

A stylized map of the New Kensington and Fishtown area in Philadelphia. The map is composed of various shades of green, with white lines delineating street grids and property boundaries. Some areas are highlighted in darker shades of green, possibly indicating specific zones or parks. The map is tilted slightly to the right.

NEW KENSINGTON & FISHTOWN

**> REDEVELOPMENT AREA PLAN
2016**

PHILADELPHIA
2  **35**



CITY OF PHILADELPHIA

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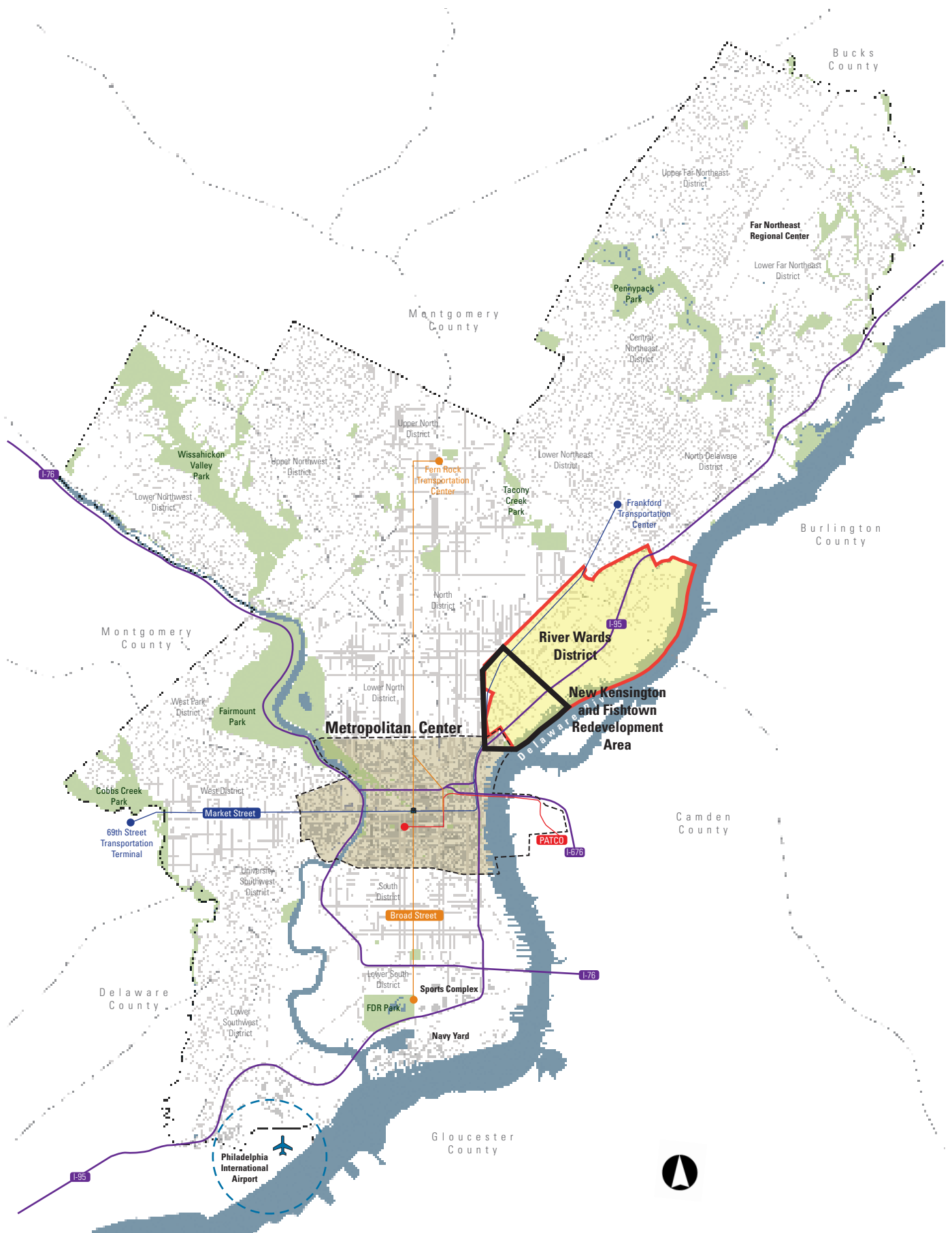
Division Director

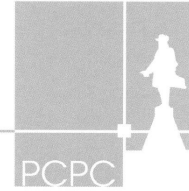
David Fecteau, AICP

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 New Kensington & Fishtown 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 Lehigh Avenue, on the east by Delaware Avenue, on the south by Laurel Street, and on the west by Front Street and Kensington Avenue.

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 February 16, 2016.

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: New Kensington & Fishtown 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 November 1996, 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 16th day of February 2016, the Philadelphia City Planning Commission hereby finds, based upon its staff report dated February 16, 2016, that some sections of the area bounded by Front Street, Lehigh Avenue, I-95, Delaware Avenue and Laurel Street exhibit the following characteristic of blight as established by Pennsylvania Urban Redevelopment Law:

- Economically or socially undesirable land use.



Loft development in former mills includes the Reach Lofts in Fishtown (top) and the Ribbon Lofts in Olde Richmond (bottom).

Introduction

The Philadelphia City Planning Commission created the *New Kensington and Fishtown Redevelopment Area Plan* in 1996 to accompany a blight certification. The certification made possible the Open Space Management Program administered by New Kensington CDC and the Philadelphia Redevelopment Authority. Using the PRA's condemnation powers, New Kensington CDC secured buyers for land that became yards, parking and new homes.

The *New Kensington and Fishtown Redevelopment Area Plan* covers the area within the New Kensington and Fishtown Redevelopment Area certified by the Philadelphia City Planning Commission on November 7, 1996. The Redevelopment Area is bounded by Lehigh Avenue on the north, Laurel Street on the south, I-95 and Delaware Avenue on the east, and Kensington Avenue and Front Street on the west. It encompasses approximately 3,000 acres with a population of 69,000 people and roughly 10,300 dwelling units, of which almost 90 percent are occupied, according to the 2010 census. The Redevelopment Area exists within PCPC's River Wards planning district.



Examples of recent development on formerly vacant land include the 1300 block of Berks Street in Fishtown (top) and the 2400 block of York Street in East Kensington (bottom)

Note: Because the Redevelopment Area's boundaries do not match Census Tract boundaries, the numbers stated above are estimates.

Redevelopment Objectives

The *New Kensington and Fishtown 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. No further acquisitions are anticipated under the 1996 blight certification.

Existing Conditions

The New Kensington and Fishtown Redevelopment Area was certified on November 7, 1996 based on the following criteria:

- Unsafe, unsanitary, inadequate or overcrowded condition of certain dwellings;
- Economically and socially undesirable land uses.

At that time, the City Planning Commission also cited the following reasons to justify redevelopment: inadequate access to parks; several multi-block clusters of blight, 450 vacant structures and almost 700 scattered vacant lots.

However, this vacancy belies a trend. Significant private investment has occurred since 1996, which removes the need for public intervention. For instance, the Department of Licenses and Inspections issued building permits for over 530 new housing units between 2006 and 2013.

The only criterion that still applies to this redevelopment area is the last, *economically and socially undesirable land uses*. These include empty lots, vacant buildings and tax delinquent sites.

- In 2014, just over 300 buildings stood vacant. The area also had almost 900 vacant lots, equal to seven percent of all land.
- Just over 5,000 properties, 17 percent of all taxable properties, were tax delinquent in 2013, owing two or more years worth of taxes.



Most of the remaining vacant lots in the Redevelopment Area are located in East Kensington. The pictures above show vacant lots where mills once stood near York Street and Emerald Street. As of January 2016, residential development has begun on several of these blocks.

Public Improvements

Philadelphia 2035, the City's Comprehensive Plan, recommends one major public improvement, an 8,000 square foot annex to the Fishtown Branch Library in a location to be determined. Other recommendations include:

- improving access to existing parks and recreation centers;
- curb extensions and crosswalks at Frankford and Lehigh; and
- creating pedestrian plazas at Frankford and Lehigh avenues and York and Moyer streets.



Housing of Displaced Families

No families are anticipated to be displaced by the redevelopment of currently vacant lots.

Estimated Cost of Acquisition

No acquisition through condemnation is anticipated.



Market-rate development on Frankford Avenue in Fishtown is clear evidence that Redevelopment assistance is no longer needed in this section of the City.

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

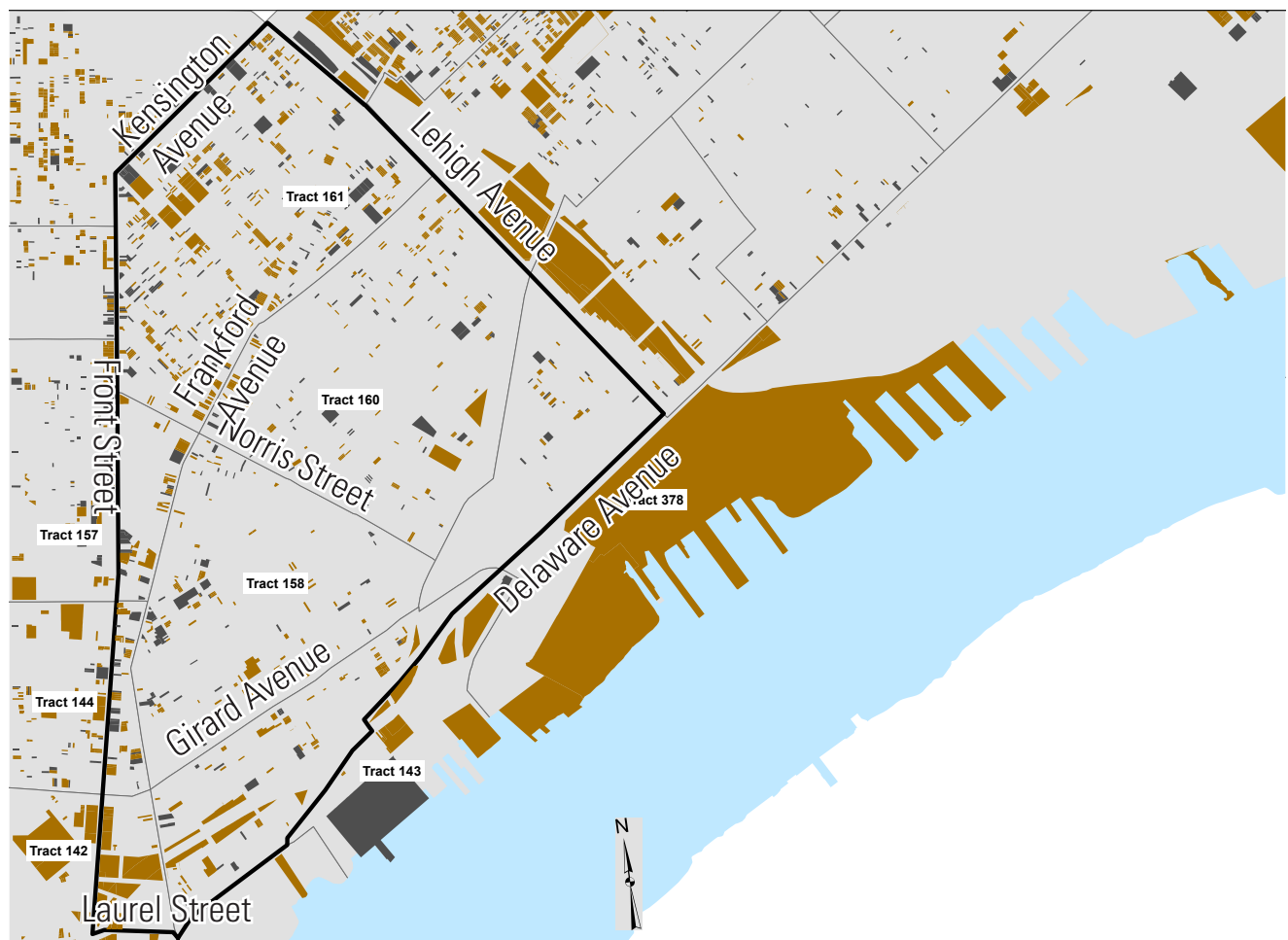
No illustrative site plan is included because no further acquisition is anticipated in the Redevelopment Area.

Vacant Land and Buildings by Census Tract

Vacancy is the absence of use. In 2013 and 2014, PCPC staff conducted a survey of all parcels in the River Wards Planning District, within which this Redevelopment Area falls. Parcels that did not appear to have any present use were called vacant. This map does not show parcels where staff observed gardens, yards or other activity, and does not take into account whether the user owned the land. Since the 2014 survey, more vacant land has disappeared due to development.

Legend

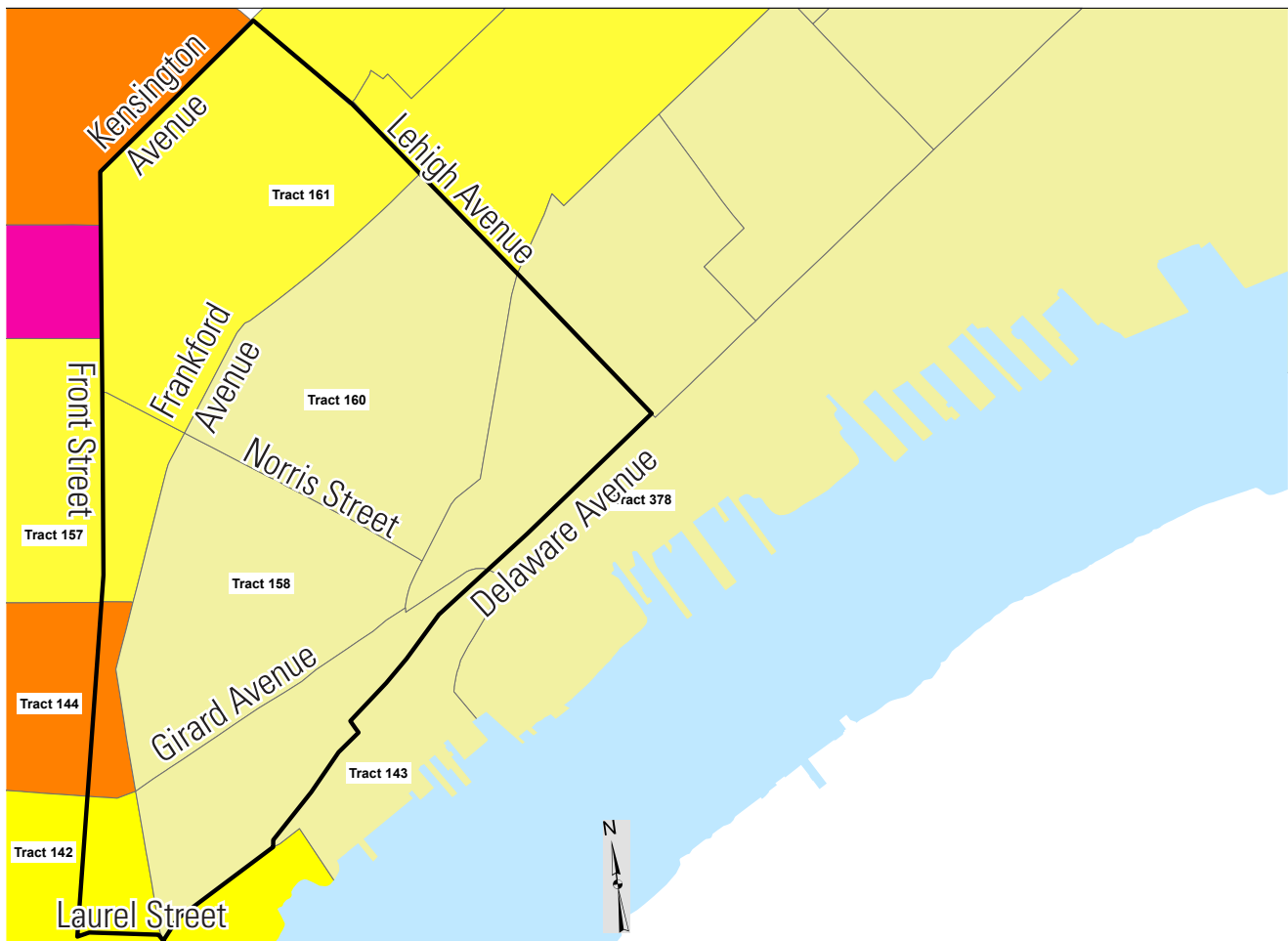
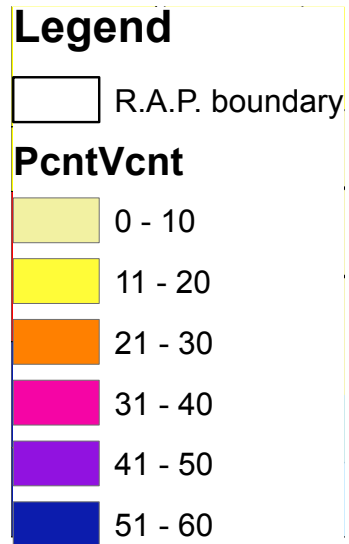
- Fully Vacant Buildings
- Vacant Land
- R.A.P. boundary
- 2010 Census Tracts



Source: Philadelphia City Planning Commission

Percentage of Land That is Vacant by Census Tract

Vacancy can also be displayed as a comparison of vacant lots to occupied lots. Within this Redevelopment Area, the majority of Census tracts have vacancy rates under 20 percent.



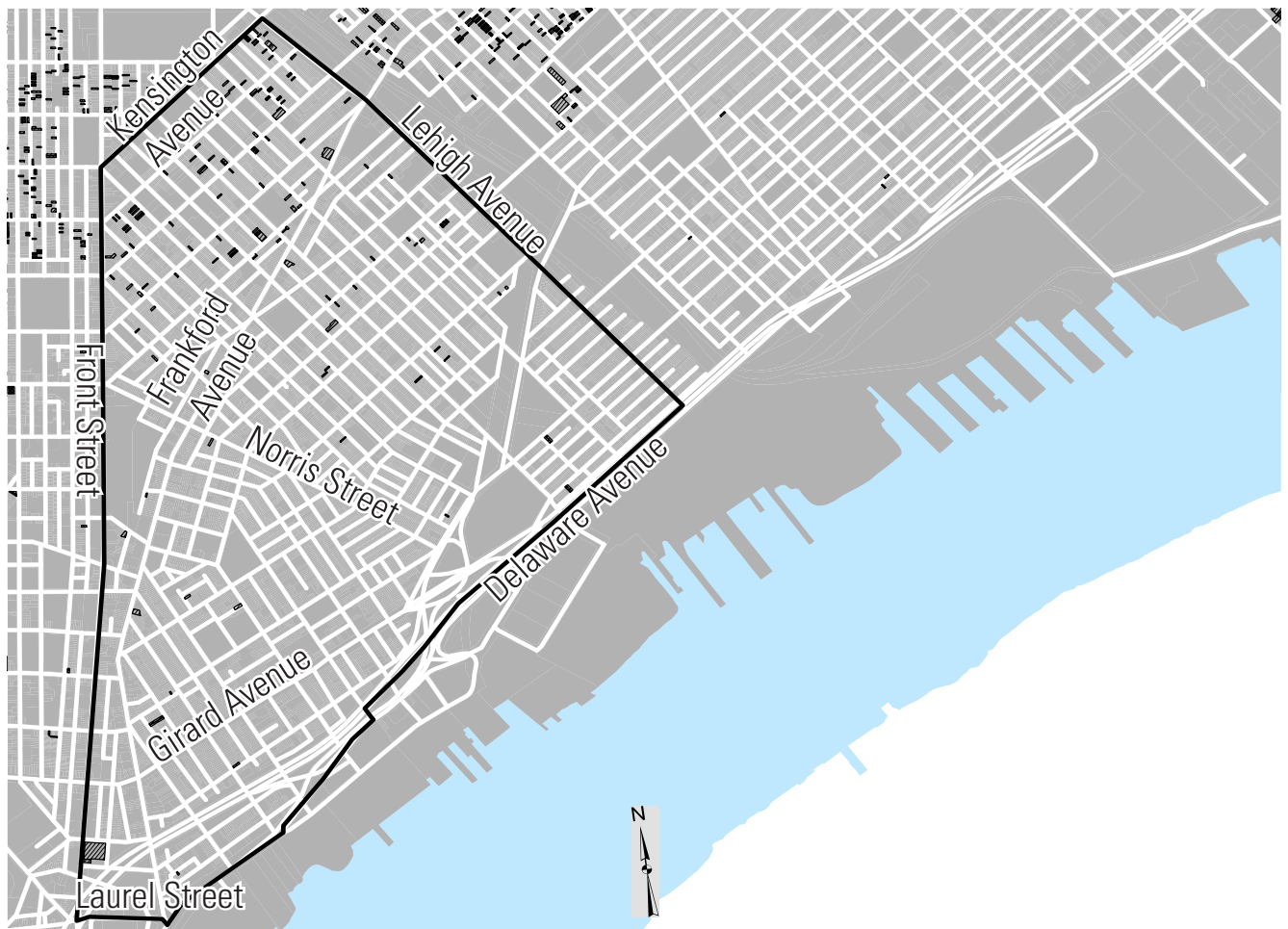
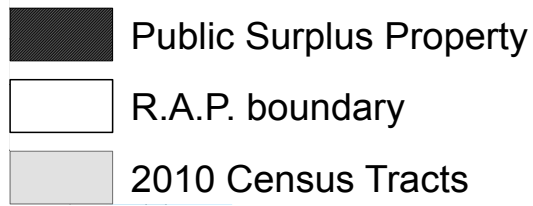
Source: Philadelphia City Planning Commission

Publicly Owned Surplus Property

Publicly owned land which is available for sale is clustered primarily in tracts that have seen population increases. Public agencies hold approximately 70 parcels in this Redevelopment Area listed as follows: the Philadelphia Redevelopment Authority (21); the Philadelphia Housing Development Corporation (nine); the Department of Public Property (42).

The Redevelopment Area Plan is only needed to guide disposition of land held by the Redevelopment Authority and acquired through condemnation.

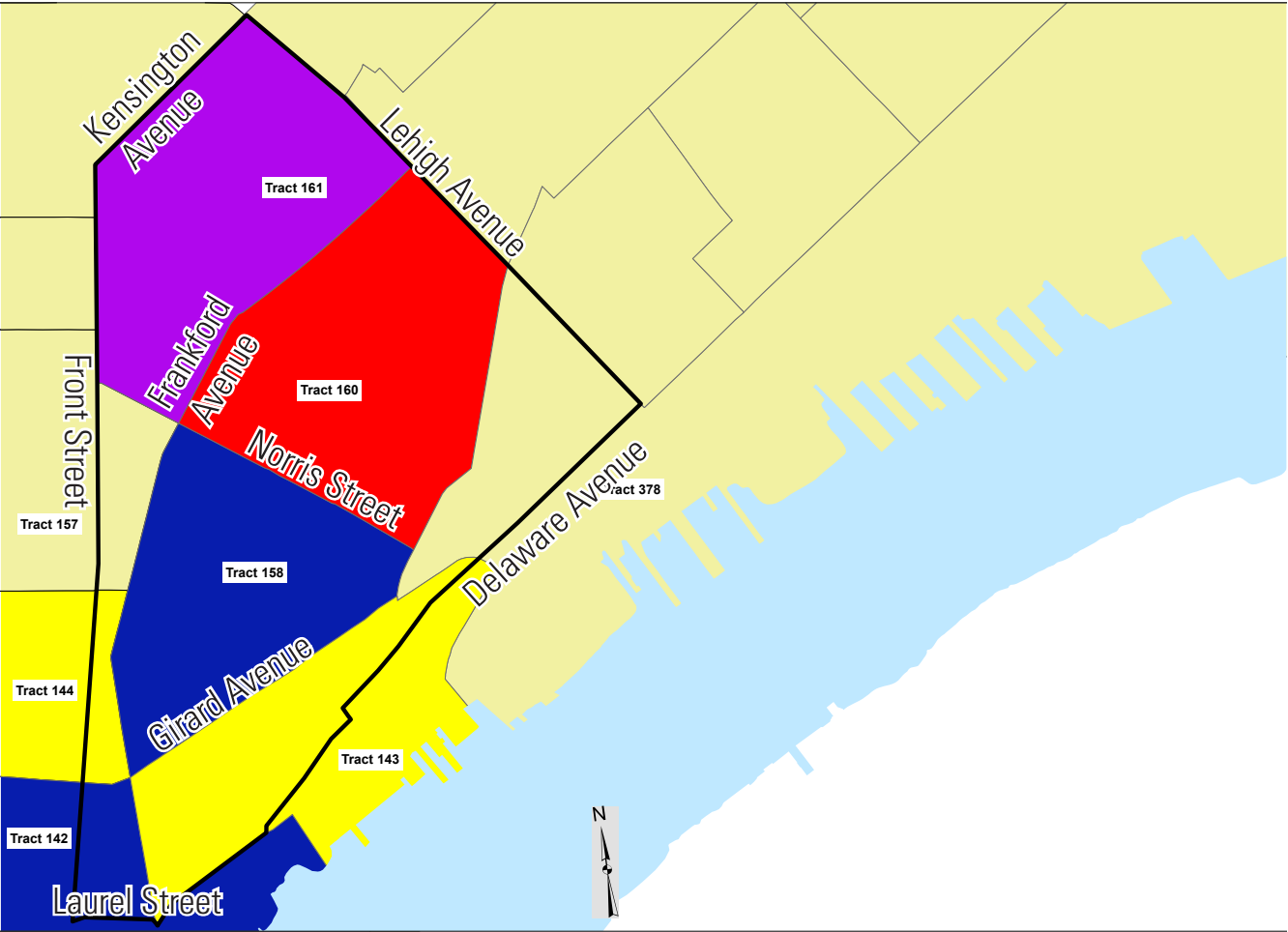
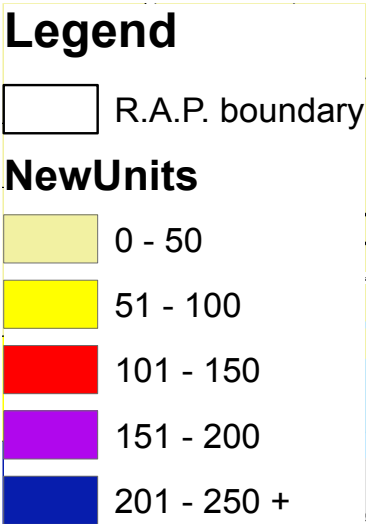
Legend



Source: Philadelphia Redevelopment Authority

Housing Units Built (2006 to 2013) by Census Tract

New construction has been robust in Fishtown, East Kensington and Olde Richmond.



Source: Philadelphia Department of Licenses and Inspections

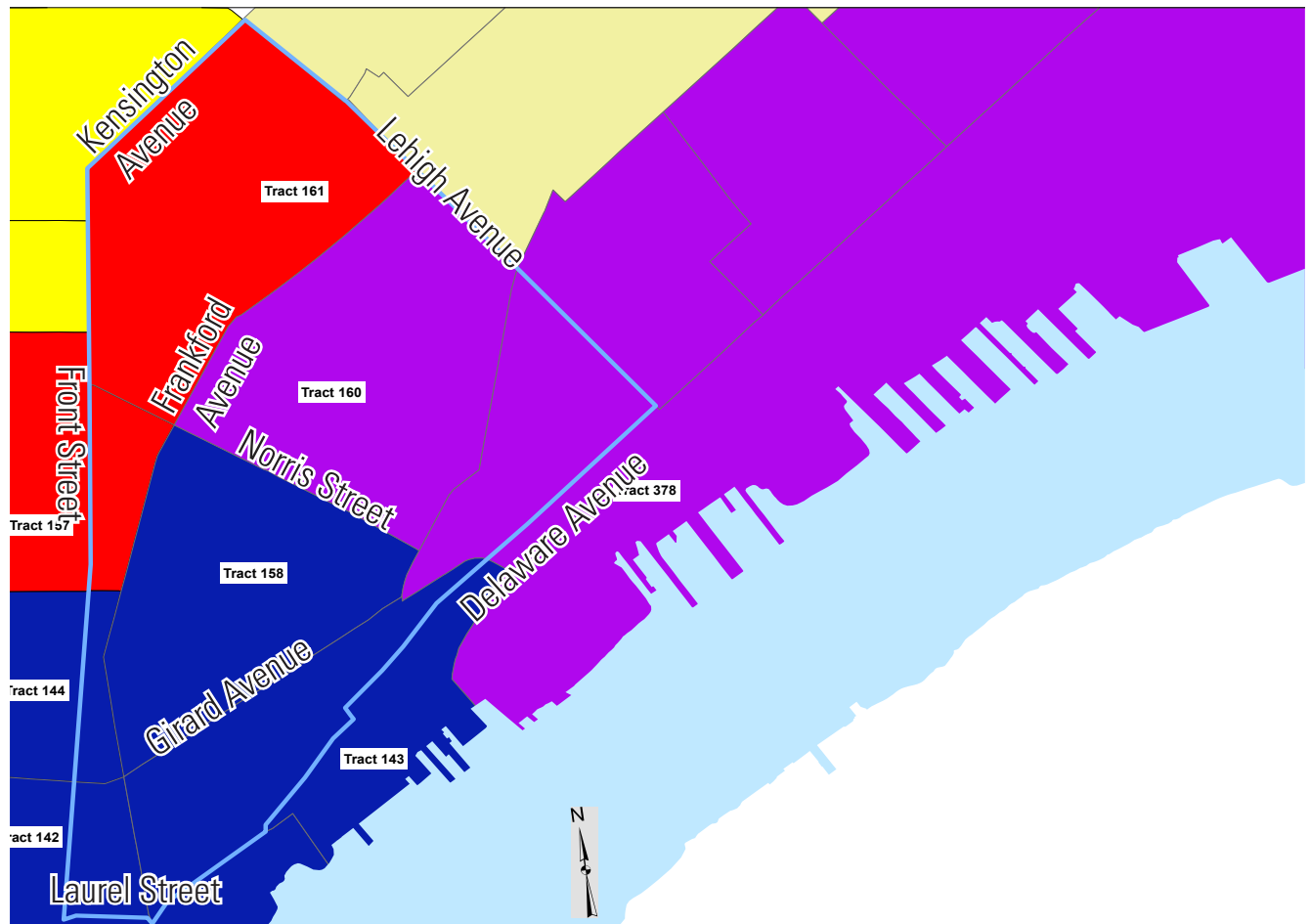
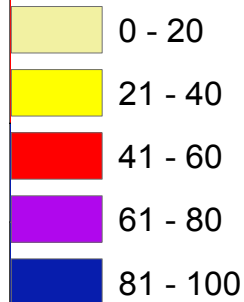
Percent of Owner Occupied Homes Valued at over \$100,000 (Citywide Median) by Census Tract

The percentage of owner occupied homes valued at over \$100,000 is highest in areas close to Girard Avenue and east of Frankford Avenue.

Legend

 R.A.P. boundary

PctOvr100K



Source: U.S. Census Bureau


Tax Delinquency (as of 2013) by Census Tract

Tax delinquency data represents a snapshot in time. This map shows the numbers of tax delinquent properties by Census Tract. Lighter colored tracts have the fewest delinquent parcels, while darker colored tracts have the most.

Legend

 R.A.P. boundary

PctTxDlnqt

 0 - 10

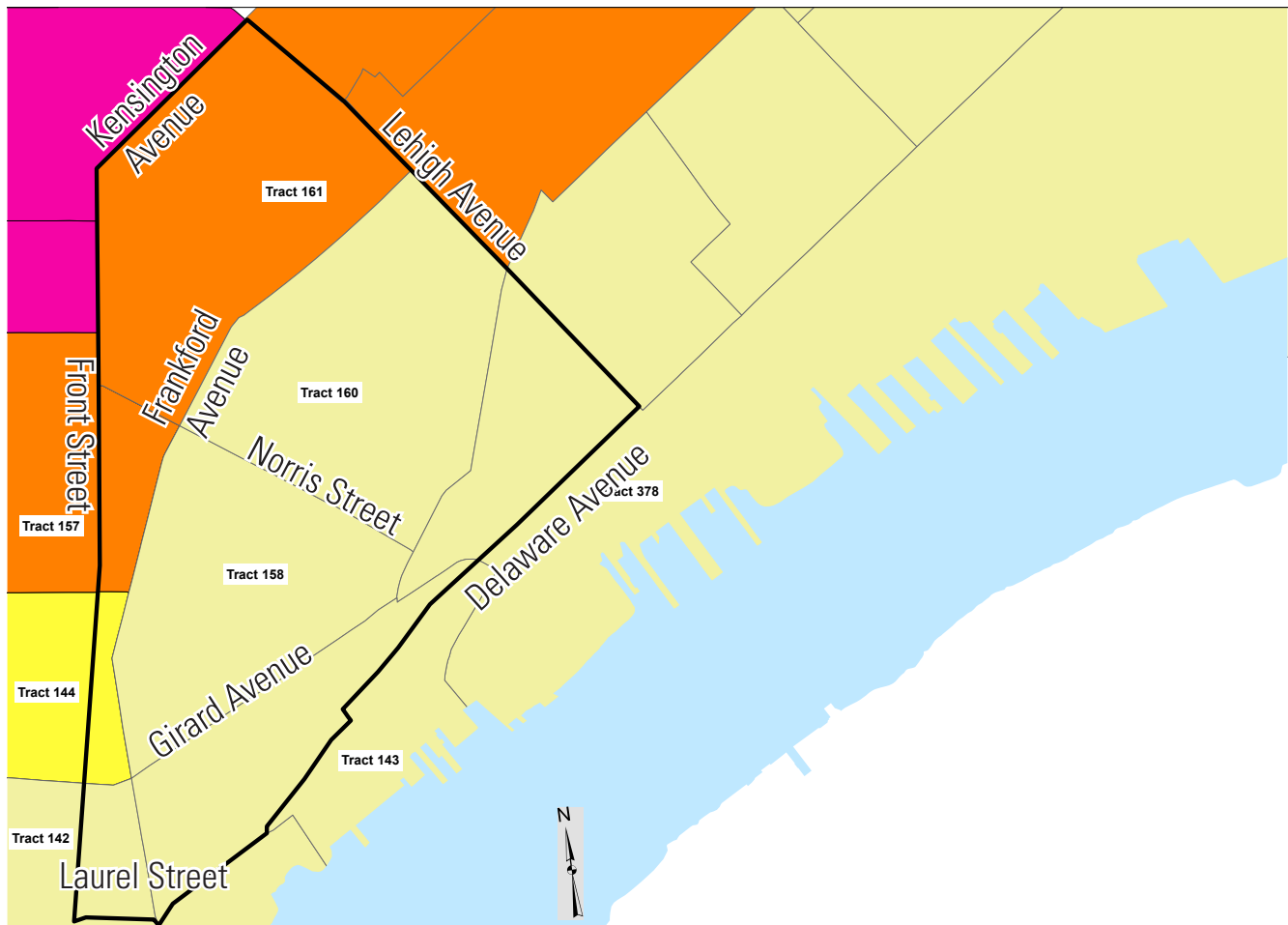
 11 - 20

 21 - 30

 31 - 40

 41 - 50

 51 - 60



Source: Philadelphia Department of Revenue

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: IRMX, 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.

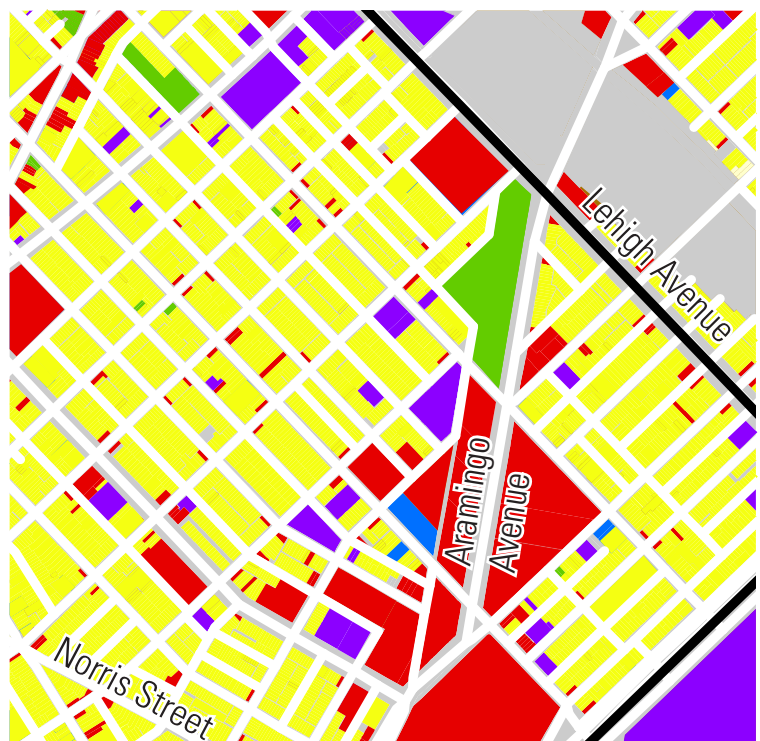
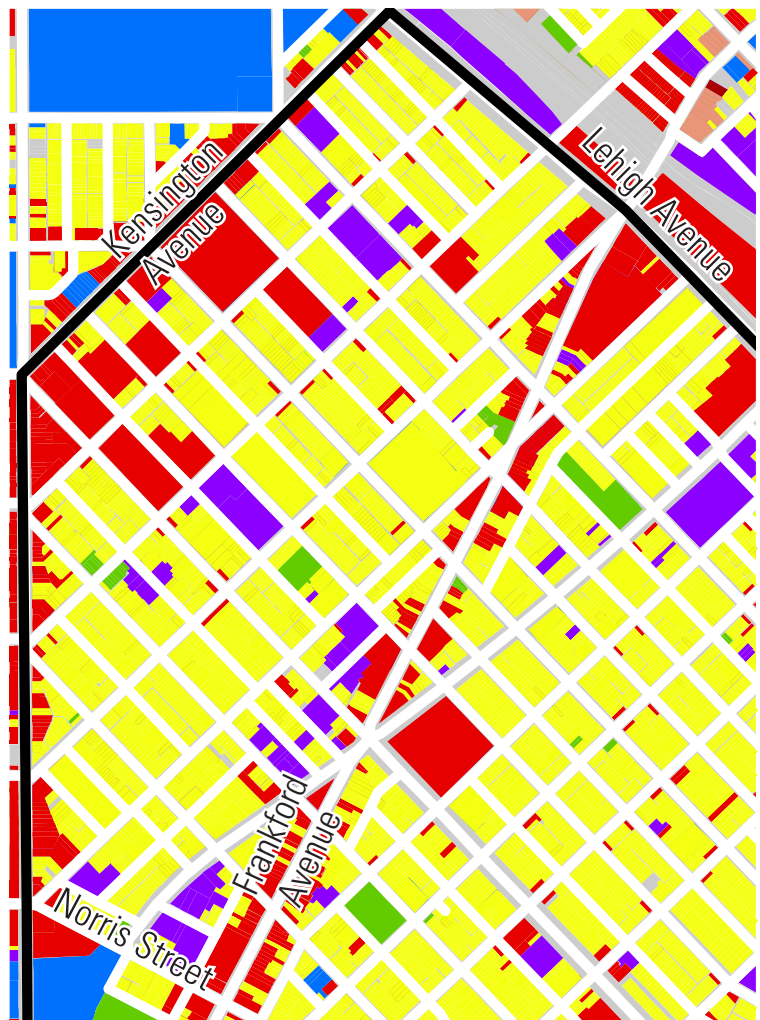
Conforming with the land use recommendations in this document does not imply support of a proposal at the Zoning Board of Adjustment.

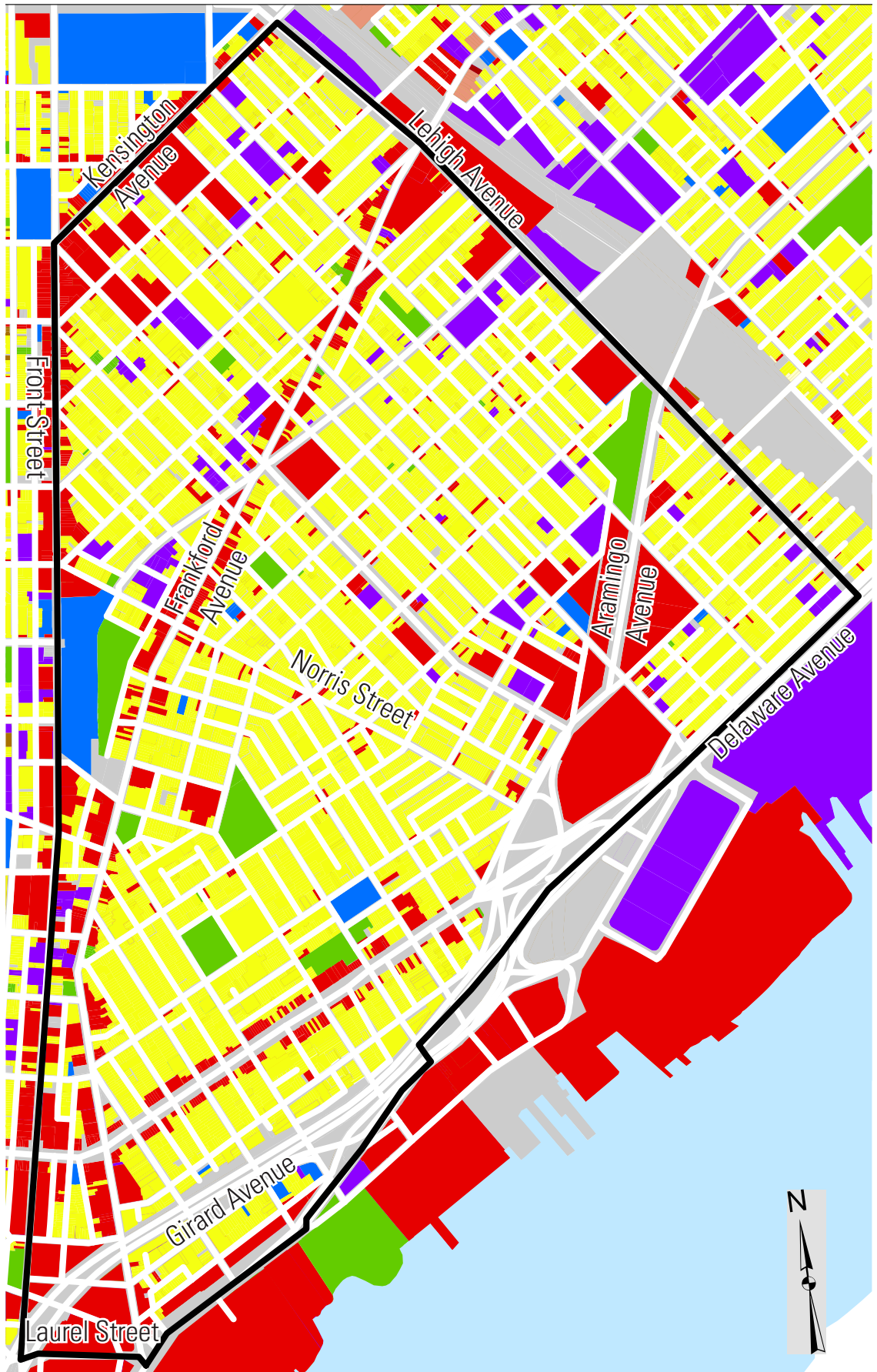
Legend

-  R.A.P. boundary
-  Delaware River

Proposed Land Use
















-  Residential and Related
-  Commercial and Related
-  Industrial and Related
-  Institutional and Related
-  Parks Recreation and Related
-  Transportation and Related

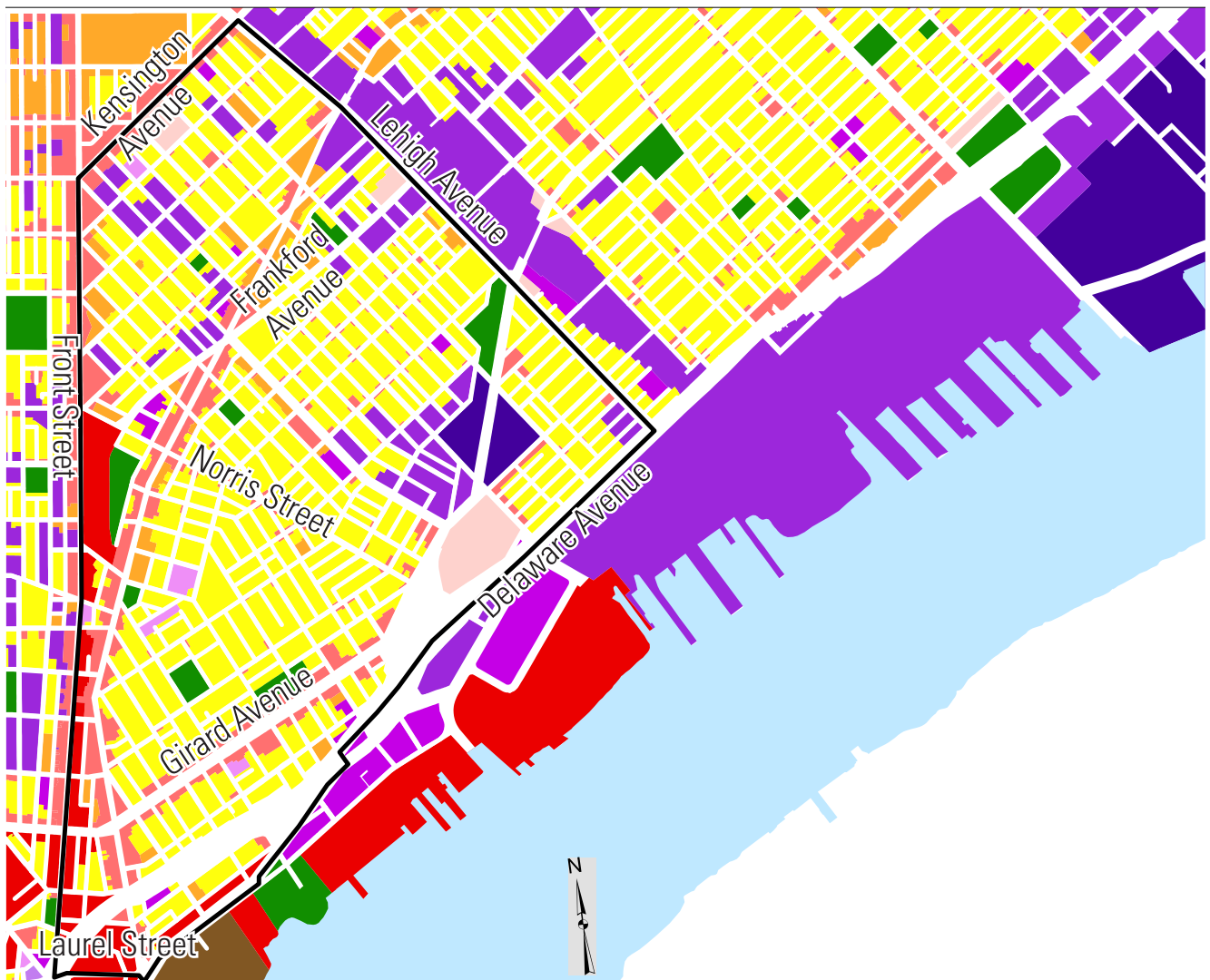




Current Zoning

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.

















	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

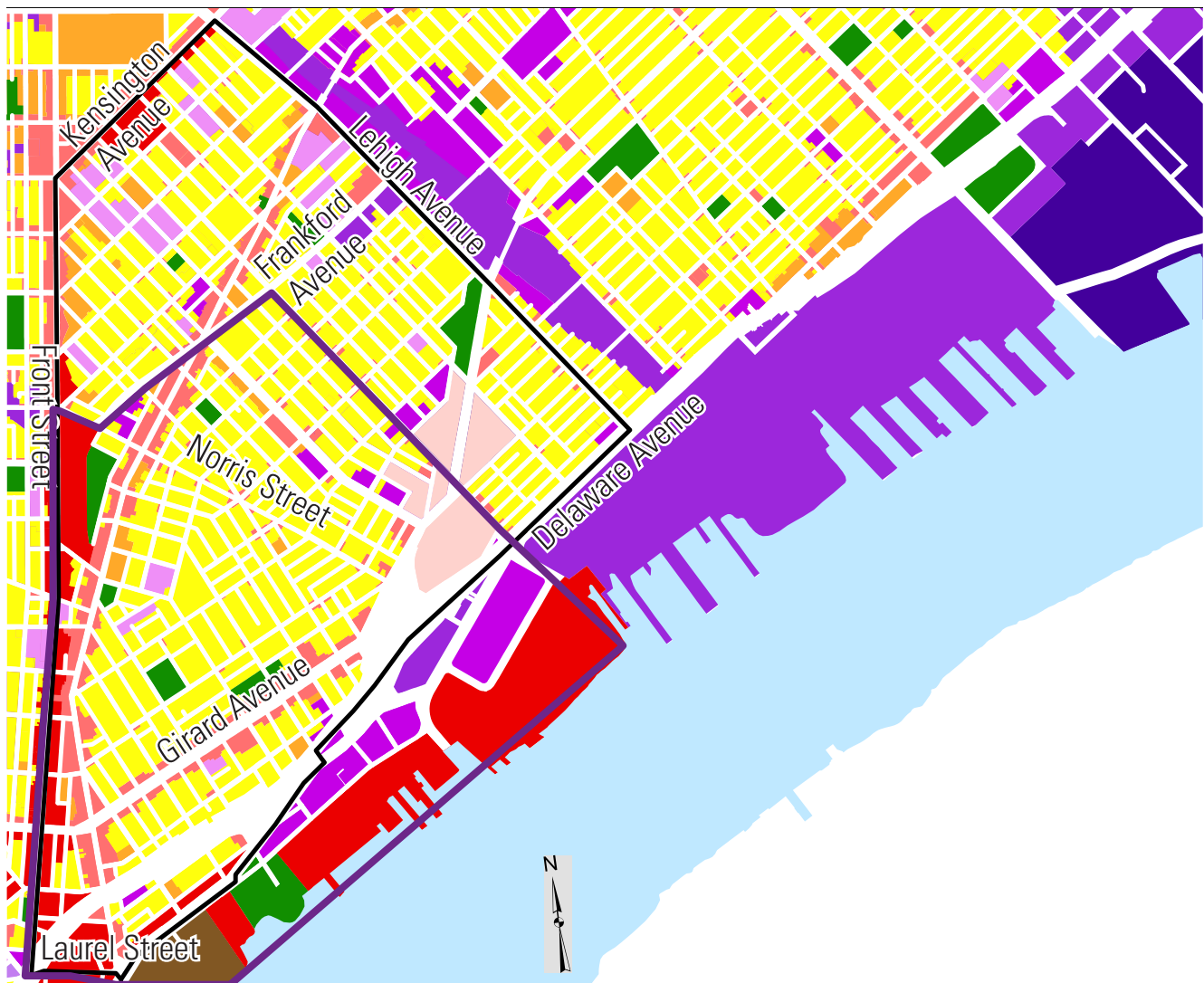


Source: Philadelphia City Planning Commission

Proposed Zoning

The proposed zoning reflects recommendations from the River Wards District Plan. Fishtown was rezoned in 2014 and 2015. East Kensington and Olde Richmond await rezoning. These recommendations have been transmitted to City Council, the legislative body responsible for introducing zoning bills.

	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
	Fishtown rezoning in 2014 and 2015	



Source: Philadelphia City Planning Commission

