

## **Cottman Riverview Redevelopment Area Plan**



Philadelphia City Planning Commission  
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**CITY OF PHILADELPHIA**

John F. Street, *Mayor*



**Philadelphia City Planning Commission**

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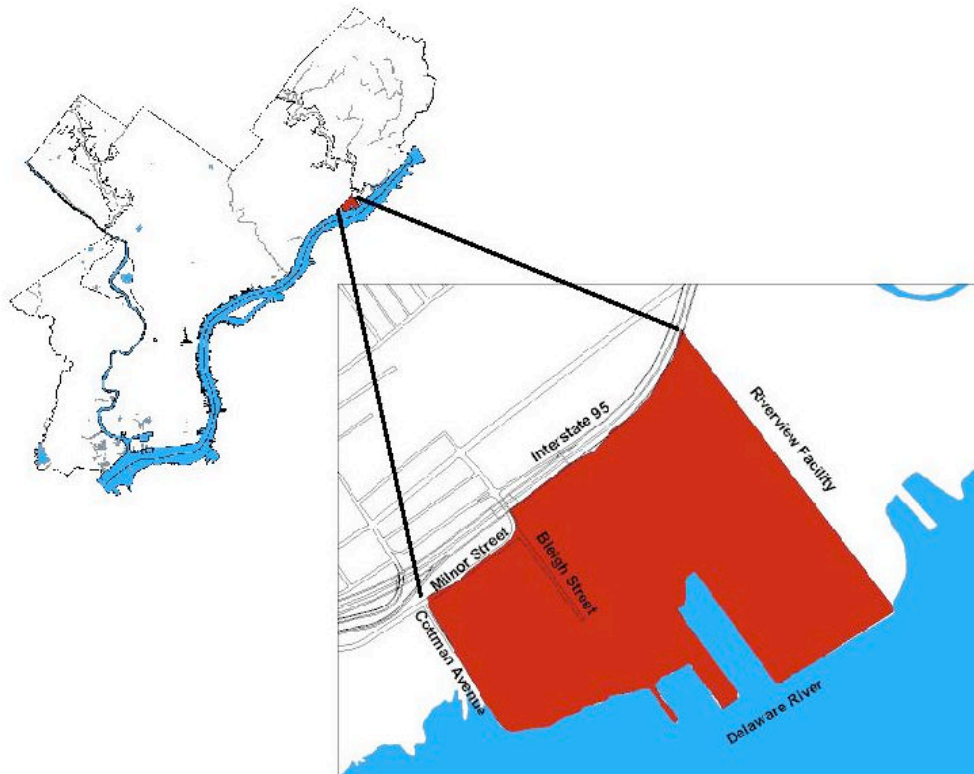
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### **Introduction**

The Cottman Riverview Redevelopment Area is a 230-acre section of Northeast Philadelphia located on the Delaware River waterfront. The neighborhoods to the west are Mayfair and Tacony. The specific boundaries of the redevelopment area are: (1) Delaware River, (2) Cottman Avenue, (3) Milnor Street, (4) Bleigh Street, (5) Interstate 95, and (6) the City property containing the prisons, park and the Riverview Home for the Aged. The graphic below indicates the Redevelopment Area.



Within the aforementioned boundaries, riverfront properties may have ownership rights or development rights extending into the Delaware River. Those property extensions are included in this Redevelopment Area.

This Redevelopment Area has been created to facilitate the redevelopment of currently underutilized, formerly industrial properties located within the area. Philadelphia's New River City initiative encourages the city to take advantage of the resources of its riverfronts as new places for living, recreation, working, and environmental enhancement. This Redevelopment Area Plan carries those goals forward for the redevelopment area while managing the transition of land from industrial use to the creation of a vibrant new residential riverfront community.

## Objectives

The general goal of this Redevelopment Area Plan is to provide a framework for present and future redevelopment proposals. Clear development guidelines and planning policies for land use and zoning will permit the full potential of the study area to be realized.

The plan contains several objectives and development guidelines:

- **Riverfront Revitalization:** Revitalization through the creation of new residential and mixed use communities along the river
- **Mix of Uses:** To encourage the development of homes, stores, offices, restaurants, hotels, marinas, public parks and riverfront and water-related recreation
- **Public Accessibility:** To provide public access to and along the river through the dedication of a public zone along the river's edge
- **Connection to Nearby Communities:** To reinforce and strengthen connections to Philadelphia's neighborhoods by providing pedestrian pathways, roadway links, public transportation access, transit shuttles to nearby transit hubs, and water-borne transportation
- **Maintain Views:** New development should be designed to maintain generous views of the riverfront from areas beyond the river's edge
- **Blight Removal:** Obsolete buildings, vacant properties and underutilized land should be redeveloped and brought into productive use

## Summary of Blight Certification of September 2004

This area was certified as blighted on September 21<sup>st</sup>, 2004 by the Philadelphia City Planning Commission. Designation for redevelopment is warranted by the following criteria having been satisfied:

- Unsafe, Unsanitary, Inadequate or Overcrowded Conditions
- Faulty Street and Lot Layout
- Economically or Socially Undesirable Land Use

Specific documentation of blight included the following:

- 80 acres of vacant land
- Environmental contamination (presence of a Superfund Site)
- Outdoor storage of debris
- Dead end streets
- Parcels lacking in street frontage

## Existing Land Use

Land use in the study area consists of industrial and related uses, vacant land and vacant buildings. The industrial uses include storage, parking and solid waste management and transfer.



Proposed Land Use: "Residential and Mixed Use"

### Proposed Land Use

“Residential and Mixed Use” is the proposed land use for the study area. This permits retail sales and services to the ultimate consumer. Also permitted are hotels, offices, restaurants, public parks and other similar uses that complement a full-service riverfront residential community. A public zone (see diagram on page 4) shall be provided along the river’s edge with connections to other riverfront properties and nearby communities; this public zone shall have a minimum dimension of 50 feet from the river’s edge.

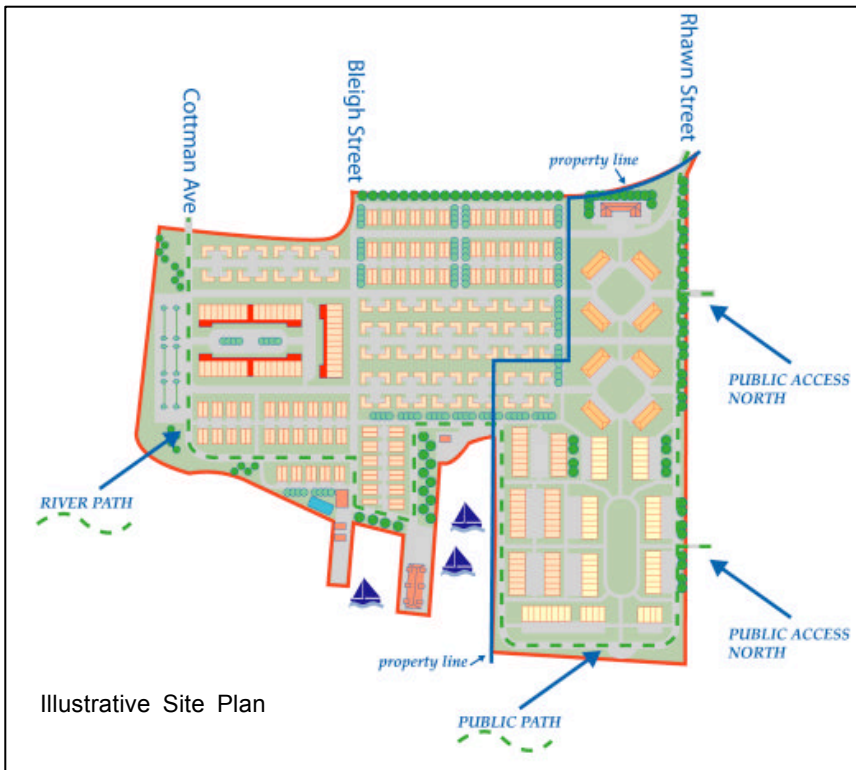
### Zoning

The study area is currently zoned L-3 Limited Industrial, with the exception of a 2.5-acre section zoned R-5 Residential. The residential zoning is located at Cottman & Milnor Streets and it comprises less than 1% of the study area. No homes exist on the site or anywhere in the study area.

Proposed zoning is “Waterfront Redevelopment District.” This proposed zoning district is intended to encourage orderly redevelopment of large parcels of formerly industrial land located along or near waterways into new mixed-use communities. Many types of residential and commercial uses are permitted in accordance with an approved Master Plan of development.

### Proposed Street Changes

Various street changes are expected to occur within the redevelopment area. Specific plans for new public and private streets will be prepared as development plans move forward.



### Relocation

Initial phases of redevelopment do not require relocation. Later phases of redevelopment may require some relocation of businesses. All relocation will be accomplished in accordance with the terms and conditions of the federal Uniform Relocation Act.

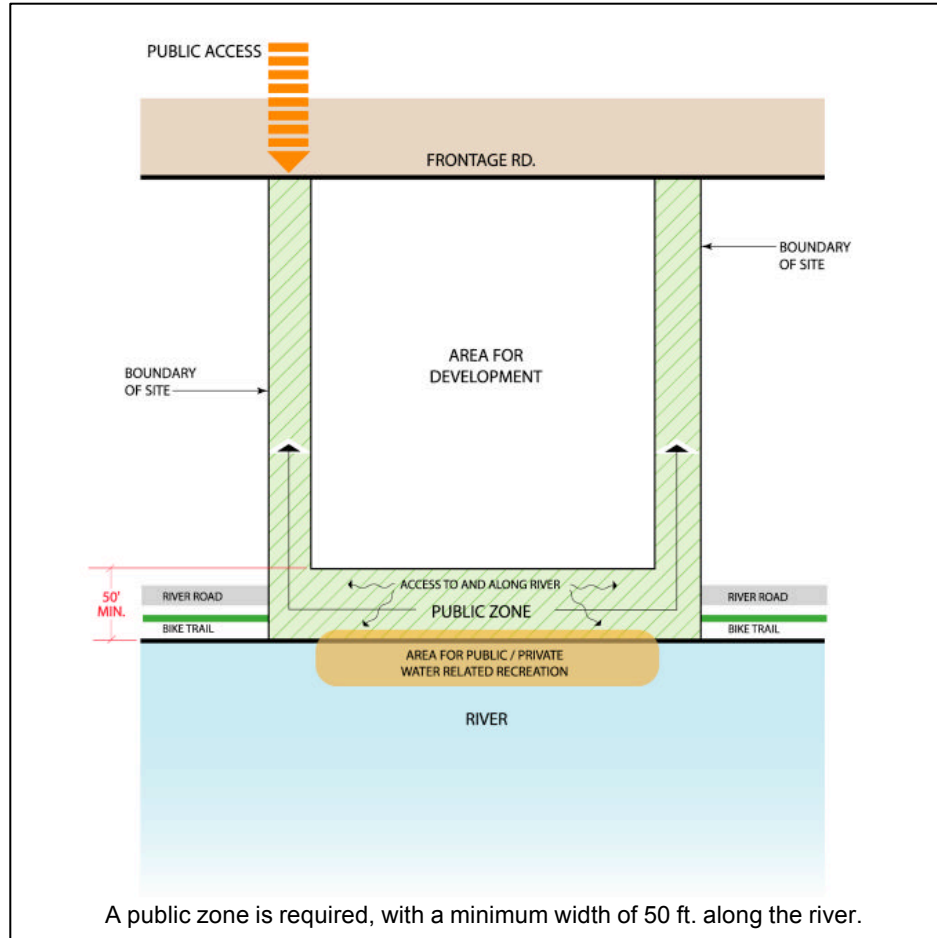
### Estimated Costs of Redevelopment

The estimated cost of phase one redevelopment is \$300 million in private and public funding.

### Illustrative Site Plan

The Illustrative site plan (above) is a conceptual scheme illustrating the objectives and guidelines of this Plan. It shows housing, commercial and related uses including retail, hotel and a marina. A public recreation path borders the river. The diagram on the next page gives more detail regarding the river path.





### Proposed Standards and Controls

Standards and controls for this area will include the proposed Waterfront Redevelopment District zoning classification.

Plans and proposals shall be subject to all appropriate environmental approvals relating to Superfund sites and environmentally contaminated sites, including federal, state and local laws and regulations.

All impacts of redevelopment on the surrounding residential community will be minimized through development controls regulating site design, building materials and landscaping. These controls will be established by the Redevelopment Authority, and reviewed and approved by the City Planning Commission.

Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulate Redevelopment and Urban Renewal in the City of Philadelphia. Redevelopment in the Cottman Riverview Redevelopment Area will be in conformity with the provisions of this Redevelopment Area Plan and 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.