

**Point Breeze South
Redevelopment Area Plan**

Philadelphia City Planning Commission

March 2001

LOCATION MAP

I. INTRODUCTION

The Point Breeze South Redevelopment Area is generally bounded by Moore Street, Morris Street, and S. 25th Street. Point Breeze South is primarily residential. Industrial land along the S. 25th Street, primarily equipment yards and auto body repair garages, are the major non-residential features of the Redevelopment Area. S. 25th Street is covered by a rail viaduct that is actively used by Conrail. Two community-based institutions, the Point Breeze Performing Arts Center and a day care facility operated by Diversified Community Services, are also located in the Redevelopment Area.

Although the Redevelopment Area contains viable housing, nearly all of the residential blocks bear evidence of blight in the form of vacant lots, vacant structures, and tax delinquency. A field survey completed in January 2001 documented approximately 62 vacant structures and 26 vacant lots within the Redevelopment Area. The deteriorated condition of these vacant properties discourages reinvestment by owners of occupied residential properties nearby. Twenty-four percent of the properties within the Redevelopment Area were documented to be tax delinquent, an indicator that the Redevelopment Area is at risk of further deterioration and abandonment.

Designating this southern section of Point Breeze as a new Redevelopment Area will allow for redevelopment activities that support projects proposed in the adjacent, existing Point Breeze Redevelopment Area. These projects include the expansion of the Point Breeze Performing Arts Center and the rehabilitation of housing on the 2300 block of Cross Street.

In addition, it is being proposed that this southern section of Point Breeze be consolidated with the Point Breeze East Redevelopment Area (1971) and the Point Breeze Redevelopment Area (1998) to create the Point Breeze Urban Renewal Area. The proposed Point Breeze Urban Renewal Area would generally be bounded by Washington Avenue, S. Broad Street, Moore Street, and S. 25th Street and would facilitate the more comprehensive redevelopment of the Point Breeze neighborhood. *Check this*

A substantial amount of funding has been targeted to sites within Point Breeze. Projects in progress include Point Breeze Presbyterian Apartments, an \$8.5 million project that will provide 85 rental units for low- and moderate-income elderly, and Universal Pointe, a \$21.3 million project that will provide 126 low- and moderate-income apartments and neighborhood-based retail space. In addition, xx homes on the 2300 block of Cross Street will be rehabilitated. \$xxxx million project to expand the Point Breeze performing Arts Center on Point Breeze Avenue between Tasker and Morris Streets is planned.

The Certification of Point Breeze South as a Redevelopment Area by the Philadelphia City Planning Commission on March 22, 2001 is in accordance with the provisions of Pennsylvania Urban Redevelopment Law.

Boundary Map showing new Redevelopment Area and previously certified areas.

II. REDEVELOPMENT OBJECTIVES

The Redevelopment Area Plan for Point Breeze South should be viewed as a statement of both long-term community development objectives and as a means to implement redevelopment proposals that will be ready to proceed in the near future. The principal purpose for establishing the Redevelopment Area is a) to allow public interventions that promote the redevelopment of deteriorated portions of the Redevelopment Area and b) to promote the stability of the Redevelopment Area and the surrounding community. The plan sets the stage for the redevelopment of residential blocks and for the redevelopment of institutional properties to support neighborhood economic development.

The specific objectives are:

1. To eliminate the blighting influence of undesirable land uses throughout the neighborhood, thereby creating opportunities for new construction and rehabilitation.
2. To foster the productive reuse of abandoned lots and structures.
3. To encourage the full utilization of underutilized structures.

III. BOUNDARIES AND EXISTING CONDITIONS

Point Breeze South was certified as a Redevelopment Area on March 22, 2001. The Redevelopment Area boundaries are Morris Street, S. 20th Street, Moore Street, and S. 25th Street.

The designation as a Redevelopment Area is based on existing conditions in these neighborhoods that are consistent with the following criteria:

- a. Unsafe, unsanitary, inadequate or overcrowded conditions.
- b. Faulty street and lot layout.
- c. Economically or socially undesirable land use.

In summary, this area contains approximately 62 vacant structures, many of which are in dangerously deteriorated condition. The area also contains approximately 26 vacant lots, many of which are covered with debris and overgrown with weeds. Nearly a quarter of all properties in the area were cited for violations of the Philadelphia Code between 1992 and 1999. The owners of 164 properties are two or more years delinquent in the payment of real estate taxes.

The worst areas of blight are located in the 2300 blocks of Pierce and Watkins Streets and the 1700 blocks of Point Breeze Avenue and S. 23rd Street. These blocks have the highest concentration of vacant lots and structures. While tax delinquency is evenly distributed throughout the area, the concentration of properties in tax arrears is highest on the 2000 and 2300n blocks of Pierce Street.

IV. EXISTING LAND USE

The predominant land use in the Point Breeze South Redevelopment Area is residential. Most residential properties are single-family row houses. Many of these properties have been well maintained. Homeownership has historically been an important characteristic of the area. The Point Breeze neighborhood posted a homeownership rate of 65% in 1990. However, there are signs to indicate a trend towards the conversion of single-family homes into boarding houses or multi-family homes.

While residential is the predominant land use, the Redevelopment Area also contains industrial and institutional land uses. Industrial uses are small-scale and confined to the portion of the Redevelopment Area fronting on S. 25th Street. The 25th Street frontage consists of two auto body shops and a vacant, enclosed equipment yard. The Point Breeze Performing Arts Center occupies a former commercial structure on the 1700 block of Point Breeze Avenue. The Zacherle Learning Center, which is operated by Diversified Community Services, is located at the northwest corner of S. 22nd and Moore Streets. . Nearly all neighborhood commercial uses, consisting of corner stores and storefronts on Point Breeze Avenue, are either vacant or converted to other uses.

V. EXISTING ZONING

The current zoning of the Point Breeze South Redevelopment Area includes residential, commercial, and industrial categories. As shown on the Existing Zoning map, residential districts occupy the greatest amount of land area. Residential properties are zoned a combination of R-10, Residential and R-10A, Residential to permit attached single- and multi-family housing. This category also permits the institutional uses, namely the performing arts center and the day care center, found in the Redevelopment Area. A small L-5, Light Industrial district exists along the S. 25th Street frontage. Finally, a few corner properties have a C-1, Commercial zoning designation, which permits a limited range of neighborhood-oriented retail and services. With the exception of the loss of some neighborhood retail, the existing zoning closely resembles present land uses.

VI. PROPOSED LAND USE AND ZONING

The Point Breeze South Redevelopment Area is being created to provide new and rehabilitated housing. The Point Breeze Neighborhood Strategic Plan has developed a neighborhood revitalization strategy that includes the assemblage of blocks where vacant

lots and structures are most concentrated for future residential development. Stabilization of the residential blocks surrounding the Point Breeze Performing Arts Center is an attendant goal. Community development corporations such as The Point CDC and Universal Companies will construct new to broaden housing alternatives available to low- and moderate-income households in South Philadelphia

VII. PROPOSED STREET CHANGES

No changes in street layouts, street grades or traffic regulation are proposed.

VIII. HISTORICAL SIGNIFICANCE

Redevelopment proposals requiring the demolition or alteration of locally designated historic structures, or structures deemed eligible for National Register Designation shall be reviewed by staff of the Philadelphia Historical Commission prior to receiving formal public agency approvals.

IX. RELOCATION

Relocation of tenants or owners of occupied properties to advance specific redevelopment proposals will be kept to a minimum. All relocation activities will be conducted in accord with local, state, and federal procedures and standards.

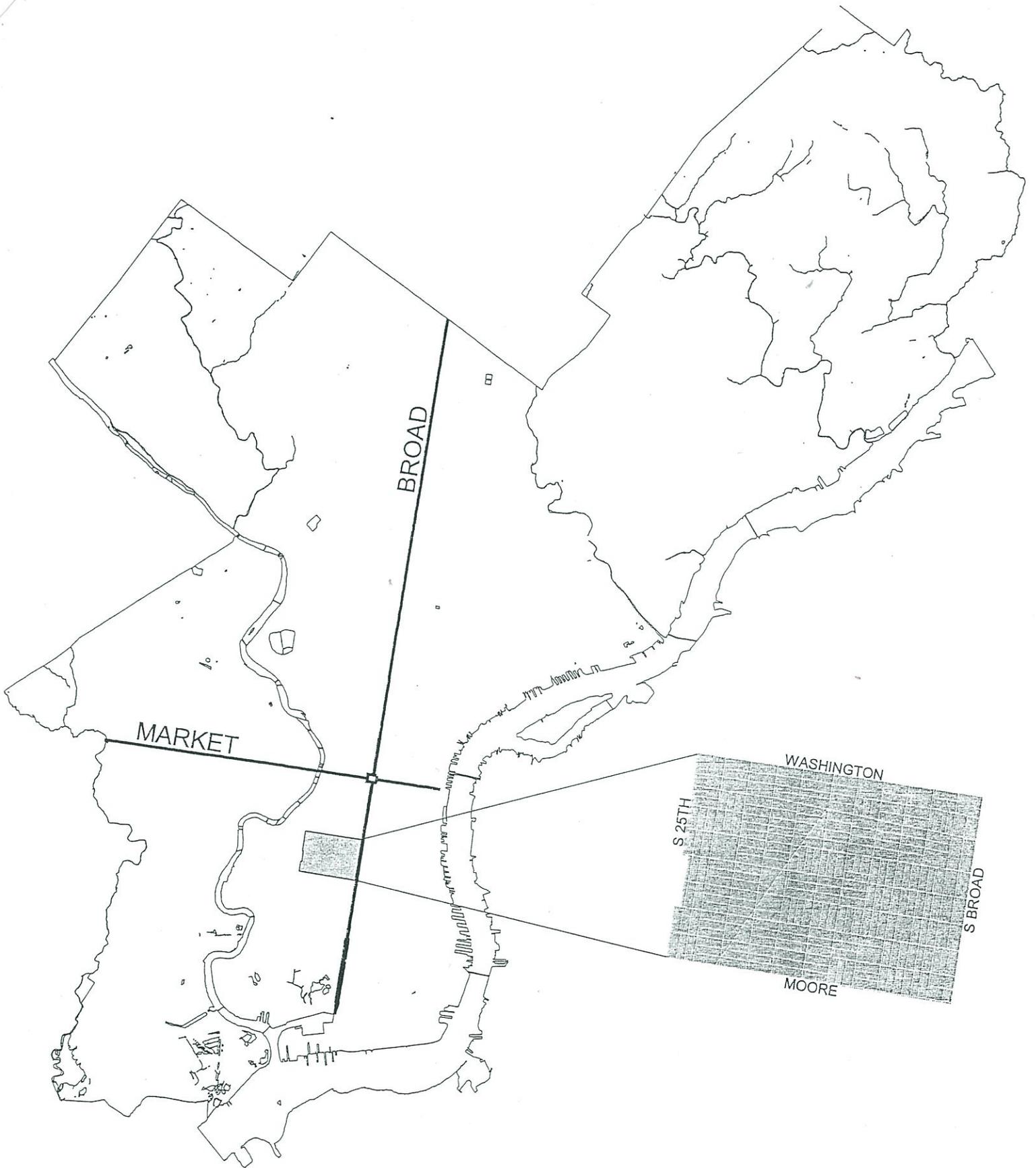
X. PROPOSED STANDARDS AND CONTROLS

Standards and controls for uses, density, land coverage, building area, parking, and off-street loading will be set by zoning code regulations. All impacts of redevelopment on the surrounding residential community will be minimized through development controls regulating site design, building materials, and landscaping. The Redevelopment Authority will establish these controls. Those restrictions will be reviewed and approved by the Planning Commission.

The Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulates Redevelopment and Urban Renewal in the City of Philadelphia.

Redevelopment in the Southwest Germantown Redevelopment Area will be in conformity with the provisions of this 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

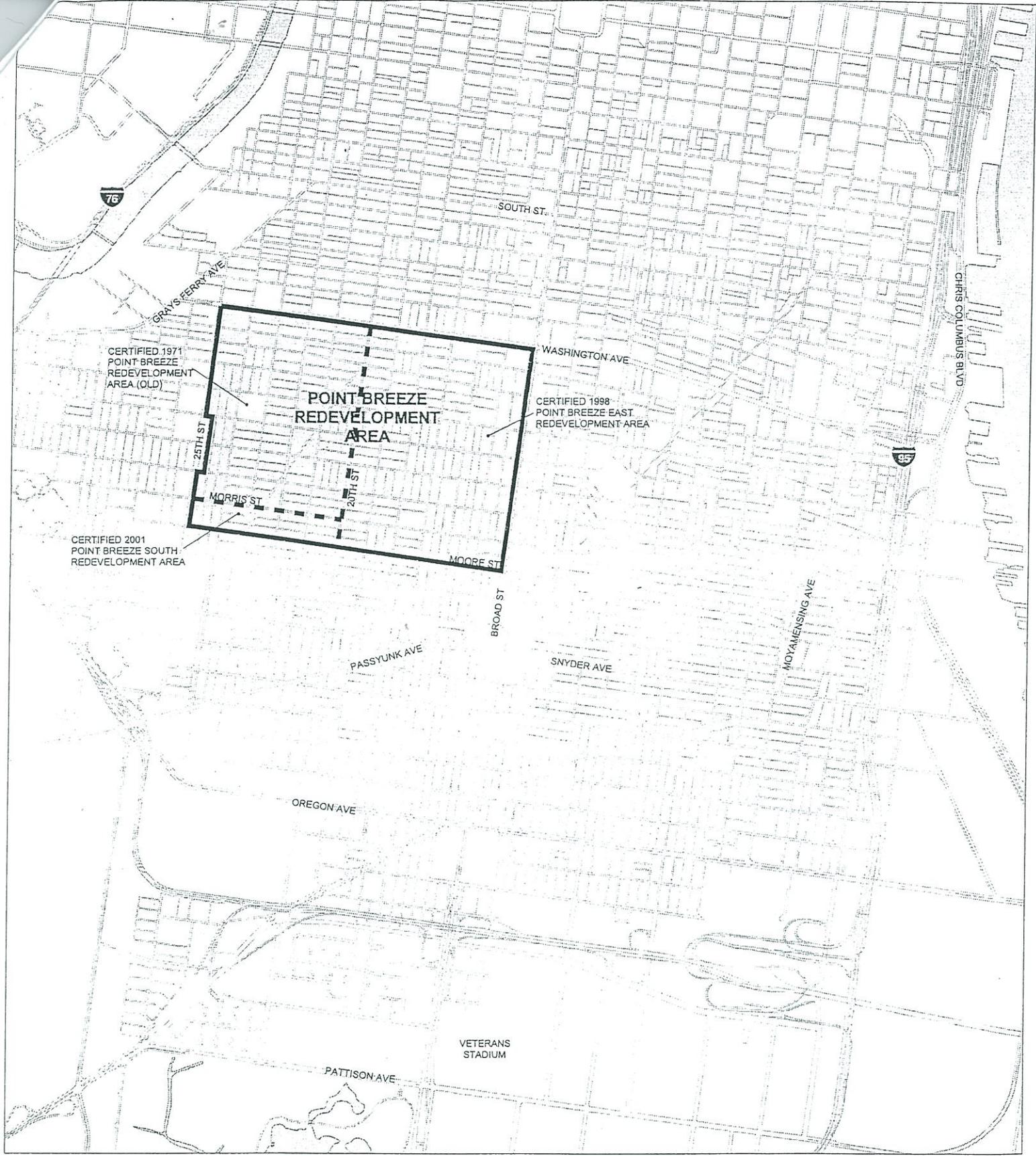
Redevelopment Authority will be subject to the recommendations of the City Planning Commission and the approval of the Council of the City of Philadelphia.



LOCATION MAP

POINT BREEZE REDEVELOPMENT AREA

Philadelphia City Planning Commission November 2001



1 INCH = 1800 FEET

BOUNDARY MAP

POINT BREEZE REDEVELOPMENT AREA