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Chairman
G. Holmes Perkins

Sincerely,

Within the body of this report, please note that the boundaries of this amended area are noted.

May 24, 1945, P.L. 91, as amended, in conformity with the provisions of the Urban Redevelopment Law of Pennsylvania Avenue East, as prepared by the City Planning Commission for Patterson Avenue East, as prepared by the City Planning Commission for the amended Redevelopment Area Plan.

Transmitted herewith is the amended Redevelopment Area Plan.

Dear Mr. Moschitser:

Philadelphia 3, Pa.

1818 Ruthhoeuse Square

The Philadelphia Redevelopment Authority

Chairman

Mr. Moschitser

The Philadelphia Redevelopment Authority

Assistant Executive Director

Arthur F. Fow

Executive Director

Paul C. Croney

Executive Director

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C. Holmes Perkins

Chairman

ASSISTANT EXECUTIVE DIRECTOR

CITY OF PHILADELPHIA

CITY PLANNING COMMISSION

CITY OF PHILADELPHIA

CITY PLANNING COMMISSION
1. INTRODUCTION

The Development of the Partition Avenue East Area is now partially complete. The Greater Philadelphia System provides excellent communication to this area. The redevelopment area is the Walnut William Bridge and the related expressway. This document is an amendment to and supersedes the Partition Avenue East Plan published by the City Planning Commission in April 1955.

In view of the progress that is being made in this area, and in order that the fullest possible benefit for the City may be realized, the original Partition Avenue East Area is amended in the following ways: proposed land use is revised; proposed streets are revised; and the land available to the Food Distribution Center is expanded.
13th Street north to Packard Avenue, the point of beginning.

Street, 13th Street north to Packard Avenue, 13th Street.

Street, Broad Street north to Carly Street, Carly Street east to 13th Street.

Street, 13th Street north to Packard Avenue, Packard Avenue west to Broadcast.

Syvani Avenue, Railroad right-of-way, Pennsylvania Railroad right-of-way, west to 13th Avenue, Delaware Avenue, Packard Avenue, the point of beginning.

13th Street east to From Street, From Street north to Oregon Avenue, Oregon Avenue.

Area covers 667.89 acres and is bounded by Packard Avenue beginning from

The Packard Avenue East Redevelopment Area was certified for redevelopment.

BOUNDARIES

2
Corner south of Geyry Street and east of Broad Street is an existing bowling alley.

In the southern corner of the area is an existing industrial use and in a northern
area located in the area. A portion of the Food Distribution Center is now complete.
Area used largely as a dump. A city sewage disposal plant and a City Incinerator
is a drive-in theater. East of this are scattered standard dwellings in an

A great portion of the area is vacant land. In the southwest corner of the area

3. EXISTING LAND USE
The area is divided into the following:

- Residential
- Subway extension
- Industrial
- Commercial

The amount of acres in various uses proposed in this amended redevelopment

will be approximately 3,000 cars.

shops, restaurant or amusement area. Total parking provided for these facilities

market, auto sales showroom, retail number showroom, retail offices, retail

leased commercial shopping center providing facilities for such uses as a super

and ride facilities related to the subway extension; the other portion shall be a

A strip of the area will be used as the right-of-way for the subway.

residential area in the northwest of the site will be the third land use proposed.

Commercial use will constitute a second major use. A very small addition to the

Distribution Center. Industrial use constitutes a major portion of the site. Com-

At the core of this amended redevelopment area is the expansion of the Food
between residential and a commercial.

Land. The remaining portion of the site to the west is about equally divided between General Industrial, except for a small sector of least restricted in City-owned extreme of the site is zoned least restricted; the center part of the site is zoned a large part of the residential area has been re-zoned. At present, the eastern since the first report on this area was made some zoning changes have been made.

5. EXISTING ZONING
and Shopping Center 2 zoning is proposed in the area that was largely residential.

are in the western extreme of the site. The General Industrial zoning is expanded.

ion of the site will remain General Industrial zoning. Most of the zoning changes

eastern extreme of the site will remain Least Restrictive zoning. The Central sec-

The new zoning reflects the land use pattern and type of development proposed.
face transit in the area will be integrated with the subway extension.

side of partition avenue, which will be the site of a second park and ride lot. Under partition avenue there will be a pedestrian underpass to the south avenue. At this point, it will turn east approximately 700 feet and continue south to partition avenue. From the present terminus at skyeve avenue to marcella plaza, all areas are of major importance. The broad street subway is to be extended under second to the food distribution center, the proposed transit changes in this

7. SUBWAY EXTENSION
8. Proposed Street Changes

The City Street Plan.

Street: Parker Avenue, 13th Street and Patterson Avenue shall be struck from Street between 10th and 11th Streets. All confined City Streets between 10th and 11th Street extending to Carey and Carey.
9. CONTROLS


The proposed redevelopment in the Pattison Avenue East Area will be governed by the proposals and regulations of the Redevelopment Authority of the City of Philadelphia. It will be guided by the provisions of this Amended Plan for the Pattison Avenue East Area, and be subject to the approval and recommendations of the City Planning Commission and the approval of the Council of the City of Philadelphia.
This estimate covers only the area west of 10th Street and north of Pattison Avenue. The estimated cost of the acquisition is $1,642,500.
Related to a park and ride option of the subway.

There is a slight increase proposed in the existing residential area for the

Broad Street Subway to Patterson Avenue.

The major features of the amended plan are the elimination of commercial area

The principal features of the Preliminary Site Plan are covered in the original

II. PRELIMINARY SITE PLAN