the United States, 1950

Age	City of	State of Pennsylvania		Northeast
	Wilkes-Barre	State	Urban	Region, U.S.
Under 5	8.7%	9.7%	9.3%	9.6%
5-14	13.6	15.3	14.1	14.3
15-24	15.3	14.6	14.3	14.1
25-34	15.5	16.3	16.6	16.3
35-44	14.8	14.5	14.9	14.7
45-54	12.4	11.7	12.4	12.4
55-64	10.5	9.4	9.9	9.8
65 & over	9.0	8.5	8.5	8.8
Total	100.0%	100.0%	100.0%	100.0%

Source: U.S. Bureau of the Census.

Wilkes-Barre County was carefully estimated at 356,700 by the Pennsylvania State Department of Health. This is a drop from the 1950 census. This seven year loss projected forward to 1958 results in a County population of around 340,000. The 1958 estimate for the City and County, however, again indicate that the Wilkes-Barre population is about 35 percent of the County total.

Compared to the State of Pennsylvania and to the United States, Wilkes-Barre had a lower proportion of persons under 5 years of age and a higher proportion of persons over 55 years of age.

In every age group, except those under five years old, the population decreased numerically between 1940 and 1950 (Plate 2). This "aging" which occurred immediately after the war and the migration of the working age groups to leave the City in search of better opportunities.

A continuation of these trends implies an increase in the number of persons in the City, with limited incomes, and pension funds. It also means an increase in the birth rate and a decrease in the birth rate which would tend to offset the natural growth of the population even without out-migration. This pattern will reduce the size of the labor force, and thus reduce the demand for available and future job opportunities.

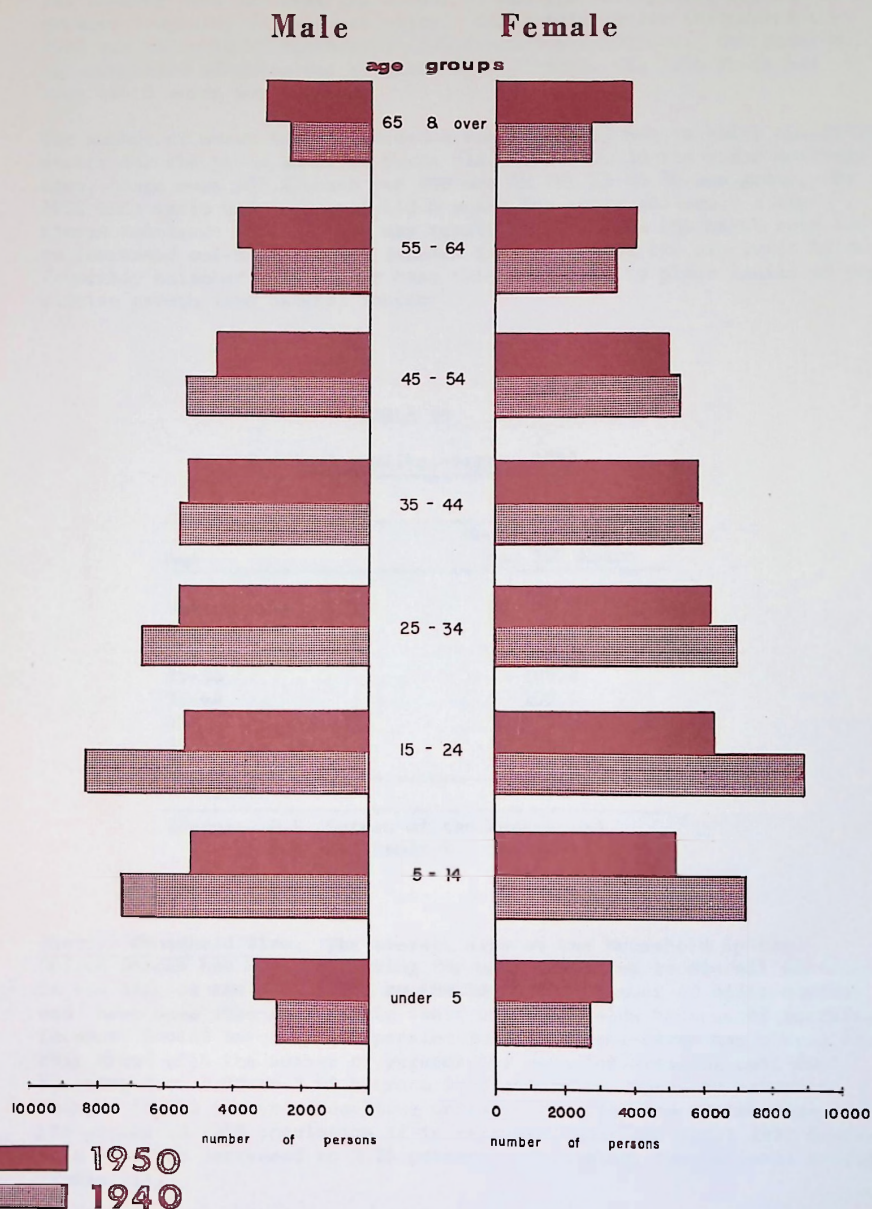
TABLE 9

Distribution of Population by Age Groups in Wilkes-Barre, the State of Pennsylvania, and the Northeast Region of the United States, 1950

	State of Pennsylvania		Northeast Region, U.S.
Age Group	State	Urban	
under 5	9.7%	9.3%	9.6%
5 - 14	15.3	14.1	14.3
15 - 24	14.6	14.3	14.1
25 - 34	16.3	16.6	16.3
35 - 44	14.5	14.9	14.7
45 - 54	11.7	12.4	12.4
55 - 64	9.4	9.9	9.8
65 & over	8.5	8.5	8.8
Total	100.0%	100.0%	100.0%

Source: U.S. Census.

POPULATION COMPOSITION



CITY OF WILKES-BARRE, PA.

WILKES-BARRE CITY PLANNING COMMISSION
I. CANDEUB AND ASSOCIATES, CONSULTANTS

plate 2

APRIL 1959

Distribution by Sex. The number of women in the population throughout the Country have exceeded the number of men for some years, due to the greater longevity which women enjoy. While this factor influenced the 1950 sex ratio in Wilkes-Barre:- 109.6 women per 100 men, the greater out-migration of males was as great an influence. In 1940 there had been 104.5 women per 100 men.

The number of women in 1950 exceeded the number of men in every age group except for the group under 14 years old. In 1940, in the prime marriage ages, there were 107.4 women per 100 men in the 15 to 34 age group. By 1950 this ratio had increased 113.8 women for every 100 men. A continued imbalance of this type may result in a drop in the birth rate and/or an increased out-migration of females to areas where the sex ratio is more favorably balanced. In either case this will tend to place limits on population growth from natural factors.

TABLE 10

Sex Ratio, Wilkes-Barre, 1950

Age	Number of Females per 100 Males
Under 5 years	98.3
5-14	99.0
15-24	118.1
25-34	109.8
35-44	109.2
45-54	111.6
55-64	105.2
65 and over	129.2
Total	109.6

Source: U.S. Bureau of the Census and
Appendix Table 1.

Average Household Size. The average size of the household in the United States has been decreasing for many years due to overall decreases in the size of the family and to the increasing number of older couples who have been able to maintain their own households because of increased incomes, Social Security and pension funds. Wilkes-Barre has shared in this trend with the number of persons per occupied dwelling unit decreasing from 4.23 to 3.65 between 1940 and 1950. Based on reported changes in the number of dwelling units in the City and on the size of the estimated 1958 population it is estimated that the April 1958 household size had decreased to 3.35 persons, approaching the national average (Table 11).

Household size is of particular importance for planning purposes since it directly affects the demand for housing, community facilities and other services. For example in Wilkes-Barre the number of occupied dwelling units increased between 1940 and 1950 from 20,375 to an estimated 21,062 despite the decline in population from 86,236 to 76,826 during the same period.

The long term decline in the size of the household in Wilkes-Barre is expected to continue primarily as a result of the increasing number of older couples and persons.

TABLE 11

Average Household Size, Wilkes-Barre
and the United States, 1940 and 1950

Year	United States	Wilkes-Barre
1890	4.93	-
1940	3.77	4.23
1950	3.46	3.65
1958	3.35	3.35

Source: U.S. Bureau of Census, except for the Wilkes-Barre 1958 figure which is estimated from current population and dwelling unit estimates.

FACTORS AFFECTING POPULATION CHANGE

There are three factors that determine a City's population levels. These are births, deaths and net migration into or out of the area.(Table 12).

Births. The birth rate of the City increased sharply between the years 1946 and 1953 as a result of the increased number of marriages and the return of service men which took place after the war. In 1950 the rate was 21.7 births per 1000 persons in the population compared to only 16.4 in 1940. By 1957 the rate dropped to 18.3 and further decreases are expected as a result of the continued out-migration of younger persons.

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Household Size, Wilkes-Barre
United States, 1940 and 1950

United States	Wilkes-Barre
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POPULATION CHANGE

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Deaths. The City's death rate has increased consistently for the last 30 years rising from 12.8 deaths per 1000 persons in the population in 1940 to 13.6 in 1950 and an estimated 14.5 in 1958. This is considerably higher than the average for the Nation as a whole which was only 9.4 in 1956. This higher than average death rate is of course due to the rapidly increasing proportion of older persons as the younger age groups migrate from the City.

Net Out-Migration. A great out-migration of persons from the City and Region has occurred since 1930 due to the decline of mining employment. Between 1940 and 1958 about 26,784 persons (net) left the City, a number equal to about 39 percent of the 1958 population. However, the actual population drop during the period was less since about 9,048 of the loss was replaced by an excess of births over deaths.

This net out-migration has served to bring the number of persons in the labor force more in balance with existing job opportunities and is expected to continue until at least 1965 or 1970, although at a lesser rate.

TABLE 12

Factors Affecting Population Change,
Wilkes-Barre, 1940 to 1958

Time Period	Births(a)	Deaths(a)	Natural Increase	Net out-migration
1940 to 1950	15,602	10,120	5,482	14,892
1950 to 1958	11,392	7,826	3,566	11,892

(a) Source from Pennsylvania Department of Health (See Appendix Table 2).

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POPULATION CHANGE

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FUTURE PROSPECTS

Wilkes-Barre and the region of which it is a part is undergoing a period of transition and adjustment brought about by the major economic changes which have occurred during the last 30 years. This transition will be close to completion when the decline in mining employment approaches a lower limit and when new jobs in the area can be expanded fast enough to keep pace with the normal growth in the labor force. The analysis of past trends indicate that such a condition is likely to occur within the 20 year period for which this Master Plan is being prepared.

AREA ADVANTAGES

The area has the following advantages which will work in its favor in the future:

1. Location - Its close location and quick access to both the New York and Philadelphia markets, both of which are rapidly expanding. As these areas become further congested Northeast Pennsylvania will become an increasingly valuable service area.
2. Interstate Highways - The area is an important hub in the presently planned Interstate Highway Network. Convenient highway access, within two hours of New York, Philadelphia on limited-access roads will be assured as these highways are completed over the next 10 to 15 years.
3. Industrial Sites - Good industrial sites in the New York and Philadelphia regions are rapidly being used up. As industry continues its trend towards decentralization and suburbanization the Anthracite Region will begin to capitalize on this situation - perhaps 10 years off. By then the region will be able to quickly serve New York, Philadelphia, Harrisburg, Cleveland, Buffalo, Rochester, Syracuse and Boston.
4. Industrial Development Programs - The region's chief means for exploiting its natural advantages are the well developed and well-organized local industrial development organizations, assisted by the State Pennsylvania Industrial Development Authority (PIDA) created in 1956. The local organizations raise funds, buy land, erect buildings and promote new industry. PIDA assists in the process by providing second mortgage loans for new industrial building construction up to 30 percent of the cost. Together with the normal 50 percent first mortgage commitment obtainable from local lending institutions this reduces the local development agency share to 20 percent thereby enabling local funds to be used for more building projects.

FUTURE PROSPECTS

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nds to be used for more building projects.

Between July 1956 and March of 1959 18 loans have been
granted to Luzerne County Communities including seven
in the Greater Wilkes-Barre Area. The use of these
funds seems to be sparking a revival in the County's
manufacturing employment.

5. Urban Renewal Programs - Urban renewal programs, are
becomingly increasingly popular in this area. The City
of Wilkes-Barre has already initiated such a program and
if the potential is fully realized, it can help provide
sites for industry, community facilities, commercial and
residential development and traffic improvements at the
same time that substandard housing is eliminated. Fed-
eral and State aid amount to five-sixths of the cost of
such action.
6. Aid to Distressed Areas. There are indications that a
special program providing aid to chronically distressed
areas will be passed by Congress. Such a bill may pro-
vide loans and grants for community facilities, indus-
trial expansion, and technical studies and should be
strongly supported by local interests.

EMPLOYMENT AND POPULATION PROJECTIONS FOR LUZERNE COUNTY

There are many reasons to believe that the Anthracite Region will re-
gain its economic health. An increase in manufacturing activity, the
leveling off of mining employment totals, the slowing down of out-
migrations is clearly indicated. How soon this will occur, however,
must be backed up by reasonable assumptions based on anticipated improve-
ments in the region's location and highway system, as well as
availability of capital, extent of local initiative, the establishment
of conditions sought by relocating firms, the continuing national
prosperity, and other such factors.

Employment Projections. Estimates must continually be revised, refined
and re-evaluated, but based upon the best available information, the
following assumptions have been made for Luzerne County:

1. Continuation of present trends to 1962 - For the next
three or four years, the present conditions will continue
to operate. Mining employment will drop to perhaps 7,500
employees in Luzerne County. Manufacturing employment
will grow at a slightly faster rate than the 1950 - 1957
average of about 255 new jobs annually. Out-migrations will
continue at the 1950 - 1957 rate. Employment in wholesale
and retail trade will decline, but not quite as fast as
recently, reaching a total of about 20,000 persons.

FUTURE PROSPECTS

gion of which it is a part is undergoing a
l adjustment brought about by the major economic
ered during the last 30 years. This transition
ion when the decline in mining employment
and when new jobs in the area can be expanded
with the normal growth in the labor force. The
indicate that such a condition is likely to
period for which this Master Plan is being pre-

ng advantages which will work in its favor in

s close location and quick access to both
and Philadelphia markets, both of which
xpanding. As these areas become further
theast Pennsylvania will become an increasingly
ice area.

hways - The area is an important hub in the
ned Interstate Highway Network. Convenient
, within two hours of New York, Philadelphia on
roads will be assured as these highways are
the next 10 to 15 years.

es - Good industrial sites in the New York
ia regions are rapidly being used up. As
nues its trend towards decentralization and
n the Anthracite Region will begin to
this situation - perhaps 10 years off. By
n will be able to quickly serve New York,
Harrisburg, Cleveland, Buffalo, Rochester,
oston.

elopment Programs - The region's chief
biting its natural advantages are the well
well-organized local industrial development
assisted by the State Pennsylvania Indus-
ent Authority (PIDA) created in 1956. The
tions raise funds, buy land, erect buildings
y industry. PIDA assists in the process by
nd mortgage loans for new industrial building
to 30 percent of the cost. Together with
percent first mortgage committment obtain-
lending institutions this reduces the
nt agency share to 20 percent thereby en-
nds to be used for more building projects.

2. Leveling off of employment between 1962 and 1967.

During this five-year period conditions will finally
begin to stabilize. Mining will reach approximately
6,000 employees. Manufacturing firms, reacting to
industrial development programs, will begin to move
into the region at a faster rate, creating an average
of about 600 new jobs a year. Out-migration will con-
tinue, but at a slow pace, and wholesale and retail
employment will level off to between 18,000 and 19,000
workers.

3. Full recovery will take place between 1967 and 1980.

It is at the beginning of this period that the impact
of the new interstate highways will begin to take place.
The tie with the New York consumer market will be
strengthened and the metropolitan areas of New York and
Philadelphia will start to depend more on adjacent
hinterlands like northeast Pennsylvania for service,
consumer products, fabricated parts and the like. Master
plan recommendations and especially urban renewal and
national aid programs will begin to stimulate economic
activity, and create new capital reserves and investment
opportunities. New jobs in manufacturing will be in-
creasing at a rate of perhaps 1,000 to 1,100 a year.
Wholesale and retail employment will increase to about
25,000 persons.

These assumptions, no more than reasonable estimates, nevertheless
give some scope to measuring future development. They could be de-
layed - by national calamities or unforeseen major economic setbacks -
or they could be speeded up - by new technologies, unprecedented
national prosperity or even concerted, cooperative local endeavor.
They need periodic review.

Thus total employment in 1980 is expected to range between 132,000 and
152,000 persons, between 11,000 and 31,000 persons higher than that
existing in 1957 (Table 13).

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 a five-year period conditions will finally
 stabilize. Mining will reach approximately
 100,000 employees. Manufacturing firms, reacting to
 development programs, will begin to move
 region at a faster rate, creating an average
 100 new jobs a year. Out-migration will con-
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 Wholesale and retail employment will increase to about
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 ensuring future development. They could be de-
 stroyed by unforeseen major economic setbacks -
 such as - by new technologies, unprecedented
 even concerted, cooperative local endeavor.
 view.

in 1980 is expected to range between 132,000 and
 142,000 and 31,000 persons higher than that
 in 1950.

TABLE 13
 Present and Projected Employment,
 Luzerne County - 1950, 1957 and 1980

Industry	1950	1957	1980		
			low	medium	high
Mining	34,500	12,800	3,000	4,000	5,000
Manufacturing	37,300	39,100	53,000	57,000	61,000
Wholesale-Retail	20,600	20,700	23,000	25,000	27,000
Other	50,100	48,100	53,000	56,000	59,000
TOTAL EMPLOYED	142,500	120,700	132,000	142,000	152,000

Source: 1950 and 1957: Pennsylvania Bureau of Employment Security.
 1980: Estimated by Isadore Candeub & Associates.

Population Projections. The employment estimates provide a reasonable
 basis for projecting the future population of Luzerne County. However,
 the following factors indicate that Luzerne County population
 will not increase as fast as the employment figures are expected to rise:

1. Reduction in Unemployment Rate - The County has an abnormally
 high unemployment which is expected to drop to about five
 percent by 1980. The healthy reduction of this unemployed
 surplus and their families will tend to hold down population
 growth somewhat.
2. Increase in Commuting - There have consistently been many
 workers living in Luzerne County who work elsewhere; the
 reverse situation has also been true. In 1950, for example,
 approximately 142,500 persons worked in the County, although
 the labor force (made up of persons who resided in the
 County) included only 138,900 workers. This means that 3,600
 more persons commuted into the County to work than left. This
 situation is common for highly industrialized counties. As
 Luzerne attracts more industry and better highways are built,
 commuting will become more widespread and the number of per-
 sons living in Carbon, Northumberland and Schuylkill
 Counties and working in Luzerne will rise, another factor
 holding down the rate of population increase.
3. Increase of Employed Workers - The increase in the number
 of women and older persons who will be employed by 1980 will
 also decrease the ratio of population to employment.

Based on the above factors projections of the population in Luzerne County were made for the year 1980 (Table 14).

TABLE 14

Present and Projected Population in Luzerne County, 1950, 1958, and 1980

Year	Population
1950	392,241
1958	351,600
1980 High	382,000
1980 Medium	355,000
1980 Low	332,000

Source: U.S. Census of Population, 1950, and estimates by I. Candeub and Associates, Consultants (1958 and 1980).

Between 332,000 and 382,000 persons are expected to reside in the County in 1980 compared to an estimated 351,600 in 1958. The medium, or most likely estimate, 355,000 persons, is about 4,400 persons higher than the 1958 figure. It should be noted that the increase in population will not start immediately since the present decline is expected to continue and reach its lowest point in the mid 1960's, thereafter increasing to the estimated 1980 levels.

POPULATION PROJECTIONS FOR WILKES-BARRE

Wilkes-Barre's future population recovery is expected to at least parallel the County's recovery. On the basis that 19.5 percent of the County's residents will reside in the City it is estimated that Wilkes-Barre's future population will be somewhere between 64,700 and 74,500 persons by 1980 (Table 15).

Due to the recent drop in the birth rate and the relatively greater number of older persons in the population the amount of natural increase (births over deaths) should not exceed an average of 400 per year by 1980. The key factor to the future population is therefore the rate of out-migration. A gradual decline and cessation of out-migration by 1965 would easily result in the high population figure of 74,500 being achieved by 1980, after hitting a low in 1965 of about 66,200. On the other hand if out-migration does not cease until 1970 then the population will fall closer to the low or medium estimates by 1980.

projections of the population in Luzerne County, 1950, 1958, and 1980 (Table 14).

TABLE 14

nd Projected Population in
County, 1950, 1958, and 1980

Population
392,241
351,600
382,000
355,000
332,000

Census of Population, 1950, and
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WILKES-BARRE

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in the high population figure of 74,500 being
itting a low in 1965 of about 66,200. On the
on does not cease until 1970 then the population
ow or medium estimates by 1980.

The City should plan on the basis of the higher figure of 74,500 persons since, by means of a reasonably expanding economy it can reach this level.

TABLE 15

Population Projections
Wilkes-Barre, Pennsylvania, 1950 to 1980

Year	Number of Persons		
	Low	Medium	High (Plan)
1950	76,826	76,826	76,826
1958	68,500	68,500	68,500
<u>ESTIMATED</u>			
1960	66,500	66,600	66,700
1970	60,700	64,850	68,500
1980	64,700	69,200	74,500

PROJECTIONS OF HOUSEHOLD SIZE AND OCCUPIED DWELLING UNITS

Recent studies by the U.S. Bureau of the Census indicate that the average size of the household in the Nation may decline to between 3.14 and 3.28 by 1975. On the basis of this national decline Wilkes-Barre's average household size should be about 3.15 in 1980.

The decline in the average household size will have an effect on the number of dwelling units required to house the future population of the City. For as the average number of persons per household declines, more dwelling units are needed to house any given number of people. Thus despite the overall increase of only nine percent in population expected between 1958 and 1980, the number of occupied dwelling units are anticipated to increase by about 15 percent. However most of this increase is expected to take place during the 1970 decade (Table 16).

Based on the high (plan) population estimate, the projections indicate that there will be relatively little change in the number of dwelling units by 1960. After 1960 an increase of about 900 and 2200 units can be expected during the 1960 and 1970 decades respectively.

rs projections of the population in Luzerne
year 1980 (Table 14).

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County, 1950, 1958, and 1980

Population
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WILKES-BARRE

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al decline and cessation of out-migration by
n the high population figure of 74,500 being
tting a low in 1965 of about 66,200. On the
n does not cease until 1970 then the population
w or medium estimates by 1980.

TABLE 16

Population, Average Household Size and
Occupied Dwelling Units, Wilkes-Barre
1940 to 1980(a)

Year	Population	Household Size	Occupied Dwelling Units
1940	86,236	4.23	20,375
1950	76,826	3.65	21,062
1958	68,500	3.35	20,450
1960	66,700	3.30	20,500
1970	68,500	3.20	21,400
1980	74,500	3.15	23,600

(a) 1960 to 1980 projections based on high population estimate.

TABLE 16

Average Household Size and
Dwelling Units, Wilkes-Barre
1940 to 1980(a)

Household Size	Occupied Dwelling Units
4.23	20,375
3.65	21,062
3.35	20,450
3.30	20,500
3.20	21,400
3.15	23,600

ions based on high population estimate.

Report No. 2

EXISTING LAND USE SURVEY

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EXISTING LAND USE SURVEY

INTRODUCTION

A realistic plan for Wilkes-Barre's future development must be based on a sound knowledge of physical conditions as they now exist in the City. The existing land use survey and analysis serves this purpose by presenting a detailed picture of the way land in the City is used at the present time. This survey, together with the economic and population projections presented in the previous report, is therefore a basic first step in the development of a plan for the future use of land in the City. The amount and location of existing land uses will be summarized in map and table form and will serve to emphasize problems which have arisen as a result of past development practices.

The land use data presented in this report was obtained by a detailed field survey of the City undertaken during the month of October 1958, as well as from an examination of existing maps and aerial photographs. A map, at a scale of one inch equals 400 feet, showing 21 different types of land uses was prepared. The land use map reproduced in this report is a simplified version of that map and shows the existing land use in a more generalized form.

Definitions of the terms used in this report are presented in Appendix B, and a complete detailed breakdown of the City's land use characteristics is summarized in Appendix Table 3.

To conform with local convention in this and future master plan reports, the Susquehanna River is considered to run in a true north-south direction and Market Street is considered to be east-west.

GENERAL DESCRIPTION OF LAND USE CHARACTERISTICS

REGIONAL LOCATION

Wilkes-Barre is located in Luzerne County, about 120 miles north of Philadelphia and 18 miles south of Scranton. It lies in the hard-coal region of Northeastern Pennsylvania, and is a part of the 50 mile band of urbanized development which has grown up along the valleys of Lackawanna and Susquehanna Rivers, extending from Forest City to the north to below Nanticoke to the south.

The City itself is the center of the "Greater Wilkes-Barre Area," a large concentration of development made up of some eleven communities, located on both sides of the Susquehanna River, approximately seven miles south of its confluence with the Lackawanna River.

The area is well served with highways and easy access is provided in all directions by means of the Pennsylvania Turnpike Extension, U.S. Routes 11 and 309 and State Routes 115 and 315. In the near future highway connections will be further improved as the area becomes the hub of the proposed Interstate Highway system in Northeastern Pennsylvania.

PHYSICAL CHARACTERISTICS

The City is about 7.6 square miles in area, and measures about two miles wide at its broadest point. Practically all of the developed portion of the City lies in a three and a half mile long strip of land, located between the east bank of the Susquehanna River and the foothills of the Wilkes-Barre Mountain to the east.

Wilkes-Barre's topography is relatively flat, except for several foothills located along the eastern half of the City and another sharp bluff located in the northwest adjacent to the Susquehanna River. The elevations of the City vary from 542 to 700 feet above mean sea level. Natural drainage to the Susquehanna River is provided by three open small creeks and one creek which has been piped and covered over.

LAND USE PATTERN

Similar to other cities in this region, Wilkes-Barre is a "valley city" with development occurring along the low-lying flat river land and the adjacent hills. However, in contrast with many of the other "valley cities," Wilkes-Barre has not marred the natural beauty of the Susquehanna River by haphazard and inappropriate development. A good portion of both sides of the river bank have been reserved for park and recreational use. Perhaps more than any other factor this creates an impression of order and beauty which is striking to the visitor.

LAND USE, 1958

LEGEND

	RESIDENTIAL		PUBLIC
	LIGHT COMMERCIAL *		AGRICULTURE
	HEAVY COMMERCIAL		MINE SHAFTS, BREAKERS
	LIGHT INDUSTRY		CULM PILES
	HEAVY INDUSTRY		STRIPPINGS

* includes parking and mixed residential-commercial



CITY OF WILKES - BARRE, PA.

WILKES-BARRE CITY PLANNING COMMISSION
I. CANDEUB AND ASSOCIATES, CONSULTANTS

plate 3

APRIL 1959

The central business district, focused on Public Square, is well located on flat land in the east-central portion of the City. It is an area of extensive retail and heavy commercial uses, and institutional buildings. Other commercial land concentrations are strung out along East Market Street, Hazle Street, South Main Street and North Main Street. In addition a large number of local stores are haphazardly scattered throughout most sections of the City. Many of these are of a marginal nature located in "mixed" structures which also contain residential dwelling units.

Wilkes-Barre's land use pattern was greatly influenced by the Canal and the railroads which served as a principal means of transportation to distant areas. In particular the location of the Canal, later converted to railroad right-of-way for four major lines (Pennsylvania, Lehigh Valley, Jersey Central and Delaware and Hudson) provided a "transportation corridor" through the City which attracted many industries, collieries and other commercial uses. This created a long, relatively narrow belt of industrial, railroad and heavy commercial uses, which form a longitudinal axis down the center of the City.

In addition to this central railroad and industrial belt, a branch of the Jersey Central Railroad skirts the east edge of the City, along which a long intermittent string of collieries have located.

The extensive amount of railroad trackage, most of it at grade level, has created many traffic and intersection problems. In addition the railroads have cut through some residential areas creating unattractive conditions and barriers which isolate one neighborhood from another, particularly in the southwest portion of the City.

Residential uses occupy much of the remaining land in City, surrounding the central business district and other commercial and industrial areas.

The City contains a moderate amount of vacant land located in several compact parcels in the north, east and southwest portions of the City. However the northeast edge of the City contains a large amount of land affected by coal workings such as culm piles and strippings which might ultimately be converted to useful purposes if a land shortage developed. In addition a considerable number of collieries exist in the City which are operating infrequently. Ultimately the breakers and machinery located on these parcels may be removed and the land made available for development.

SUMMARY OF MAJOR LAND USE ACREAGES

Wilkes-Barre covers an area of 4,871.5 acres (7.6 square miles). Almost 80 percent of this land is developed with residential, commercial, industrial, public, street and coal uses. Vacant land and rivers or creeks make up the remainder of the City (Table 17).

Residences, mostly single family homes, account for over two-thirds of the total developed area. They occupy 1,337 acres and are the largest single use in the City. Similar to other cities, streets occupy the next largest amount of land (792 acres), over one-fifth of the total developed acreage. Commercial, public, coal workings and industrial uses make up between 8.8 and 12.4 percent, respectively of the City's total developed areas.

The City's undeveloped acreage amounts to 1,043 acres of which almost a quarter is made up of the Susquehanna River and other water bodies. The remaining open land consists of vacant lots and parcels, agricultural land and land used for flood control purposes.

TABLE 17

Major Land Uses
Wilkes-Barre, Pennsylvania - October 1958

	Acres	Percent of	
		Total Land	Developed Land
<u>DEVELOPED LAND</u>			
Residential	1,336.5	27.4	35.0
Commercial	336.9	6.9	8.8
Industrial(a)	476.5	9.7	12.4
Coal Workings	441.8	9.1	11.5
Public	443.7	9.1	11.6
Streets	791.9	16.3	20.7
Total	3,827.3	78.5	100.0%
OPEN LAND	792.2	16.3	
WATER	251.0	5.2	
Grand Total	4,871.5	100.0%	

Source: Appendix Table 3.

(a) Includes railroad land.

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791.9	16.3	20.7
3,827.3	78.5	100.0%
792.2	16.3	
251.0	5.2	
4,871.5	100.0%	
3. and.		

LOCATION OF MAJOR LAND USES

Concentrations of particular types of land uses vary throughout the City. To facilitate understanding of these variations and to permit the development of future detailed neighborhood plans, Wilkes-Barre has been divided into sixteen "planning districts" or neighborhoods; the boundaries of which are shown on Plate 4. These districts have also been submitted to the federal government as proposed census tracts. If accepted by the Census Bureau, detailed housing and population information for each tract will be published beginning with the 1960 Census.

EXTENT OF DEVELOPMENT

Nine of the City's planning districts located in the central and northeast portion of the City, (numbers 1, 4 through 9 and 11 and 12) are almost completely developed and, except for occasional scattered vacant lots, contain little room for growth. The remaining planning districts, contain most of the City's larger tracts of open land.

DISTRIBUTION OF DEVELOPED LAND USES

The six major types of developed land uses are distributed as follows:

Residential. The greatest developed use, about 1,337 acres or over one-third of the developed area of the City, is occupied by residential units. Almost one-half are single-family units, with an average of 5 to 6 rooms. Residential land occupies the largest amount of developed land in all planning districts except for the Central Business District and the four northernmost districts which contain large amounts of coal lands.

The best housing conditions are found in the four districts which make up the southwest quadrant of the City. Poorer conditions are found to the north of Market Street and adjacent to commercial, industrial and railroad uses scattered throughout the City.

Commercial. Light commercial uses amount to 207 acres, or 5.4 percent of the total developed land area of Wilkes-Barre. These are primarily located the central business district, along Main, Market, and Hazle Streets. A new concentration of light commercial uses is developing at the intersection of Routes 309 and 315. Many other mixed residential-commercial and light commercial uses are scattered indiscriminately throughout the City.

Heavy commercial uses, amounting to 114 acres, are generally located adjacent to the railroad belt in the middle of the City. Warehouses along North Pennsylvania Street, and the Stegmaier Brewing Company on Market Street, account for most of this use.

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Acres	Percent of	
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791.9	16.3	20.7
1,827.3	78.5	100.0%
792.2	16.3	
251.0	5.2	
4,871.5	100.0%	

3.
and.

Industrial and Transportation. Light and heavy industry occupy 163 acres, 4.2 percent of the total developed City acreage. These uses are generally located along the various railroad lines. The City dump and incinerator area near the east city limits, were classified as industrial land and together they account for about 19 acres, or about 12 percent of the total.

Railroad tracks and yards penetrate the middle of the City, and a number of branch lines run through outlying sections. These occupy about 313 acres, almost twice the acreage used for light and heavy industry.

Coal Workings. 442 acres, or 11.5 percent of the developed area of the City, are occupied by coal workings, including breaker or colliery areas, culm piles and strippings. The breakers are located mostly around the eastern edge of the City in extensive tracts and along the railroad belt. Many of the breakers have ceased operation or are operating only infrequently. Culm piles and strippings are located in the northeast section of the City in the Parson Mills and Miners Mills Districts.

Public Uses. Almost 12 percent (444 acres) of the total developed land in the City is in public use, consisting of parks, recreation areas, schools, public buildings and institutional uses such as churches, hospitals, cemeteries. The four large City parks:- Kirby, Hollenback, River Common and Miner Park account for about 55 percent of this total. However, a large portion of Kirby Park on the west side of the Susquehanna River is subject to flooding and remains undeveloped.

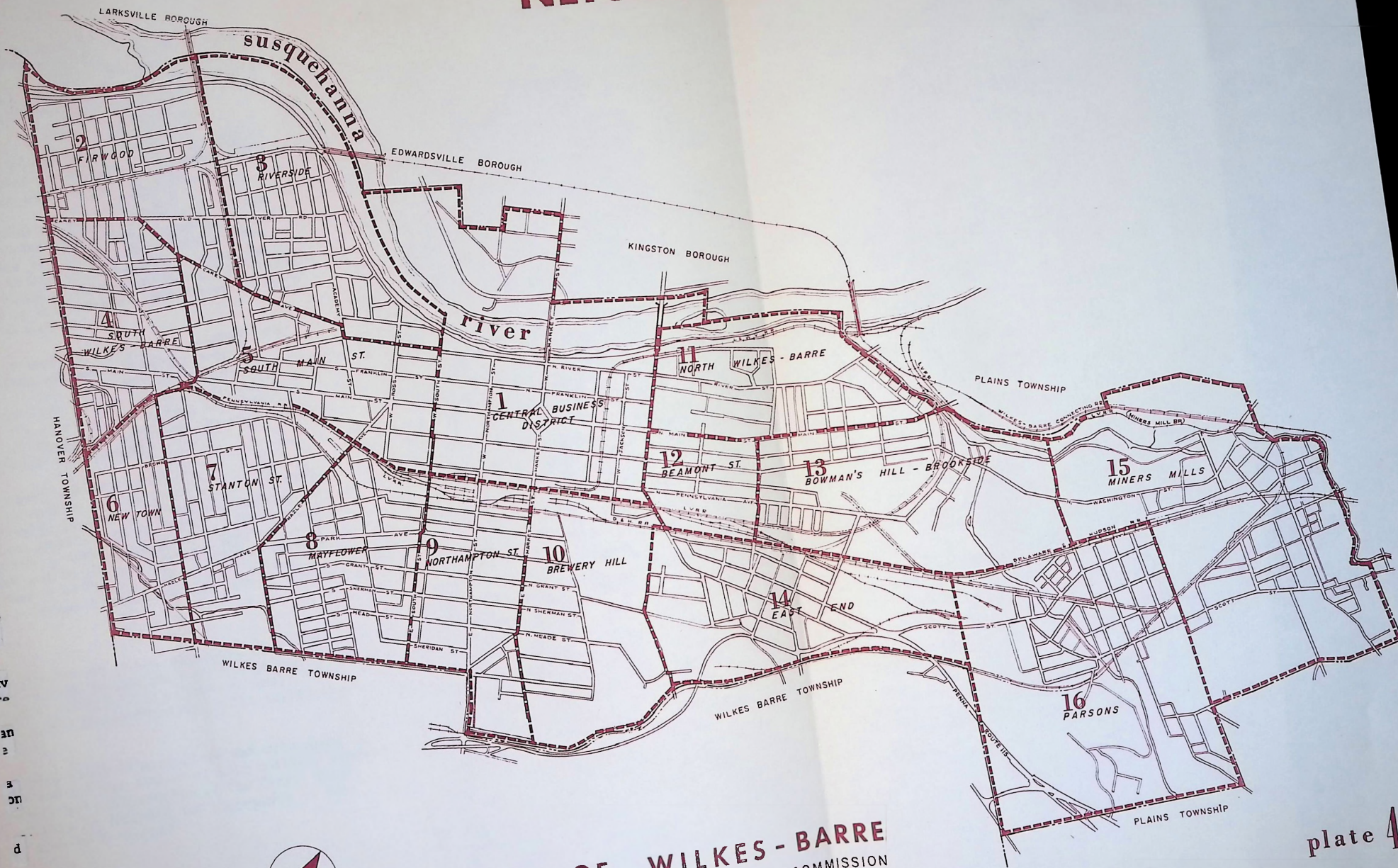
Streets. Streets are the second largest use of City land accounting for 792 acres, or 21 percent of the developed land. The City's street pattern is generally long, straight and rectilinear in layout with its main axis extending in a north-south direction, parallel to the river. The generally flat topography has resulted in gentle grades, except for certain streets in the southeast planning districts and in the North Wilkes-Barre section. Traffic problems are caused by a number of poor intersections, excessive parking on main thoroughfares and railroad intersections at street level.

UNDEVELOPED OPEN LAND

Wilkes-Barre is fortunate to have a moderate amount of vacant land suitable for development. About 793 acres of land within the city limits are either vacant, in agricultural use, or reserved for flood control (dikes). The larger tracts of this vacant land are located primarily in the north, north-east and southwest areas of the City.

In addition to this open land a large tract of strippings and culm piles is located in the northeast sections and a large number of idle colliery areas are scattered throughout the central and eastern edge of the City. These occupy some 442 acres and much of this is suitable for conversion to more intensive development if a land shortage develops.

NEIGHBORHOOD BOUNDARIES



CITY OF WILKES-BARRE
WILKES-BARRE CITY PLANNING COMMISSION

CONSULTANTS: CANDEUB & ASSOCIATES

MAY, 1959

plate 4

The largest undeveloped tracts are located west of the Wilkes-Barre Connecting Railroad in the Riverside and Firwood Districts; along the Delaware and Hudson Railroad in the Brookside and Miners Mills neighborhoods; north of Thomas and Main Streets in the Miners Mills district; and east of Grant Street in the Brewery Hill and East End Section. Most of the vacant tracts are not too steep for development for residential or other types of uses.

However, poor environmental conditions in the areas surrounding these tracts, or the lack of suitable road access may restrict their desirability for development.

Report No. 3

NEIGHBORHOOD ANALYSIS AND
URBAN RENEWAL PROGRAM

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NEIGHBORHOOD ANALYSIS AND
URBAN RENEWAL PROGRAM

INTRODUCTION

The attractiveness and livability of any community are largely determined by the quality of its residential neighborhoods. Well designed and well planned neighborhood areas, free of disturbing influences, and served with adequate schools, parks and recreation areas are the ideals towards which the city planner directs his effort.

Wilkes-Barre faces a serious housing problem. About one out of three of the City's residential units were built before the turn of this century. As a result, an increasingly larger number of units are becoming substandard, obsolescent and deteriorated. In addition many of these older units are crowded onto lots which are either too small according to present day standards or which suffer from poor environmental conditions. Vigorous local action will be needed to prevent the deterioration of additional residential units and to provide the type of community improvements which will encourage property owners to keep up their homes.

This report, based on a study of housing and neighborhood conditions presents a comprehensive urban renewal program which the City can undertake to improve and safeguard its housing supply. Wilkes-Barre has already taken an important step in this direction and is now engaged in a program to clear a group of substandard dwellings located along both sides of Hazle Street near the Pennsylvania and Lehigh Valley Railroads. The City has also prepared a "Workable Program"^(a) which reviews the resources available for carrying out a comprehensive program for eliminating substandard housing conditions and for preventing their future recurrence.

TYPES OF RENEWAL ACTION

Urban renewal programs can consist of one or more of the following types of activities:

Redevelopment - Clearance and redevelopment is the most widely used method of eliminating substandard housing. This procedure includes the acquisition of property by the City, the demolition of existing structures, the provision of site improvements, and the sale of the land for development in accordance with an overall plan. Federal funds are available for planning advances and for capital grants amounting to two-thirds of the net project cost. The State will bear one-half of the remaining cost, so that the City's share is one-sixth of the net project cost.

(a) Workable Program for Urban Renewal, City of Wilkes-Barre, Office of the Mayor, January 1959.

Rehabilitation - Where an area is only moderately deteriorated, it becomes feasible to consider raising the quality of the existing housing and improving conditions in the neighborhood without engaging in large scale clearance.

Although some governmental assistance may be needed, notably for improving streets and utilities and creating new parks and playgrounds, improvement consists mainly of structural rehabilitation carried out by the private home-owner. Special Federal mortgage insurance aids are available to assist the home-owner in financing repairs and improvements.

Conservation - Neighborhood programs are needed not only in blighted and semi-blighted areas but in those areas that are substantially sound. There are few built-up urban areas that are not subject to the influences of deterioration and obsolescence. Even where conditions are presently satisfactory, neighborhood associations can be important in preventing blight and making sure that the City adopts zoning, housing and other ordinances to protect and enhance neighborhood values.

New Development - Urban renewal programs usually require the demolition of existing housing units. If these programs are to be successful, additional new housing must be provided for displaced families. Renewal action can, therefore, act as a stimulus to the construction of new private housing in the City. In addition, public housing may be necessary for those families which cannot afford private accommodations.

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CITYWIDE HOUSING CHARACTERISTICS

The City of Wilkes-Barre contained an estimated 21,433 dwelling units in 1958. Only 24 percent of these units are located in apartment type structures containing three or more dwelling units. Most of the units in the City (75 percent) are therefore one or two-family structures, which results in a moderate density of development throughout the City.

Wilkes-Barre residents generally do not suffer from overcrowding since most of the dwelling units are large with almost three-quarters containing five or more rooms. Almost half of the units are occupied by their owners. Although this is about the same percentage as the two other large cities in the area, it is lower than the average for the entire State.

CHANGES IN HOUSING SUPPLY

Wilkes-Barre's greatest period of housing construction took place between 1890 and 1930, with a peak of 5,744 units built reached during the 1900 to 1910 decade. Since 1930 only an estimated 1,100 new units have been added through either new construction or the conversion of older dwellings. Thus only five percent of the City's present dwelling units were added since 1930.

Between 1950 and 1958, a total of 404 new units were added to the City's housing supply. About 59 percent of these (238 units) were the result of new construction, while the remainder were provided through the conversion of older, larger-sized homes into apartments. However, the net increase in the total number of units in the City was only 91 units due to the loss of about 313 units due to fire, demolition or other causes (Table 18).

SUBSTANDARD HOUSING

Wilkes-Barre, in common with other cities in this region and with many other older cities throughout the Country contains a considerable number of housing areas which are substandard and deteriorated. Over 3400 dwelling units, 17 percent of the total number were reported by the 1950 Census as being dilapidated, or lacking either a private toilet, bath, or hot running water.

This large amount of substandard dwelling units has largely resulted from an aging housing supply, at least a third of which was built before the year 1900.

Concentrations of particular types of land uses vary throughout the City. To facilitate understanding of these variations and to permit the development of future detailed neighborhood plans, Wilkes-Barre has been divided into sixteen "planning districts" or "neighborhoods," the boundaries of which are shown on Plate 4. These districts have also been submitted to the federal government as proposed census tracts. If accepted by the Census Bureau, detailed housing and population information for each tract will be published beginning with the 1960 Census.

area is only moderately deteriorated, consider raising the quality of the existing conditions in the neighborhood with-ale clearance.

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Wilkes-Barre, 1950 through June 1958

Year	New Dwelling Units Added		Dwelling Units Lost Through Demolition, Fire, Etc.
	Through New Construction(a)	Through Conversions	
1950	48	18(b)	34(b)
1951	20	18(b)	35(b)
1952	22	19(b)	35(b)
1953	18	29	48
1954	22	11	38
1955	41	24	33
1956	27	29	28
1957	21	17	42
Through June 1958	19	1	20
TOTAL	238	166	313

(a) Mostly single family houses.
(b) Estimated

Source: Wilkes-Barre Bureau of Building Inspection, except for estimates.

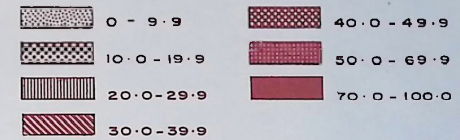
TABLE 19
Condition of Residential Dwelling
Units and Presence of Plumbing Facilities - 1950

	Total	Renter Occupied	Percent	
			Total	Renter Occupied
Not Dilapidated				
Private Toilet and Bath, Hot Running Water	17,081	8,354	82.5	76.7
Private Toilet and Bath, Cold Water Only	143	104	.7	1.0
Lacking Private Toilet or Bath, with Running Water	1,814	1,267	8.7	11.6
No Running Water	11	7	.1	.1
Total	19,049	9,732	92.0	89.4
Dilapidated				
Private Toilet and Bath, Hot Running Water	948	638	4.6	5.8
Lacking Hot Water, Private Toilet or Bath	672	515	3.2	4.8
Total Units Reported	1,620	1,153	7.8	10.6
	20,669	10,885	100.0	100.0

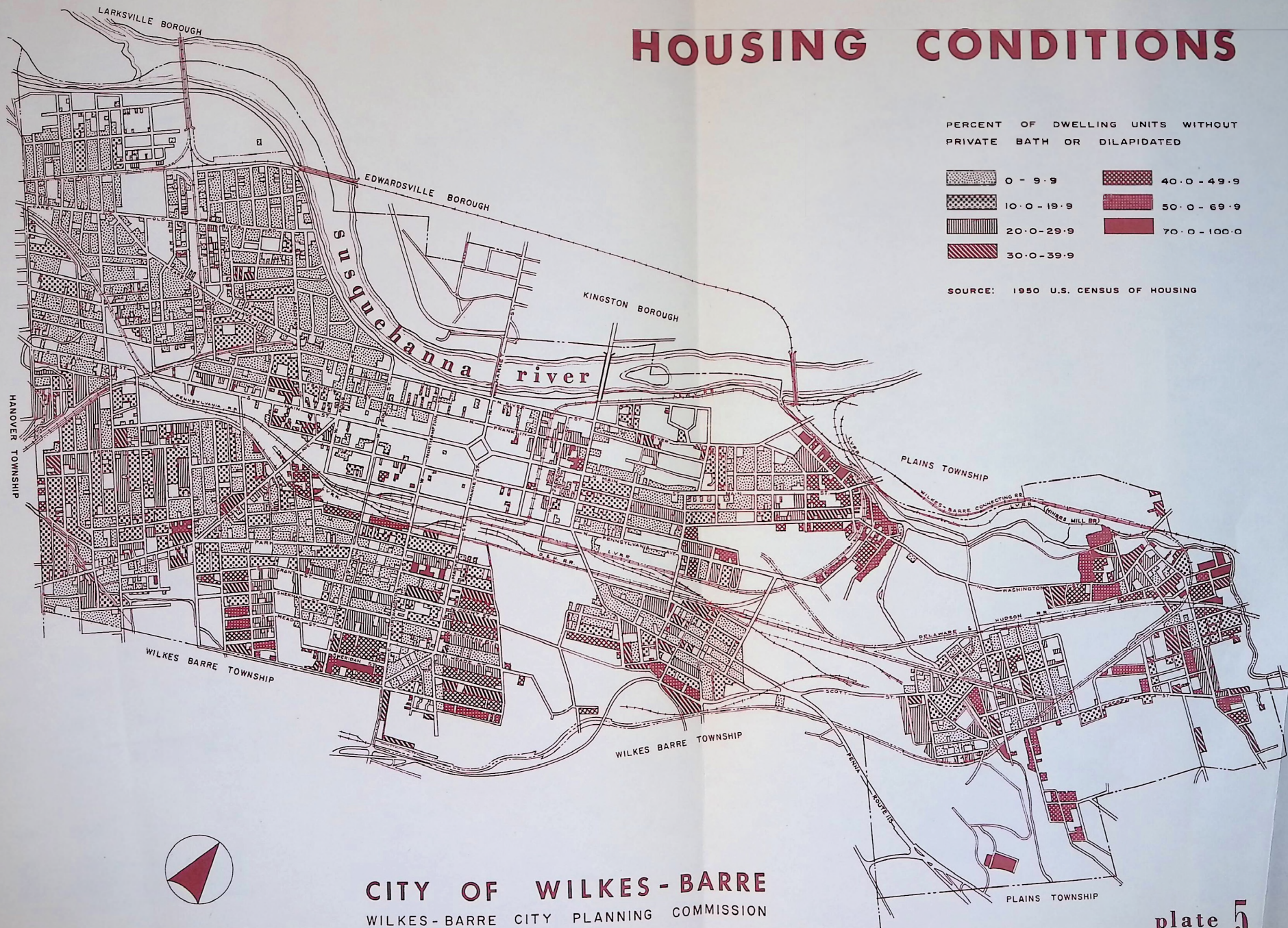
Source: 1950 U.S. Census of Housing

HOUSING CONDITIONS

PERCENT OF DWELLING UNITS WITHOUT
PRIVATE BATH OR DILAPIDATED



SOURCE: 1950 U.S. CENSUS OF HOUSING



CITY OF WILKES-BARRE
WILKES-BARRE CITY PLANNING COMMISSION

CONSULTANTS: CANDEUB & ASSOCIATES

MAY, 1959

plate 5

NEIGHBORHOOD ANALYSIS

The quality of Wilkes-Barre's residential areas can best be analyzed on a neighborhood by neighborhood basis. Such an analysis can reveal the location of substandard housing areas as well as various environmental factors which encourage the downgrading of a neighborhood. These factors include heavy traffic on local streets, high land coverage, lack of suitable community facilities, mixed land uses and the presence of blighting commercial or industrial areas.

A description of each of Wilkes-Barre's sixteen planning neighborhoods is outlined below, together with those conditions which contribute to neighborhood blight. The location of these neighborhoods is shown on Plate 4. All of the population and housing data reported in the following neighborhood analysis are from the 1950 Census (Table 20).

1. CENTRAL BUSINESS DISTRICT

Land Use. This district, focused around Public Square, is the commercial and cultural heart of the City. The retail and other commercial uses, concentrated along Main and Market Streets, also tend to spill over on some of the adjacent streets especially on Northampton, Washington and Franklin Streets. The western edge of the district contains a concentration of attractive public, park, institutional and residential land uses while the eastern edge, abutting the "railroad belt," contains large numbers of heavy commercial and industrial structures interspersed with limited amounts of poor housing. Much of the outer fringes of this district is in transition changing in character from residential to heavier types of land uses. Traffic and parking congestion are prevalent throughout the area.

Community Facilities. The district is well serviced with park facilities, a distinct advantage compared to other cities. Public Square is itself a small and pleasant contrast in the midst of the congested downtown. Along River Street, only two blocks west of the Square, the River Common a wide strip of park affords a view of the Susquehanna River and of Kirby Park.

The downtown area is the institutional center of the City, containing Wilkes College, the City Hall, Library, other governmental buildings, the Coughlin High School, the Y.M.C.A. and over a dozen churches, schools, and other public uses.

Access to these community facilities from all parts of the City and points beyond is good.

Housing Characteristics. The district contains a population of about 4,823 persons housed in a relatively large number of dwelling units. This reflects the pattern of transients and single persons common to downtown residential districts. These persons live mainly in rented rooms or apartments, and consequently the proportion of rented units is 84 percent, the highest in the City. These rental units show a high proportion of overcrowding (more than 1.51 persons per room). About 14 percent of the dwelling units in this district were considered substandard in 1950.

Blighting Conditions. Many of the residential structures in the north, east and southern fringe of this district are blighted due to congested traffic and parking conditions and to the encroachment of adjoining commercial and industrial development. The adjoining "railroad belt" also creates traffic problems at street intersections.

2. FIRWOOD SECTION

Land Use. This district is primarily a single family area, containing large amounts of vacant land suitable for residential development. There are a considerable number of new homes in this district, many of which have attractive views across the river. The Wilkes-Barre Connecting Railroad, bisects the neighborhood on a high elevation thereby restricting cross-traffic circulation to several streets.

Some poor commercial and industrial facilities exist outside of the city limits on the southwestern edge of the district and on Carey Avenue. In the Gordon Street area at the fringe of the built up area, some limited heavy commercial development has occurred on vacant land. There has been dumping on the vacant land on Kropp and Gordon Streets.

Community Facilities. This neighborhood is fortunate to contain Miner Park, Meyers' High School, and a large stadium adjacent to the school. Miner's Park is about 19 acres in size and contains a swimming pool and a Little League baseball field. In addition to the High School, this neighborhood is served by public elementary schools in the three adjoining neighborhoods which are within walking distance of most of the residents.

Housing Characteristics. This is a relatively small neighborhood containing about 2,398 persons who live in some 692 dwelling units. The proportion of home-owners is higher than the City average. Practically all of the units in this area are in relatively good condition.

Blighting Conditions. The lack of zoning controls in the City has allowed some inappropriate commercial uses to develop along the western edge of this residential neighborhood. This type of development together with the dumping along Kropp Street must be carefully restricted in the future. The railroad tracks have also made access from the western part of the area more inconvenient.

3. RIVERSIDE DISTRICT

Land Use. The Riverside District is a residential neighborhood containing a mixture of single family and two family houses with a sprinkling of low apartments. The area between the Wilkes-Barre Connecting Railroad and Carey Avenue is almost completely built up. In contrast the area west of the railroad, extending to the River is undeveloped being used only for agricultural purposes. This latter area has considerable potential for residential development, although previous engineering studies have proposed it as a location for a sewage disposal plant. Within the built up area two small commercial concentrations are located, one at Academy and Carey Avenues and the other along a portion of Old River Road.

of the residential structures in the north, this district are blighted due to congested streets and to the encroachment of adjoining commercial development. The adjoining "railroad belt" also includes street intersections.

primarily a single family area, containing a suitable area for residential development. There are new homes in this district, many of which have been built along the River. The Wilkes-Barre Connecting Railroad, a high elevation thereby restricting cross-street traffic.

Industrial facilities exist outside of the northern edge of the district and on Carey Avenue. At the fringe of the built up area, some limited development has occurred on vacant land. There has been no development on Kropp and Gordon Streets.

This neighborhood is fortunate to contain Miner Park and a large stadium adjacent to the school. The park is large and contains a swimming pool and playground. In addition to the High School, this district contains public elementary schools in the three adjoining blocks within walking distance of most of the residents.

This is a relatively small neighborhood containing about 692 dwelling units. The proportion of the City average. Practically all of the units are in very good condition.

Lack of zoning controls in the City has allowed various industrial uses to develop along the western edge of the district. This type of development together with the residential must be carefully restricted in the future. The lack of access from the western part of the area

This district is a residential neighborhood containing about 692 dwelling units and two family houses with a sprinkling of low density development along the Wilkes-Barre Connecting Railroad and the River. The area west of the River is undeveloped being used only for storage. The latter area has considerable potential for development though previous engineering studies have proposed a sewage disposal plant. Within the built up area concentrations are located, one at Academy and along a portion of Old River Road.

Community Facilities. The district is fortunate to contain the centrally located Lafayette Elementary School and recreation area, and a playground located at the northern end of Old River Road. In addition Meyers' High School and Miner Park are located nearby in the Firwood Section.

Housing Characteristics. About 4,909 persons live in this area housed in some 1,597 dwelling units. The degree of home ownership and the average household size are smaller than in the Firwood Section due to the larger number of two family and apartment units. Housing conditions throughout the area are good except for two small pockets of housing in need of rehabilitation located between Conwell and Elizabeth Streets and between Haldeman Avenue and Edison, Charles, and Alexander Streets.

Blighting Conditions. The built up portion of this district is generally free of blighting conditions except for the two railroads along its southern and western boundaries. Heavily traveled Carey Avenue and River Street along the eastern edge may also encourage deterioration and the spread of inappropriate commercial areas if adequate regulatory controls are not provided.

4. SOUTH WILKES-BARRE DISTRICT

Land Use. This primarily residential district of single and two family homes is bisected by both Solomon Creek and the Pennsylvania Railroad which cut across it diagonally and divide the neighborhood into two parts. A considerable amount of heavy commercial and industrial uses are spread out along this railroad. The railroad also acts as a major barrier and limits cross circulation between both sides of the neighborhood to only three streets. Two heavily traveled streets cut through the district: Horton Street in an east-west direction and South Main Street in a north-south direction.

Community Facilities. Two elementary schools are located in the district: the Hoyt Public School in the western section and a parochial school in the eastern section on the east side of South Main Street. The district itself contains no parks although it is located relatively close to Meyers' High School and Miner Park.

Housing Characteristics. About 5,168 persons live in this area in some 1,461 dwelling units. About half of the units are occupied by their owners. The condition of housing is fairly good, only 4.6 percent reported as substandard in 1950. However, most of the substandard units are concentrated in the extreme southeast portion of the district.

Blighting Conditions. The principal blighting factors are the major streets (Horton Street and South Main Avenue) and the Pennsylvania Railroad which slice up the neighborhood in several directions. These have encouraged the growth of industrial and commercial areas which have had a further blighting effect on nearby residences.

of the residential structures in the north, this district are blighted due to congested streets and to the encroachment of adjoining commercial development. The adjoining "railroad belt" also street intersections.

primarily a single family area, containing suitable for residential development. There are new homes in this district, many of which have been built along the river. The Wilkes-Barre Connecting Railroad, a high elevation thereby restricting cross-street intersections.

Industrial facilities exist outside of the western edge of the district and on Carey Avenue. At the fringe of the built up area, some limited development has occurred on vacant land. There has been no development on Kropp and Gordon Streets.

This neighborhood is fortunate to contain Miner Park and a large stadium adjacent to the school. It is large in size and contains a swimming pool and playground. In addition to the High School, this district contains public elementary schools in the three adjoining blocks within walking distance of most of the residents.

This is a relatively small neighborhood containing about 692 dwelling units. The proportion of the City average. Practically all of the units are in very good condition.

Lack of zoning controls in the City has allowed various commercial uses to develop along the western edge of the district. This type of development together with the residential development must be carefully restricted in the future. The lack of access from the western part of the area

This district is a residential neighborhood containing about 692 dwelling units and two family houses with a sprinkling of low density development along the Wilkes-Barre Connecting Railroad and the river. The area west of the river is undeveloped being used only for agricultural purposes. The latter area has considerable potential for development although previous engineering studies have proposed a sewage disposal plant. Within the built up area, concentrations are located, one at Academy and along a portion of Old River Road.

5. SOUTH MAIN STREET DISTRICT

Land Use. The South Main Street District is divided into several parts by three separate railroad lines and the heavily traveled South Main Street. Commercial strip development occurs along the entire length of South Main Avenue. The area between South Main and the easternmost boundary (Lehigh Valley Railroad) is predominantly commercial and industrial with scattered pockets of substandard housing. The area on the west side of the commercial properties fronting on South Main Street is predominantly residential, containing a combination of single family, two family and low apartment type units interspersed with large numbers of commercial and industrial structures.

Community Facilities. The District contains the Coyneham and the Franklin Street public schools, and two parochial schools, each located in a different part of the neighborhood. No parks are located in the area.

Housing Characteristics. This is the largest neighborhood in the City containing a population of 6,944 persons housed in 2,135 dwelling units. About one-third of the units are owner occupied. Over 11 percent of the units were substandard in 1950 and most of these are located along Cinderella Street, between South Main Street and the Lehigh Valley tracks. This area has been designated by the Planning Commission as an Urban Renewal Area.

Blighting Conditions. The factors contributing to the deterioration of housing are the old age of housing, the pockets of residential areas surrounded by railroad tracts, various commercial and industrial uses and the heavily traveled South Main Street and Academy Avenue.

6. NEW TOWN SECTION

Land Use. This neighborhood is mainly composed of single and two family homes with a ribbon of commercial uses extending along heavily traveled Hazle Street. A small number of mixed residential-commercial uses are scattered throughout the remainder of the area. Solomon Creek and the Jersey Central railroad branch line cut through a residential section at the eastern edge of the area.

Community Facilities. This neighborhood contains the Henry W. Palmer and the Hazle Street public elementary schools located about a quarter of a mile apart, within easy walking distance of all residences. The Saint Boniface Parochial School is located on Blackman Street. Only one recreation area, Eyerman Park, is located at the western edge of the district, inconvenient to about half the residents of the neighborhood.

Housing Characteristics. About two thirds of the 1,059 dwelling units in this district are owner occupied. Almost 12 percent of the units are substandard and these are scattered through most of the section, except for a particularly poor pocket on both sides of New Grove Street.

Blighting Conditions. Hazel and Blackman Streets both of which carry heavy traffic are the principal blighting factors. In addition, small crowded lots and scattered commercial development contribute to the downgrading of the area.

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7. STANTON STREET SECTION

Land Use. This neighborhood contains considerable industrial and Glen
Alden Coal Company land along both its eastern and western edges adjoining
railroad lines. However, the larger central portion of the neighborhood
is residential mostly of the single family type with scattered mixed and
commercial land uses, particularly along Hazle Street, and some along
Stanton Street.

Community Facilities. The Boyd Elementary School and play area is centrally
located within a quarter to a half mile of most residences.

Housing Characteristics. About 6,667 persons reside in some 1,720 dwelling
units. The average household size is large - about 3.9 persons per dwelling
unit. Sixteen percent of the units are substandard and these are scattered
fairly evenly throughout most parts of the neighborhood although some larger
concentrations are located along portions of Hazle Street.

Blighting Conditions. Heavily traveled Hazle Street, the scattered commer-
cial uses and the industrial and coal company parcels at the edges of the
district are the principal factors which encourage the spread of blight.

8. MAYFLOWER SECTION

Land Use. This neighborhood is primarily a residential area of single
family homes. However, commercial uses front along Hazle Street at its
southern edge, industrial uses are located along the "railroad belt" at
the western edge and coal company areas are found along its eastern edge.
Additional commercial uses are scattered along Dana Street and Park Avenue
and a large A & P Market along Stanton Street. A pocket of residential
land is also sandwiched between the Jersey Central and Lehigh Valley
Railroads along its western boundary. Park Avenue, a wide residential
north-south street tends to divide the neighborhood into two sections, of
which the eastern part contains some sizeable amounts of vacant land.

Community Facilities. The neighborhood contains four schools. Two are
public schools:- the William E. Doran Elementary School and the Memorial
High School located in the section to the west and east of Park Avenue
respectively. The other two, a parochial elementary school on Dana Street
and Saint Ann's Academy are both located in the section east of Park
Avenue. Two recreation areas are also located in this latter section:-
Huber and Mayflower Parks.

Housing Characteristics. This neighborhood contains about 6,556 persons
in some 1,710 dwelling units. The district has large sized families and
a higher than average proportion of home ownership. About 20 percent of
the units are substandard and these are highly concentrated in the eastern
and western fringes of the district. The western residential fringe,
pocketed between the Lehigh Valley and Jersey Central Railroads has already
been designated as a part of the Hazle Street Urban Renewal Area by the
Planning Commission.

Blight Factors. The factors causing residential blight are the presence
of breaker and other coal uses to the east and the two railroads and in-
dustrial areas to the west.

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9. NORTHAMPTON STREET SECTION

Land Use. The Northampton Street neighborhood is built up with combina-
tion of single and two family homes. An intensive commercial development
stretches out along East Market Street at the Districts northern boundary.
Many other small commercial uses are scattered throughout the neighborhood,
particularly along East Northampton Street. The west edge of the district
borders the City's central "railroad belt" along which industrial and heavy
commercial development has occurred. A portion of the eastern border is
flat vacant land although it has begun to fill in with residential, com-
mercial, and industrial uses. However it is most suitable for only the
latter two uses.

Community Facilities. The neighborhood contains four elementary schools
located between 800 and 1,200 feet of each other, one in each quadrant of
the district. Three of the schools:- the Grant, Weaver, and Meade Street
Schools are public. The fourth is Saint Mary's Polish Parochial School.
Except for the school play yards the District contains no park or other
recreation areas, although Casey Park is located inconveniently in the
adjacent Brewery Hill neighborhood.

Housing Characteristics. The area is densely built containing a large
population of about 6,724 persons housed in 1915 dwelling units. The size
of the household is about average for the rest of the City although the
proportion of home ownership is lower. Almost 20 percent of the dwelling
units were considered substandard in 1950 and these were highly concen-
trated in the Northwest and Southeast quadrants of the City.

Blighting Conditions. There is a considerable overcrowding of structures
on small lots in this district. Other blighting factors include the
spread of mixed residential-commercial land uses and railroad and indus-
trial belt along the western border.

10. BREWERY HILL NEIGHBORHOOD

Land Use. The Brewery Hill Neighborhood has varying characteristics.
The section between East Market and Coal Streets is primarily single
and two family residential with scattered small stores plus an intensive
commercial strip along East Market Street on its southern border and heavy
commercial uses adjacent to the Jersey Central Railroad on its western
edge.

The remaining sections, making up almost two thirds of the neighborhood
contain two large tracts of coal company areas, the City incinerator and
dump area and a large relatively flat vacant parcel.

Community Facilities. The residential section contains the Custer
Elementary School at its eastern end, and although it is not centrally
located, it is still within a half mile walking distance from most
residents. There are also four recreation facilities in the district
located at the extremities of the residential development, adjacent to
vacant coal company land. These include a little league field, a ball-
field, Casey Park and small playground.

Street neighborhood is built up with combination homes. An intensive commercial development is located on Market Street at the Districts northern boundary. Houses are scattered throughout the neighborhood, particularly on Hampton Street. The west edge of the district is a "railroad belt" along which industrial and heavy commercial uses have occurred. A portion of the eastern border is being filled in with residential, commercial and industrial. However it is most suitable for only the

The neighborhood contains four elementary schools, one in each quadrant of the district. The schools are: the Grant, Weaver, and Meade Street. The north is Saint Mary's Polish Parochial School. Towards the District contains no park or other recreational area. Casey Park is located inconveniently in the northern border.

The area is densely built containing a large number of persons housed in 1915 dwelling units. The size of the area is lower for the rest of the City although the density is lower. Almost 20 percent of the dwelling units are substandard in 1950 and these were highly concentrated in the Southeast quadrants of the City.

There is a considerable overcrowding of structures in the district. Other blighting factors include the heavy commercial land uses and railroad and industrial border.

Conclusion. The Neighborhood has varying characteristics. The Market and Coal Streets is primarily single family with scattered small stores plus an intensive commercial area on Market Street on its southern border and heavy industrial on the Jersey Central Railroad on its western

making up almost two thirds of the neighborhood. The coal company areas, the City incinerator and a very flat vacant parcel.

The residential section contains the Custer Park at the northern end, and although it is not centrally located a half mile walking distance from most of the recreation facilities in the district. The residential development, adjacent to these include a little league field, a ball field and playground.

Housing Characteristics. There are about 4,965 persons in the developed portion of this neighborhood contained in about 1,359 dwelling units. Both the average household size and the degree of home ownership is about the same as the average for the entire City. This district has one of the highest proportions of substantial units - almost one out of three reported as such by the 1950 Census. These are spread out throughout the entire residential section with some blocks having as many as 70 percent of its units in substandard condition.

Blighting Factors. The residential section of this neighborhood is surrounded by blighting factors on all sides:- commercial development on the southern border, heavy commercial and railroad lines on the western border and coal areas on the northern and eastern edges.

11. NORTH WILKES-BARRE SECTION

Land Use. This neighborhood contains a mixture of many different types of land uses. Along its eastern edge there is a "band of development" between River Street and the Susquehanna River consisting of the Hollenback Cemetery, the coal lands of the Lehigh Valley Coal Company, various heavy commercial and industrial uses, and the Luzerne County Prison. Inappropriately some of the smaller spaces between these uses in this band of development contain residential units.

The remainder of this district between River and North Main Streets is predominantly single family residential with some two family units mixed in. However, even in this section a considerable amount of commercial and industrial uses, as well as the German and Irish Catholic Cemeteries and the Wilkes-Barre General Hospital are scattered throughout the area, particularly along River and North Main Streets. Some vacant land exists between Darling and North Main Streets but this is mostly unbuildable due to very steep grades. River Street and North Main Streets are major roads cutting through the area both of which have considerable traffic.

Community Facilities. Aside from the cemeteries, Hospital, and other institutional uses mentioned above the district contains only Courtright Elementary Public School which is well located to serve the residential areas.

Housing Characteristics. The largest sized families in the City are located in this district which contains about 1,013 dwelling units housing some 4,068 persons. As would be expected in an area of large families the degree of home ownership is above the average for the City. About 18 percent of the units were considered substandard in 1950 and practically all of these are concentrated at the extreme northern end of the district, north of Elm Street.

Blighting Conditions. The main blighting factor is the large amount and variety of different types of land uses intermixed one among the other. Additional residential development on the west side of River Street should be discouraged and the few residences there eventually eliminated. In the north edge of the district the proximity of the main line of the Lehigh

Street neighborhood is built up with combination homes. An intensive commercial development is located at the District's northern boundary. Uses are scattered throughout the neighborhood, including Hampton Street. The west edge of the district is the "railroad belt" along which industrial and heavy commercial uses have occurred. A portion of the eastern border is being filled in with residential, commercial. However it is most suitable for only the

The neighborhood contains four elementary schools, 10 feet of each other, one in each quadrant of the district. The schools are: the Grant, Weaver, and Meade Street. The north is Saint Mary's Polish Parochial School. The district contains no park or other recreation facilities. Casey Park is located inconveniently in the neighborhood.

The area is densely built containing a large number of persons housed in 1915 dwelling units. The size of the average for the rest of the City although the density is lower. Almost 20 percent of the dwelling units were considered substandard in 1950 and these were highly concentrated in the Southeast quadrants of the City.

There is a considerable overcrowding of structures in the district. Other blighting factors include the heavy commercial land uses and railroad and industrial border.

12. BEAUMONT STREET SECTION

Neighborhood has varying characteristics. The Market and Coal Streets is primarily single family with scattered small stores plus an intensive commercial development along Market Street on its southern border and heavy industrial uses along the Jersey Central Railroad on its western border.

Building up almost two thirds of the neighborhood are coal company areas, the City incinerator and a large flat vacant parcel.

The residential section contains the Custer Park at the western end, and although it is not centrally located, it is a half mile walking distance from most of the recreation facilities in the district. These include a little league field, a ball field and a playground.

Valley Railroad, plus Mill Creek which border the area seem to have had a bad effect on adjacent housing. Heavy traffic on River and North Main Streets have also had a blighting effect.

12. BEAUMONT STREET SECTION

Land Use. The Beaumont Street Area has varying characteristics. The section on the east side of Wyoming Street consists primarily of single family and two family residential units with some scattering of small stores and heavy commercial uses. The second section, east of Wyoming Street contains a portion of the City's central "railroad belt" along which are located heavy commercial and industrial uses. Some vacant land exists in this latter area which would be suitable for industrial development.

Community Facilities. There are no schools in the area, although most of the residents are within walking distance of the North Street Elementary Public School. However this involves crossing North Street which is a heavily traveled road.

The district contains only the Francis Slocum Park which is inconveniently located at the southeastern edge of the residential development at a heavy traffic intersection surrounded by heavy commercial uses.

Housing Characteristics. This neighborhood is relatively small in size and contains about 2,571 persons and 706 dwelling units. The proportion of home owners and the average size of the household is about the same as the average for the City as a whole. A relatively small percentage of its dwelling units (7.8 percent) were considered substandard in 1950, and these are scattered throughout the neighborhood.

Blighting Conditions. The principal blighting factor is the spread of heavy commercial and industrial uses from the railroad belt into the purely residential sections. This has begun between Wyoming Street and Pennsylvania Avenue and should be restricted from jumping to the west side of Wyoming Avenue. The growth of additional small commercial stores throughout the area should also be restricted.

13. BOWMAN'S HILL-BROOKSIDE SECTION

Land Use. This district is a contrast in many varying types of land uses and development conditions. The area is cut into three separate sections by the Laurel Run Creek and the Main Line of the Lehigh Valley Railroad. The area on both sides of the creek is flat, possibly subject to flooding and as a result has remained vacant, except for a portion which has developed as Hollenback Park. The land on both sides of the railroad has primarily been developed with Hudson Coal Company lands and industrial and commercial uses. Most of the residential development which exists is located in two narrow strips parallel to North Main Street and to North Pennsylvania Avenue, both of which are adjacent to either coal lands or heavy commercial uses. A small isolated pocket of poor housing has also developed between Mill Creek and the railroad. Small commercial uses are scattered throughout the residential areas.

Creek which border the area seem to have had blighting effect. Heavy traffic on River and North Main Street has a blighting effect.

ON

Street Area has varying characteristics. The North Street area consists primarily of single family units with some scattering of small stores and the second section, east of Wyoming Street contains the central "railroad belt" along which are scattered industrial uses. Some vacant land exists in the area which could be suitable for industrial development.

There are no schools in the area, although most of the population is within walking distance of the North Street Elementary School. This involves crossing North Street which is a blighting factor.

Only the Francis Slocum Park which is inconveniently located on the eastern edge of the residential development at a heavy blighting effect. The area is surrounded by heavy commercial uses.

This neighborhood is relatively small in size with 706 dwelling units. The proportion of the average size of the household is about the same as the city as a whole. A relatively small percentage of the population (32.4 percent) were considered substandard in 1950, and throughout the neighborhood.

The principal blighting factor is the spread of industrial uses from the railroad belt into the purely residential area. This has begun between Wyoming Street and Pennsylvania Street by jumping to the west side of Wyoming Street. Additional small commercial stores throughout the area are a blighting factor.

W. SIDE SECTION

There is a contrast in many varying types of land uses in this section. The area is cut into three separate sections by the Lehigh Valley Railroad and the Main Line of the Lehigh Valley Railroad. The area of the creek is flat, possibly subject to flooding and is mostly vacant, except for a portion which has developed. The land on both sides of the railroad has primarily been used for Hudson Coal Company lands and industrial and commercial uses. The residential development which exists is located parallel to North Main Street and to North Pennsylvania Street. The area is adjacent to either coal lands or heavy commercial uses. A pocket of poor housing has also developed between the railroad and the residential area. Small commercial uses are scattered throughout the area.

Community Facilities. The northern strip of residential development parallel to North Main Street contains three parochial schools, the Cuthrie Public Elementary School and a little league field. The remaining two residential clusters contain no schools or parks. Hollenback Park and Golf Course is located at the northern end of the district.

Housing Characteristics. This district as a whole, contains about 4,532 persons housed in 1,243 dwelling units located in single and two family structures. Household size is about the same as the City average although the proportion of home owners is slightly higher. A large proportion (32.4 percent) of the dwelling units were considered substandard. These are located in all areas of the neighborhood, except for a small section in the southwest corner which contained units in fairly good condition.

Blighting Conditions. Most of the usual blighting factors are found in this district in one degree or another:- intermixtures of incompatible land uses, adjacent railroad tracks, and isolated pockets of housing.

14. EAST END SECTION

Land Use. East End contains a main body of residential development of one and two family homes, surrounded by industrial, commercial, coal and vacant lands to the north and the "central railroad and industrial belt" to the west. Scott Street, a heavily traveled major street cuts through the residential area. Considerable scattered commercial uses have developed along this street as well as in other sections of the area. The intersection of routes 309, 115 and 315 has developed as an important commercial center containing several new motels, a gas station and other uses.

Community Facilities. The residential portion contains the Edward Mackin Public Elementary School and the Holy Savior Parochial School, both centrally located. However students from the west side of the area must cross Scott Street to get to these schools. The large M. B. Williams Park and a vocational school are located at the southern edge of the residential area.

Housing Characteristics. This district contains the second highest proportion of home owners (57.6 percent), although the average size of each household is about the same as for the City as a whole. About 3,523 persons live in this district in 943 dwelling units, of which 15.5 percent were considered substandard in 1950. The substandard units are located in several clusters:- adjacent to the Jersey Central tracks on the west, and adjacent to the vacant area, and the Hudson Coal Company land on the east. A small pocket of poor housing has also started along a portion of Scott Street.

Blighting Conditions. Again, as in the Bowman's Hill-Brookside District all types of factors leading to blight are found in this section:- mixed uses, adjacent coal, industrial and heavy commercial areas, railroad tracks and a heavily traveled street cutting through the residential area.

Creek which border the area seem to have had blighting effect. Heavy traffic on River and North Main Street has a blighting effect.

ON

Street Area has varying characteristics. The block of Wyoming Street consists primarily of single family units with some scattering of small stores and the second section, east of Wyoming Street contains the central "railroad belt" along which are scattered small commercial stores and industrial uses. Some vacant land exists in the area which could be suitable for industrial development.

There are no schools in the area, although most of the population is within walking distance of the North Street Elementary School. This involves crossing North Street which is a blighting factor.

Only the Francis Slocum Park which is inconveniently located on the eastern edge of the residential development at a heavy blighting factor surrounded by heavy commercial uses.

This neighborhood is relatively small in size with 706 dwelling units. The proportion of the average size of the household is about the same as for the city as a whole. A relatively small percentage of the population (about 10 percent) were considered substandard in 1950, and throughout the neighborhood.

The principal blighting factor is the spread of industrial uses from the railroad belt into the purely residential area. This has begun between Wyoming Street and Pennsylvania Street and is restricted from jumping to the west side of Wyoming Street. Additional small commercial stores throughout the area are a blighting factor.

WIDE SECTION

There is a contrast in many varying types of land uses in the area. The area is cut into three separate sections by the Main Line of the Lehigh Valley Railroad. The area of the creek is flat, possibly subject to flooding and is mainly vacant, except for a portion which has developed. The land on both sides of the railroad has primarily industrial uses. The residential development which exists is located in a strip parallel to North Main Street and to North Pennsylvania Street and is adjacent to either coal lands or heavy commercial uses. A pocket of poor housing has also developed between the residential area and the railroad. Small commercial uses are scattered throughout the area.

15. MINERS MILLS SECTION

Land Use. This area contains several sections having varying characteristics. Considerable vacant land and land covered with culm piles exists in this district particularly along its outermost fringes, on the east, west and north. There are two main bodies of residential development separated by the tracks of the Delaware and Hudson and the Jersey Central Railroads. Access between these two areas is limited to only two streets across the tracks. Wedged between the two residential areas are the coal lands of Hudson Coal Company. Considerable strip commercial development is spread out along East Main and Washington Streets.

Community Facilities. There is only one public school in the entire area and this is located in the residential section west of the Delaware and Hudson Railroad tracks. Two large sized play areas, Brogan Park at the north end and a ballfield on the east side serve the area. The municipal golf course is also adjacent to a portion of this district.

Housing Characteristics. Miners Mills contains the largest proportion of substandard units in the entire City (33.6 percent). These units are located in all sections and particularly on the west side of the Delaware and Hudson Railroad tracks, and along East Main Street. The entire district houses about 3,511 persons in 937 dwelling units. Home ownership and the size of the family are about the same as the average for the rest of the City.

Blighting Conditions. The factors causing blight are the presence of adjacent coal lands and culm piles, isolated pockets of vacant land in seedy condition, the old age of housing, and the railroad lines which cut up the area and strip commercial development.

16. PARSONS SECTION

Land Use. The Parsons Section has many characteristics similar to the Miners Mills District. More than half of its area on the east side is covered with culm piles, strippings or seedy vacant areas among which two isolated pockets of poor housing are also found. The main residential development although concentrated on the west side of the district, is pierced by the Main and Nanticoke Branch Lines of the Jersey Central Railroad and by Laurel Run. Coal lands and breaker areas of the Hudson Coal Company abut it on the north and south edges. Considerable strip commercial development exists along George Avenue and small stores are scattered throughout other areas. Routes 315 and 115 pass through the southwest corner of the District mainly through vacant land. However some commercial development has occurred along this road and the Veteran's Administration Hospital occupies a portion of land along the south side of this highway.

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Community Facilities. The main residential section contains the
Calvin Public Elementary School along its eastern edge and a private
school along Mill Street. Only one small ballfield exists along Scott
Street, not very well located to serve all of the residential areas.

Housing Characteristics. This district contains about 5,335 persons
in some 1,374 dwelling units. Home ownership and the average size of
the family in this district are high compared to the City as a whole.
About one out of four of the dwelling units were classed as substandard
in 1950. These substandard units are located in isolated pockets along
Matson Avenue and in the "Scranton Patch" section. Other areas of poor
housing are located along the railroads and adjacent to the coal lands.

Blighting Conditions. This district is suffering from the same factors
prevalent in much of the northern part of the City:- poor planning,
lack of suitable regulatory controls, residential areas cut by railroads,
adjacent coal lands, each of adequate community facilities, and haphazard
commercial development.

TABLE 20

Neighborhood Characteristics
Wilkes-Barre, Pennsylvania, 1950

Neighborhood	Popula- tion	Dwelling Units	Average Household Size(b)	Percent of Dwelling Units	
				Owner Occupied	Substand- ard(a)
1. Central Business District	4,823	1,478	3.3	16.2%	14.1%
2. Firwood	2,398	692	3.5	54.9	3.8
3. Riverside	4,909	1,597	3.1	44.2	3.5
4. South Wilkes-Barre	5,168	1,461	3.5	50.3	4.6
5. South Main Street	6,944	2,135	3.3	36.1	11.1
6. New Town	4,132	1,059	3.9	63.4	11.7
7. Stanton Street	6,667	1,720	3.9	52.5	16.3
8. Mayflower	6,556	1,710	3.8	55.2	19.8
9. Northampton Street	6,724	1,915	3.5	42.0	19.3
10. Brewery Hill	4,965	1,359	3.7	45.2	30.8
11. North Wilkes-Barre	4,068	1,013	4.0	51.5	18.3
12. Beaumont Street	2,571	706	3.6	45.0	7.8
13. Bowman's Hill-Brookside	4,532	1,243	3.6	49.9	32.4
14. East End	3,523	943	3.7	57.6	15.5
15. Miners Mills	3,511	937	3.8	46.6	33.6
16. Parsons	5,335	1,374	3.9	52.9	24.7
TOTAL	76,826	21,342	3.6	46.6	16.6

Source: 1950 Census of Population and Housing.

(a) Substandard defined as units which were either dilapidated, or lacked
a private bath, toilet or hot running water.

(b) Equals average persons per dwelling unit.

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URBAN RENEWAL PROGRAM

The Housing and Neighborhood Analysis reveals a need for an Urban Renewal Program to counteract a serious and widespread condition of blight, deterioration and poor neighborhood environmental conditions. Housing and living conditions must be made more attractive, not only for the benefit of the present City residents, but also to serve as an inducement to new firms seeking to locate in the City.

HAZLE STREET URBAN RENEWAL PROJECT

The need for renewing poor housing areas in Wilkes-Barre has already been recognized by local officials. In August of 1958 City Council appointed a five man redevelopment authority for the purpose of embarking on a comprehensive urban renewal program. At the advice of the Planning Commission the Redevelopment Authority has already started survey and planning for a project area located along the central "railroad belt" in the South Main Street and Mayflower Planning Districts.

The area, designated as the Hazle Street Renewal Project, is 51.8 acres in size and contains an estimated 409 dwelling units of which 325 were found to be in poor physical condition, and in need of major repairs. The entire area is blighted and predominantly residential in character. It suffers from extensive overcrowding of land by buildings, narrow lots, proximity to poor environmental conditions such as railroads, commercial uses, factories and heavy traffic. About two-thirds of the area has been tentatively designated for complete clearance with the remainder in need of rehabilitation.

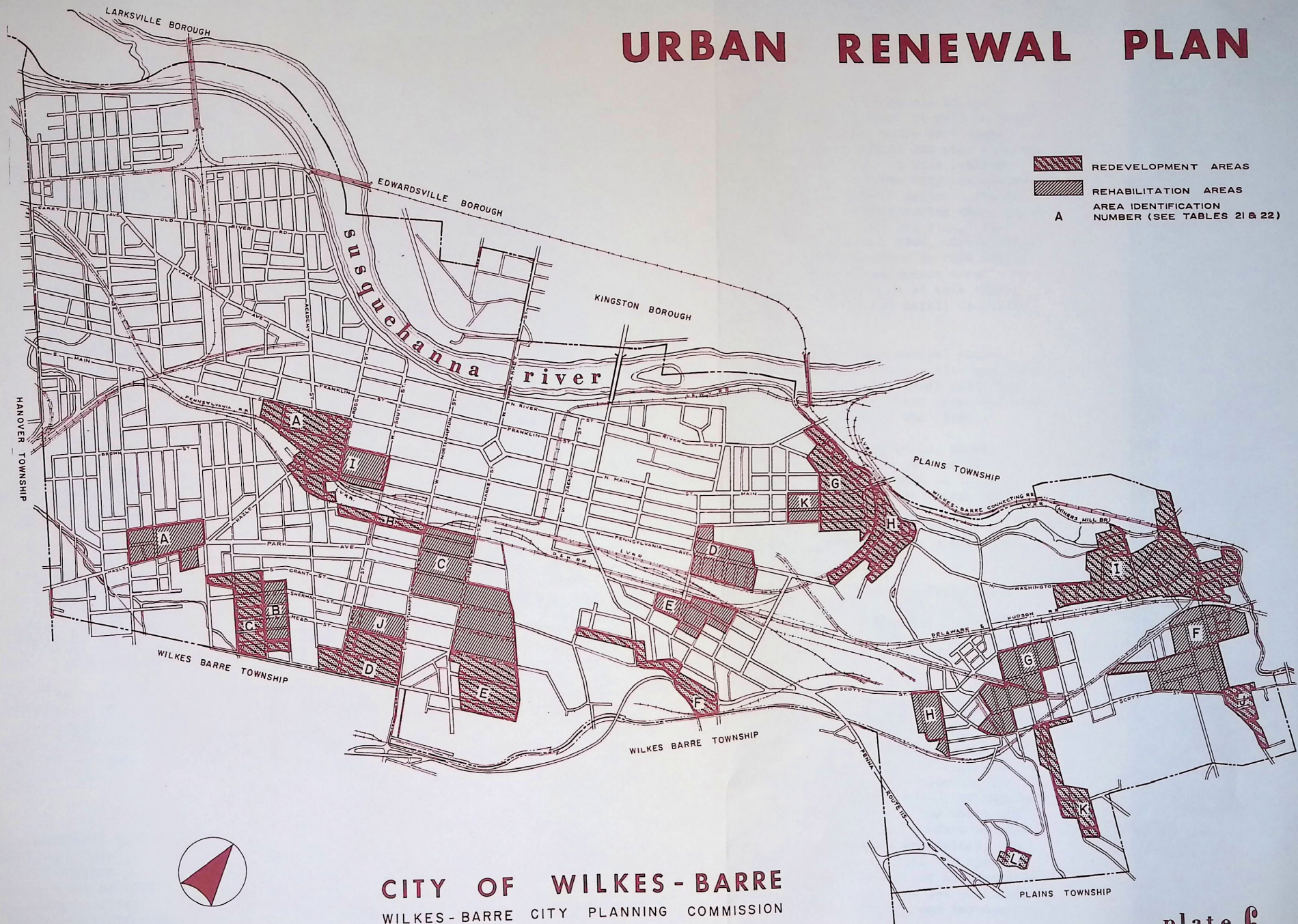
The net cost of this project is presently estimated to be \$1,547,100 of which the City share will be about \$262,350. This City share can be provided through a combination of cash payments and local "grants in aid" in the form of street and utility improvements, and the provision of other facilities which will directly serve the project. It is expected that the State of Pennsylvania will contribute an amount equal to the City share and that the Federal Government will provide the remainder, some \$1,049,400.

This project will be of great benefit to the City. At relatively little cost it will provide new centrally located industrial sites which will assist the economy of the area and will also provide an opportunity for improving traffic circulation. The families involved will also be benefited since their housing conditions will be improved as they are re-located into a better living environment.

URBAN RENEWAL PLAN

The renewal action already taken by the City represents a necessary first step. However, a long-range plan must consider additional areas and action necessary for the development of an effective overall program. Recommendations for such a program should include the delineation of city-wide renewal areas, the adoption of a Housing Code and other Regulatory Ordinances, and the appropriation of adequate funds to carry out a thorough program of Housing Code enforcement.

URBAN RENEWAL PLAN



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The City can probably not afford the expense of meeting all of its urban renewal needs by the year of 1980. Nevertheless, it will be useful to determine the magnitude of these total needs since an overall approach will assist in the establishment of priorities and will indicate the need for additional Federal and State assistance on this problem. This report therefore includes more "projects" than the City can presently be expected to afford over the planning period. These projects can be studied by local officials and the feasibility of undertaking them can be discussed. In a future master plan report, the "Land Use Plan," the specific projects which can be undertaken by the year 1980, within this overall program, will be detailed. The program outlined in this report also suggests a possible reuse for the various redevelopment areas. Again, this is only for the purpose of general guidance at this time. Here again, the "Land Use Plan" will spell out in more detail the best and most feasible reuse of these areas.

The City-wide Renewal Areas. Various areas for urban renewal action have been delineated for the entire City (Plate 6). The action required consists of redevelopment or clearance of the areas in worst condition, rehabilitation of those areas which are in somewhat better shape and conservation for the basically sound residential areas of the City:

1. Redevelopment Areas - About 3,325 dwelling units, almost 16 percent of all the units in the City are in need of redevelopment. These units are located in some 12 project areas covering about 304 acres of land. These areas, are located either along the central "railroad belt" or are primarily scattered on the eastern fringes of the City (Table 21). In 1950 half of the units in these areas were either dilapidated or lacked a private bath.
2. Rehabilitation Areas - Eleven areas within the City, also located on the eastern and northern parts of the City are in need of rehabilitation. These cover some 260 acres and contain about 2,797 dwelling units of which about one-quarter were dilapidated or lacked a private bath in 1950 (Table 22).

Private improvement in these areas can be expected through adequate housing code enforcement and through the provision of needed community facilities by the City. Over the longer term, however, Wilkes-Barre may wish to consider the development of actual urban renewal projects aimed at rehabilitation. Although this approach is relatively untested as yet, the intention is to encourage property owners to improve their houses voluntarily to higher standards than those set by the Housing Code. In this way obsolescence would be prevented and property values and tax ratables maintained. In this type of project, federal funds may be used for spot clearance of individual dilapidated buildings or incompatible land uses, and special mortgage insurance aids are available to help property owners finance their repairs and improvements.

TABLE 21
Proposed Redevelopment Areas(a)
Wilkes-Barre, Pennsylvania

Area(a) Identification Letter	Location Neighborhood	Street	Dwelling Units(c)		Area (Acres)	Possible Reuse(d)
			Number	Percent Sub- standard(d)		
A(b)	S. Main St.- Mayflower	South Main St.- Hazle St.	391	35.5%	37.4	Industrial
B	Mayflower- Northampton	Hickory St.- South Sts.	81	46.8	6.2	Industrial
C	Mayflower	South Grant St.- Moyallen St.	306	48.5	17.8	Residential
D	Mayflower- Northampton	South Meade St.- East South St.	276	42.3	29.4	Residential
E	Brewery Hill	North Meade St.- East Market St.	409	39.2	28.2	Residential- Industrial
F	East End	North Grant St.- Maxwell St.	109	48.5	15.4	Residential- Industrial
G	North Wilkes- Barre Bowman's Hill	North Main St.- Chestnut St.	502	41.9	41.4	Residential- Industrial
H	Bowman's Hill	North Washing- ton St.-East Market St.	714	40.1	68.0	Industrial

(Continued on next page)

C	Mayflower	South Grant St.- Moyallen St.	306	48.5	17.8	Residential
D	Mayflower- Northampton	South Meade St.- East South St.	276	42.3	29.4	Residential
E	Brewery Hill	North Meade St.- East Market St.	409	39.2	28.2	Residential- Industrial
F	East End	North Grant St.- Maxwell St.	109	48.5	15.4	Residential- Industrial
G	North Wilkes- Barre Bowman's Hill	North Main St.- Chestnut St.	502	41.9	41.4	Residential- Industrial
H	Bowman's Hill	North Washing- ton St.	714	40.1	68.0	Industrial

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3. Conservation Areas - The remaining developed areas -

(Table 21 continued)

Area(a) Identification Letter	Location		Dwelling Units(c) Percent Sub- standard(d)		Area (Acres)	Possible Reuse(d)
	Neighborhood	Street	Number			
I	Miners Mills	N.Washington St.-E.Market St.	714	40.1	68.0	Industrial
J	Miners Mills	Scott St.- E. Main St.	90	45.9	8.6	Industrial
K	Parsons	Matson Ave.	94	59.1	22.4	Public Reserve
L	Parsons	"Scranton Patch" Area (Near Rt. 315)	22	95.5	4.7	Public Reserve
Total	--	--	3,325	49.6%	303.6	--

(a) See Plate 6 for location of areas. Area letter does not indicate priority.

(b) Area A - corresponds to a portion of Hazle Street Urban Renewal Area.

(c) Dwelling Units data from 1950 Census of Housing - Block Statistics Data for Area A differs slightly from current field surveys.

(d) The number of areas which can be redeveloped by 1980, their priority and best reuse will be outlined in the "Land Use Plan," a future master plan report.

NOTE: The proposed redevelopment areas were selected on the basis of poor housing conditions as reported by the 1950 Census and by the presence of adverse environmental factors. In the future, as conditions change, and when new field surveys are undertaken, the need for redevelopment in other areas of the City may also become necessary.

C	Mayflower	South Grant St.- Moyallen St.	306	48.5	17.8	Residential
D	Mayflower- Northampton	South Meade St.- East South St.	276	42.3	29.4	Residential
E	Brewery Hill	North Meade St.- East Market St.	409	39.2	28.2	Residential- Industrial
F	East End	North Grant St.- Marwell St.	109	48.5	15.4	Residential- Industrial
G	North Wilkes- Barre Bowman's Hill	North Main St.- Chestnut St.	502	41.9	41.4	Residential- Industrial
H	Bowman's Hill	North Washing- ton St.-East Market St.	714	40.1	68.0	Industrial

(Continued on next page)

TABLE 22

Proposed Rehabilitation Areas
Wilkes-Barre, Pennsylvania

Area (a) Identification Letter	Location Neighborhood Streets		Dwelling Units (c)		Area (Acres)
			Number	Percent Substandard	
A	Stanton	Hazle St.-Loomis St.	241	31.0%	20.9
B	Mayflower	Dana St.-Metcalf St.	99	24.0	17.0
C	Northampton and Brewery Hill	Market St.-Northamp- ton St.-Coal St.	1012	31.9	66.3
D	Bowman's Hill	N. Pennsylvania Ave.	262	25.3	21.5
E	East End	Kidder St.	139	27.7	17.2
F	Miners' Mills	Scott St.-E. Main St.	323	29.6	45.2
G	Parsons	George St.-Mill St.	276	22.6	28.7
H	Parsons	Scott St.	108	29.2	10.3
I (b)	South Main	Ross St.-Washington St.	98	12.2	15.5
J	Northampton	Sherman St.-South St.	146	20.1	10.1
K	Bowman's Hill	Main St.-Linden St.	93	26.1	7.4
Total		-	2797	25.4%	260.1

- (a) See Plate 6 for location of areas. Area letter does not indicate priority.
 (b) Area I - corresponds to a portion of Hazle Street Urban Renewal Area.
 (c) Dwelling units data from 1950 Census of Housing - Block Statistics
 Data for Area A differs slightly from current field surveys.

TABLE 22

Rehabilitation Areas
Harrisburg, Pennsylvania

Location Streets	Dwelling Units (c)		Area (Acres)
	Number	Percent Substandard	
Hazle St.-Loomis St.	241	31.0%	20.9
North St.-Metcalfe St.	99	24.0	17.0
Market St.-Northampton St.-Coal St.	1012	31.9	66.3
Pennsylvania Ave.	262	25.3	21.5
4th St.	139	27.7	17.2
5th St.-E. Main	323	29.6	45.2
6th St.-Mill St.	276	22.6	28.7
7th St.	108	29.2	10.3
8th St.-Washington	98	12.2	15.5
9th St.-South St.	146	20.1	10.1
10th St.-Linden St.	93	26.1	7.4
-	2797	25.4%	260.1

Rehabilitation Areas. Area letter does not indicate

Portion of Hazle Street Urban Renewal Area.
50 Census of Housing - Block Statistics
derived from current field surveys.

3. Conservation Areas - The remaining developed areas of the City which were not classified as in need of redevelopment or rehabilitation are designated as housing conservation areas. No actual urban renewal projects are designated for these basically sound residential areas, but the continued enforcement of the proposed Housing Code and other City ordinances, normal maintenance by private owners, and the provision of needed community facilities and services will insure their maintenance in good condition.

CODES AND ORDINANCES

As a part of its "Workable Program" for the elimination of substandard areas, the City will establish a comprehensive set of regulations designed to govern both existing and new construction. These regulations will include a zoning ordinance, a subdivision ordinance, and a housing code which will supplement the present building code now in force.

1. Zoning Ordinance - The zoning ordinance will prevent the creation of poor environmental conditions in the future. It will be based upon the Land Use Plan and will regulate the location, height, and size of buildings and yard spaces and will control the density of population within an area. Thus, residential areas in the future will be well protected from the encroachment of incompatible, industrial and commercial uses.
2. Housing Code - Unlike the Building Code which sets up construction standards for new buildings, the Housing Code applies to existing structures as well. It requires that every dwelling be maintained in decent, safe, and sanitary condition. Requirements are set for structural safety, heating, plumbing facilities, and living space. A City Inspector will be authorized by the code to enter existing dwellings and require the correction of violations. Houses which are too dilapidated to repair can be condemned and demolished. This code can have an important effect in correcting and preventing serious housing deterioration.
3. Subdivision Ordinance - The Subdivision Ordinance will control the design and layout for streets and lots and proposed subdivisions of land. It will establish minimum design standards and improvements which the subdivider must comply with before creating new residential lots.

APPENDICES

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APPENDIX TABLE 1

Population Composition, by Age and Sex,
Wilkes-Barre 1940 - 1950

Age	Number		Percent Distribution(a)	
	1940	1950	1940	1950
M A L E S				
Under 5	2,755	3,389	6.5	9.2
5-14	7,351	5,259	17.4	14.4
15-24	8,318	5,397	19.7	14.7
25-34	6,782	5,694	16.1	15.5
35-44	5,604	5,426	13.3	14.8
45-54	5,452	4,518	12.9	12.3
55-64	3,509	3,945	8.3	10.8
65 & over	2,400	3,019	5.7	8.2
Total	42,171	36,647	100.0	100.0
F E M A L E S				
Under 5	2,729	3,331	6.2	8.3
5-14	7,359	5,205	16.7	13.0
15-24	9,086	6,373	20.6	15.9
25-34	7,133	6,252	16.2	15.6
35-44	5,986	5,924	13.6	14.7
45-54	5,379	5,044	12.2	12.6
55-64	3,538	4,149	8.1	10.3
65 & over	2,810	3,901	6.4	9.7
Total	44,065	40,179	100.0	100.0
T O T A L				
Under 5	5,484	6,720	6.4	8.7
5-14	14,710	10,464	17.1	13.6
15-24	17,404	11,770	20.2	15.3
25-34	13,915	11,946	16.1	15.5
35-44	11,590	11,350	13.4	14.8
45-54	10,831	9,562	12.6	12.4
55-64	7,092	8,094	8.2	10.5
65 & over	5,210	6,920	6.0	9.0
Total	86,236	76,826	100.0	100.0

Source: U.S. Bureau of the Census.

(a) Detail may not add to totals due to rounding.

APPENDIX TABLE 2

Resident Live Births and Deaths
Wilkes-Barre, Pennsylvania, 1937 - 1957

Year	Resident Live Births	Deaths
1937	1,345	1,009
1938	1,366	1,033
1939	1,315	1,108
1940	1,411	1,107
1941	1,359	981
1942	1,411	1,018
1943	1,475	1,063
1944	1,308	1,000
1945	1,328	979
1946	1,763	948
1947	2,016	1,026
1948	1,821	963
1949	1,710	1,035
1950	1,666	1,041
1951	1,647	968
1952	1,455	988
1953	1,431	960
1954	1,296	953
1955	1,342	977
1956	1,297	933
1957	1,258	1,006
Total	31,020	21,096

Source: Pennsylvania State Department of Health.

APPENDIX TABLE 2

Live Births and Deaths
Pennsylvania, 1937 - 1957

Resident Live Births	Deaths
1,345	1,009
1,366	1,033
1,315	1,108
1,411	1,107
1,359	981
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1,475	1,063
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1,763	948
2,016	1,026
1,821	963
1,710	1,035
1,666	1,041
1,647	968
1,455	988
1,431	960
1,296	953
1,342	977
1,297	933
1,258	1,006
1,020	21,096

Department of Health.

APPENDIX TABLE 3

Existing Land Uses
Wilkes-Barre, Pennsylvania - October 1958

Type of Land Use	Acres	Percent of	
		Total Land	Developed Land
Residential	1,336.51	27.4	35.0
Commercial	336.91	6.9	8.8
Mixed and Light Commercial	206.70	4.2	5.4
Heavy Commercial	130.21	2.7	3.4
Industrial and Transportation	476.53	9.7	12.4
Light Industry	49.69	1.0	1.2
Heavy Industry	113.60	2.3	3.0
Transportation	313.24	6.4	8.2
Coal Workings	441.76	9.1	11.5
Breakers	284.81	5.9	7.4
Culm	106.65	2.2	2.8
Stripping	50.30	1.0	1.3
Public Uses	443.76	9.1	11.6
Streets	791.86	16.3	20.7
Developed Land Subtotal	3,827.33	78.5	100.0%
Vacant	716.52	14.7	-
Agriculture	42.03	.9	-
Dikes	34.63	.7	-
Open Land Subtotal	793.18	16.3	-
Water Bodies	250.96	5.2	-
TOTAL GROSS AREA	4,871.47	100.0%	-

Source: October 1958 field survey, insurance maps and aerial photographs.

APPENDIX TABLE 2

Live Births and Deaths
Pennsylvania, 1937 - 1957

Resident Live Births	Deaths
1,345	1,009
1,366	1,033
1,315	1,108
1,411	1,107
1,359	981
1,411	1,018
1,475	1,063
1,308	1,000
1,328	979
1,763	948
2,016	1,026
1,821	963
1,710	1,035
1,666	1,041
1,647	968
1,455	988
1,431	960
1,296	953
1,342	977
1,297	933
1,258	1,006
21,020	21,096

Department of Health.

APPENDIX TABLE 4

Dwelling Unit Types
Wilkes-Barre, 1950

Type of Dwelling Units	Dwelling Units	
	Number	Percent
Single dwelling unit, detached	9,460	44.4%
One dwelling unit, attached	569	2.7
One and two dwelling units, semi detached	3,556	16.6
Two dwelling unit, other	3,254	15.2
3 and 4 dwelling unit	2,652	12.4
5 to 9 dwelling unit	1,256	5.9
10 to 19 dwelling unit	418	2.0
20 to 49 dwelling unit	161	.7
50 unit or more	-	-
Trailers	16	.1
Total	21,342	100.0

Source: 1950 Census of Housing

APPENDIX TABLE 5

Occupancy Characteristics,
Wilkes-Barre, 1950

Type of Dwelling Units	Number of Dwelling Units	Percent of Occupied
Occupied Dwelling Units	21,056	100.0%
Owner Occupied	9,824	46.7
Renter	11,232	53.3
Vacant Dwelling Units	284	-
Non-residential Units	2	-
GRAND TOTAL	21,342	-

Source: 1950 Census of Housing

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Dwelling Unit Types
Wilkes-Barre, 1950

	Dwelling Units	
	Number	Percent
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d	569	2.7
, semi detached	3,556	16.6
	3,254	15.2
	2,652	12.4
	1,256	5.9
	418	2.0
	161	.7
	-	-
	16	.1
	21,342	100.0

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APPENDIX TABLE 5

y Characteristics,
es-Barre, 1950

	Number of Dwelling Units	Percent of Occupied
	21,056	100.0%
	9,824	46.7
	11,232	53.3
	284	-
	2	-
	21,342	-

APPENDIX B

Glossary of Terms Used in Land Use Report

Total or Gross Land - The entire area within the boundaries of the City, including all developed and open land.

Developed Land - All land developed with man made features further classified as follows:

1. Residential - Includes all single family, two family and apartment structures.
2. Light Commercial - Includes retail stores, offices, restaurants, theaters, services, hotels, amusements, etc.
3. Heavy Commercial - Includes wholesaling and warehouse facilities, auto sales, lumber yards, outdoor storage areas, drive-ins.
4. Mixed Commercial - Commercial structures which also contain residential units.
5. Light Industry - Manufacturing processes using semi-finished materials and utility functions.
6. Heavy Industry - Manufacturing processes using raw materials.
7. Transportation - Railroad rights-of-way, yards, shops, terminals and service facilities.
8. Public - Includes recreation areas, schools, institutional uses, and public buildings.
9. Coal Workings - Includes culm piles, stripping areas and colliery or breaker areas.
10. Streets - The rights-of-way of all open streets or alleys. Does not include "paper streets."

Open Land - All undeveloped land within an area, further classified as follows:

1. Bodies of Water - Brooks, rivers and lakes.
2. Vacant Land - Open land either unused or in farm use.
3. Flood Control Areas - Dikes, or other open areas reserved for flood control purposes.

Project Staff

Michael Cabot - Project Planning Director

Murray D. Sabloff - Associate Planner

John F. Radkiewicz - Associate Planner

Consultants

Isadore Candeub and Associates

Isadore Candeub, A.I.P. Principal Planner

Offices

SCRANTON, PA. - 316 N. Washington Avenue

NEWARK, NEW JERSEY - 32 Green Street



