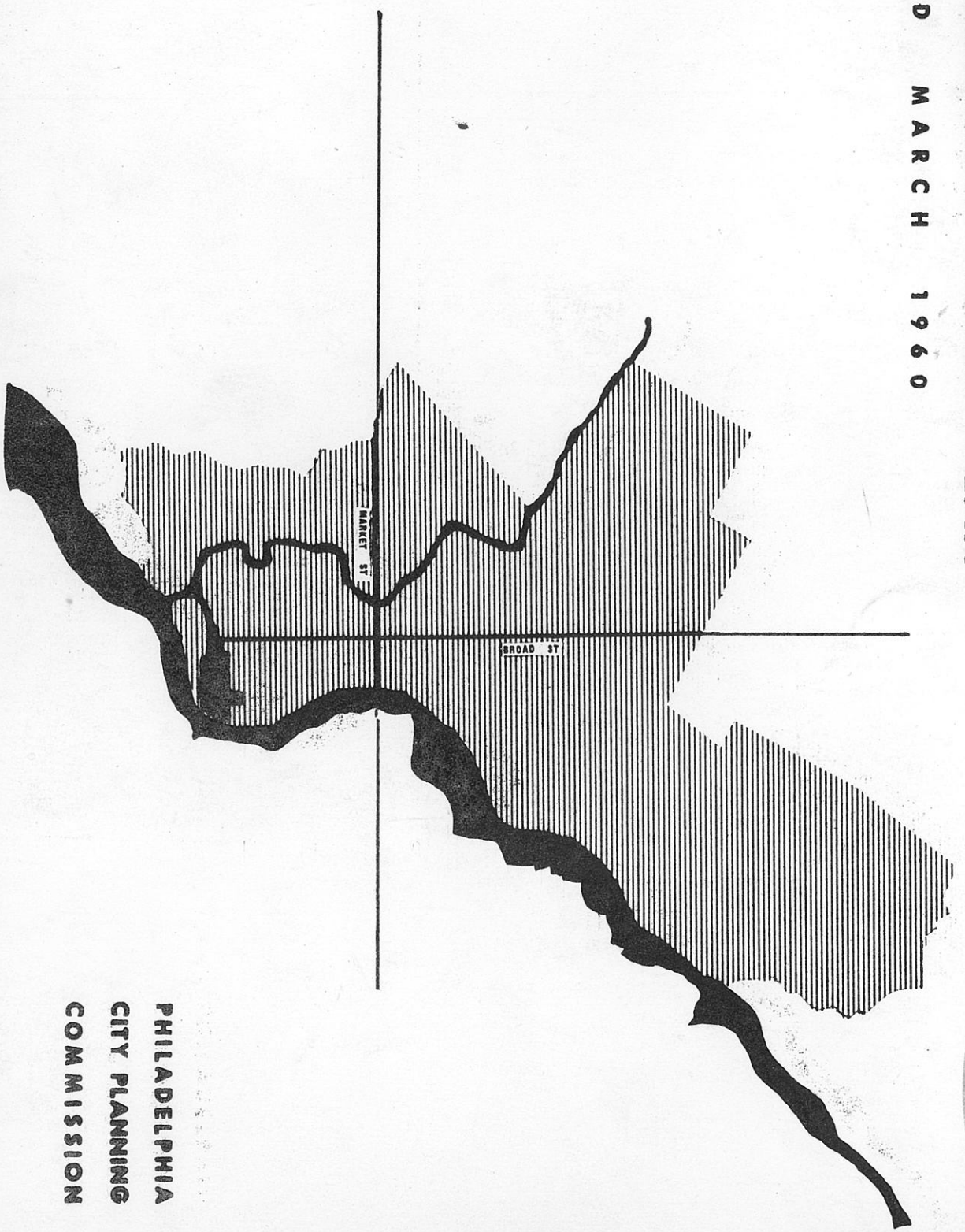


VP
PH6.2
P

PATTISON AVENUE EAST REDEVELOPMENT AREA PLAN AMENDED MARCH 1960



PHILADELPHIA
CITY PLANNING
COMMISSION



CONTENTS

Letter of Transmittal

1. Introduction
2. Boundaries
3. Existing Land Use
4. Proposed Land Use
5. Existing Zoning
6. Proposed Zoning
7. Subway Extension
8. Proposed Street Changes
9. Controls
10. Estimated Cost of Acquisition
11. Preliminary Site Plan



CITY OF PHILADELPHIA

G. HOLMES PERKINS
CHAIRMAN

PHILIP KLEIN
VICE CHAIRMAN

JOSEPH F. BURKE

MURRAY G. ISARD

ROBERT L. JOHNSON

FREDRIC R. MANN

RICHARD J. MCCONNELL

DONALD C. WAGNER

WILLIAM B. WALKER

EDMUND N. BACON
EXECUTIVE DIRECTOR

PAUL F. CROLEY
ASSISTANT EXECUTIVE DIRECTOR

ARTHUR T. ROW
ASSISTANT EXECUTIVE DIRECTOR

CITY PLANNING COMMISSION

9TH FLOOR PENN SQUARE BUILDING

N. E. CORNER JUNIPER AND FILBERT STREETS

PHILADELPHIA 7

LOCUST 4-0744

Mr. Michael von Moschzisker
Chairman

The Philadelphia Redevelopment Authority
1818 Rittenhouse Square
Philadelphia 3, Pa.

Dear Mr. von Moschzisker:

Transmitted herewith is the amended Redevelopment Area Plan for Pattison Avenue East, as prepared by the City Planning Commission in conformity with the provisions of the Urban Redevelopment Law of May 24, 1945, P.L. 991, as amended.

Please note that the boundaries of this amended area are noted within the body of this report.

Sincerely,

G. Holmes Perkins
Chairman

1. INTRODUCTION

This document is an amendment to and supercedes the Pattison Avenue East Redevelopment Area Plan published by the City Planning Commission in April 1955.

The redevelopment of the Pattison Avenue East Area is now under way. Abutting this redevelopment area is the Walt Whitman Bridge and the related expressway system provides excellent communication to this area. The Greater Philadelphia Food Distribution Center is now partially complete.

Faith in the future of this area has proven fully justified; definite benefits are accruing for the City: City tax revenues have increased, traffic congestion in Center City has been reduced, and civic interest in and support of the area has been continually increasing.

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 Pattison Avenue East Area is amended in the following ways: proposed land use is revised; proposed zoning is revised, proposed streets are revised; and the land available to the Food Distribution Center is expanded.

2. BOUNDARIES

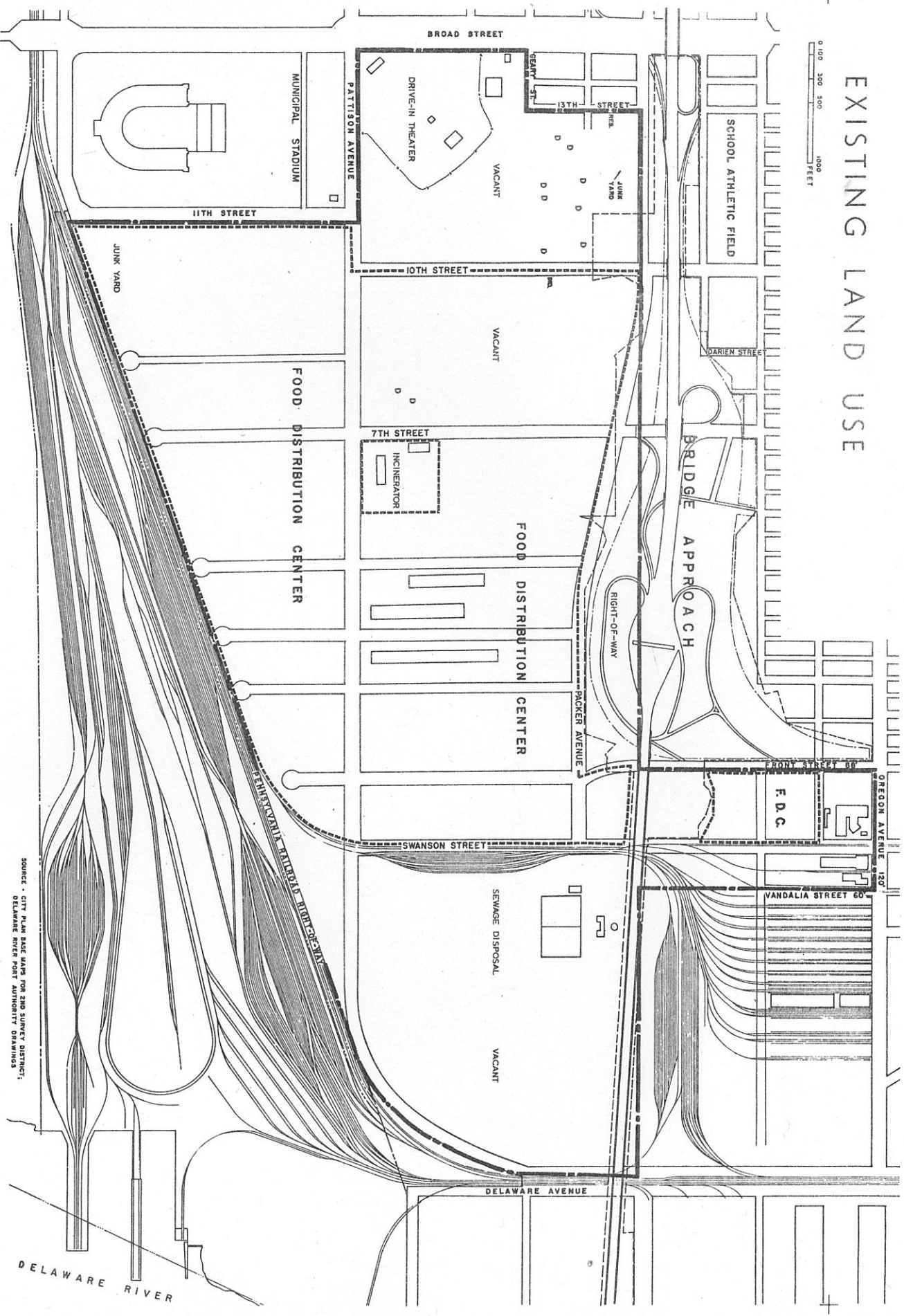
The Pattison Avenue East Redevelopment Area was certified for redevelopment by the City Planning Commission on November 17, 1954. The amended area covers 667.89 acres and is bounded by Packer Avenue beginning from 13th Street east to Front Street, Front Street north to Oregon Avenue, Oregon Avenue east to Vandalia Street, Vandalia south to Packer Avenue, Packer Avenue east to Delaware Avenue, Delaware Avenue south to Pattison Avenue and Pennsylvania Railroad right-of-way, Pennsylvania Railroad right-of-way west to 11th Street, 11th Street north to Pattison Avenue, Pattison Avenue west to Broad Street, Broad Street north to Geary Street, Geary Street east to 13th Street, 13th Street north to Packer Avenue, the point of beginning.

3. EXISTING LAND USE

A great portion of the area is vacant land. In the southwest corner of the area is a drive-in theater. East of this are scattered sub-standard dwellings in an area used largely as a dump. A City sewage disposal plant and a City incinerator are located in the area. A portion of the Food Distribution Center is now complete. In the southern corner of the area is an existing industrial use and in a northern corner south of Geary Street and east of Broad Street is an existing bowling alley.

EXISTING LAND USE

0 100 200 300 1000 FEET



SOURCE - CITY PLAN BOOK MAPS FOR 2ND SURVEY DISTRICT; DELAWARE STREET FRONT AUTHORITY DRAWINGS

PATTISON AVENUE EAST REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION

MARCH 1960



DELAWARE RIVER

4. PROPOSED LAND USE

At the core of this amended redevelopment area is the expansion of the Food Distribution Center. Industrial use constitutes a major portion of the site. Commercial use will constitute a second major use. A very small addition to the residential area in the northwest of the site will be the third land use proposed.

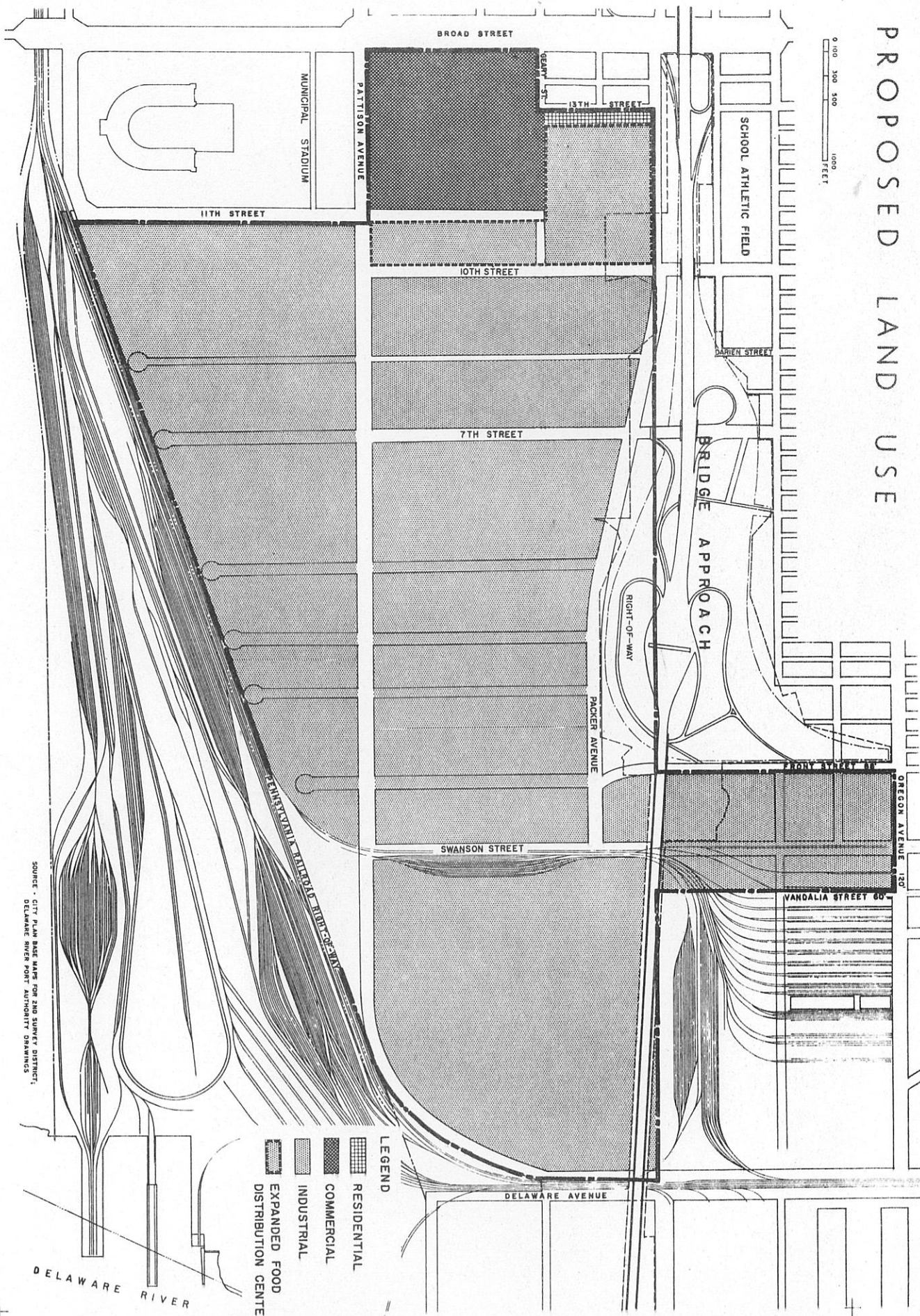
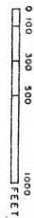
A strip of the area will be used as the right-of-way for the subway.

The area that is Commercial shall consist of two parts; one reserved for park and ride facilities related to the subway extension; the other portion shall be a leased commercial shopping center providing facilities for such uses as a super market, auto sales showroom, retail lumber showroom, rental offices, retail shops, restaurant or amusement area. Total parking provided for these facilities will be approximately 3,000 cars.


The amount of acreage in various uses proposed in this amended redevelopment area is divided into the following:

<u>Use</u>	<u>Acres</u>
Commercial	36.27A
Industrial	623.37A
Subway extension	6.19A
Residential	2.06A

PROPOSED LAND USE



LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  EXPANDED FOOD DISTRIBUTION CENTER

SOURCE - CITY PLAN BASE MAP FOR 2ND SURVEY DISTRICT,
DELAWARE RIVER PORT AUTHORITY DRAWINGS

PATTISON AVENUE EAST REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION

MARCH 1960

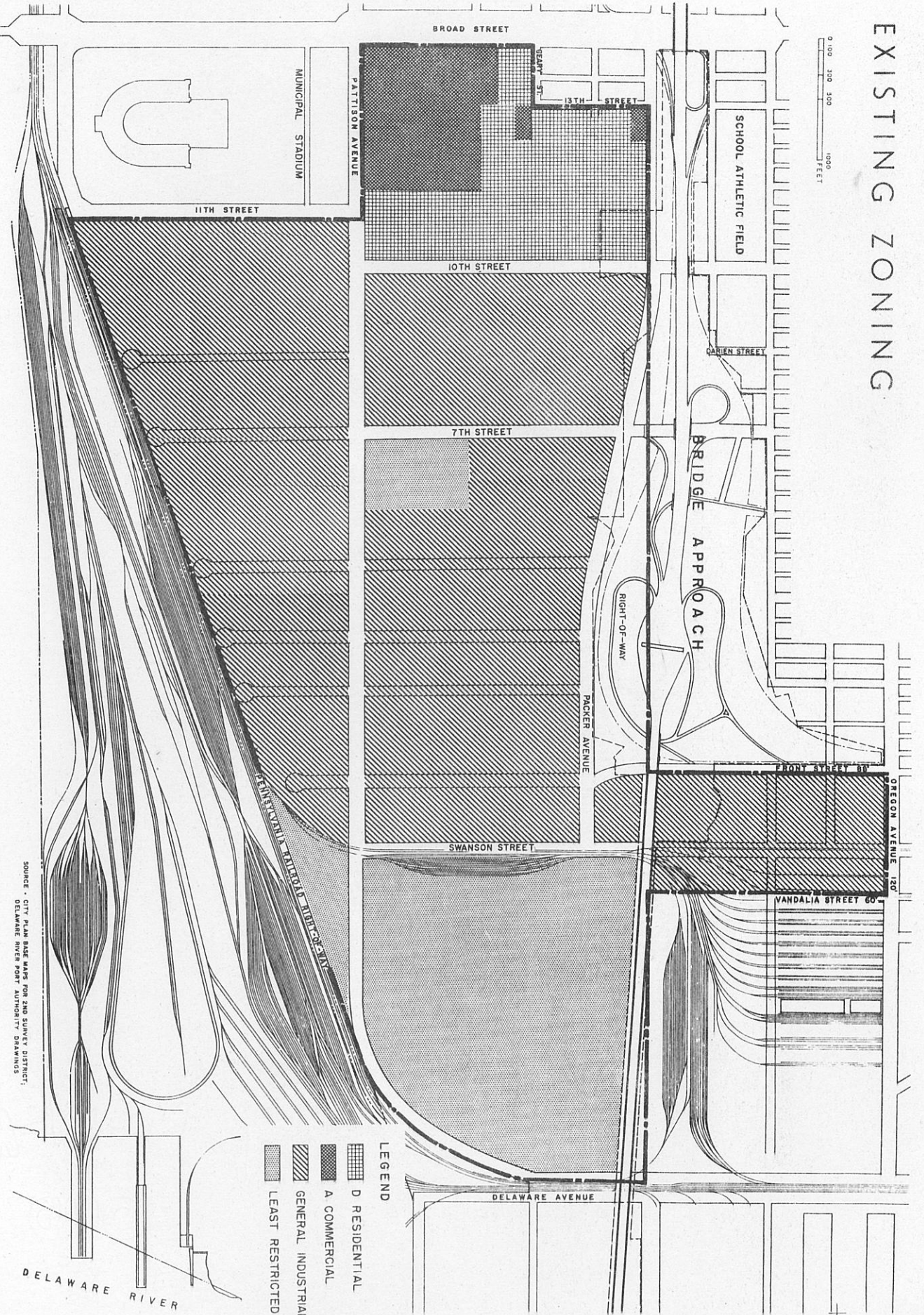


5. EXISTING ZONING

Since the first report on this area was made some zoning changes have been made. A large part of the residential area has been re-zoned. At present, the eastern extreme of the site is zoned Least Restricted; the center part of the site is zoned General Industrial, except for a small sector of Least Restricted in City-owned land. The remaining portion of the site to the west is about equally divided between D Residential and A Commercial.

EXISTING ZONING

0 100 200 300 1000 FEET



LEGEND

- D RESIDENTIAL
- A COMMERCIAL
- GENERAL INDUSTRIAL
- LEAST RESTRICTED

SOURCE - CITY PLAN AND MAPS FOR 2ND SURVEY DISTRICT
DELAWARE RIVER PORT AUTHORITY DRAWINGS

PATTISON AVENUE EAST REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION

MARCH 1960



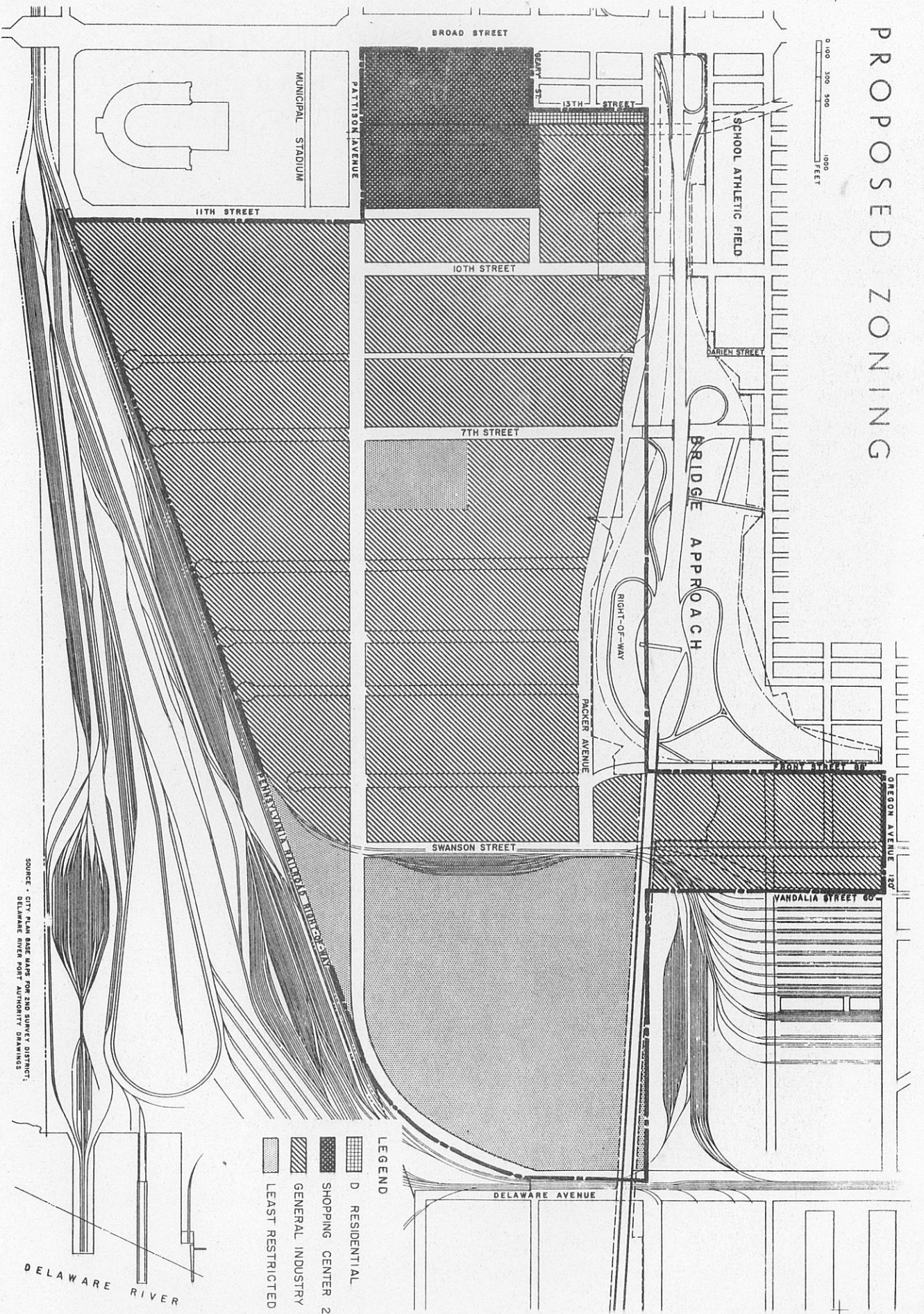
DELAWARE RIVER

6. PROPOSED ZONING





The new zoning reflects the land use pattern and type of development proposed. The eastern extreme of the site will remain Least Restricted zoning. The Central section of the site will remain General Industrial zoning. Most of the zoning changes are in the western extreme of the site. The General Industrial zoning is expanded; and Shopping Center 2 zoning is proposed in the area that was largely D Residential.

PROPOSED ZONING

0 100 200 300 400
FEET



LEGEND

-  D RESIDENTIAL
-  SHOPPING CENTER 2
-  GENERAL INDUSTRY
-  LEAST RESTRICTED

SOURCE - CITY PLAN BASE MAPS FOR 2ND SURVEY DISTRICT,
DELRWARE RIVER PORT AUTHORITY DRAWINGS

PATTISON AVENUE EAST REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION

MARCH 1960



7. SUBWAY EXTENSION

Second to the Food Distribution Center, the proposed transit changes in this area are of major importance. The Broad Street Subway is to be extended under Broad Street from its present terminus at Snyder Avenue to Marconi Plaza. At this point, it will turn east approximately 700 feet and continue south to Pattison Avenue. Under Pattison Avenue there will be a pedestrian underpass to the south side of Pattison Avenue, which will be the site of a second park and ride lot. Surface transit in the area will be integrated with the subway extension.

8. PROPOSED STREET CHANGES

Only two new streets are proposed: 11th Street extending to Geary; and Geary Street between 10th and 11th Streets. All confirmed City streets between 10th Street, Packer Avenue, 13th Street and Pattison Avenue shall be stricken from the City street plan.

9. CONTROLS

The Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, are the laws regulating Philadelphia's urban renewal and redevelopment.

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.

10. ESTIMATED COST OF ACQUISITION

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.

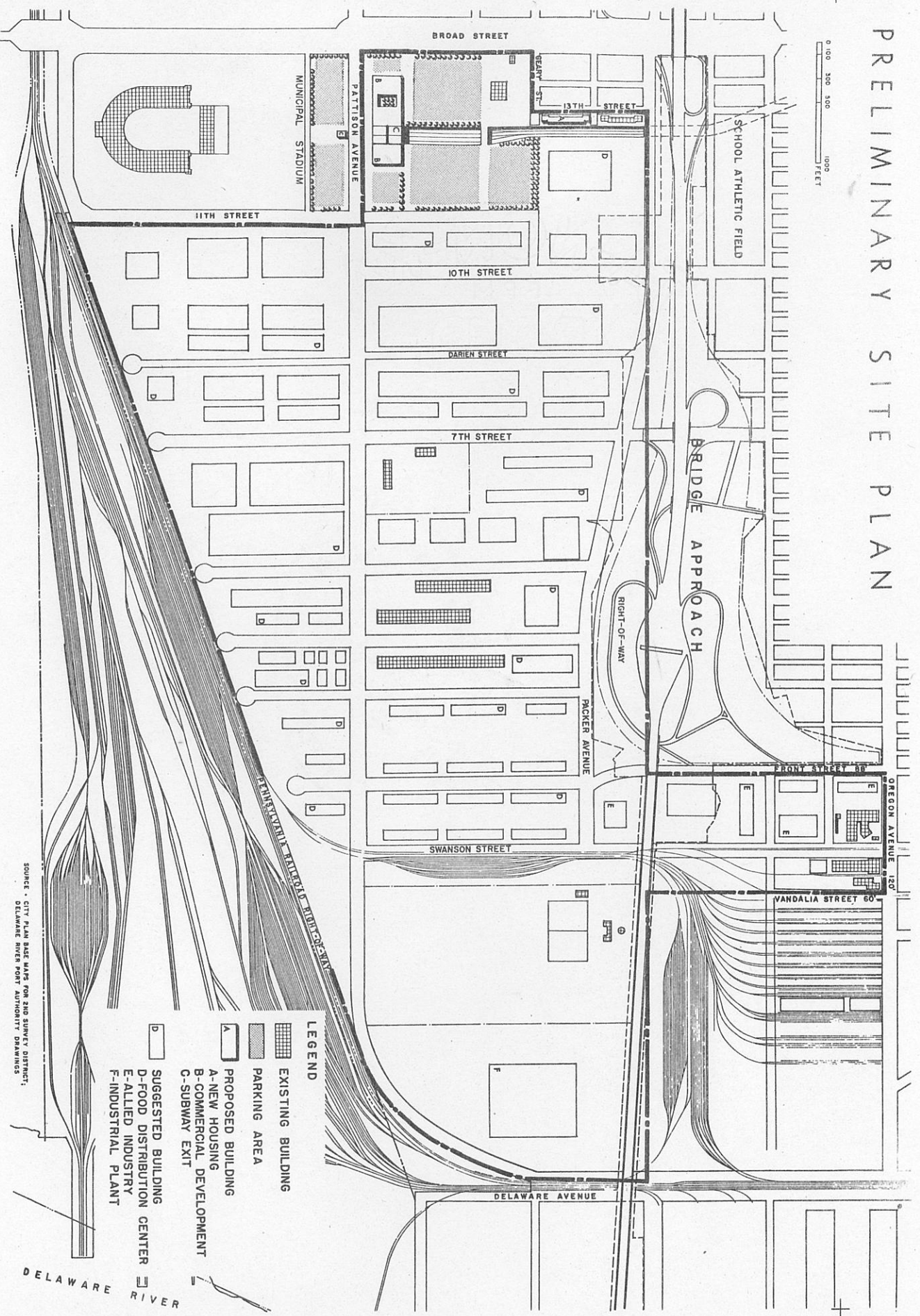
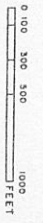
11. PRELIMINARY SITE PLAN

The principal features of the Preliminary Site Plan are covered in the original Pattison Avenue East Redevelopment Area Plan dated April 1955.

The major features of the amended plan are the elimination of commercial area in the northern sector of the plan between Front Street and Vandalia Street south of Oregon Avenue and replacing it with industrial use; and the extension of the Broad Street Subway to Pattison Avenue.

There is a slight increase proposed in the existing residential area for the frontage on 13th Street south of Geary Street and the development of a new commercial area integrated with the subway extension. Connected with the commercial area will be two types of parking, one related to commercial shopping area and one related to a park and ride option of the subway.

PRELIMINARY SITE PLAN



- LEGEND**
- EXISTING BUILDING
 - PARKING AREA
 - PROPOSED BUILDING
 - A-NEW HOUSING
 - B-COMMERCIAL DEVELOPMENT
 - C-SUBWAY EXIT
 - D-SUGGESTED BUILDING
 - E-FOOD DISTRIBUTION CENTER
 - F-ALLIED INDUSTRY
 - F-INDUSTRIAL PLANT

SOURCE - CITY PLAN BASE MAPS FOR 2ND QUINITY DISTRICT, DELAWARE RIVER PORT AUTHORITY DRAWINGS

PATTISON AVENUE EAST REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION

MARCH 1960



DELAWARE RIVER

