

**Blight Recertification
for the Central Brewerytown Area
generally bounded by
Oxford Street, Dover Street,
Harper Street and Myrtlewood Street**

PCPC
Philadelphia City Planning Commission

January 2005

CITY OF PHILADELPHIA

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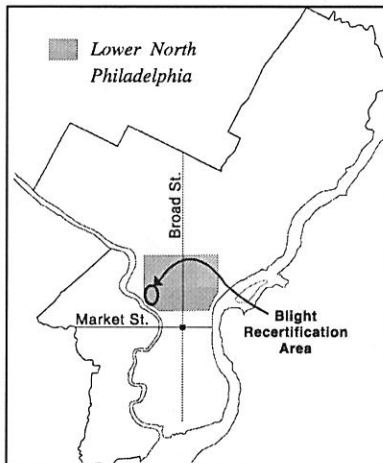
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INTRODUCTION

This report presents a reevaluation of blight in the Brewerytown section of Lower North Philadelphia. The boundaries of the blight recertification are as follows:

- Northern boundary: Oxford St.
- Eastern boundary: Dover, Stiles and N. 29th Streets
- Southern boundary: Harper St.
- Western boundary: N. 30th and Myrtlewood Streets

(included in the boundary are all properties on the 2900 block of Master St., the properties at 1213-23 N. 29th St., and the properties on both sides of Myrtlewood St.). The boundaries are shown on the map on page 4.



The primary purpose of this study and blight recertification is to facilitate acquisition of vacant and underutilized properties for rehabilitation and sale to low and moderate-income homebuyers.

The study area is located within the North Philadelphia Redevelopment Area, which was initially certified as blighted in 1968. The original certification is superseded within the above-mentioned boundaries by this recertification.

This blight recertification serves as the expansion of a redevelopment area that has been the subject of two blight recertifications in recent years (see map on p.4):

- July 2002 –Recertification of the area generally bounded by 30th Street, Girard Avenue, 33rd Street and Oxford Street.
The purpose of the 2002 blight study was to facilitate acquisition of vacant and underutilized property in an area where there was proposed a major residential development project involving new construction and rehabilitation of existing vacant buildings.
- April 2003 – Recertification of the area generally bounded by Poplar Street, 30th Street, Girard Avenue and the CSX Railroad right-of-way. The purpose of the 2003 blight study was to facilitate acquisition of vacant properties for residential redevelopment in the southern portion of Brewerytown and in Fairmount.

The recertification study reviews existing conditions in relation to seven criteria used to determine whether blight exists in an area. The criteria are set forth in Pennsylvania Urban Redevelopment Law, which stipulates that only one of these criteria must be met to make a finding of blight in an area. The law also states that blighted conditions need not be evident throughout the area under study. The fact that individual properties are free from blight does not make the finding of blight arbitrary, according to the law, because comprehensive planning requires that areas be considered in their entirety, and not in their unseverable parts.