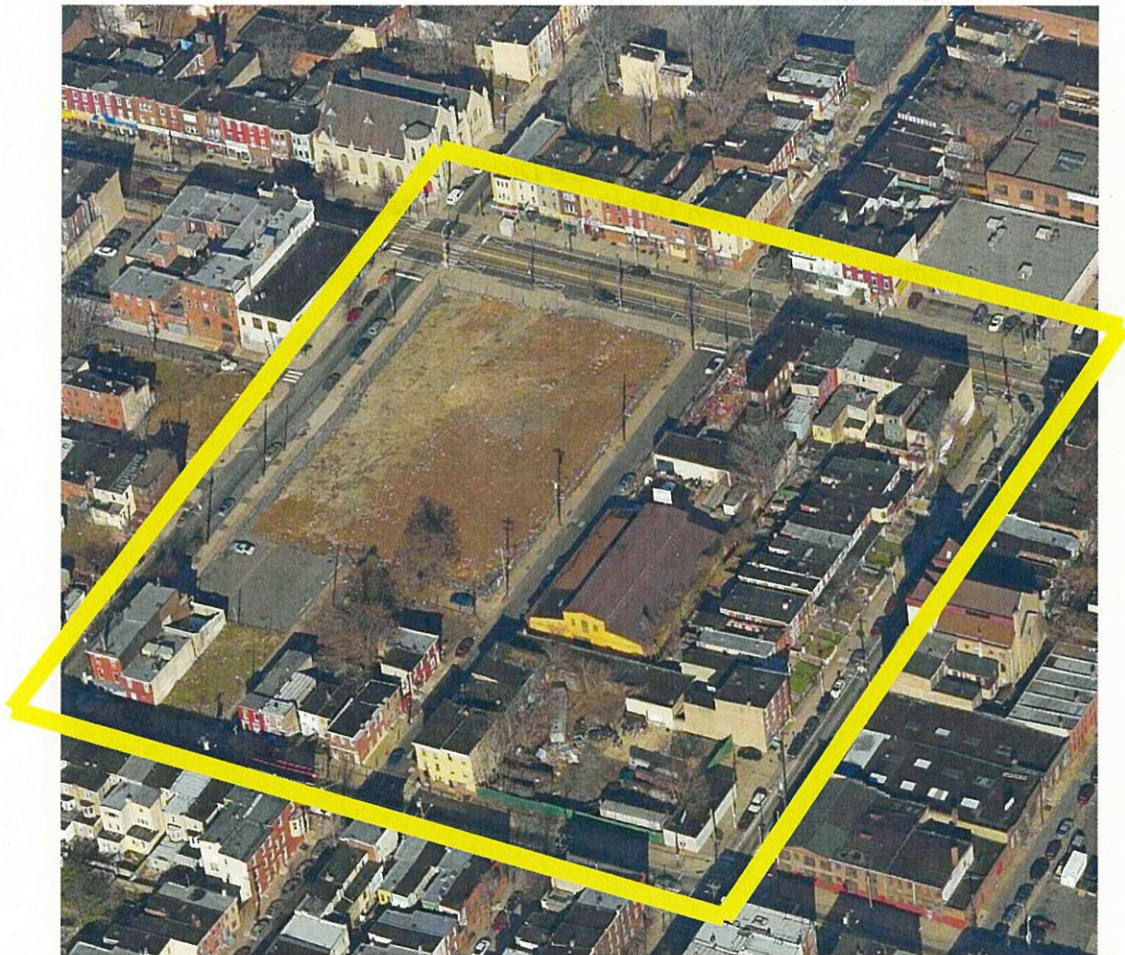


**Blight Recertification for the Area Bounded by
26th Street, Girard Avenue, 27th Street and Poplar Street**

Philadelphia City Planning Commission

April 2005



Blight Recertification for the Area Bounded by 26th Street, Girard Avenue, 27th Street and Poplar Street

I. INTRODUCTION

This report presents an evaluation of blight in the vicinity of 26th and Girard. The boundaries of the area of study are 26th Street on the east, Girard Ave. on the north, 27th Street on the west and Poplar Street on the south. This is a portion of the Fairmount neighborhood, just south of the Brewerytown section of the city.

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 The original certification is superseded by this recertification only within the boundaries mentioned above.



The purpose of this blight study is to facilitate land assembly to advance the development of a proposed supermarket.

The recertification study reviews existing conditions in relation to seven criteria used to determine whether blight still 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.

CRITERIA

Pennsylvania Urban Redevelopment Law contains the following criteria for establishing the presence of blight in a particular area:

- Unsafe, unsanitary, inadequate or overcrowded conditions
- Inadequate planning
- Excessive land coverage
- Lack of proper light, air and open space
- Faulty street and lot layout
- Defective design and arrangement of buildings
- Economically or socially undesirable land use

2. Faulty Street and Lot Layout

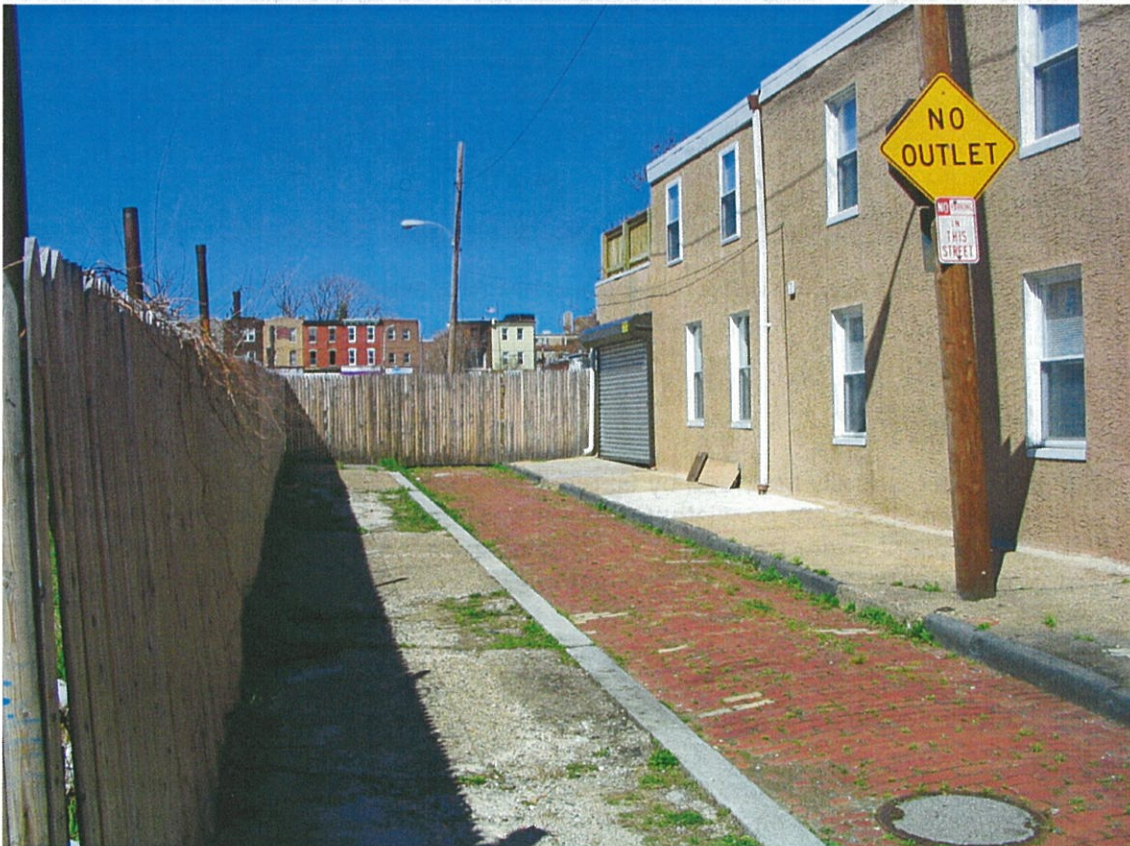
The 900 block of Chang Street is an overly narrow dead-end street indicating faulty street and lot layout.

Standards for Street Width

Section 14-2104 (5) of the Philadelphia Code requires new streets to meet the following minimum widths:

- a. 64 ft. for a primary residential street
- b. 54 ft. for a secondary residential street
- c. 50 ft. for a tertiary street
- d. 36 ft. for a marginal access street

Chang Street (pictured below) does not meet City standards for street width. A width of 20 feet does not allow adequate space for motorists to turn around. Insufficient turning radius on a dead end street can hamper emergency vehicle ingress and egress, which may present a dangerous condition. Further, dead end streets are prohibited for new streets under section 14-2104 (3) of the Philadelphia Code.



900 Block of Chang Street

IV. RESOLUTION

WHEREAS, Pennsylvania Urban Redevelopment Law, Act of May 24, 1945 (P.L. 991) as amended, authorizes the Philadelphia City Planning Commission to certify as blighted specific areas which may then, in whole or in part, be made the subject of redevelopment proposals formulated by the Redevelopment Authority in accordance with said Act, and

WHEREAS, on November 26, 1968, the Philadelphia City Planning Commission certified the area bounded on the north by Lehigh Avenue, on the east by Front Street, on the south by Spring Garden Street and on the west by Fairmount Park as exhibiting characteristics of blight under terms of said Act, and

WHEREAS, after substantial review and study, the Commission's staff has presented a report concluding that the area bounded by Girard Avenue, 26th Street, Poplar Street and 27th Street continues to exhibit characteristics of blight as defined by the Act, and

WHEREAS, the Planning Commission concurs with the findings and conclusions set forth in said staff report,

NOW THEREFORE on this fourteenth day of April 2005, the Philadelphia City Planning Commission hereby finds, based upon its staff report dated April 2005 that the area bounded by Girard Avenue, 26th Street, Poplar Street and 27th Street exhibits the following characteristics of blight as established by Pennsylvania Urban Redevelopment Law:

1. Economically or socially undesirable land use
2. Faulty street and lot layout
3. Unsafe, unsanitary, inadequate or overcrowded conditions

and hereby recertifies the above described area as blighted under the terms and provisions of the said Act.