
Cottman Riverview Blight Certification

Tacony Extension

PCPC

Philadelphia City Planning Commission

September 2005

CITY OF PHILADELPHIA

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INTRODUCTION

This report presents an evaluation of blight for a portion of the North Delaware Riverfront located to the north of Unruh Avenue and south of Cottman Avenue. The specific boundaries are: (1) Delaware River, (2) Cottman Avenue, (3) Milnor Street, (4) New State Road, and (5) Unruh Avenue. The boundaries are shown on the map on page 2.

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 certification.

This blight certification is an extension of a previous certification: the Cottman Avenue Riverview Blight Certification, approved by the Planning Commission in September 2004.

This blight certification study reviews existing conditions in the study area in relation to seven criteria used to determine whether blight exists in an area. The criteria are set forth in Pennsylvania Urban Redevelopment Law (P.L. 991, May 24, 1945 as amended), which stipulates that only one of the criteria must be met in order for an area to be deemed blighted. The law also states that blighted conditions need not be evident throughout the area under study. The fact that individual properties are free from blight does not make the finding of blight arbitrary, according to the law, because comprehensive planning requires that areas be considered in their entirety and not in their unseverable parts.

CRITERIA

Pennsylvania Urban Redevelopment Law has established the following criteria for evaluating blight in a particular area:

- Unsafe, unsanitary, inadequate or overcrowded conditions
- Inadequate planning
- Excessive land coverage
- Lack of proper light, air and open space
- Faulty Street and lot layout
- Defective design and arrangement of buildings
- Economically or socially undesirable land use

ANALYSIS

The following section describes evidence of blight in the area bounded by the Delaware River, Cottman Avenue, Milnor Street, New State Road and Unruh Avenue.

Unsafe, Unsanitary, Inadequate or Overcrowded Conditions

Evidence of this criterion is illustrated through the following:

- 1) Significant amounts of vacant property
- 2) The presence of environmentally contaminated sites

