Greenwich Redevelopment Area Plan

philadelphia city planning commission

GREENWICH REDEVELOPMENT AREA PLAN

PHILADELPHIA CITY PLANNING COMMISSION

FEBRUARY 1970

CONTENTS

LETTER OF TRANSMITTAL

CERTIFICATION 2

INTRODUCTION 3

EXISTING LAND USE AND BOUNDARIES 5

PUBLIC USE AND TRANSPORTATION 7

PHOTOGRAPHS OF EXISTING CONDITIONS 9

PROPOSED LAND USE 10

PRELIMINARY SITE PLAN 12

PROPOSED STREET CHANGES 14

PROPOSED ZONING 14

PROPOSED STANDARDS 15

REHOUSING OF DISPLACED FAMILIES 15

ESTIMATED COST OF ACQUISITION 16

CONTROLS 16

CITY OF PHILADELPHIA

PHILADELPHIA CITY PLANNING COMMISSION
13th Floor, City Hall Annex
S. E. Cor., Juniper & Filbert Sts., Philadelphia, Pa. 19107
MU 6-9700

WILLIAM B. WALKER, Chairman
CHARLES E. INGERSOLL, Vice Chairman
JOSEPH E. COLEMAN
FRED T. CORLETO
SANDER L. FIELD
S. HARRY GALFAND
WILLIAM J. McCARTER
EDWARD J. MARTIN
JAMES J. O'NEILL

EDMUND N. BACON, Executive Director
R. DAMON CHILDS, Assistant Planning Director
ROBERT PATERNOSTER, Assistant Planning Director

February 3, 1970

Mr. Walter R. Livingston, Jr.
First Vice Chairman
Redevelopment Authority of the
City of Philadelphia
City Hall Annex
Philadelphia, Pennsylvania 19107

Dear Mr. Livingston:

Transmitted herewith is the Certification and the Redevelopment Area Plan for the Greenwich Area which has been prepared by the City Planning Commission in accordance with the provisions of the Urban Redevelopment Law of May 24, 1945, P. L. 991 as amended.

The certified Greenwich Redevelopment Area is bounded by Mifflin Street, Fourth Street, Snyder Avenue, Sixth Street, Wolf Street and Ninth Street.

This Redevelopment Area Plan is in conformity with the Comprehensive Plan for the City of Philadelphia dated May 1960, as amended, and was approved by the City Planning Commission at its meeting of February 3, 1970.

Sincerely yours,

William B. Walker

William B. Walker
Chairman

Metal Plate

PHILADELPHIA CITY PLANNING COMMISSION

CERTIFICATION

GREENWICH REDEVELOPMENT AREA

WHEREAS, the Philadelphia City Planning Commission having examined and studied the area bounded by Mifflin Street, Fourth Street, Snyder Avenue, Sixth Street, Wolf Street and Ninth Street, found that it contains the following characteristics which warrant its designation as a Redevelopment Area as defined in Section 3 (n) of the Urban Redevelopment Law of May 24, 1945, P. L. 991 as amended:

a. Unsafe, unsanitary and inadequate conditions of certain dwellings therein;
b. Inadequate planning of the area;
c. Lack of proper light, air, and open space;
d. Economically or socially undesirable land uses;
e. Defective design or arrangement of buildings thereon.

NOW, THEREFORE, BE IT RESOLVED by the Philadelphia City Planning Commission that the Greenwich Redevelopment Area bounded by Mifflin Street, Fourth Street, Snyder Avenue, Sixth Street, Wolf Street and Ninth Street is a Redevelopment Area as defined in Section 3 (n) of the Urban Redevelopment Law of May 24, 1945, P. L. 991, as amended; and that this certification is in general conformance with the Comprehensive Plan of the City of Philadelphia, approved May 1960, as amended.

Philadelphia City Planning Commission

By William B. Walker
Chairman
February 3, 1970

Medal Plate

INTRODUCTION

The Greenwich Redevelopment Area is located immediately west of the Pennsport Redevelopment Area, and north and west of the Whitman Redevelopment Area in South Philadelphia. With the exception of Seventh Street, a commercial strip, the Greenwich Area is predominately a single-family, two and three-story, row house residential community. The Greenwich Area is approximately 68 acres in size. The area is located in the 39th Ward and includes just under half of Census Tract 39C and six blocks of Census Tract 39B.

The 1960 Census data for the Greenwich Area does reflect many of the problems of the area.

1. Population	7,367
2. Number of Housing Units	2,294
3. Number of Housing Units, Sound	1,852 (80.7%), City-wide (87.3%)
4. Number of Housing Units, Sound with all facilities	1,799 (79.6%), City-wide (84.9%)
5. Number of Housing Units, Deteriorating	392 (17.2%), City-wide (10.6%)
6. Number of Housing Units, Dilapidated	50 (2.1%), City-wide (2.2%)
7. Number of Housing Units, Owner-occupied	1,256 (54.8%), City-wide (61.9%)
8. Occupied Units with more than one person per room (overcrowding)	209 (9.1%), City-wide (7.3%)

Redevelopment activities in the Greenwich Area will serve to eliminate and alleviate the conditions which warrant the designation of this area as a redevelopment area. The lack of recreation facilities will be overcome for the most part with the construction of the currently planned recreation center in the 600 block of Snyder Avenue.

A problem, more serious than the inadequate recreation facilities, is the frequency of vacant structures scattered throughout the neighborhood. Not only are these structures unsafe, unsanitary and breeders of rats, but also are frequently the origin points of fires threatening the safety and property of residents of adjoining homes. The major emphasis of this redevelopment program will be the elimination of these vacant structures through new construction and rehabilitation. Even though the overall planning for this area is inadequate, the existing land use pattern is generally sound and few land use changes will be made except in cases where particular non-conforming uses occur in predominately residential blocks. The residents of the Greenwich Community have actively participated in the surveys leading up to this proposal and have contributed greatly in making decisions which make this plan reflective of their interest to rebuild their community.

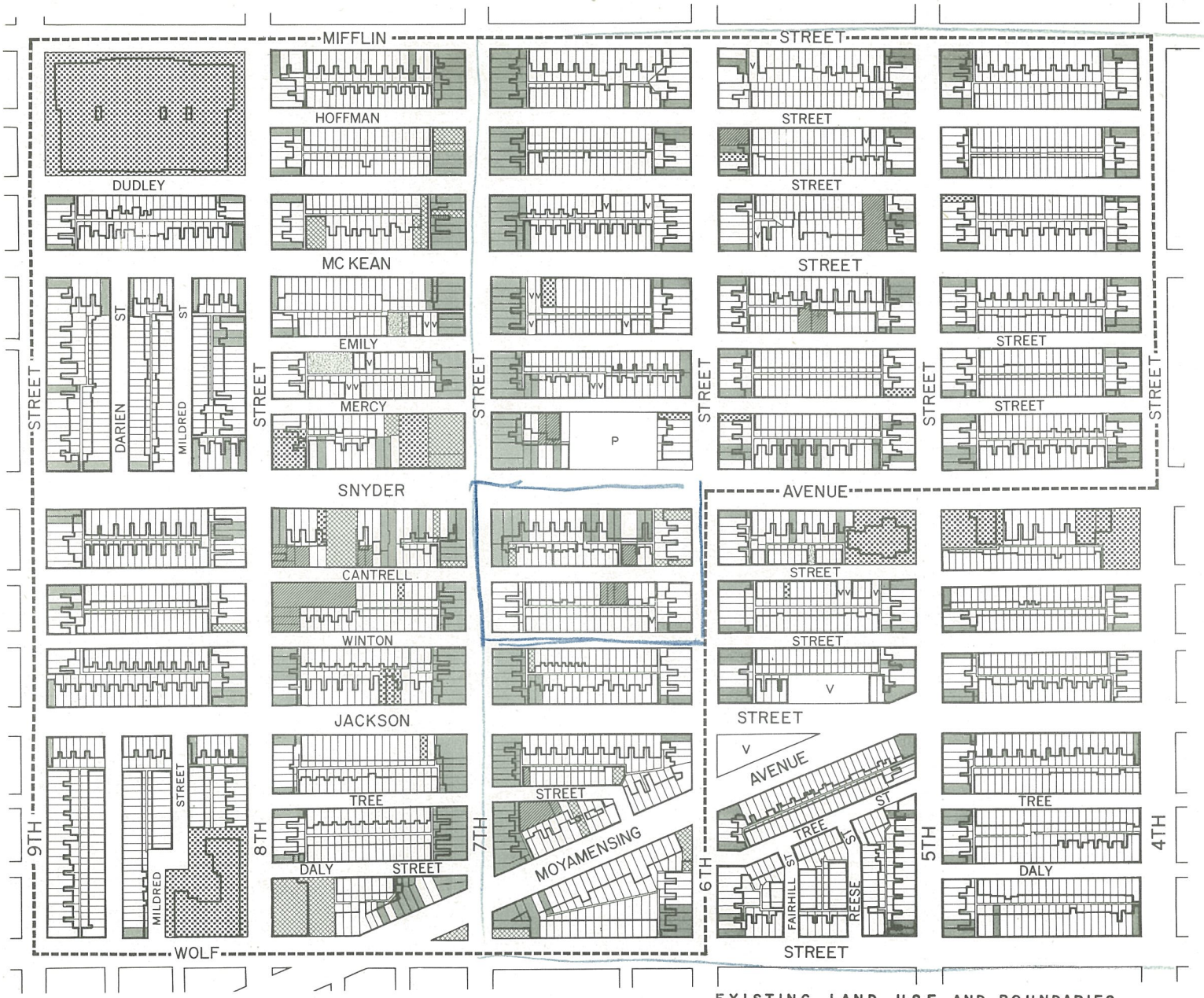
EXISTING LAND USE AND BOUNDARIES

The Greenwich Redevelopment Area has been certified as a separate redevelopment area. The boundaries are Mifflin Street, Fourth Street, Snyder Avenue, Sixth Street, Wolf Street and Ninth Street.

The Greenwich Area is predominately two and three-story, single-family, row homes with few conflicting land uses. South Seventh Street is the major commercial street in the area. The viability of this shopping street has been demonstrated recently by the opening of two major stores, a variety store and a department store, and by the fact that all but a very few of these stores are occupied. In the past several years a few of the stores on streets other than Seventh have been rehabilitated and converted for residential use.

Scattered throughout the area are a number of auto repair shops and light manufacturing operations. One of the objectives of this plan is to remove those operations where they are in conflict with adjacent residential properties.

There are two public schools in the Greenwich Area. The Francis Scott Key Lower School at Eighth and Wolf Streets and the Bok Vocational High School at Ninth and Mifflin Streets. Other institutional uses in this area include a branch of the Philadelphia Free Library, the Houston Community Center and a number of churches.



RESIDENTIAL
COMMERCIAL
RESIDENTIAL / COMMERCIAL
INSTITUTIONAL
LIGHT INDUSTRY, GARAGE, STORAGE, ETC.
RECREATION
P PARKING
V VACANT LOTS

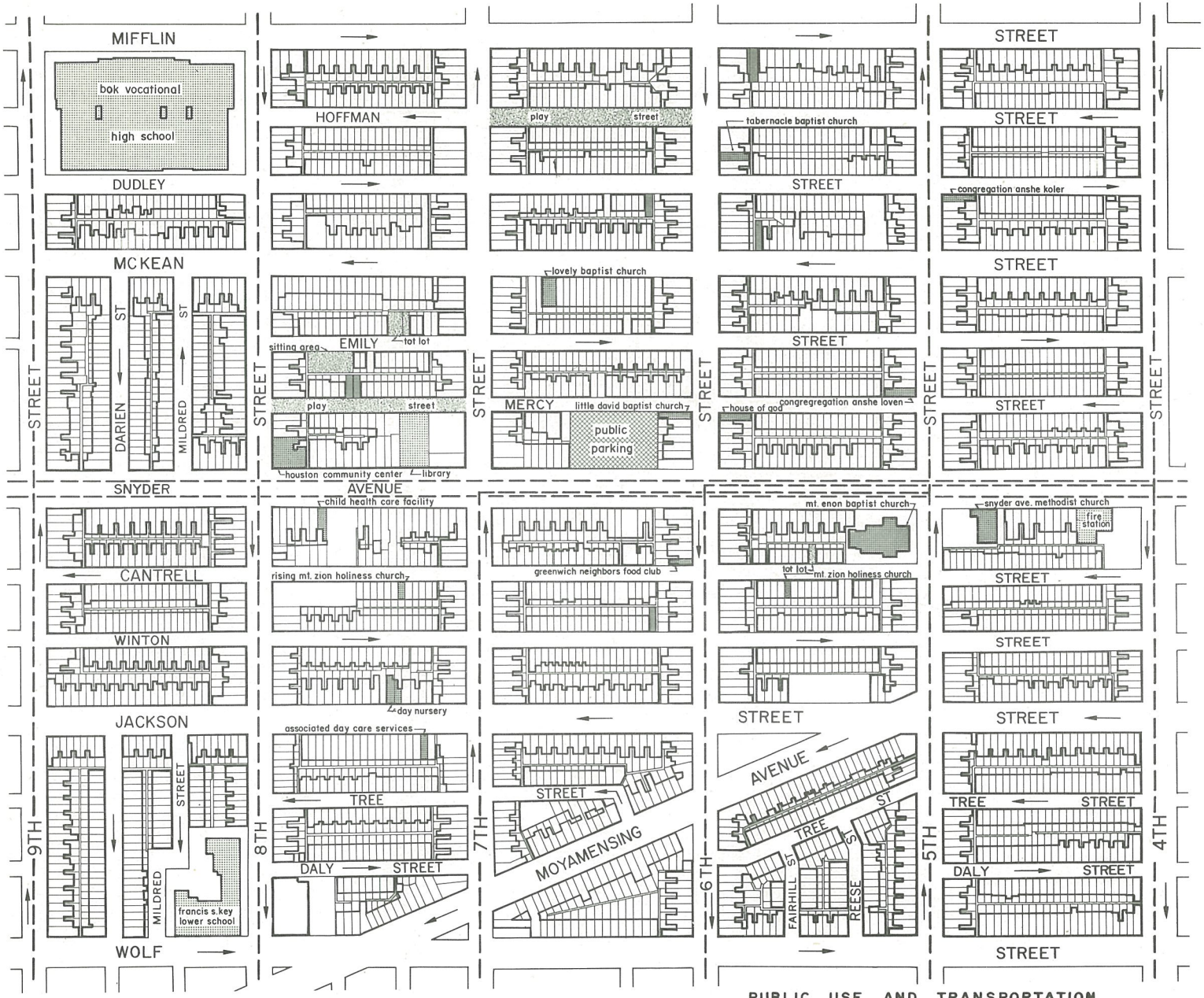
EXISTING LAND USE AND BOUNDARIES
GREENWICH REDEVELOPMENT AREA

100 0 100 200 300 400 FEET

PHILADELPHIA CITY PLANNING COMMISSION

PUBLIC USE AND TRANSPORTATION

This map shows the location of existing public and semi-public institutions, all recreation facilities including vacant lots used for recreation, and play streets which are used for recreation in the summer as part of a Department of Recreation program. In addition, one-way streets and public transit routes are indicated. The information on this map served as a primary guide to formulating the preliminary site plan.



3 PUBLIC BUILDINGS

4 SEMI-PUBLIC BUILDINGS

2 PUBLIC TRANSIT ROUTES

1 ONE WAY STREETS

5 RECREATION AREAS

VACANT LOTS USED FOR RECREATION

PUBLIC PARKING

PUBLIC USE AND TRANSPORTATION

GREENWICH REDEVELOPMENT AREA

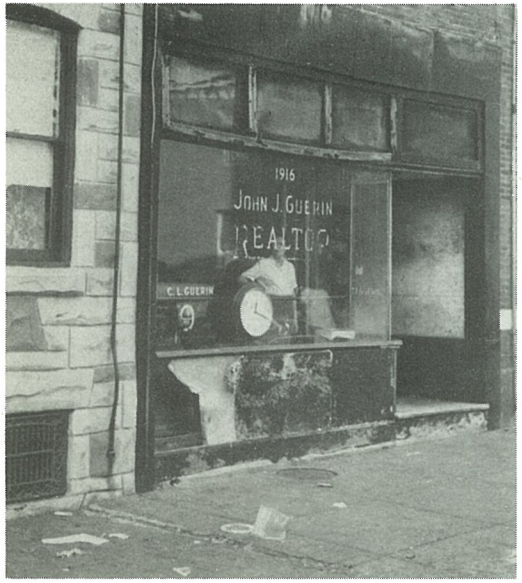
100 0 100 200 300 400 FEET

PHILADELPHIA CITY PLANNING COMMISSION

700 Block of Emily Street

600 Block of Emily Street

1900 Block of South 6th Street



600 Block of Cantrell Street

Unsafe, unsanitary . . . condition of (certain) buildings.

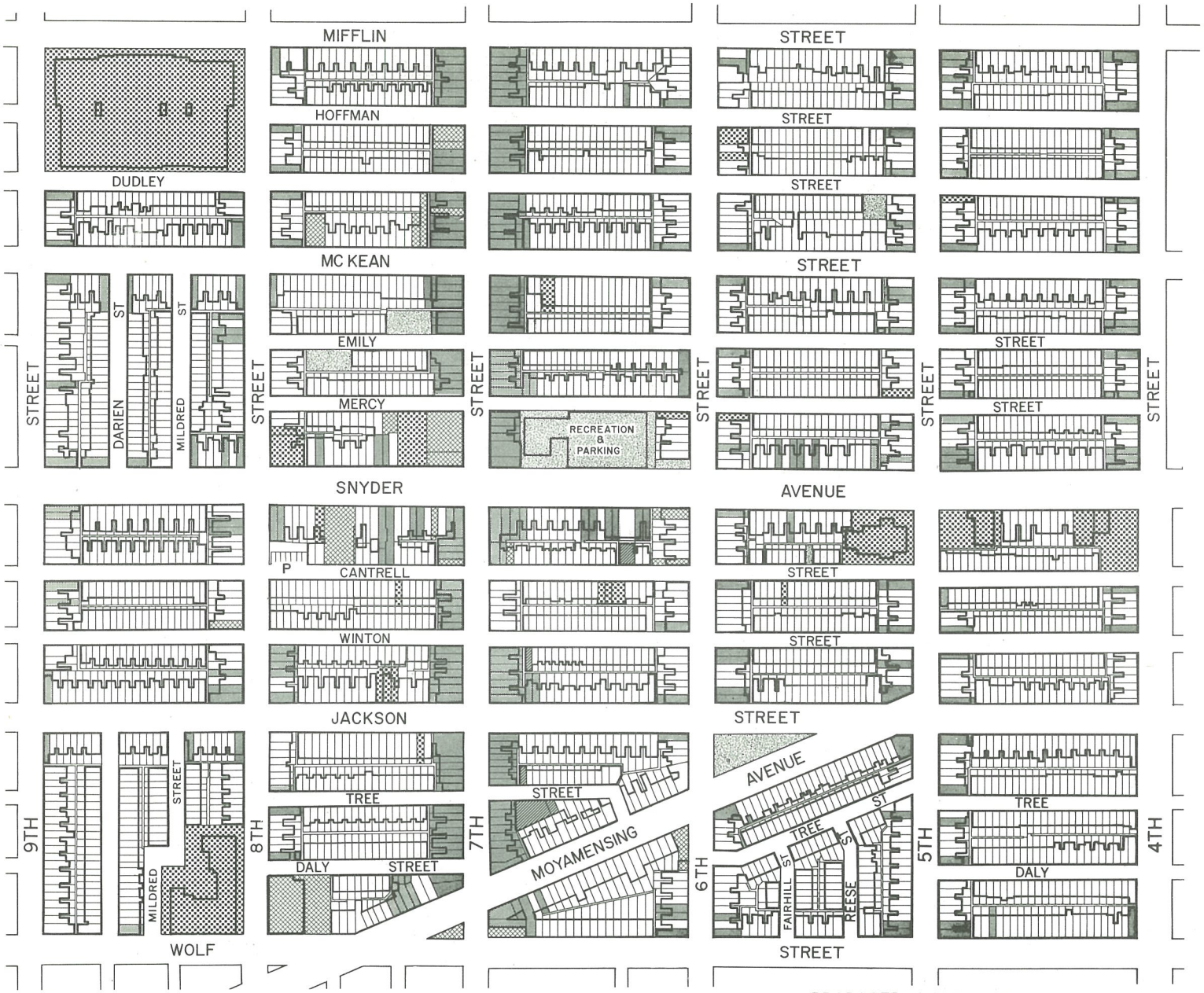
Economically or socially undesirable land uses

PROPOSED LAND USE

The primary objective in this redevelopment area will be to retain, reinforce and rehabilitate the residential character of the community. This will be accomplished by the acquisition of all vacant lots and structures and the acquisition of blighting light industrial uses where they occur on streets that are predominately residential.

New residential development is planned in place of the existing incompatible light industrial uses. In most instances new houses will be built on the vacant lots and the vacant structures will either be rehabilitated for residential use or replaced by new housing. These developments are to be of the same density as the existing residential pattern in the Greenwich Area.

In addition to these proposed renewal activities, the City is currently developing a new recreation center on the north side of Snyder Avenue between Sixth and Seventh Streets to help alleviate the lack of recreation facilities in the area. The Redevelopment Area Plan also calls for additional small recreation facilities throughout the neighborhood.

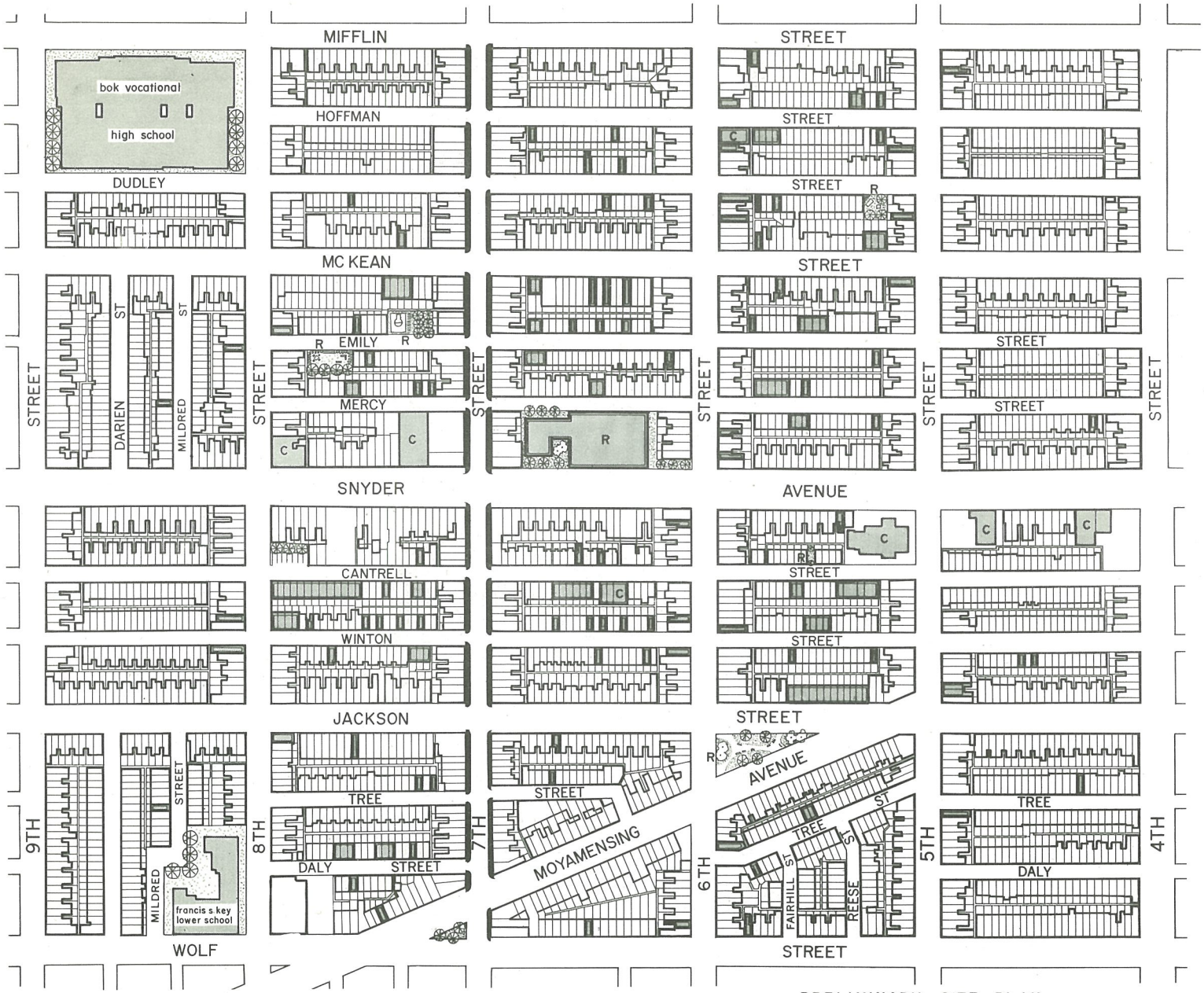


PROPOSED LAND USE

GREENWICH REDEVELOPMENT AREA

PRELIMINARY SITE PLAN

The Preliminary Site Plan indicates the range of possibilities that can be accomplished through the selective use of land acquisition and general encouragement of rehabilitation throughout the area. This site plan is intended to act as a guide for any new construction and rehabilitation and will be refined as more definite proposals become available.



NEW OR REHABILITATED HOUSING

C MAJOR COMMUNITY FACILITY

R RECREATION FACILITY

PRIMARY COMMERCIAL STREET

PRELIMINARY SITE PLAN

GREENWICH REDEVELOPMENT AREA

100 0 100 200 300 400 FEET

PHILADELPHIA CITY PLANNING COMMISSION

PROPOSED STREET CHANGES

It is not anticipated that there will be any street closings or street changes in the Greenwich Redevelopment Area. Should the need for any changes develop, they will be conditional upon the Planning Commission's and the Department of Streets' approval.

PROPOSED ZONING CHANGES

Zoning changes will be made to accommodate new developments as they are required. The R-10 Residential category will be retained for the bulk of the existing row house development. Any new residential construction is intended to conform with the R-10 Residential zoning. The actual proposals may dictate a different type of zoning depending on the type of ownership, setbacks, rear yards or other determining characteristics. The C-2 Commercial zoning on Seventh Street will remain unchanged.

PROPOSED STANDARDS

The proposed standards for density, land coverage and building intensity will be controlled by the proposed zoning district regulations.

REHOUSING OF DISPLACED FAMILIES

The proposal as shown on the preliminary site plan indicates the need for relocation of only four families. It is estimated that new residential construction and rehabilitation in the area will furnish opportunities for relocation, if the families so desire. The Centralized Relocation Bureau in the Office of the Deputy Managing Director for Housing will assist in the relocation of these families. Any commercial and industrial relocation will be handled through the Redevelopment Authority.

ESTIMATED COST OF ACQUISITION

The preliminary estimated cost of land acquisition, site preparation and administration in the Greenwich Redevelopment Area as prepared by the Philadelphia Redevelopment Authority is $2,000,000 net cost for the entire project.

CONTROLS

The Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulate Philadelphia's redevelopment and urban renewal.

Redevelopment in the Greenwich Redevelopment Area will be in conformity with the provisions of the Redevelopment Area Plan. It will be in accord 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.