

ARAMINGO & EAST VENANGO INDUSTRIAL

> REDEVELOPMENT AREA PLAN
2017





CITY OF PHILADELPHIA

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Philadelphia City Planning Commission

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Eleanor Sharpe, *Deputy Executive Director*

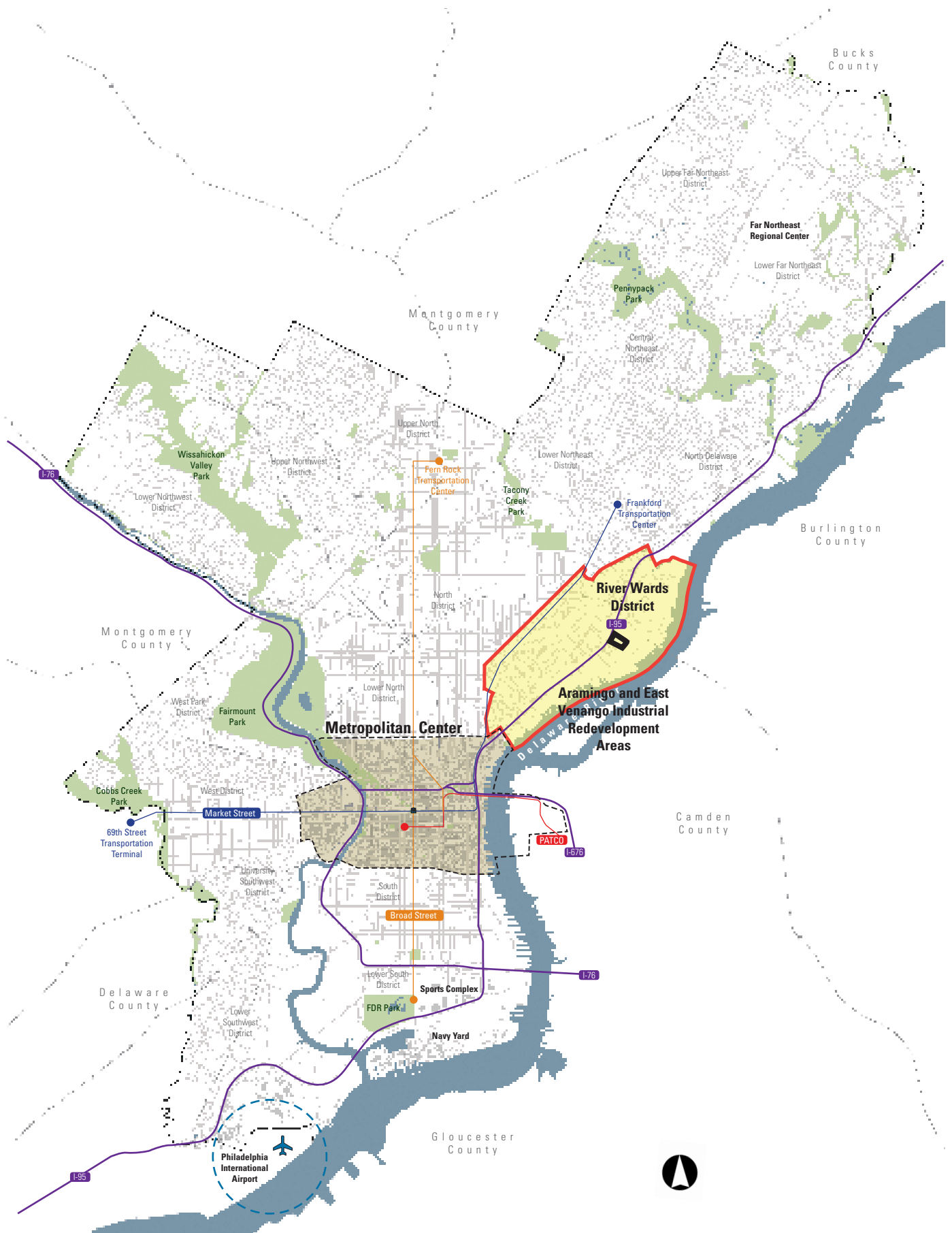
Planning Division

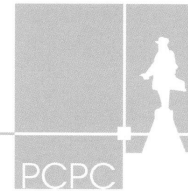
Laura M. Spina, *Division Director*

David Fecteau, AICP, *Lower North and River Wards Planner*

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January 25, 2017

Anne Fadullon, Chair
Philadelphia Redevelopment Authority
1234 Market Street, 16th Floor
Philadelphia, PA 19107

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Dear Ms. Fadullon:

Transmitted herewith is the Aramingo and East Venango Industrial Redevelopment Area Plan which has been updated by the City Planning Commission in accordance with the provisions of the Urban Redevelopment Law of May 24, 1945, P.L. 991, as amended.

This Redevelopment Area Plan covers the area bounded on the north by Castor Avenue, on the south by Kingston Street, on the east by Balfour Street, and on the west by I-95.

It is in conformity with the recommendations of the Comprehensive Plan for the City of Philadelphia dated June 2011 and was approved by the City Planning Commission at its meeting of January 17, 2017.

Sincerely yours,

Gary J. Jastrzab
Executive Director

cc: Eleanor Sharpe, PCPC
Gregory Heller, PRA
Tania Nikolic, PRA
John Haak, PCPC
Laura Spina, PCPC
David Fecteau, PCPC

Enclosure: Aramingo and East Venango Industrial Redevelopment Area Plan

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Certification

WHEREAS Pennsylvania Urban Redevelopment Law, Act of May 24, 1945 (P.L. 991 as amended, authorizes the Philadelphia City Planning Commission to certify as blighted specific areas which may then, in whole or in part, be made the subject of redevelopment proposals formulated by the Redevelopment Authority in accordance with said Act, and

WHEREAS, in January 1948 and July 1976 the Philadelphia City Planning Commission certified certain areas as blighted, and

WHEREAS the Philadelphia Redevelopment Authority holds land within the Redevelopment Area, which must be disposed of in accordance with an updated Redevelopment Area Plan, and

WHEREAS the Philadelphia City Planning Commission concurs with the findings and conclusions set forth in this staff report, and further recognizes this Redevelopment Area Plan to be in conformance with *Philadelphia 2035*, the City's Comprehensive Plan,

NOW THEREFORE, this 20th day of January 2017, the Philadelphia City Planning Commission hereby finds, based upon its staff report dated January 20th, that the area bounded by I-95, Kingston Street, Balfour Street and Castor Avenue exhibit the following characteristic of blight as established by Pennsylvania Urban Redevelopment Law:

- Economically or socially undesirable land use.

Introduction



The Philadelphia City Planning Commission created the *Aramingo Redevelopment Area* in 1948 to accompany a blight certification. The blight certification was prepared to facilitate industrial development in an area bounded by Orthodox Street on the north, Venango Street on the south, the Delaware River on the east, and the Conrail / Amtrak tracks on the west. Objectives included:

- developing a planned industrial area;
- improving highway and rail access to and within the area;
- providing a street and lot layout better suited for industry;
- reducing the amount of nuisance from some existing industrial establishments;
- eliminating scattered blighted houses; and
- preventing residential development from encroaching upon land better suited for industry.

The Commission created the East Venango Redevelopment Area in 1976, within the Aramingo Redevelopment Area's boundaries, to achieve the same objectives.

The current boundaries include sections of Port Richmond, Kensington, Harrowgate and Bridesburg. Condemnation has only occurred in a small area east of I-95.

This update revises the boundaries to only include an area where the Redevelopment Authority holds land ready for disposition, between Kingston Street on the south, Castor Avenue on the north, Balfour Street on the east, and I-95 on the west. It encompasses approximately 14 acres with no residential population.

No additional condemnations are anticipated within the revised redevelopment area. This revision brings the Redevelopment Area Plan into conformance with the City's Comprehensive Plan.

Redevelopment Objectives

The *East Venango Industrial Redevelopment Area Plan* is a statement of long-term community development intentions, and a means of advancing the implementation of project proposals that are ready to proceed. The principal purpose for establishing a redevelopment area is to allow selective public interventions that will promote the conservation of positive physical characteristics.

This plan's objective is to maintain an active Redevelopment Area Plan to enable the Philadelphia Redevelopment Authority to dispose of property which it holds, in accord with state Redevelopment law. Further acquisitions could take place if the Commission recertified the area as blighted.

Existing Conditions

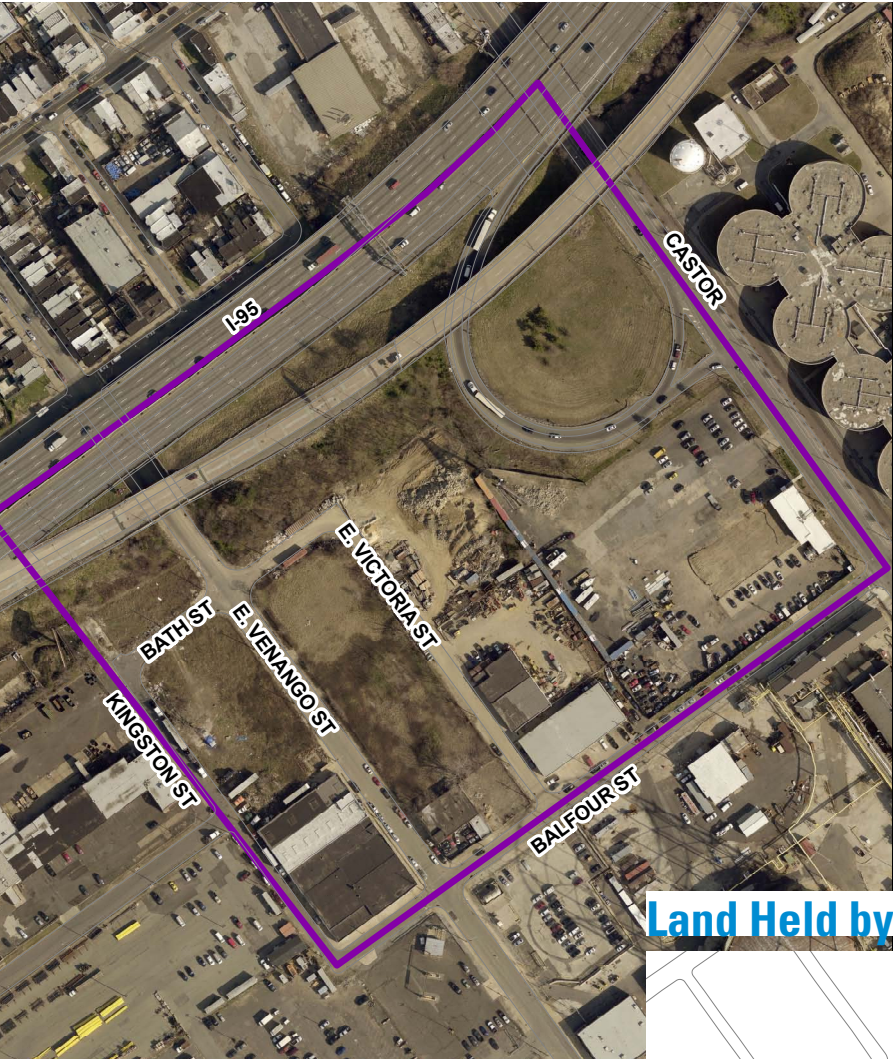
The Aramingo Redevelopment Area was certified on January 9, 1948. The East Venango Industrial Redevelopment Area was certified on July 1, 1976. The certifications were based on the following criteria:

- Inadequate planning of the area;
- Unsafe, unsanitary, inadequate or overcrowded condition of certain dwellings;
- Defective arrangement of buildings;
- Faulty street and lot layout; and
- Economically and socially undesirable land uses.

The City Planning Commisison also cited the following reasons to justify redevelopment: excellent access to rail routes, streets and labor supply; level topography; possible availability of federal economic development funding; and compatibility of industrial development with the adjacent Philadelphia Gas Works' facility.

The criterion that still applies to this redevelopment area is economically and socially undesirable land uses, specifically vacant land. Approximately 20 percent of the land in the redevelopment area is vacant. The City of Philadelphia and Redevelopment Authority each own five vacant lots.




Existing Conditions



Land Held by Public Agencies



Legend

-  East Venango RAP Boundary
-  Redevelopment Authority
-  Department of Public Property

Public Improvements

Philadelphia 2035, the City's Comprehensive Plan, recommends no public improvements.

Housing of Displaced Families

No families are anticipated to be displaced since no one lives in the redevelopment area.

Estimated Cost of Acquisition

No acquisition through condemnation is anticipated at this time. However, some may occur at a later time through condemnation, land bank acquisitions, tax sale or other methods.

Proposed Standards and Controls

The Philadelphia Zoning Code shall continue to provide general regulation of permitted uses, development densities, parking and loading, and dimensional requirements. To ensure that development will complement existing uses, development controls may be established on a case by case basis as redevelopment proposals are submitted to the Philadelphia Redevelopment Authority for approval.

Illustrative Site Plans

No illustrative site plan is included because no large-scale acquisitions are anticipated at this time.

Current and Proposed Land Use











The proposed land use map illustrates desirable development patterns given the assumptions contained in the Comprehensive Plan's recommendations. Since vacancy is not a desirable condition, it is not shown.

The proposed land uses accommodate all categories and subcategories allowed by-right in the Philadelphia Zoning Code.

- Commercial and related: CMX-1, CMX-2, CMX-2.5, CMX-3, CA-1 or CA-2;
- Residential and related: RSA-5, RM-1 and RM-2;
- Industrial and related: ICMX, I-1 and I-2
- Institutional and related: SP-INS or RSA-5;
- Parks, Recreation and Related: SP-PO-A and SP-PO-P.

Conforming with the land use recommendations in this document does not imply support of a proposal at the Zoning Board of Adjustment.

Legend

	East Venango RAP Boundary
	Residential Low
	Residential Medium
	Residential High
	Commercial Consumer
	Commercial Mixed Residential
	Industrial
	Civic/Institution
	Transportation
	Vacant

Current


















Proposed

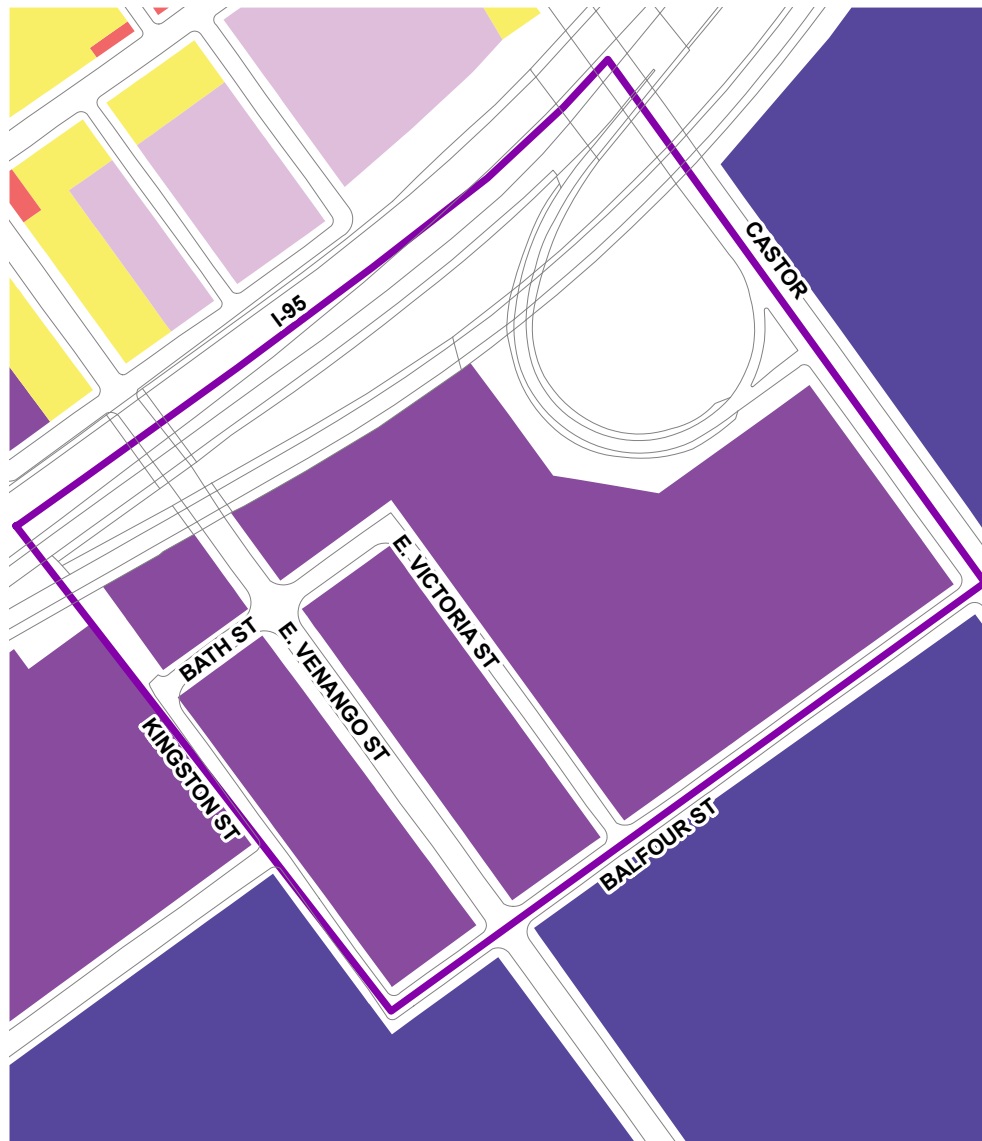


Current and Proposed Zoning

Zoning is the primary tool to regulate land use (use), where a building can locate on the property (area), and building size (bulk). The zoning of a parcel is analyzed to ensure that it can implement the desired future land use.

This area is zoned for industry. No zoning changes are proposed.

	Residential Single-Family Detached	RSD-1; RSD-2; RSD-3
	Residential Single-Family Attached	RSA-1; RSA-2; RSA-3; RSA-4; RSA-5
	Residential Multifamily	RM-1; RM-2; RM-3; RM-4
	Residential Mixed-Use	RMX-1; RMX-2; RMX-3
	Auto-Oriented Commercial	CA-1; CA-2
	Neighborhood Commercial Mixed-Use	CMX-1; CMX-2; CMX2.5
	Community/Center City Commercial Mixed-Use	CMX-3; CMX-4
	Center City Core Commercial Mixed-Use	CMX-5
	Light Industrial	I-1
	Medium Industrial	I-2
	Heavy Industrial	I-3
	Port Industrial	I-P
	Industrial Commercial Mixed-Use	ICMX
	Industrial Residential Mixed-Use	IRMX
	Recreation	SP-PO-A; SP-PO-P



Source: Philadelphia City Planning Commission

