

**EAST VENANGO
INDUSTRIAL REDEVELOPMENT
AREA PLAN**

PHILADELPHIA CITY PLANNING COMMISSION

76-23

JULY 1976

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Philadelphia City Planning Commission 1976



CITY OF PHILADELPHIA

PHILADELPHIA CITY PLANNING COMMISSION
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1 July 1976

Mr. Peter D. Carlino, Chairman
Redevelopment Authority of the
City of Philadelphia
1234 Market Street, 8th Floor
Philadelphia, Pennsylvania 19107

Dear Mr. Carlino:

Transmitted herewith is the Redevelopment Area Plan for the East Venango Industrial Area, as prepared by the City Planning Commission in accordance with the provisions of the Urban Redevelopment Law of May 24, 1945, P. L. 991, as amended.

The East Venango Industrial Redevelopment Area is bounded by Bath Street, Balfour Street, Kingston Street and Pacific Street, including the public right-of-way of Balfour Street between Pacific Street and Castor Avenue. It lies within the boundaries of the larger Aramingo Redevelopment Area which was certified on January 9, 1948 and amended on November 1, 1966.

The East Venango Industrial Redevelopment Area Plan is in general conformance with the Comprehensive Plan for the City of Philadelphia dated May 1960 as amended, and was approved by the City Planning Commission at its meeting of July 1, 1976.

Sincerely yours,

A handwritten signature in cursive script that reads "Bernard C. Meltzer".

Bernard C. Meltzer
Chairman

EAST VENANGO REDEVELOPMENT AREA PLAN

Introduction

The East Venango Industrial Redevelopment Area lies within the boundaries of the Aramingo Redevelopment Area and is located about five miles northeast of City Hall and a third of a mile west of the Delaware River. The Aramingo Redevelopment Area was certified on January 9, 1948, and bounded by Venango Street, Orthodox Street, the Delaware River and the Penn Central Railroad (Philadelphia and Trenton Branch). It was amended on November 1, 1966 to include the area bounded by Allen Street, Kingston Street and Balfour Street.

The purpose for limiting the activity to this sub area within the larger Aramingo Certified area is as follows:

1. The project will allow the City to complete an industrial development zone separate from existing residential areas along the Delaware Expressway.
2. This development will provide greater utilization of the regional roadway network adjacent to the Delaware Expressway, thereby minimizing truck traffic in residential areas.
3. Potential Federal Economic Development Administration funding allows the City to undertake the development of industrial land within the East Venango Area. Such funding would minimize the local funding share and provide needed industrial development areas within the City.
4. Further study is necessary before recommendations can be made for the remainder of the Area.

East Venango is adjacent to and would be compatible with two of the major influences in this area:

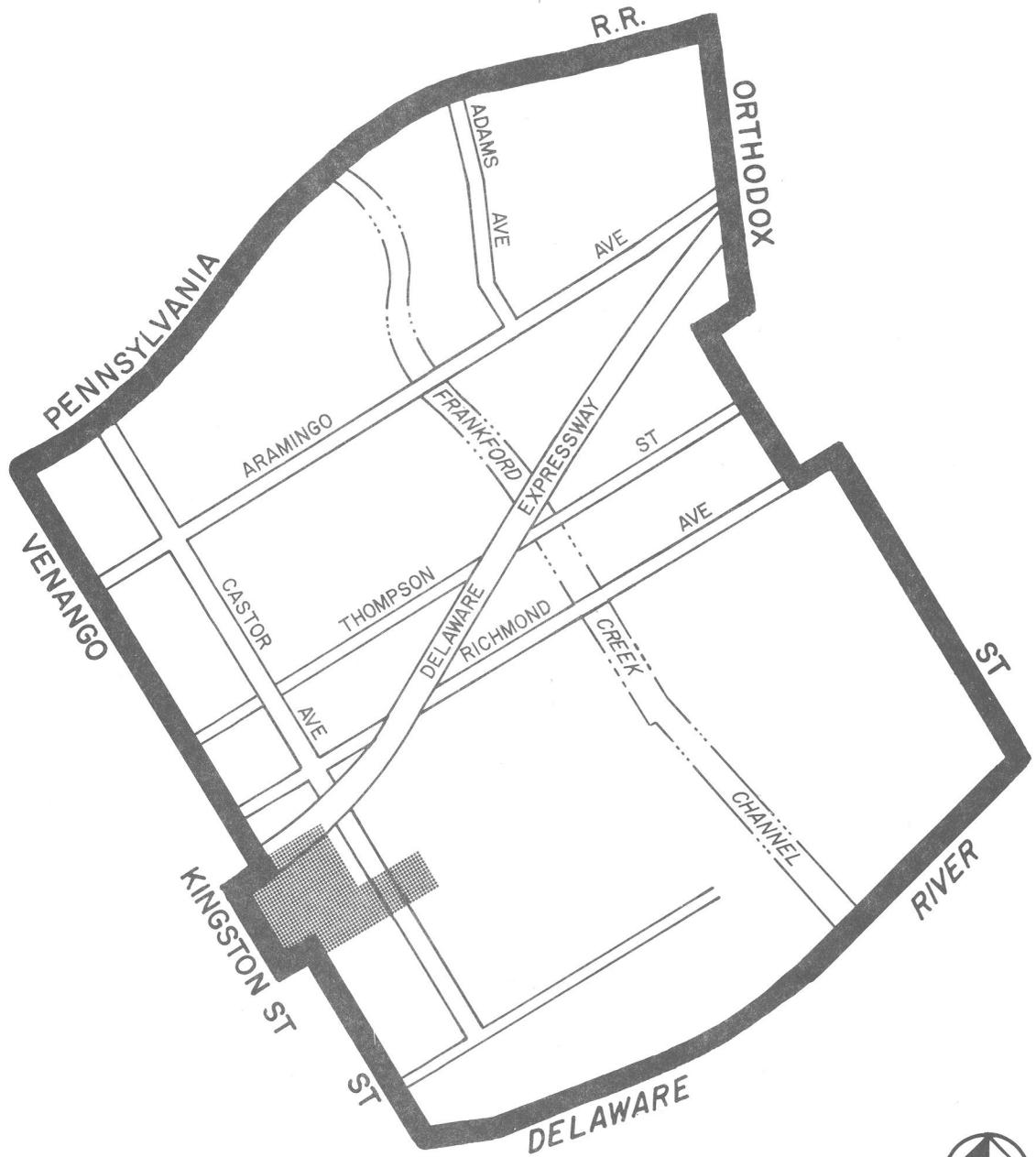
1. Philadelphia Gas Works
The main facility for the production and storage of natural gas in the City of Philadelphia.
2. Delaware Expressway
The Delaware Expressway provides for an elevated expressway on structure and fill which runs diagonally through the area paralleling the Delaware River, allowing access both to other parts of the City as well as regional connections.

The Redevelopment Area Plan has the following objectives:

1. to remove isolated residential uses for which adequate community services cannot be supplied;
2. to eliminate unnecessary streets and develop a new street system to serve proposed land uses in the area more efficiently;
3. to consolidate remnant parcels into lots which are suitable for new uses;
4. to develop a portion of the area in conformity with the goals of the Comprehensive Plan.



EAST VENANGO INDUSTRIAL REDEVELOPMENT AREA PLAN



ARAMINGO REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION

Boundaries and Existing Conditions

The East Venango Industrial Redevelopment Area covers an area bounded by Balfour Street on the southeast, Bath Street on the northwest, Pacific Street on the northeast and Kingston Street on the southwest including the public right-of-way of Balfour Street from Pacific Street to Castor Avenue.

Comprising approximately 3.5 acres, this area is within the 45th Ward and census tract No. 182. According to the 1970 census, it contained approximately 10 housing units with a total population of 45.

On January 9, 1948, the City Planning Commission certified that the following characteristics existed which warranted the designation of the Aramingo Area as a redevelopment area:

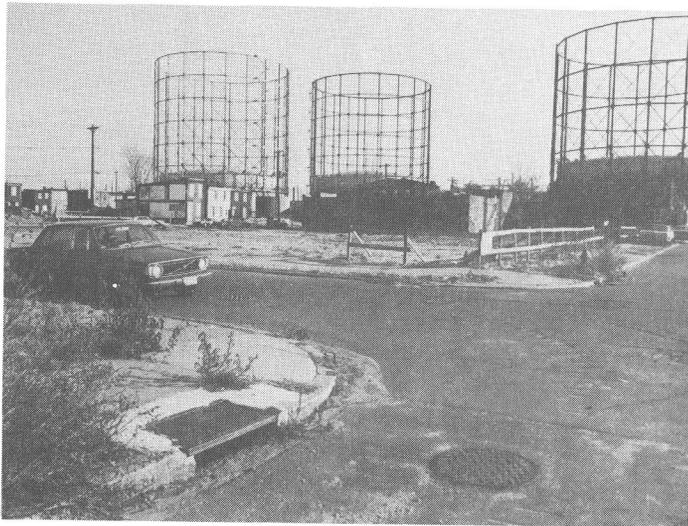
- a. Inadequate planning of the area.
- b. Unsafe, unsanitary, and inadequate conditions of certain buildings.
- c. Faulty street and lot layout.
- d. Defective arrangement of buildings.
- e. Economically or socially undesirable land uses.

The elements of blight which existed in the area at the time of certification continue to exist and are most severe within the East Venango Area.

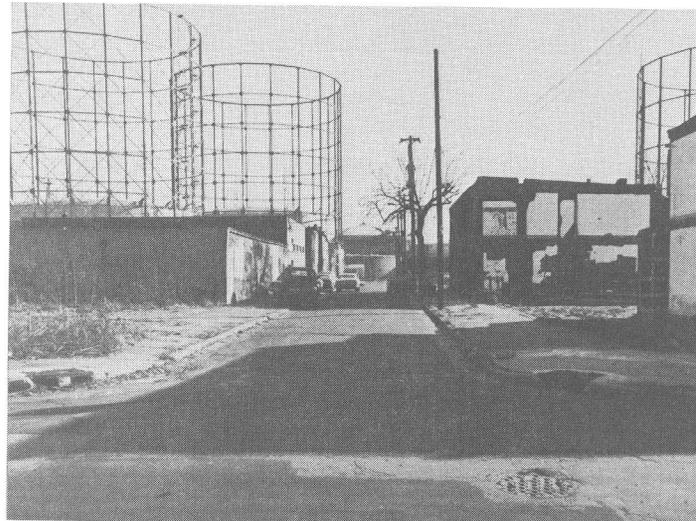
Existing Land Use

The predominant land uses in the East Venango Area are commercial, industrial, and residential. A major portion of the residential has been acquired and cleared over the past 7 to 10 years, leaving residential properties surrounded by vacant land, and three major existing industrial uses will remain.

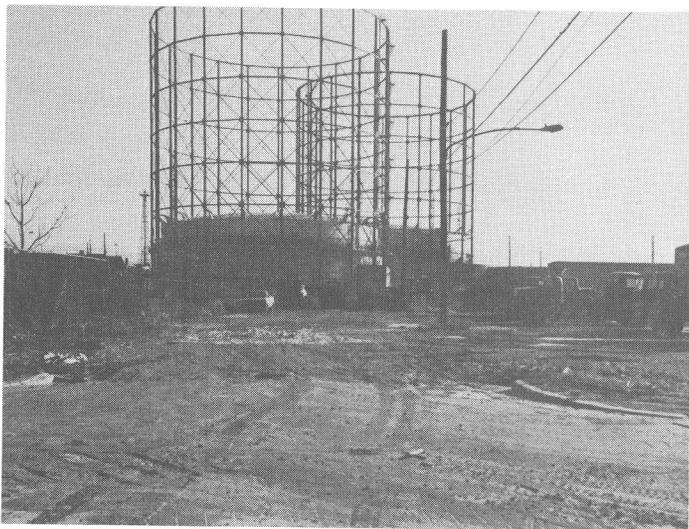
The East Venango area is completely isolated from the sound residential community to the northwest by the Delaware Expressway and toward the east by the Philadelphia Gas Works and Delaware River.



Underutilized vacant land with scattered residential uses adjacent to Gas Works. Northeast corner of Kingston and Bath Streets looking east.



Mixed land uses along Victoria Street with scattered vacant lots, looking east from Bath Street.



Poor street conditions, unsanitary health hazards along unimproved Pacific Street from Bath Street, looking east.

Proposed Land Use

The proposed land use will provide cleared land for the development of an entirely industrial area, removing substandard structures and incompatible land uses. The proposed development will be based on the Urban Renewal Plan for East Venango Area which explicitly controls the type of activity through the Redevelopment Proposal controls.

Illustrative Site Plan

The illustrative site plan indicates a design both for industrial development by several individual developers as well as potential for expansion for one of the existing adjacent industrial users.

The main focus of the plan is to provide a coordinated network for parking and loading facilities to serve the prospective developments. More detailed analysis will be prepared once specific industrial clients are identified.

Existing and Proposed Zoning

The existing zoning district in the area is "G-2" General Industrial.

The proposed zoning reflects the proposed land uses after complete redevelopment and will remain "G-2" General Industrial; however, the Redevelopment Proposal will further contain controls which will restrict the development to achieve maximum feasible improvements.

Proposed Street Changes

Within the East Venango Area, the following street changes will be made:

Pacific Street – between Bath and Balfour Streets will be vacated and closed.

Bath Street – between Victoria and Pacific Streets will be vacated and closed.

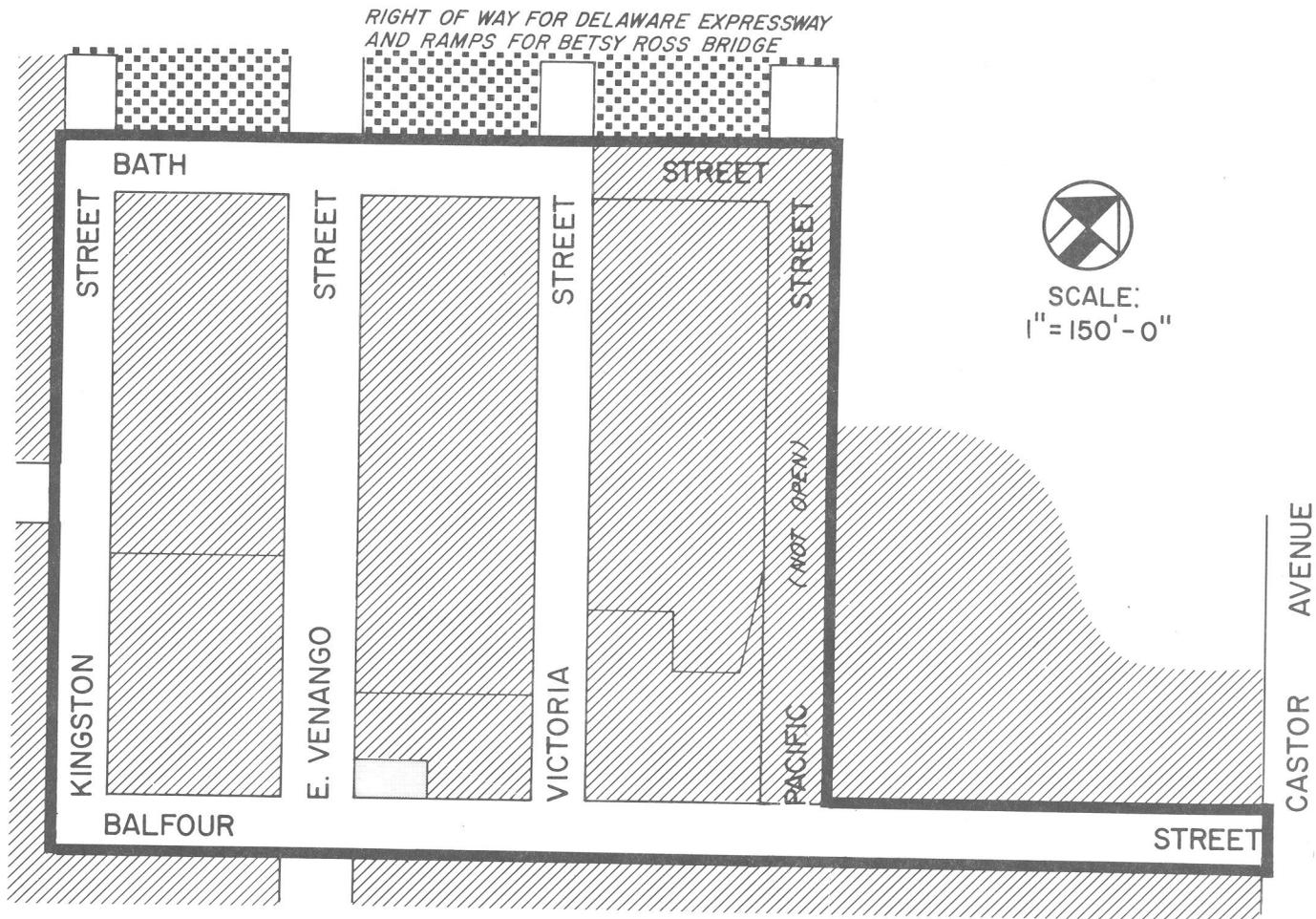
In addition, the curb radii at the corners of certain streets will be changed as indicated on the Proposed Land Use and Site Improvement Map to be included in the Redevelopment Proposal.

Both streets, proposed to be closed, have existing utilities, easements for utilities will be retained where necessary.

Rehousing of Displaced Families

The 1970 Census reports 10 housing units within the East Venango Industrial Redevelopment Area. Of these, approximately 7 remain and will be removed by the construction of the East Venango Project. The only residential property that will remain is directly connected with one of the three existing industries on E. Venango Street. The Relocation Department of the Redevelopment Authority will assist in the relocation of any families displaced by the redevelopment program.

PROPOSED LAND USE



-  RESIDENTIAL
-  INDUSTRIAL
-  TRANSPORTATION

EAST VENANGO INDUSTRIAL REDEVELOPMENT AREA PLAN

PHILADELPHIA CITY PLANNING COMMISSION

Estimated Cost of Acquisition

The tentative acquisition area comprise about 1.6 acres and the total assessed value of the land is \$51,600.00. The 1972 real estate assessments were used to determine the probable acquisition cost of the project area. In this section of Philadelphia, it is estimated that the cost of acquisition and site preparation is four times the assessed value of the property. The estimated acquisition cost is \$204,600.00.

Proposed Standards for Development

The proposed zoning regulations and Redevelopment Plan controls will specify land coverage and building intensity for new construction within the East Venango area.

The purpose of these standards are to ensure the optimum use of the land from an environmental and aesthetic perspective while allowing for the best use of the land.

Continuing Controls

The Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, P. L. 991 as amended and the United States Housing Act of 1949 as amended, regulate Philadelphia's redevelopment and urban renewal.

The renewal of the East Venango Redevelopment Area will be carried out in conformity with the provisions of the East Venango Redevelopment Area Plan.

This Redevelopment Area Plan will comply with the provisions of the Code of General Ordinances of the City of Philadelphia.

All plans and proposals prepared by the Redevelopment Authority will be subject to the recommendations of the City Planning Commission and the approval of the City Council and Mayor of the City of Philadelphia.

