

MEADOW REDEVELOPMENT AREA PLAN

PHILADELPHIA CITY PLANNING COMMISSION

OCTOBER 1969



CITY OF PHILADELPHIA

PHILADELPHIA CITY PLANNING COMMISSION
13th Floor, City Hall Annex
S. E. Cor., Juniper & Filbert Sts., Philadelphia, Pa. 19107
MU 6-9700

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October 28, 1969

Mr. Gustave G. Amsterdam, Chairman
Redevelopment Authority of the
City of Philadelphia
City Hall Annex
Philadelphia, Pennsylvania 19107

Dear Mr. Amsterdam:

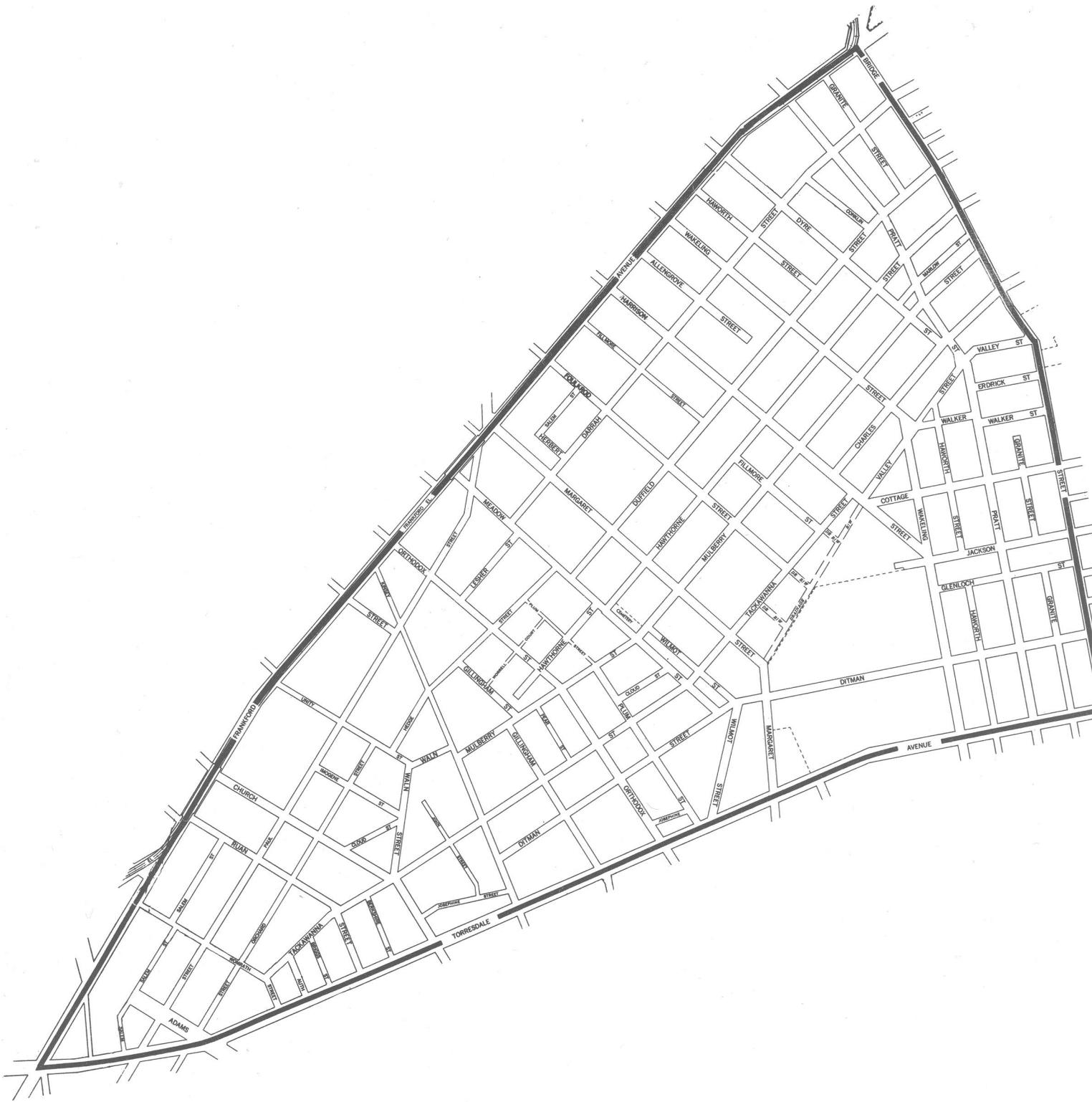
Transmitted herewith is the certification of the East Frankford Redevelopment Area and the Meadow Redevelopment Area Plan for a portion thereof, which has been prepared by the City Planning Commission in accordance with the provisions of the Urban Redevelopment Law of May 24, 1945, P. L. 991, as amended.

The certified East Frankford Redevelopment Area is bounded by Frankford Avenue, Bridge Street and Torresdale Avenue. The Meadow Redevelopment Area Plan is bounded by Orthodox Street, Ditman Street, Margaret Street, Darrah Street, Meadow Street and Leshar Street.

The certification for the East Frankford Area and the Meadow Redevelopment Area Plan are in general conformance with the Comprehensive Plan for the City of Philadelphia dated May 1960, as amended, and were approved by the City Planning Commission at its meeting of October 28, 1969.

Sincerely yours,

William B. Walker
Chairman



EAST FRANKFORD REDEVELOPMENT AREA

400 0 400 800 1200 1600 2000 FEET

PHILADELPHIA CITY PLANNING COMMISSION

CERTIFICATION

EAST FRANKFORD REDEVELOPMENT AREA

WHEREAS, the Philadelphia City Planning Commission having examined and studied the area bounded by Frankford Avenue, Bridge Street and Torresdale Avenue, found that it contains the following characteristics which warrant its designation as a Redevelopment Area, as defined in Section 3 (n) of the Urban Redevelopment Law of May 24, 1945, P. L. 991, as amended:

- a. Inadequate planning of the area;
- b. Unsafe, unsanitary, and inadequate condition of certain buildings;
- c. Excessive land coverage;
- d. Lack of proper light, air and open space;
- e. Defective arrangement of buildings;
- f. Faulty street and lot layout;
- g. Economically and socially undesirable land uses; and

WHEREAS, the Comprehensive Plan of the City of Philadelphia dated May 1960 as amended indicates certain basic changes of land uses;

NOW, THEREFORE, BE IT RESOLVED by the Philadelphia City Planning Commission that the East Frankford Redevelopment Area bounded by Frankford Avenue, Bridge Street, and Torresdale Avenue, is a Redevelopment Area as defined in Section 3 (n) of the Urban Redevelopment Law of May 24, 1945, P. L. 991, as amended; and that this certification is in general conformance with the Comprehensive Plan of the City of Philadelphia, approved May 1960, as amended.

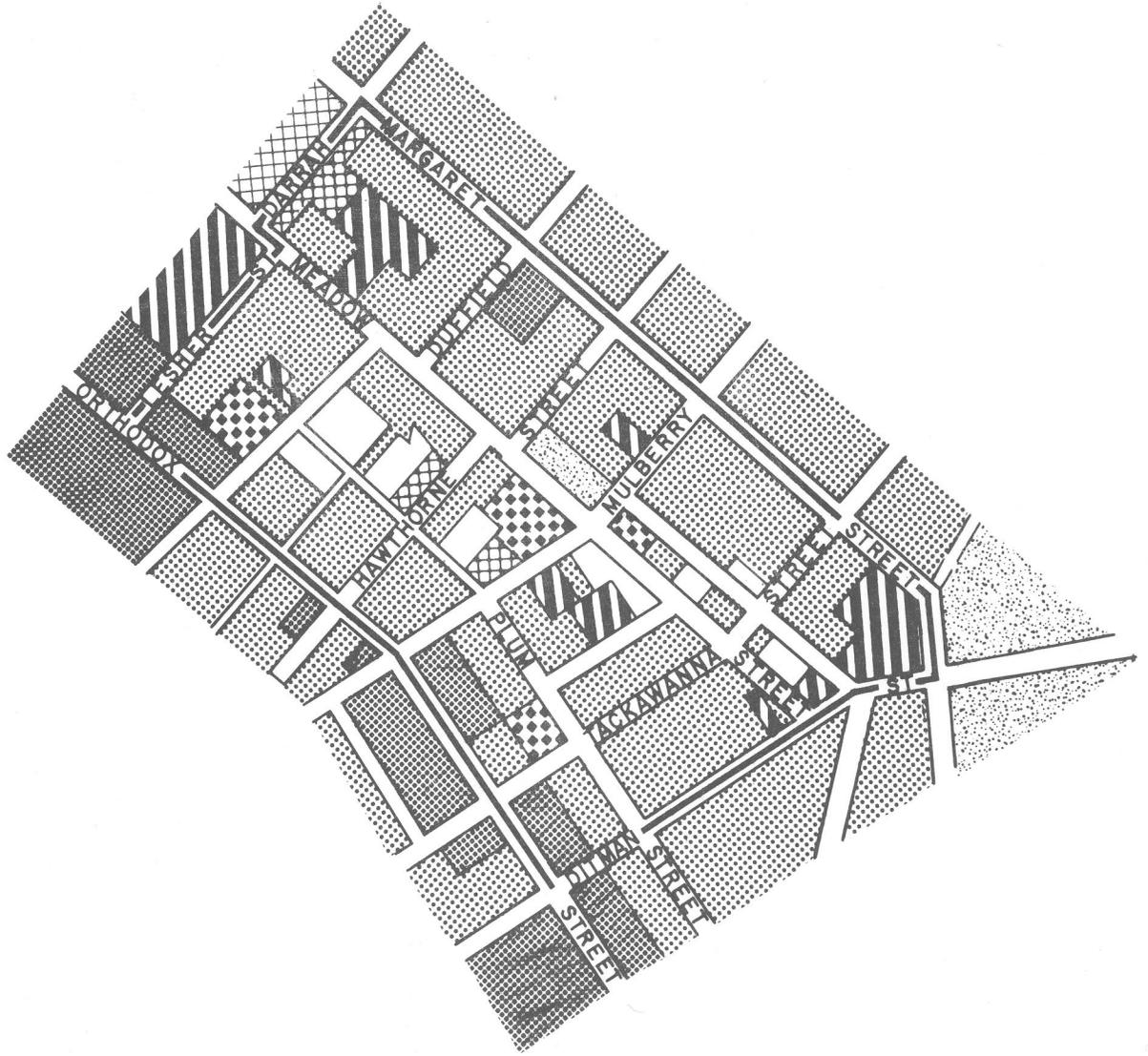
EAST FRANKFORD REDEVELOPMENT AREA

Explanatory Notes

The East Frankford Redevelopment area is the easterly portion of the Frankford area in the City of Philadelphia. Approximately 350 acres in size, it is located seven miles northeast of City Hall and the Central Business District, in the 23rd Ward and Census Tracts 25A and 25B.

The pertinent 1960 Census data for this area is as follows: total population - 15,114; total number of housing units - 5,064; number of housing units, sound with all facilities - 4,461 (80%); number of housing units, deteriorating - 530 (10%); number of housing units, dilapidated - 66 (1%); number of owner-occupied houses - 3,011 (59%); number of housing units with 1.01 or more persons per room - 333 (6%).

The objectives of renewal in the East Frankford Redevelopment area will be to construct new housing on the vacant lots and land created by the removal of blighted housing and buildings in the area. The land coverage will be compatible with the housing in the area with sufficient light, air and open space. If possible, some of the blighting land uses will be corrected. Improvements in the street layout will be studied for increased traffic circulation and safety, and to provide larger development parcels. Additional recreational sites will be sought in the areas of highest density and need. Both short and long-range planning will attempt to eliminate evidences of blight in this area and provide the additional amenities needed to maintain and improve an important Philadelphia community.



-  RESIDENTIAL
-  RESIDENTIAL & COMMERCIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  RECREATION
-  VACANT

**EXISTING LAND USE
AND BOUNDARIES
MEADOW REDEVELOPMENT AREA**

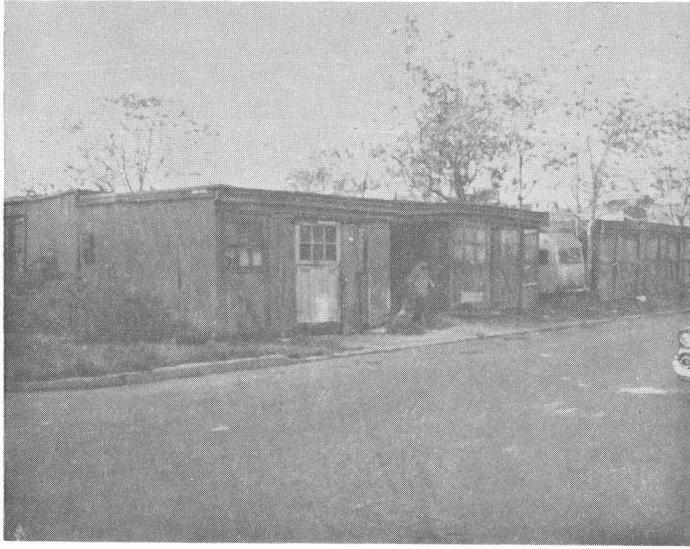


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EXISTING LAND USE AND BOUNDARIES

The Meadow Redevelopment Area bounded by Orthodox Street, Ditman Street, Margaret Street, Darrah Street, Meadow Street, and Leshar Street is a portion of the larger certified East Frankford Redevelopment Area and is approximately 34.6 acres in size.

The existing land uses are mixed. Residential uses predominate and are primarily two-story, single-family attached and semi-detached houses. A number of commercial uses are mixed with the residential, particularly along Orthodox Street. Vacant lots are on scattered sites in the center of the area as are several groups of garages no longer used for automobile storage. One of the area's two churches operates an educational center on Meadow Street between Hawthorne and Mulberry Streets, directly opposite a cemetery which has been made into a small recreation area and park. Throughout the area are found a number of small industries.

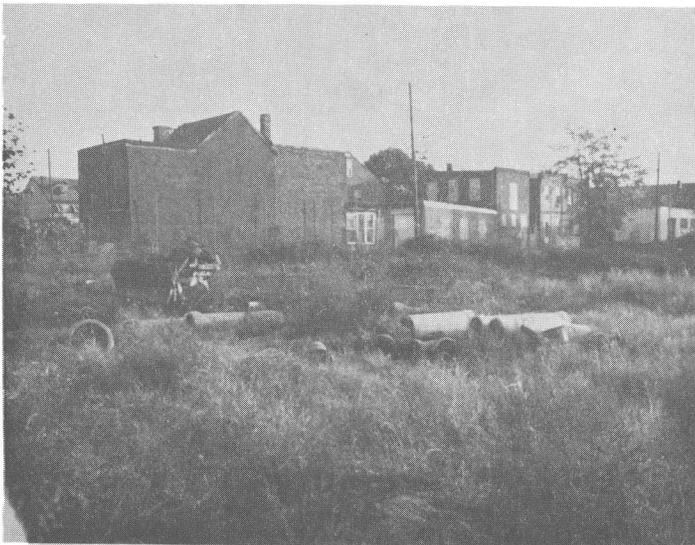


unsafe, ... and inadequate
condition of certain buildings.

West side of Hawthorne Street
between Plum Street and
Meadow Street.

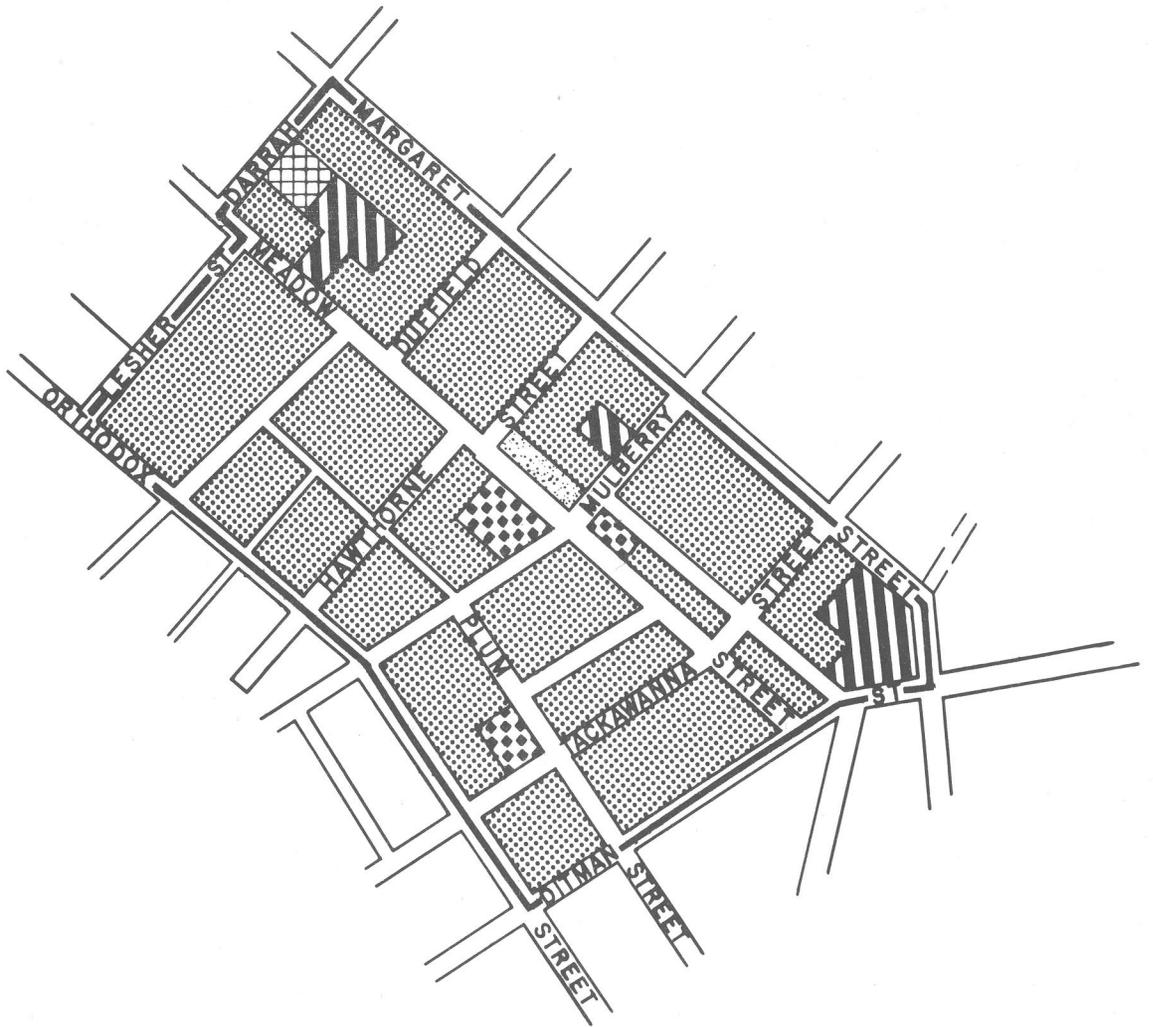
inadequate planning of area.

East side of Mulberry Street
between Meadow Street and
Plum Street.



economically undesirable
land uses.

East side of Hedge Street
between Meadow Street and
Plum Street.



-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  RECREATION

**PROPOSED LAND USE
MEADOW REDEVELOPMENT AREA**



PHILADELPHIA CITY PLANNING COMMISSION



KEY :

-  NEW CONSTRUCTION
-  COMMON OPEN SPACE
-  WALKWAY



MEADOW REDEVELOPMENT AREA
PRELIMINARY SITE PLAN

PHILADELPHIA CITY PLANNING COMMISSION

PROPOSED LAND USE

New residential development is proposed on vacant land in the Meadow Area as well as on areas cleared of blighting residential and non-residential uses. Housing is proposed for land now occupied by groups of garages, for sites now used by several small industrial buildings within predominantly residential areas, and for the sites of a small number of existing houses, most of them unsound.

PRELIMINARY SITE PLAN

The preliminary site plan illustrates a design for a single-family attached residential development with possibilities of being individually purchased. Final social and economic feasibility studies will determine the appropriate residential development with community participation and guidance.

PROPOSED STREET CHANGES

There are no specific street changes proposed in the Meadow Area at this time. All final street changes will be conditional upon Planning Commission and Department of Streets approval.

PROPOSED ZONING CHANGES

The predominant zoning category for new residential construction is proposed to be R-10A Residential. However, the appropriate zoning district will depend on the residential development suggested by economic feasibility investigations and community participation.

PROPOSED STANDARDS

The proposed standards for density, land coverage, and building intensity will be controlled by the proposed zoning district regulations. A height limit of 35 feet is proposed in conformity with adjacent residential development.

REHOUSING OF DISPLACED FAMILIES

Residential clearance will be kept at a minimum to avoid excessive displacement and possible hardship. In the first phases of renewal in the Meadow Area, it is estimated that six families will have to be relocated. It is planned that new residential construction in the area will furnish opportunities for relocation, if the relocated families so desire. The Centralized Relocation Bureau in the office of the Deputy Managing Director for Housing will assist in the relocation of these families and individuals. Business relocation will be handled by the Redevelopment Authority with the assistance of the Philadelphia Industrial Development Corporation.

ESTIMATED COST OF ACQUISITION

Preliminary estimates by the Redevelopment Authority include an approximate net cost of \$330,000 for the Meadow Area.

CONTROLS

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

Redevelopment in the Meadow Redevelopment Area will be in conformity with the provisions of the Redevelopment Area Plan. It will be in accord with the requirements of any Urban Renewal Plan prepared by the Redevelopment Authority of the City of Philadelphia for this area, and will comply with 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 Council of the City of Philadelphia.

