Grahame Finney, Assistant Executive Director
Paul P. Crowe, Assistant Executive Director
Edmund N. Bacon, Executive Director

David Berger, Commission Counsel
Richard P. Bansen, Secretary
William B. Walker
Donald C. Wagner
Kurt A. Solmassen
Francis A. Lattey
Fredric R. Mann
Murray G. Isard
Joseph F. Burke
Phillip Klein, Vice-Chairman
C. Holmes Perkin, Chairman

City Planning Commission

James H. Tate, Mayor
City of Philadelphia
Chairman
G. Holmes Perkins

Sincerely yours,

June 19, 1962.

The area covered by this Plan is bounded by Bridge Creek, the drainage right-of-way in the bed of the former Franklin Street, Tacony Street, Aramingo Avenue, Margaret Street, and the drainage right-of-way in the bed of the former Franklin Street. The area covered by this Plan is bounded by Bridge Creek.

June 19, 1962.

Approved by the City Planning Commission at its meeting of the City of Philadelphia dated May 1960, as amended, and was with the recommendations of the Comprehensive Plan for the plan. This Redevelopment Area Plan is in conformity with the Plan for the Philadelphia Redevelopment Area, as prepared and transmitted herewith is the Redevelopment Area.

Dear Mr. Amsterdam:


211 S. Broad Street
City of Philadelphia

Redevelopment Authority of the City of Philadelphia

Mr. Gustave G. Amsterdam, Chairman

June 19, 1962

CITY PLANNING COMMISSION

CITY OF PHILADELPHIA
CONTINUING CONTROLS

PROPOSED STANDARDS FOR DENSITY

ESTIMATED COST OF ACQUISITION

REHOUSING OF DISPLACED FAMILIES

PROPOSED STREET CHANGES

EXISTING AND PROPOSED ZONING

PROPOSED LAND USE AND SITE PLAN

EXISTING LAND USE

BOUNDARIES AND EXISTING CONDITIONS

INTRODUCTION

LETTER OF TRANSMITTAL

CONTENTS
1. Bartlett Division of Allied Chemical and Dye Corporation

2. Frankford Arsenal

3. Delaware Expressway

The proposed Delaware Expressway design calls for an elevated expressway on structure and hill to parallel A-1 Avenue Avenue from Bridge Street to Bermuda Street.

The Frankford Arsenal is a very large industrial complex.

The total net area of the Redevelopment Area, as a chemical manufacturing company, accounts for 60 per cent of boundaries of the Redevelopment Area. Although about twice the size of the Redevelopment Area, it is outside the boundaries of the area to the north.

One of the major factors affecting the Pratt Street area is the 23rd Ward. Some of the major factors that influence this area are

- The Pratt Street Redevelopment Area, located in the near northeast part of the City, is primarily an industrial area. While the major land uses are industrial and residential, the industrial uses are three times larger than the residential area.
- The Pratt Street Redevelopment Area is in an area located about six miles northwest of Center City and about 0.6 miles west of the Delaware River. The Redevelopment Area is in
- The Pratt Street Redevelopment Area, located in the near northeast.

INTRODUCTION
formally with the goals of the Comprehensive Plan.
are suitable for new uses, and (4) to develop the entire area in con-
are combined to form tract-like units, and (3) to develop more efficient the land
develop a new street system to serve more efficiently the land
isolated residential uses for which adequate community services
This redevelopment has the following objectives: (1) to remove
the well-being of the community.
order to provide the best means to eliminate contaminations harmful
Street area with the construction of the Delaware Expressway in
the plan are to coordinate the redevelopment activity in the Pratt
are located in these isolated pockets. The underlying concepts of
(3) the pockets of land between the first two. About 100 structures and
(2) the large area of the Delaware Corporation and
(1) the area within the right-of-way of the proposed Delaware
The Pratt Street Redevelopment Area contains three sub-areas:
Economically and socially undesirable land uses.

d. Defective arrangement of buildings, and

c. Faulty street and lot layout;

b. Unsafe, unsanitary, and inadequate conditions of (certain)

a. Inadequate planning of the area,

The Pratt Street Area as a Redevelopment Area:
Follows characteristics exist which warranted the designation of
On March 2, 1962, the City Planning Commission certified that the

According to the 1960 Census,

structures, with an estimated population of 900 persons, according

approximately 64 acres. If combines about 310 dwelling units in 280

The area is entirely within Census Tract 23 K and comprisess ap-

and the northern right-of-way line of the Frankford Creek.

The Pratt Street Redevelopment Area covers that area bounded by
There are no other institutional uses in the area. Both within the proposed Delaware Expressway Right-of-Way, Battery and the Franklin Armory. Two churches are within the street. Four parking lots in the area are used by employees of streets, and a beer distributor at Aramino Avenue and Merrose.

The average age of the population is approximately seven per cent of the dwellings in the area as of the 1960 Census. An index of 27 per cent of the net total percent of single-family row and semi-detached houses. Although most of the properties within the area are residential, the bar and the commercial area, which is 28 per cent of the total residential area, contain the Delaware Company accounting for more than 97 per cent of the industrial land use and 16 per cent of the total industrial land use in the area.
The entire area is proposed to be zoned General Industrial.

uses at this time, including one industrial plant, two commercial buildings.

within the residential area are 20 cases of non-conforming

zones is east of Armstrong Avenue, north of the current

street from Bridge Street to Pallet Street, and is only a small part of

and General Industrial. The area zoned as Commercial is along

exists within the Pallet Street Redevelopment area provides

EXISTING AND PROPOSED ZONING

The major existing industry will remain. This plan shows those

This preliminary site plan.

The proposed land use and site plan.
The proposed street closures are:

Untilles exist in streets to be closed, Right-of-Way will be retained.

In order that the land may be assembled into sites suitable for de-
velopmen, a number of streets will be closed. Where important
between streets, the land may be assembled into sites suitable for de-
velopmen.

- Avenue between Stiles Street and Armimgo
- Buckins Street
- Street between Armimgo Avenue and Buckins
- Stiles Street
- Delaware Expressway between Melrose Street and the east
- Granite Street
- between Pratt Street and Bridge Street
- Melrose Street
- Delaware Expressway east right-of-way line of the proposed
- Melrose Street
- Street between Armimgo Avenue and the
- Minor Street

Streets to be Stricken and Vacated:

- Delaware Expressway Plan requires the following street closures:
- Within the Pratt Street Redevelopment Area, the proposed De-

PROPOSED STREET CHANGES
Between Bermuda Street and Minor Street

- Right-of-way to be added

Between Granite Street and Bridge Street

Proposed Delaware Expressway and Buckius

- Between the east right-of-way line of the

- Between Walkeline Street and Pratt Street

- Between Stiles Street and Melrose Street

Between Buckius Street and Walkeline Street

- Stiles Street

- Buckius Street

- Between Bermuda Street and Walkeline Street

- Between Bermuda Street and Buckius Street

- Bermuda Street

- Right-of-way to be retained

- Streets to be Stricken and Vacated
The area to be redeveloped is 5.16 net acres and the total
site preparation is 2.5 times the assessed value of the property.

The 1962 Real Estate Assessments were used to determine the

ESTIMATED COST OF ACQUISITION

Redevelopment and highway programs.

In the relocation of any families displaced by both the proposed
units within the proposed expressway right-of-way.
The 1960 Census of Housing reported a total of 102 dwelling units

REHOUSING OF DISPLACED FAMILIES
Commission and the approval of the Council of the City of Philadelphia.
Authority will be subject to the recommendations of the City Planning
Any Urban Renewal Plans prepared by the Redevelopment Authority
Area Plan. It will comply with the requirements of
formity with the provisions of the Partial Street Redevelopment
The renewal of the Partial Street Area will be carried out in con-

Urban Renewal.

CONTINUING CONTROLS

of new construction within the Partial Street Redevelopment Area.
will control the land coverage and limit the building intensity
The proposed zoning regulations are the basic standards that

AND BUILDING INTENSITY

PROPOSED STANDARDS FOR DENSITY, LAND COVERAGE