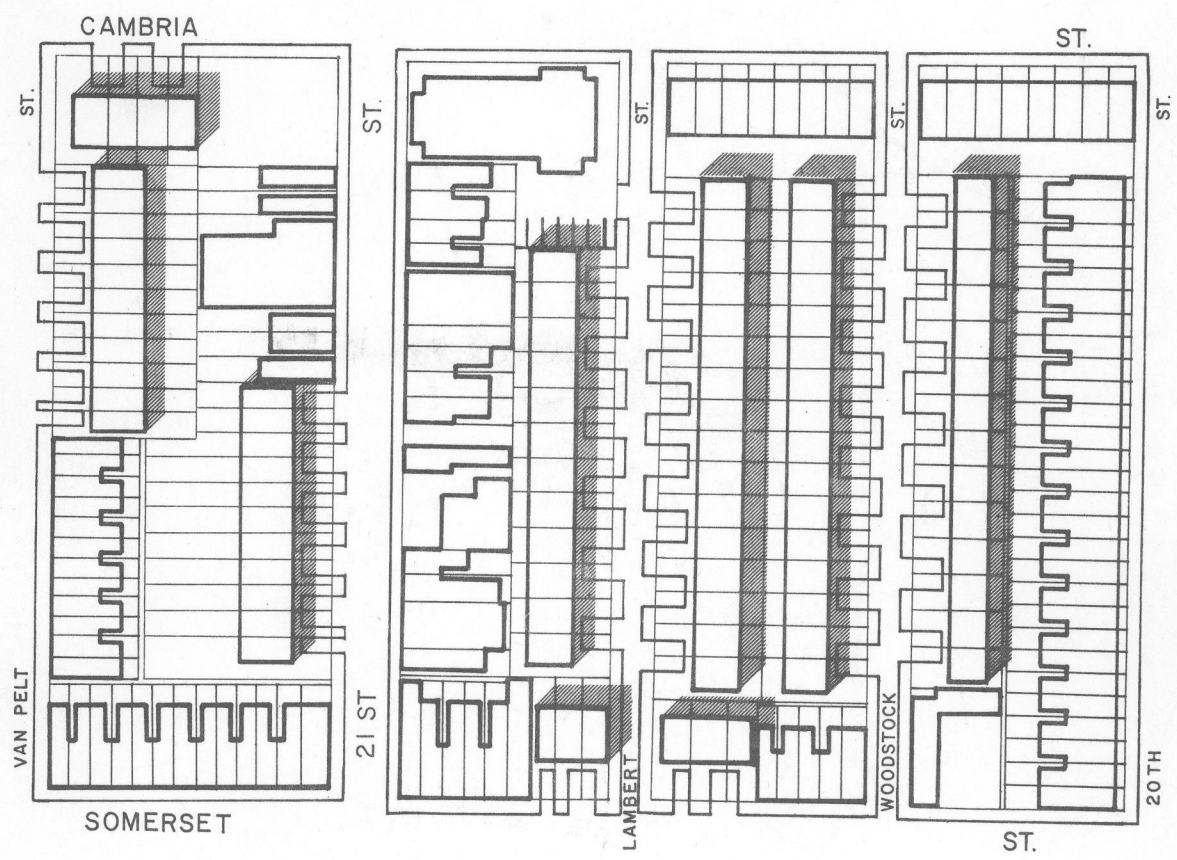


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Woodstock



WOODSTOCK REDEVELOPMENT AREA PLAN



PHILADELPHIA CITY PLANNING COMMISSION



WOODSTOCK REDEVELOPMENT AREA

PHILADELPHIA CITY PLANNING COMMISSION



CITY OF PHILADELPHIA

PHILADELPHIA CITY PLANNING COMMISSION
13th Floor, City Hall Annex
S. E. Cor., Juniper & Filbert Sts., Philadelphia, Pa. 19107
MU 6-1776

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CHARLES E. INGERSOLL, Vice Chairman
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R. DAMON CHILDS, Executive Director

May 25, 1971

Dr. F. Bruce Baldwin, Jr.
Chairman
Redevelopment Authority of the
City of Philadelphia
City Hall Annex
Philadelphia, Pa. 19107

Dear Dr. Baldwin:

Transmitted herewith is the redevelopment area plan for the Woodstock Redevelopment Area which has been prepared by the City Planning Commission in accordance with the provisions of the Urban Redevelopment Law of May 24, 1945, P. L. 991, as amended.

The certified Tioga Redevelopment Area is bounded generally by Hunting Park Avenue, Broad Street, Germantown Avenue, 13th Street, Lehigh Avenue and 23rd Street. The Woodstock Redevelopment Area is bounded by Cambria Street, 20th Street, Somerset Street and Van Pelt Street.

The Tioga Redevelopment Area certification was approved by the Philadelphia City Planning Commission on June 16, 1970. The Woodstock Redevelopment Area Plan is in general conformance with the Comprehensive Plan for the City of Philadelphia dated May 1960, as amended, and was approved by the City Planning Commission at its meeting of May 18, 1971.

Sincerely yours,

A handwritten signature in cursive script that reads 'William J. McCarter'.

William J. McCarter
Chairman

29339

TIOGA REDEVELOPMENT AREA

Explanatory Notes

The Tioga Redevelopment Area is in the heart of the Tioga-Nicetown Area in the City of Philadelphia. Approximately 1145 acres in size, it is located three miles north of City Hall and the Central Business District, in segments of the 11th, 13th, 16th, 37th and 43rd Wards as well as the entirety of Census Tracts 38G and 38I and segments of 38J, 37A, 37B and 43C.

The pertinent 1960 Census data for this area are as follows: total population - 36,453; total number of housing units - 12,549; number of units, sound with all facilities - 10,369 (82.6%); number of dilapidated units - 128 (1%); number of owner-occupied units - 6,256 (49.9%); number of units with 1.01 or more persons per room - 1,055 (8%).

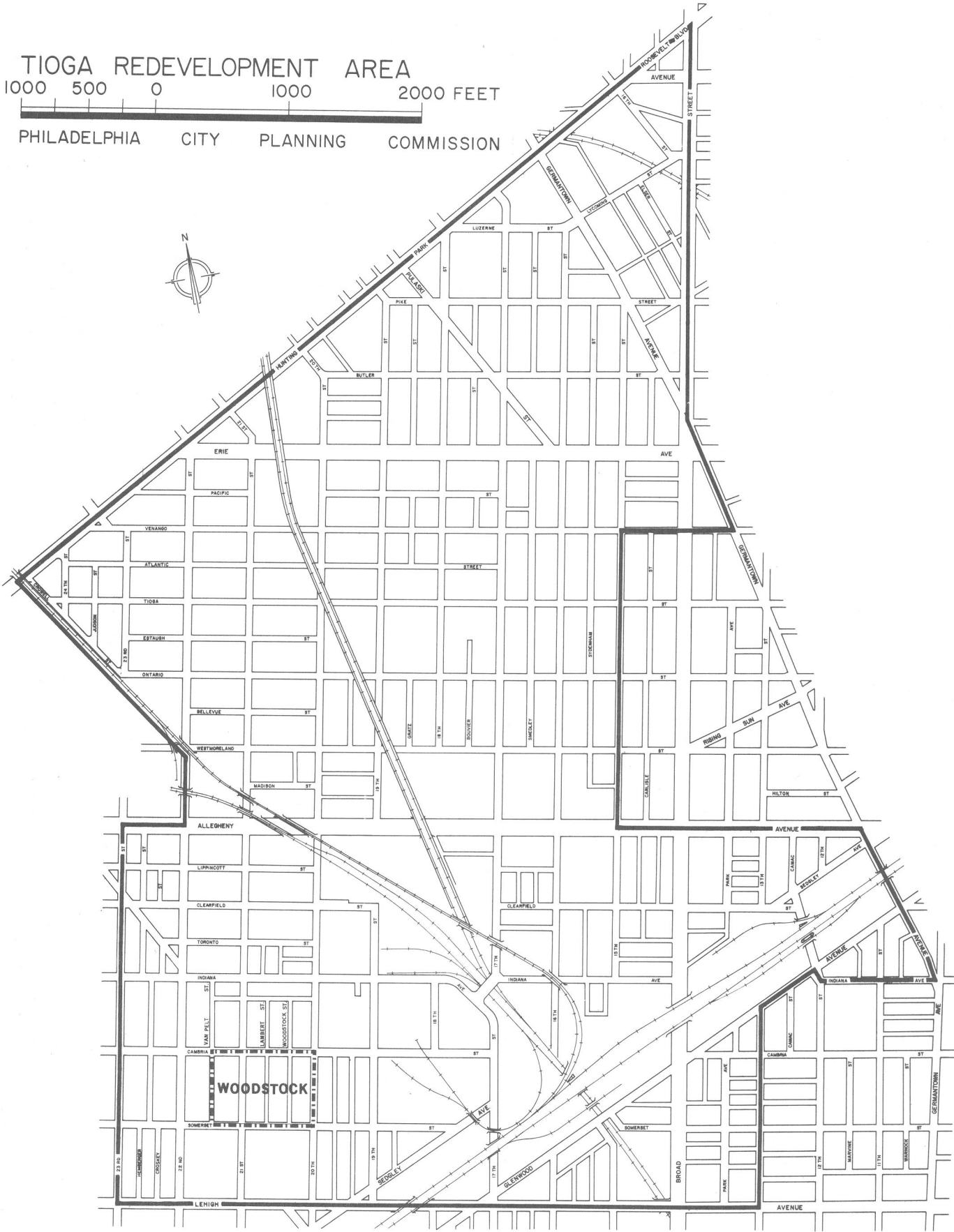
The quality of the residential areas in Tioga is steadily declining. Vacant and seriously deteriorated residences now number approximately three hundred while hundreds of occupied residences are slowly deteriorating. Recreational open space acreage is far behind the average for other Philadelphia neighborhoods. Many local businesses have either moved out or are having difficulty maintaining themselves. Community participation is active and a Tioga Community Planning Workshop is functioning.

Renewal objectives include the reinforcement of the severely declining home ownership pattern through new construction and

rehabilitation in the blighted areas, development of well planned commercial opportunities for the revitalization of poorly distributed local enterprises and development of various open spaces for neighborhood recreational usage.

Where possible, residential densities will be reduced, improvement in street layout will be studied for increased traffic circulation and safety. Efforts will be made to eliminate land uses found to be economically or socially undesirable by the community. Both short and long range planning will attempt to eliminate evidences of blight and provide the additional amenities needed to improve and maintain an economically and socially conducive urban environment in the Tioga community.

TIOGA REDEVELOPMENT AREA
1000 500 0 1000 2000 FEET
PHILADELPHIA CITY PLANNING COMMISSION



economically undesirable land
use
2800 Block Lambert Street.



unsafe condition of certain
vacant buildings
2800 Block Lambert Street.



undesirable (incompatible)
land use
2800 Block Van Pelt Street.



EXISTING LAND USE AND BOUNDARIES

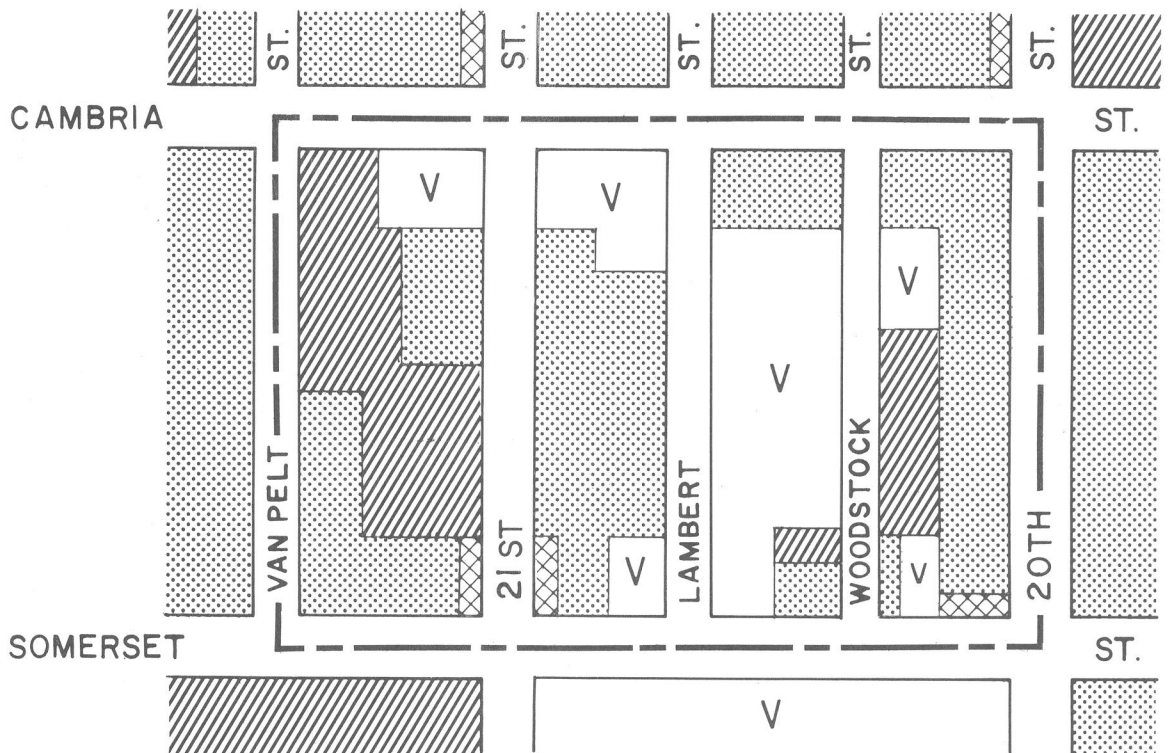
The Woodstock Redevelopment Area, bounded by Cambria Street, 20th Street, Somerset Street and Van Pelt Street, is a portion of the larger certified Tioga Redevelopment Area and is approximately 9.0 acres in size.





The existing land uses are mixed including warehouses, storefronts and residences. A new church is under construction at the southeast corner of 21st Street and Cambria Street with a vacant lot now used for auto parking on the southwest corner. The properties on the west side of the 2800 Block of Lambert Street are residential buildings, primarily vacant. The block between Lambert and Woodstock Streets is approximately 85% vacant land, the block between Woodstock Street and 20th Street is 50% residential and 50% warehouse and vacant land.

PROPOSED LAND USE

New residential development is proposed on most of the vacant land in the Woodstock area as well as in the areas cleared of blighting residential and non-residential uses. Proposed church parking on the vacant land at the southwest corner of 21st Street and Cambria Street will support that institution along with removing some on-street parking. The proposed land use is essentially residential in the Woodstock area.

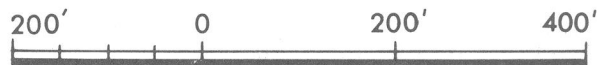
EXISTING LAND USE & BOUNDARIES



-  RESIDENTIAL
-  COMMERCIAL RESIDENTIAL
-  COMMERCIAL INDUSTRIAL
-  VACANT

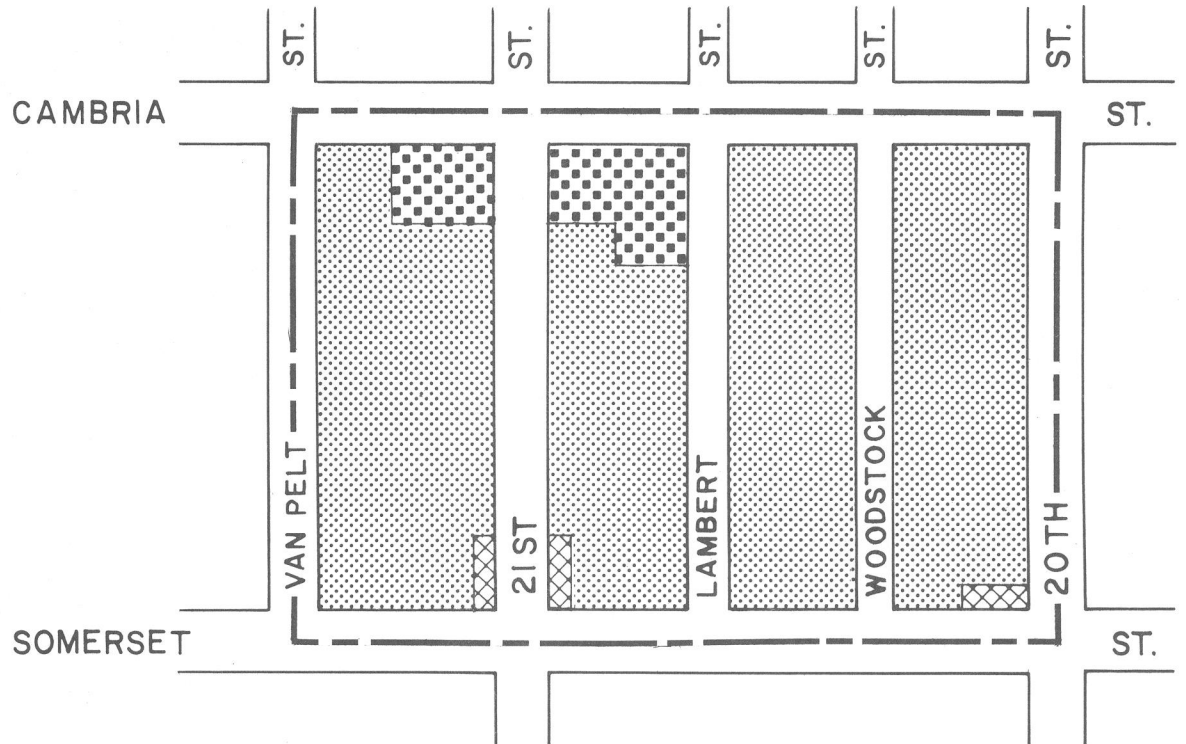


WOODSTOCK REDEVELOPMENT AREA



PHILADELPHIA CITY PLANNING COMMISSION




PROPOSED LAND USE



WOODSTOCK

REDEVELOPMENT AREA



-  RESIDENTIAL
-  COMMERCIAL RESIDENTIAL
-  INSTITUTIONAL

PHILADELPHIA CITY PLANNING COMMISSION

PRELIMINARY SITE PLAN

The preliminary site plan illustrates a design for a single-family attached residential development with possibilities of being individually purchased. Final social and economic feasibility studies will determine the appropriate residential development with community participation and guidance.

PROPOSED STREET CHANGES

There are no specific street changes proposed in the Woodstock Area at this time.

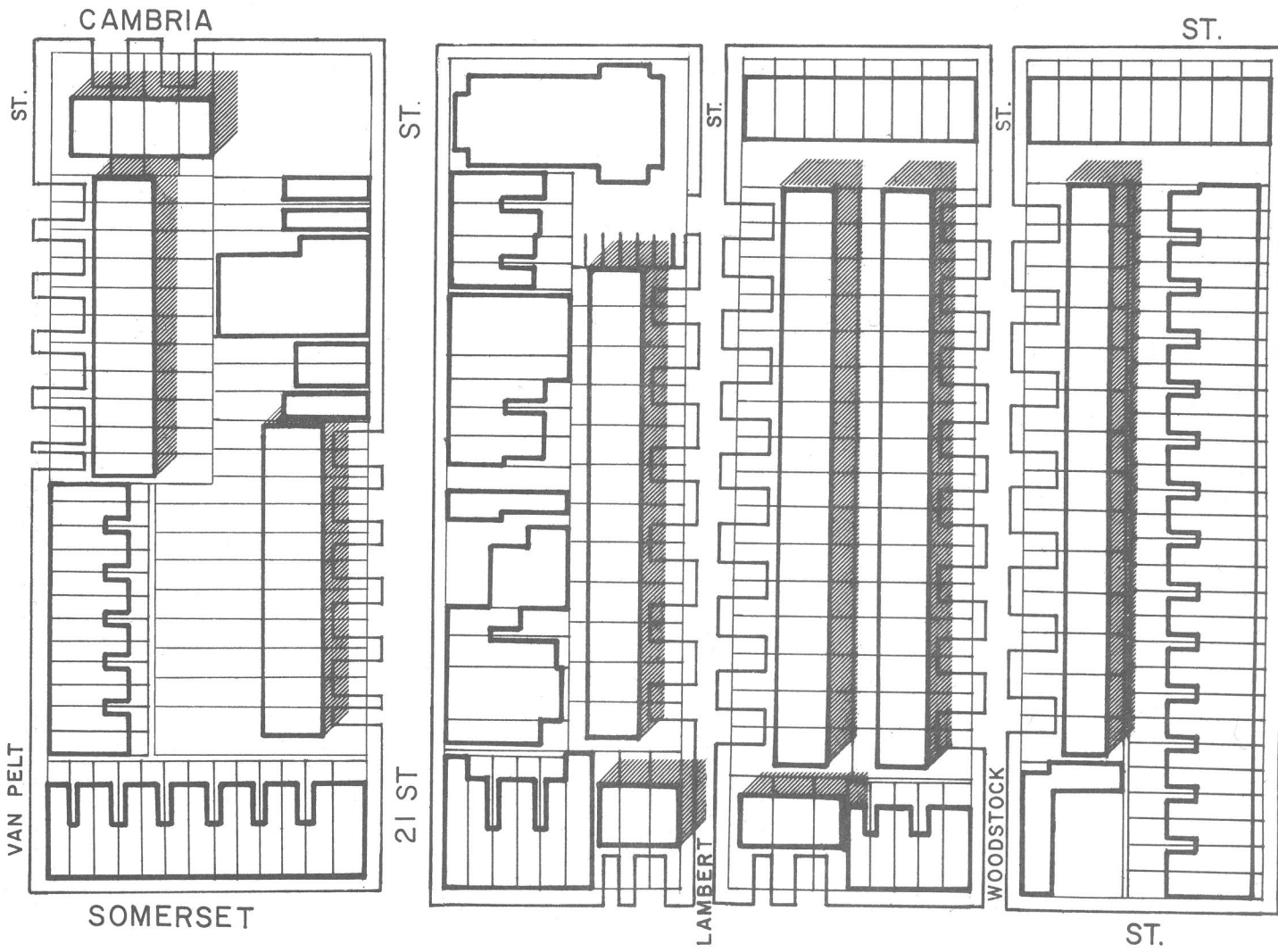
PROPOSED ZONING CHANGES

The major zoning change proposed for the Woodstock Area is from C2 Commercial to R10 Residential and is mainly in the blocks bounded by Cambria Street, Woodstock Street, Somerset Street and 21st Street.

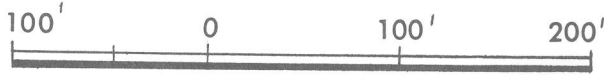
PROPOSED STANDARDS

The proposed standards for density, land coverage and building intensity will be controlled by the proposed zoning district regulations. A height limit of 35 feet is proposed in conformity with adjacent residential development.

PRELIMINARY SITE PLAN



WOODSTOCK
REDEVELOPMENT AREA



PHILADELPHIA CITY PLANNING COMMISSION

REHOUSING OF DISPLACED FAMILIES

Residential clearance will be kept at an absolute minimum to avoid possible hardship to the families in the Woodstock Area. Opportunities for relocation will be furnished by the new residential construction planned for the area. All residential relocation assistance will be handled by the Centralized Relocation Bureau in the Office of the Deputy Managing Director for Housing. All commercial or industrial relocation assistance, if necessary, will be provided by the Redevelopment Authority working in coordination with the Department of Commerce and other appropriate agencies.

ESTIMATED COST OF ACQUISITION

The preliminary net project cost estimate by the Philadelphia Redevelopment Authority for Phase I (east of 21st Street) of the Woodstock Area is \$225,000.

CONTROLS

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

Redevelopment in the Woodstock Redevelopment Area will be in conformity with the provisions of the 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. All plans and proposals prepared by the Redevelopment Authority will be subject to the recommendations of the City Planning Commission and the approval of the Council of the City of Philadelphia.

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Philadelphia. City

AUTHOR

Planning Commission.

Woodstock redevelop-

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ment area plan.

May 1971.

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