

East Germantown
Redevelopment Area Plan

Philadelphia City Planning Commission
September 2003

CITY OF PHILADELPHIA

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Report by:

Michael B. Roepel, Northwest Philadelphia Community Planner

Contributions by:

Paul Curran, Community Planner
Bryan Lightner, GIS Specialist

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The East Germantown Redevelopment Area Plan affects an area bounded by Stenton Avenue on the north, 20th Street on the east, Haines Street on the west, Olney Avenue, R-7 Railroad, Magnolia Street, and Belfield Avenue on the south.

PURPOSE

The major purpose of the plan is to facilitate housing rehabilitation. A redevelopment area plan is an important step toward enabling urban renewal-assisted acquisitions where needed to support rehabilitation and other community improvement projects.

The specific objectives are:

- 1) Encourage housing rehabilitation and preservation
- 2) Eliminate blight in the area
- 3) Help facilitate commercial revitalization
- 4) Guide the re-use of vacant land



East Germantown study area in Northwest Phila.



Study area boundaries in red; Census Tracts in blue

NEIGHBORHOOD CHARACTERISTICS

The history of East Germantown is tied to the history of colonial Germantown. Since colonial days, working class groups have resided and continued to work in the East Germantown area. The area housed workers from the mills, sand quarries, factories, and the railroads. Geographically this area was prime for mills and manufacturing because of the area streams, one being the Wingohocken Creek.

The housing stock is diverse, with both large and small row houses, twins and detached homes. There are many strong and fully occupied blocks in the area, and there are some blocks that need attention to halt decline. The variety of different styles and types of housing illustrates different builders and eras of development.

Today, East Germantown continues to be a working class neighborhood. It remains a



viable and attractive residential area with many community facilities including schools, parks, recreation centers and churches. East Germantown has several major institutions, including LaSalle University and Germantown Hospital, providing employment, medical and educational opportunities for local residents. The neighborhood commercial areas have potential for improvement and expansion. Several new stores have recently opened along Cheltenham Avenue, creating a positive trend on that commercial corridor.



During the last fifty years East Germantown has experienced all the economic and social problems that plagued other sections of the City. The area has experienced housing deterioration and a decline in industrial activity with various factories closing or moving out of the area. Overall this is a solid neighborhood although it contains sections that are struggling to combat vacancy and decline.

SUMMARY OF BLIGHT CERTIFICATION REPORT OF JUNE 2003

This section of Germantown suffers from housing abandonment, vacant lots and blighted conditions as cited in the Blight Certification report published by the City Planning Commission in June 2003.

There are 232 vacant properties in the study area and there are 2,482 properties with Code violations. Faulty lot layout is also noted as an indicator of blight. Several blocks contain lots that are smaller than City standard, which requires a minimum lot size of 1,440 sq. ft.



EXISTING LAND USE (map on page 3)

The predominant land use in the East Germantown area is residential with some commercial sites and corridors. There are large areas of institutional use and large parcels of open space or recreational use.

PROPOSED CHANGES IN LAND USE (map on page 3)

Generally the plan for this area is for reinforcement and preservation of the housing. Implicit in the land use plan is the rehabilitation of vacant homes where they exist. Additionally there are some areas of vacancy recommended for land use changes that will eliminate blight, enhance the physical appearance and create a stimulus for investment. Commercial areas should be expanded and improved.

ZONING (map on page 4)

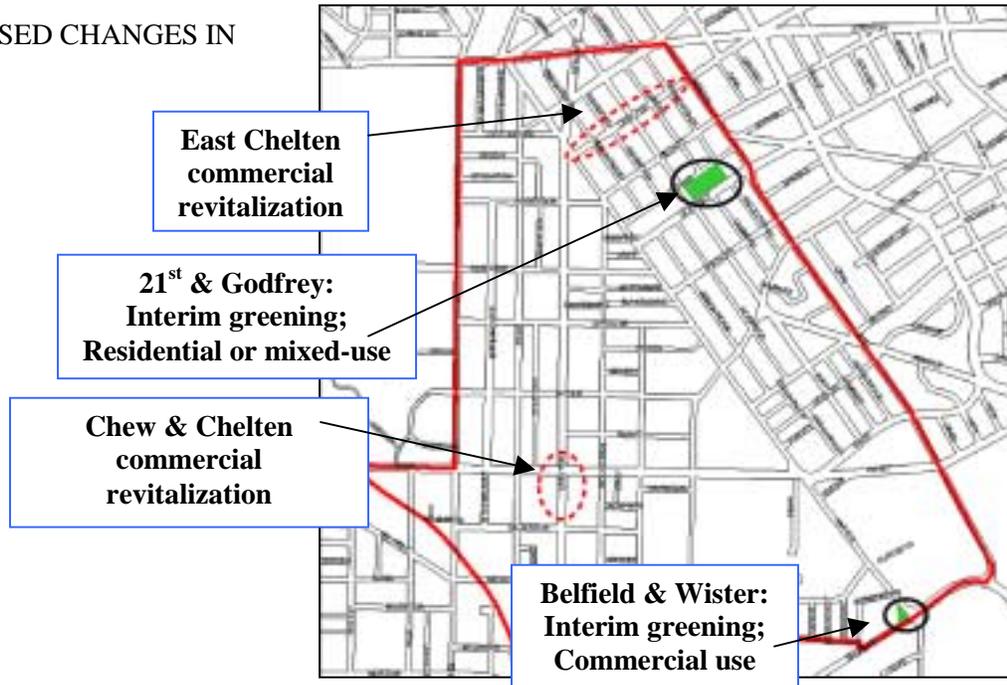
Residential is the dominant zoning and there is commercial zoning on the main thoroughfare. No zoning changes are proposed at this time. Zoning changes by ordinance or use certificates or variances from the Zoning Board of Adjustment may be required as specific development plans are presented.

Map: EXISTING LAND USE

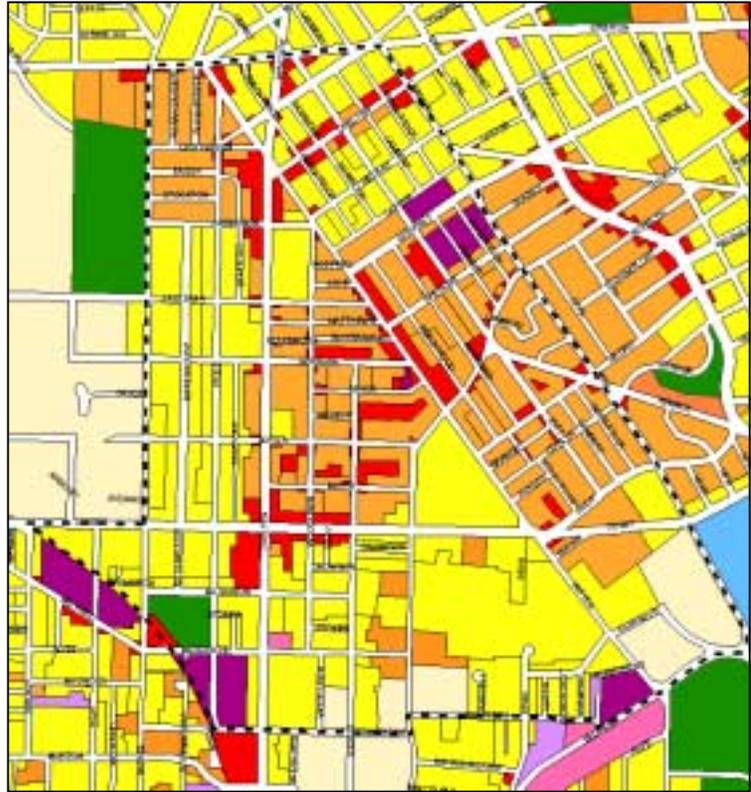
-  Residential
-  Commercial
-  Institution
-  Recreation
-  Industrial
-  Vacant structure
-  Vacant lot



Map: PROPOSED CHANGES IN LAND USE



Map: EXISTING ZONING



RELOCATION

No relocation is proposed in the East Germantown Redevelopment Plan.

ESTIMATED COSTS OF REDEVELOPMENT

The costs of redevelopment will be dependent on specific development proposals in the future.

ILLUSTRATIVE SITE PLAN (page 5)

The illustrative site plan shows building coverage in the area and it depicts open space at two locations: 21st & Godfrey, and Belfield & Wister.

PROPOSED STANDARDS AND CONTROLS

Standards and controls for uses, density, land coverage, building area, parking and off-street loading will be established by the Philadelphia Zoning Code. All impacts of redevelopment on the surrounding residential community will be minimized through development controls regulating site design, building material and landscaping. These controls will be established by the Redevelopment Authority, and reviewed and approved by the City Planning Commission.

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

Redevelopment in the East Germantown Redevelopment Area will be in conformity with the provisions of this Redevelopment Area Plan and 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.

ILLUSTRATIVE SITE PLAN

