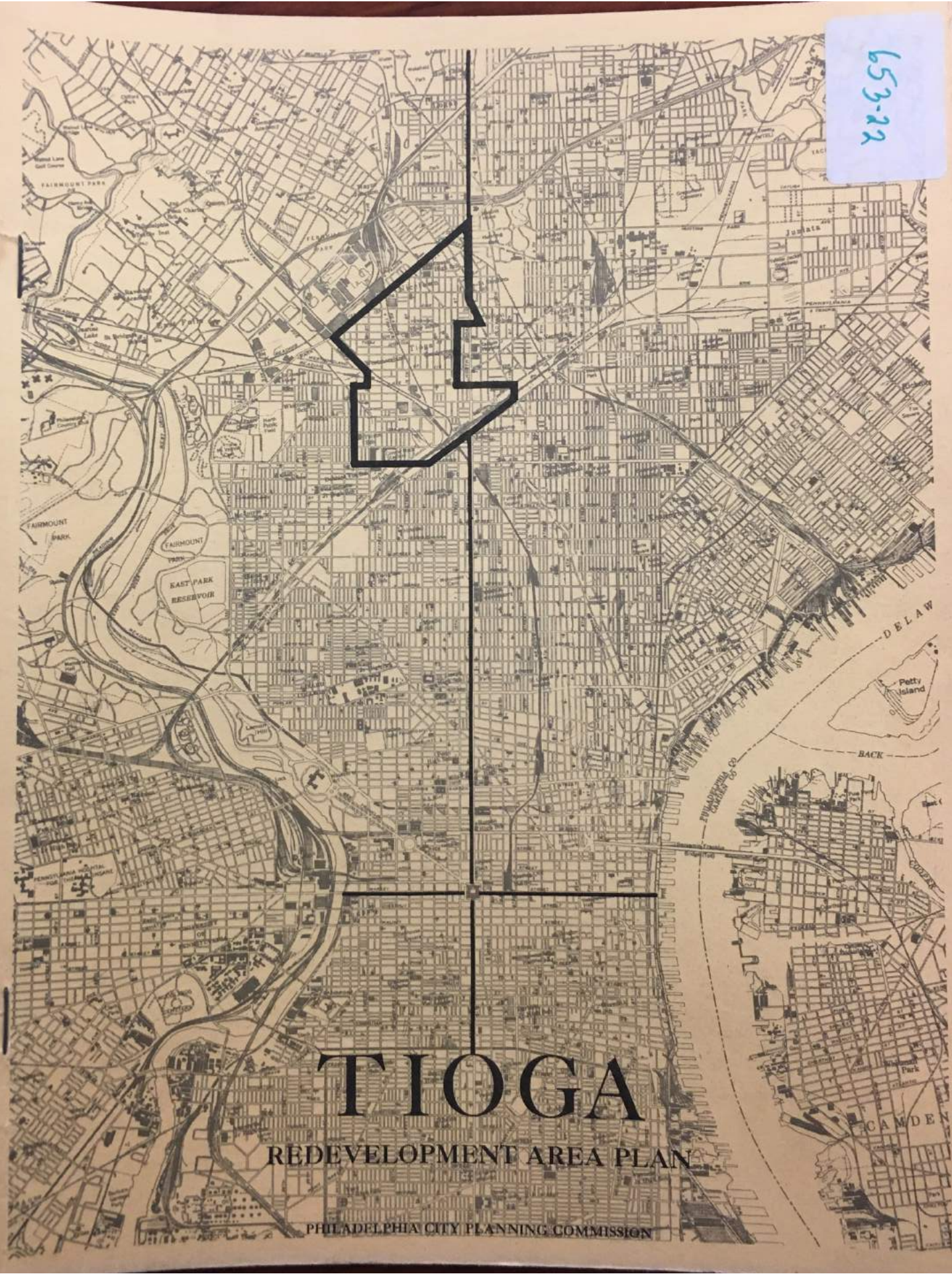


653-22



TIOGA

REDEVELOPMENT AREA PLAN

PHILADELPHIA CITY PLANNING COMMISSION

TABLE OF CONTENTS

LETTER OF TRANSMITTAL	1
INTRODUCTION	2
PHOTOGRAPHS OF BLIGHTED CONDITIONS	3
EXISTING LAND USE AND BOUNDARIES	4
EXISTING LAND USE AND BOUNDARIES MAP.....	5
PROPOSED LAND USE (GENERALIZED)	6
PROPOSED LAND USE (GENERALIZED) MAP	8
EXISTING AND PROPOSED ZONING	9
EXISTING ZONING MAP	10
PROPOSED ZONING MAP	11
EXISTING AND SCHEDULED PUBLIC FACILITIES	12
ILLUSTRATIVE SITE PLAN	12
MAJOR CIRCULATION ROUTES AND PROPOSED STREET CHANGES	12
EXISTING AND SCHEDULED PUBLIC FACILITIES MAP.....	13
ILLUSTRATIVE SITE PLAN MAP	14
REHOUSING OF DISPLACED FAMILIES	15
ESTIMATED COST OF ACQUISITION	15
CONTINUING CONTROLS	15
PROPOSED STANDARDS	15

INTRODUCTION

Tioga consists of an 660 acre area which is three and one-half miles north of Center City and is home for approximately 32,500 people. It is generally defined as the area west of Temple University Health Science Center and surrounding North Philadelphia Station. As such it basically extends west from Germantown Avenue to Hunting Park Avenue and Twenty-Third Street and south to Lehigh Avenue. As a redevelopment area it covers a district between the Nicetown Renewal Area and the North Philadelphia Renewal Area.

Tioga contains several neighborhoods. Among these the levels of renewal treatment required for stabilization vary. A coalition of community groups from all of the neighborhoods within Tioga has consolidated their common renewal interests in the form of a Comprehensive Plan Study for Tioga. This undertaking uniquely represents a fully cooperative effort in community development planning between community groups and local government planners. The results of this cooperative planning are proposed herein.

The planning effort in Tioga has been focused on the identification of those conditions which have the greatest blighting impact on the community. Therefore, proposals have been made in order to respond to the key development problem of every neighborhood in Tioga. This approach will bring about the maximum environmental support for the preservation and growth of the existing community by changing those blighting conditions which most seriously threaten the vitality of each neighborhood.

Faulty street or lot layout . . .
23rd and Venango Streets.



Unsafe condition of certain
buildings . . . and
economically underutilized land
2800 block of Lambert Street.



. . . undesirable (incompatible)
land use
3900 block of Nice Street.



EXISTING LAND USE AND BOUNDARIES

The Tioga Area is residential for the most part with an industrial corridor along the Penn-Central and Reading rail lines and a commercial sector associated with parts of Germantown Avenue and Broad Street.

The residential component of Tioga consists of two-story row residences which are dominant and three-story units which are in a uniquely high proportion compared with most Philadelphia neighborhoods. Overcrowding in subdivided three-story units and a generally scattered distribution of over 300 vacant residential properties indicates a low level of demand for many residential blocks in Tioga as well as obvious signs of social, physical and economic crises.

Generally, industry in Tioga makes use of land use situations generated by the rail rights of way and the major street arteries, Hunting Park Avenue, Allegheny Avenue, Lehigh Avenue and Broad Street. The nearby Roosevelt Extension of the Schuylkill Expressway which is accessible to the north through the Nicetown community is also heavily used. Where industrial uses are internal to the community rather than located along a major artery street, truck traffic brings additional problems to neighborhood residents already plagued by problems inherent to their social and physical environment.

Commercial land uses include both properties which wholly function as businesses and properties which combine first floor commercial with upper floor residences. However, Tioga is no exception to the general trend of commercial real estate to cluster, thereby leaving many vacant structures. Nevertheless, some "corner stores" still thrive in the area's more stable neighborhoods. In general, however, some renewal is required to facilitate the transition of many vacant commercial properties into more productive uses.

The Tioga Redevelopment Area is bounded on the north by Hunting Park Avenue, Luzerne Street (extended), Germantown Avenue and Hunting Park Avenue; on the east by Broad Street, Germantown Avenue, Venango Street, Fifteenth Street, Allegheny Avenue and Germantown Avenue; on the south by Glenwood Avenue and Lehigh Avenue; and on the west by Twenty-Third Street, Allegheny Avenue, Twenty-Second Street and Crowell Street (extended).











EXISTING LAND USE AND BOUNDARIES

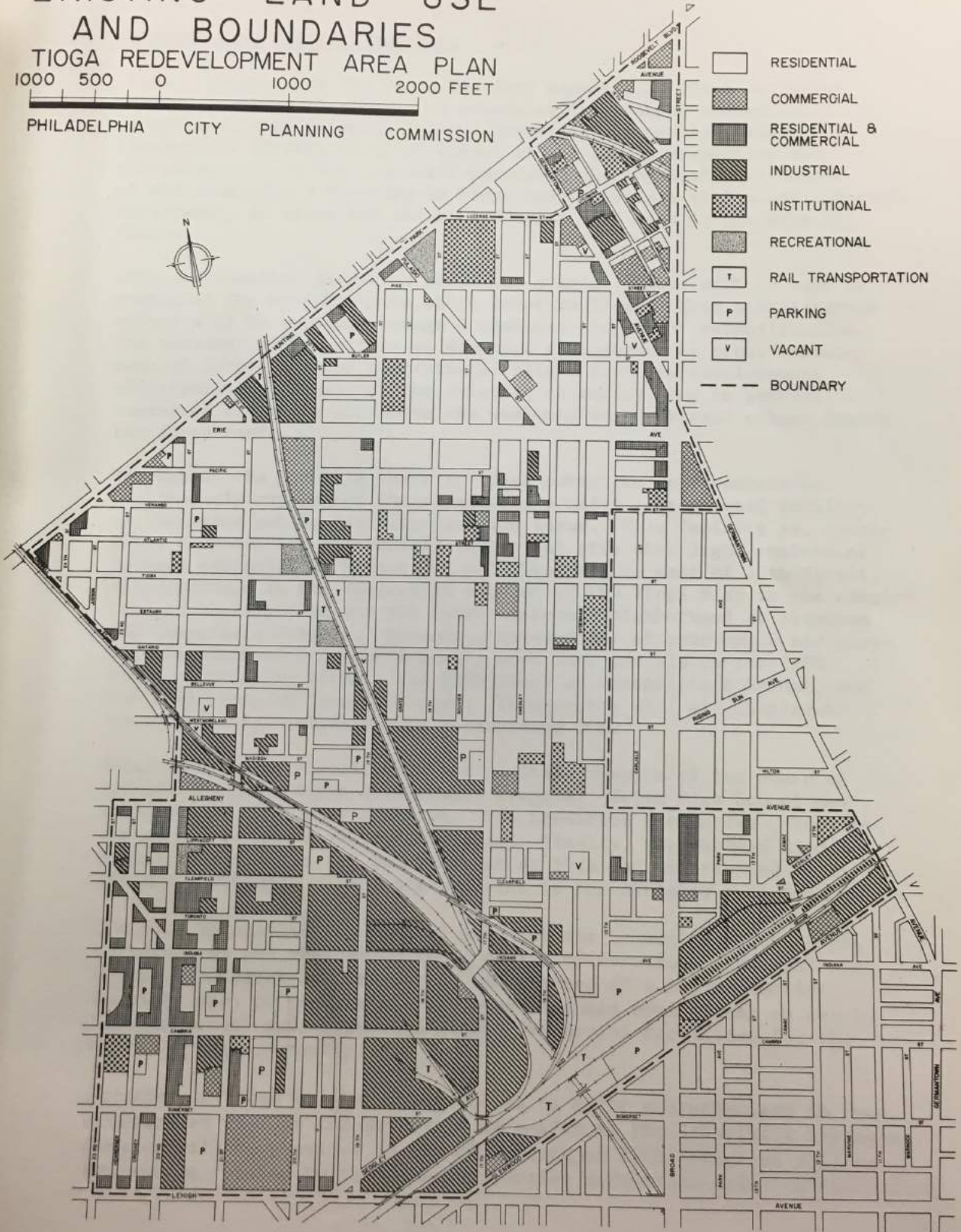
TIOGA REDEVELOPMENT AREA PLAN

1000 500 0 1000 2000 FEET

PHILADELPHIA CITY PLANNING COMMISSION



-  RESIDENTIAL
-  COMMERCIAL
-  RESIDENTIAL & COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  RECREATIONAL
-  RAIL TRANSPORTATION
-  PARKING
-  VACANT
-  BOUNDARY



PROPOSED LAND USE (GENERALIZED)

Tioga's growth over the years has left many blocks which no longer work well either physically or economically. Unused commercial properties, inefficiently located industrial properties, and residential density abuse of former single family properties are characteristic of the confusion pervading the physical environment of the community. Planning in Tioga must provide a stable and coherent environment in order for the mix of major land uses in the area to thrive.

Since residential land uses dominate, a major effort will be made to stabilize the neighborhoods which comprise Tioga. This stabilization effort will be pursued through a combined program of rehabilitation for residential properties as demanded throughout the area, replacement of large areas of concentrated blight with new developments efficiently complementing the existing community, and in general, a concerted effort to reinforce the weakened state of real estate demand and investment.

Throughout the planning phase in Tioga community representatives continuously emphasized the absence of a major recreational facility as the prime public facility planning issue. This facility is, therefore, proposed for a presently industrial site with light employment between Westmoreland Street and Allegheny Avenue west of 17th Street. Also included in the recreation segment of the Tioga Plan is the completion of a playground for the North Glenwood neighborhood at Sydenham and Clearfield Streets. Moreover, development of open space and playlots is proposed for inefficiently used land parcels on the 2200 block of Atlantic Street, the 2100 block of Westmoreland Street, and the 1500 block of Venango Street. These plots will all complement the residential neighborhoods surrounding them.

Schools in Tioga clearly show the positive results of the Board of Education's facilities development program. Gratz High School now includes a modern wing addition. The Kenderton Elementary School is one of the system's newer facilities. Finally, the Woodson Middle School is scheduled for construction at 19th and Cambria and will include a valuable open space addition to the Adelphos neighborhood.

The plan recognizes the general need for the community's businesses to reinforce one another in their choice of location. The west side of the 3500 block of 17th Street is proposed as a new commercial services area to replace the declined business environment on nearby Venango Street and to provide needed commercial facilities for the Central Tioga community.

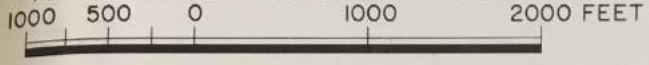
Industry in Tioga has excellent access to major crosstown and in town arteries as well as the Roosevelt Extension to the Schuylkill Expressway. Parking will be provided on the 3200 block of 19th Street to relieve congestion related to the Allegheny Avenue industrial area. Minimization

of future industrial use conflicts with residential neighborhoods has been sought through the proposal of lighter industrial uses for industrial land within the community.

A street widening is proposed for the 2200 block of Venango Street. As presently envisioned, properties on the south side only would be affected by a loss of frontage for the improvement. The addition of a traffic lane would provide two access lanes with Twenty-Second Street, a major community artery, and orient traffic away from its present disruption of the pleasant neighborhood environment south of Venango Street.

PROPOSED LAND USE AND BOUNDARIES

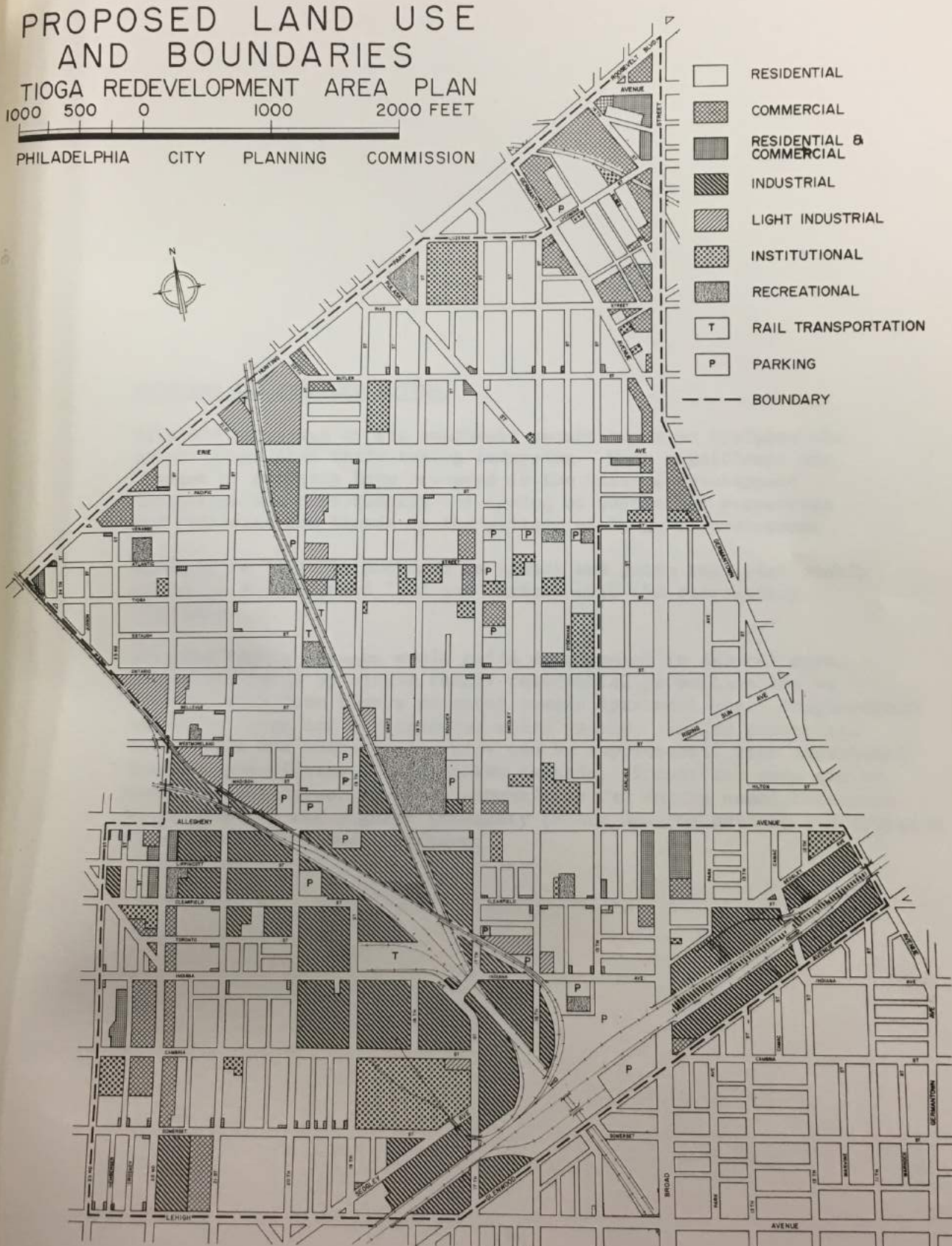
TIOGA REDEVELOPMENT AREA PLAN



PHILADELPHIA CITY PLANNING COMMISSION



- RESIDENTIAL
- COMMERCIAL
- RESIDENTIAL & COMMERCIAL
- INDUSTRIAL
- LIGHT INDUSTRIAL
- INSTITUTIONAL
- RECREATIONAL
- RAIL TRANSPORTATION
- PARKING
- BOUNDARY



EXISTING AND PROPOSED ZONING

With the exception of the southwest sector known as Adelphos the entire Tioga Area needs zoning remapping. Many significant use changes of property have occurred in the various development categories and consequently the zoning of particular properties has indicated new trends in the pattern of Tioga's development.

Rezoning in Tioga is proposed to update and guide the relationship of recent and proposed land use changes with the surrounding community.






Proposed zoning changes would guide development in several ways. Blocks dominated by single family residential properties can be distinguished from blocks oriented toward apartment use. Neighborhood commercial uses can be preserved where viable. Larger commercial enterprises and commercial strips can be supplemented with additional area or consolidated as the market demands. Industrial uses can be preserved and supported while communities can derive some protection by designation for lighter intensity future uses on parcels incorporated with the neighborhood structure.

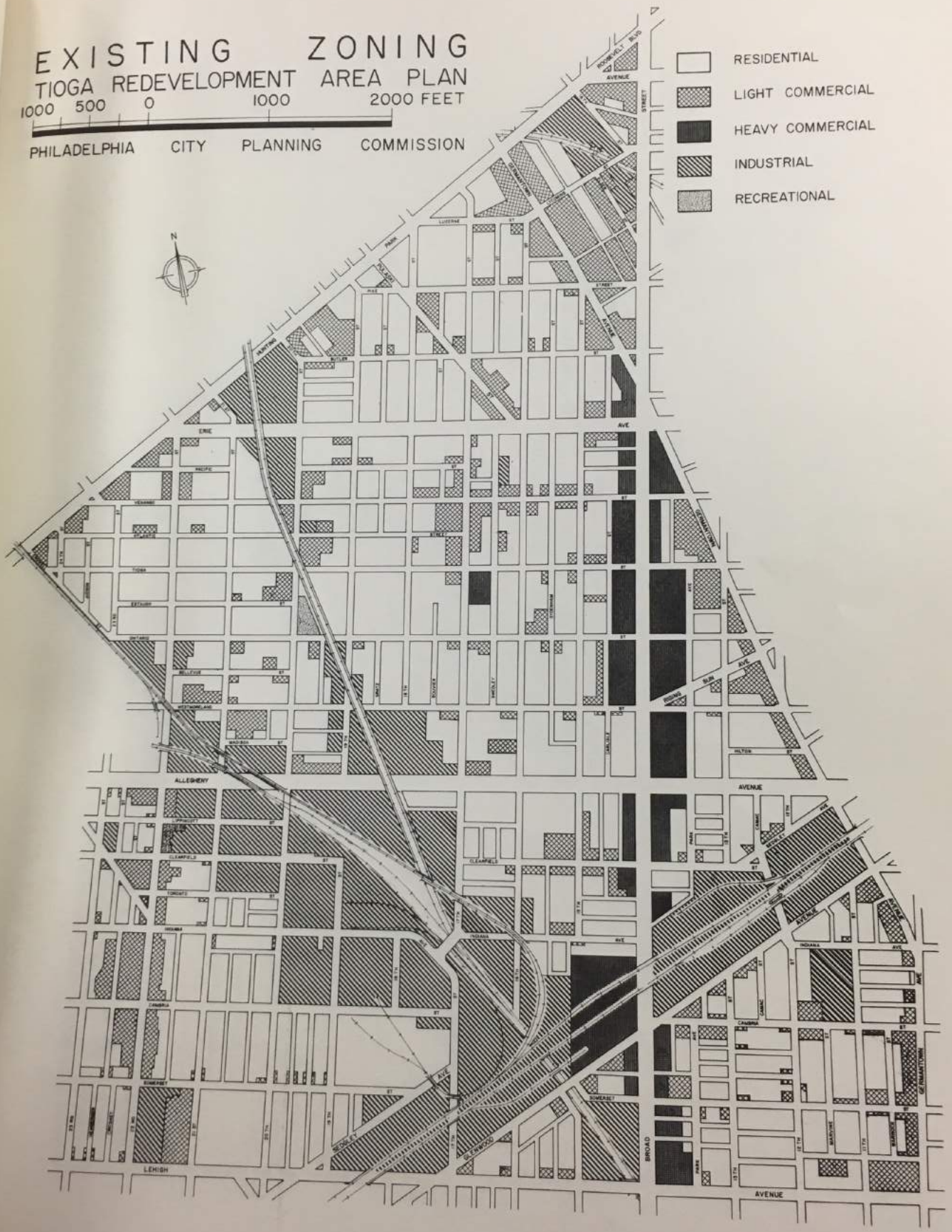
EXISTING ZONING

TIOGA REDEVELOPMENT AREA PLAN

1000 500 0 1000 2000 FEET

PHILADELPHIA CITY PLANNING COMMISSION

-  RESIDENTIAL
-  LIGHT COMMERCIAL
-  HEAVY COMMERCIAL
-  INDUSTRIAL
-  RECREATIONAL










PROPOSED TIOGA REDEVELOPMENT AREA PLAN

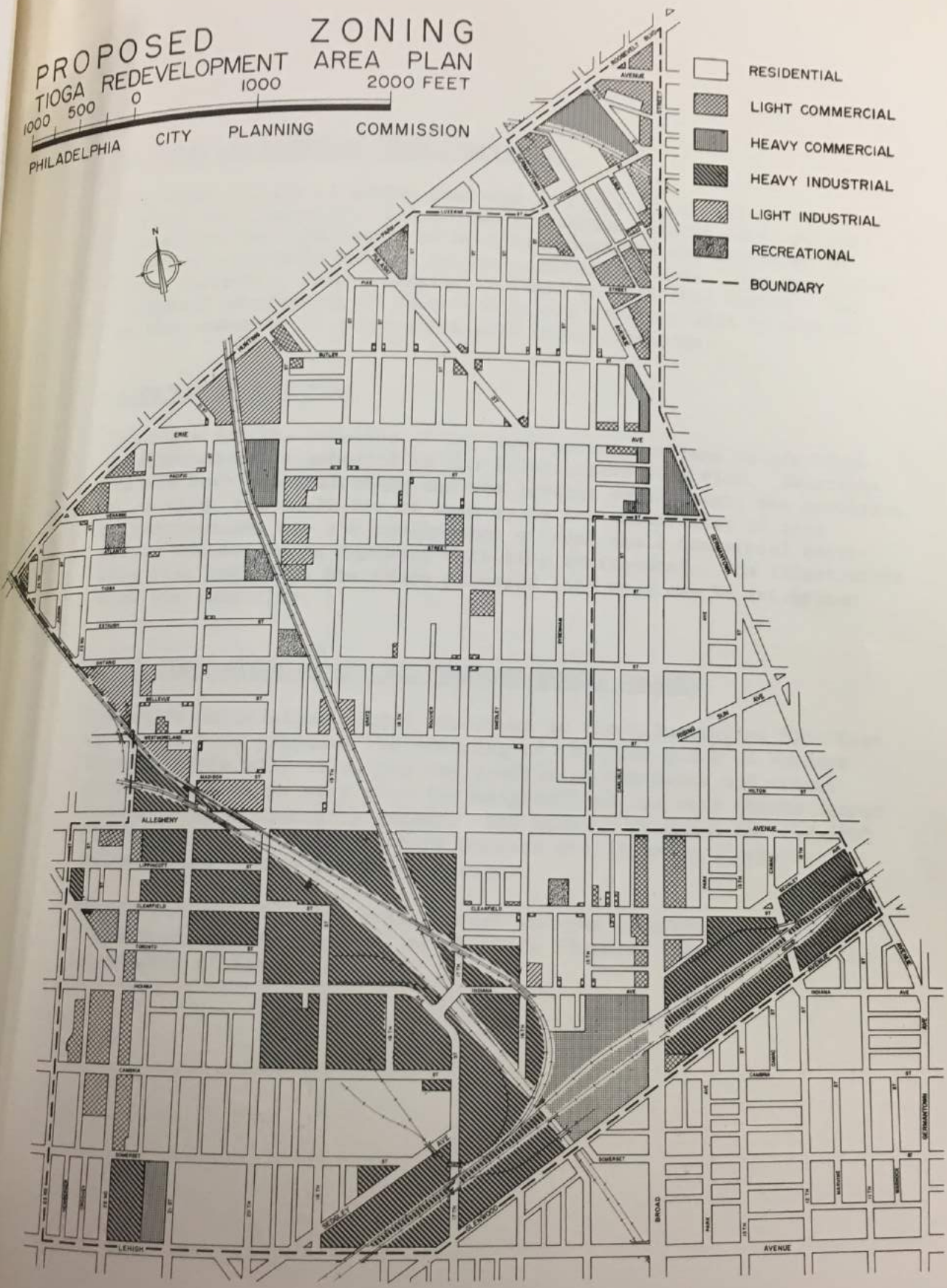
ZONING AREA PLAN

PHILADELPHIA CITY PLANNING COMMISSION

1000 500 0 1000 2000 FEET



-  RESIDENTIAL
-  LIGHT COMMERCIAL
-  HEAVY COMMERCIAL
-  HEAVY INDUSTRIAL
-  LIGHT INDUSTRIAL
-  RECREATIONAL
-  BOUNDARY



EXISTING AND SCHEDULED PUBLIC FACILITIES

The effectiveness of public services in Tioga is crucial to the life of the community. Education, recreation, health care, police protection and other services must be maintained and developed in order to adequately respond to the community's needs. New facilities have, therefore, been scheduled to begin to meet this demand. The continued development of these and future services will be pursued by the community in cooperation with public agencies.

ILLUSTRATIVE SITE PLAN

Proposals for the solution of key development problems in six Tioga neighborhoods are embodied in the Illustrative Site Plan. Solutions include both rehabilitation and new housing development, the provision of parking, the inclusion of open space for enhancement of site attractiveness, and the development of some small commercial enterprises located in an improved marketing environment. The illustrative site plan indicates how these proposed land uses can be integrated with the community.

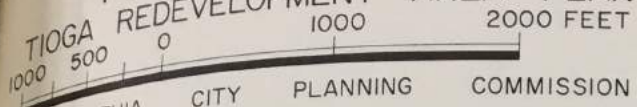
MAJOR CIRCULATION ROUTES AND PROPOSED STREET CHANGES

The major circulation routes are shown in the Illustrative Site Plan. The Tioga Plan proposes the widening of the 2200 block of Venango Street. This will allow two way traffic on the block and orient disruptive traffic away from the neighborhood and onto Twenty-Second Street, a main community artery. The housing proposed for the 2800 blocks of Woodstock and Lambert Streets will involve a presently undetermined change in street design.

Should the need for any other street changes develop, they will be conditioned by the approval of the City Planning Commission and the Department of Streets.

EXISTING AND SCHEDULED PUBLIC FACILITIES

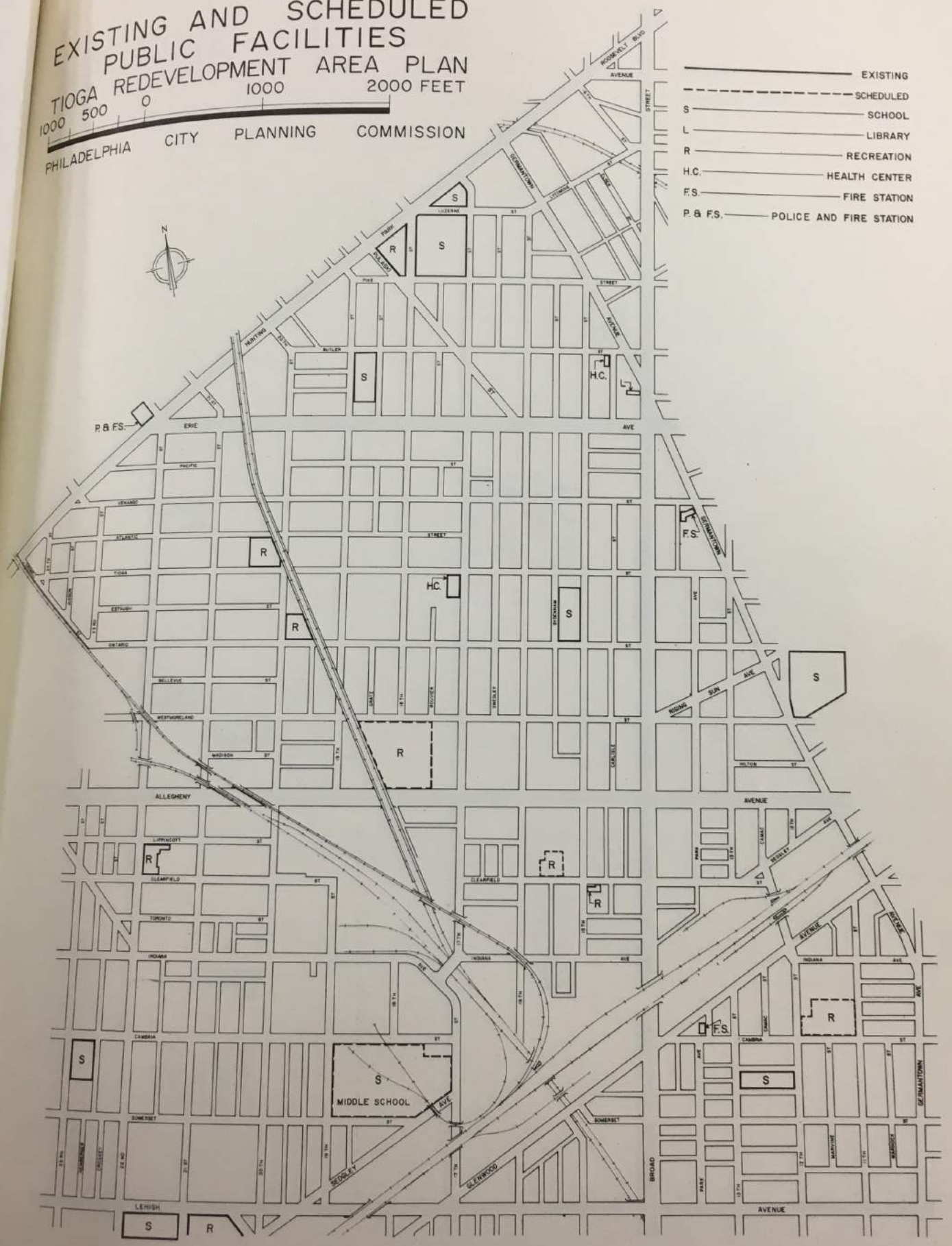
TIOGA REDEVELOPMENT AREA PLAN



PHILADELPHIA CITY PLANNING COMMISSION



- EXISTING
- - - SCHEDULED
- S SCHOOL
- L LIBRARY
- R RECREATION
- H.C. HEALTH CENTER
- F.S. FIRE STATION
- P. & F.S. POLICE AND FIRE STATION



REHOUSING OF DISPLACED FAMILIES

In the primary stages of the renewal plans for the Tioga Area, residential dislocation will be kept at an absolute minimum. Vacant structures will be rehabilitated to provide the relocation housing, if needed in the latter stages of the plan. In all cases where displacement occurs, the City's Relocation Service will work closely with the community to assist with relocation.

ESTIMATED COST OF ACQUISITION

A preliminary estimate of acquisition and site preparation costs prepared by the Philadelphia Redevelopment Authority is approximately \$19,000,000.

CONTINUING CONTROLS

The Pennsylvania Urban Redevelopment Law of 1945 as amended, and the United States Housing Act of 1949 as amended, regulate Philadelphia's redevelopment, urban renewal, and neighborhood development.

Redevelopment in the Tioga Area will be in conformity with the provisions of the Tioga Redevelopment Area Plan. It will be in accord with the requirements of any Urban Renewal Plan prepared by the Redevelopment Authority of the City of Philadelphia for this area and will comply with the Code of General Ordinances of the City of Philadelphia, including the Housing, Zoning, Subdivision and Health Codes. All plans and proposals proposed by the Redevelopment Authority will be subject to the recommendations of the Citizens of Tioga-Nicetown, the City Planning Commission and the approval of the Council of the City of Philadelphia.

PROPOSED STANDARDS

The proposed standards for density, land coverage and building intensity will be controlled by the regulations in the proposed zoning districts and the Urban Renewal Plan.