

Amendments to the Redevelopment Area Plan Point Breeze Redevelopment Area

Philadelphia City Planning Commission, January 2004

The Redevelopment Area Plan for the Point Breeze Redevelopment Area was approved by the Philadelphia City Planning Commission on May 25, 1971 and amended March 5, 1998 and November 15, 2001. The boundaries of the redevelopment area as amended are as follows: Washington Avenue on the north, Moore Street on the south, S. Broad Street on the east and S. 25th Street on the west.

The purpose of this Amendment is to expand the redevelopment area to facilitate publicly-assisted acquisition and eventual renovation of the vacant Drexel School building, 1800 S. 16th Street. The building is proposed for conversion to apartments for senior citizens. It is bounded by Moore Street on the north, S. 16th Street on the east, S. Bancroft Street to the west, and the northerly side lot-lines of 1818 S. 16th Street and 1823 S. Bancroft Street. The property was certified as blighted concurrently with this Amendment.

The following changes are proposed:

Expansion of Redevelopment Area Boundary: The area to be added is bounded by Moore Street on the north, S. 16th Street on the east, S. Bancroft Street to the west, and the northerly side lot-lines of 1818 S. 16th Street and 1823 S. Bancroft Street; a.k.a. 1800 S. 16th Street.

Proposed Land Use: In the area south of Moore Street, the Proposed Land Use will be "Residential and Related"

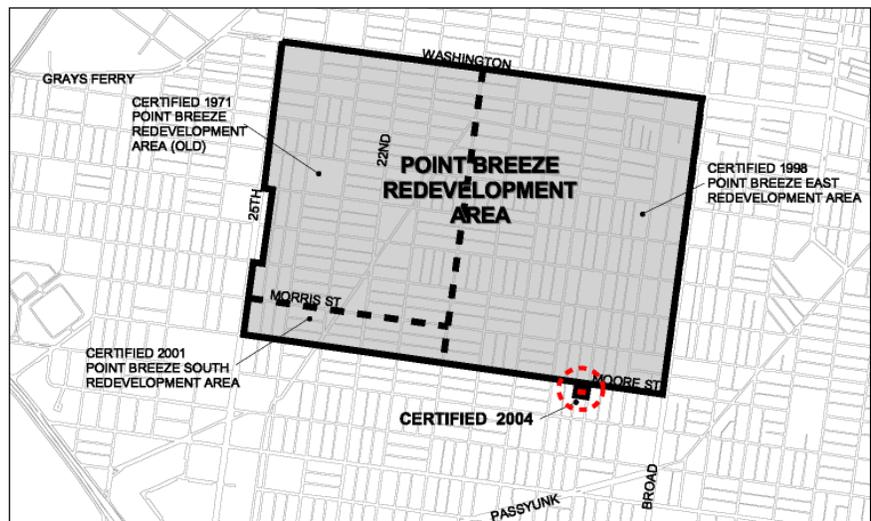
Proposed Zoning: The property at 1800 S. 16th St. is zoned R-10 Residential, generally consistent with the plans for residential rehabilitation. Changes in zoning are not proposed.

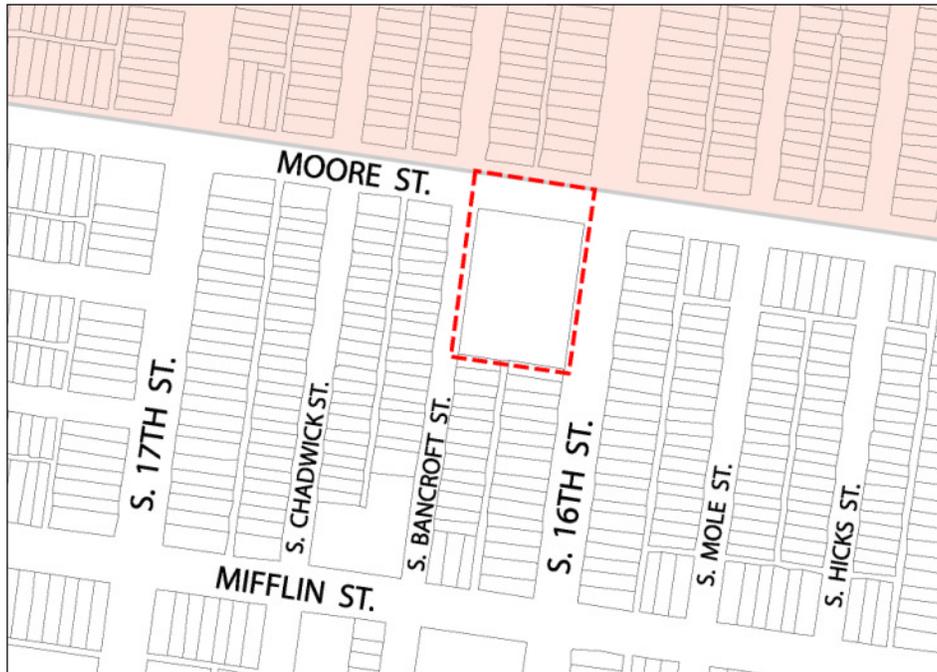
Rehousing of Displaced Families: In the area south of Moore Street, no relocation is necessary since the subject property is vacant.

Estimated Cost of Redevelopment: Total estimated development cost for 1800 S. 16th Street is \$3,000,000.

Aside from these changes, the provisions of the Redevelopment Area Plan of May 25, 1971, as amended, will remain in effect.

Point Breeze
Redevelopment Area
with the new expansion
to the south.





-  Point Breeze Redevelopment Area
-  Addition to Redevelopment Area

