



PHILADELPHIA CITY PLANNING COMMISSION

November 1, 1966

EINSTEIN SOUTHERN REDEVELOPMENT AREA

in accordance with the Comprehensive Plan of the City of Philadelphia
approved May 1960 as amended

WHEREAS, the Philadelphia City Planning Commission has examined and studied the area bounded by Fourth Street, Dickinson Street, Fifth Street, and Reed Street; finding that it contains the following characteristics which warrant its designation as a Redevelopment Area, as defined in Section 3 (n) of the Pennsylvania Urban Redevelopment Law of May 24, 1945, P.L. 991, as amended:

- a. Inadequate planning of the area;
- b. Unsafe, unsanitary, and inadequate condition of certain buildings;
- c. Excessive land coverage;
- d. Lack of proper light, air, and open space;
- e. Defective arrangement of buildings;
- f. Faulty street and lot layout;
- g. Economically and socially undesirable land uses;
and

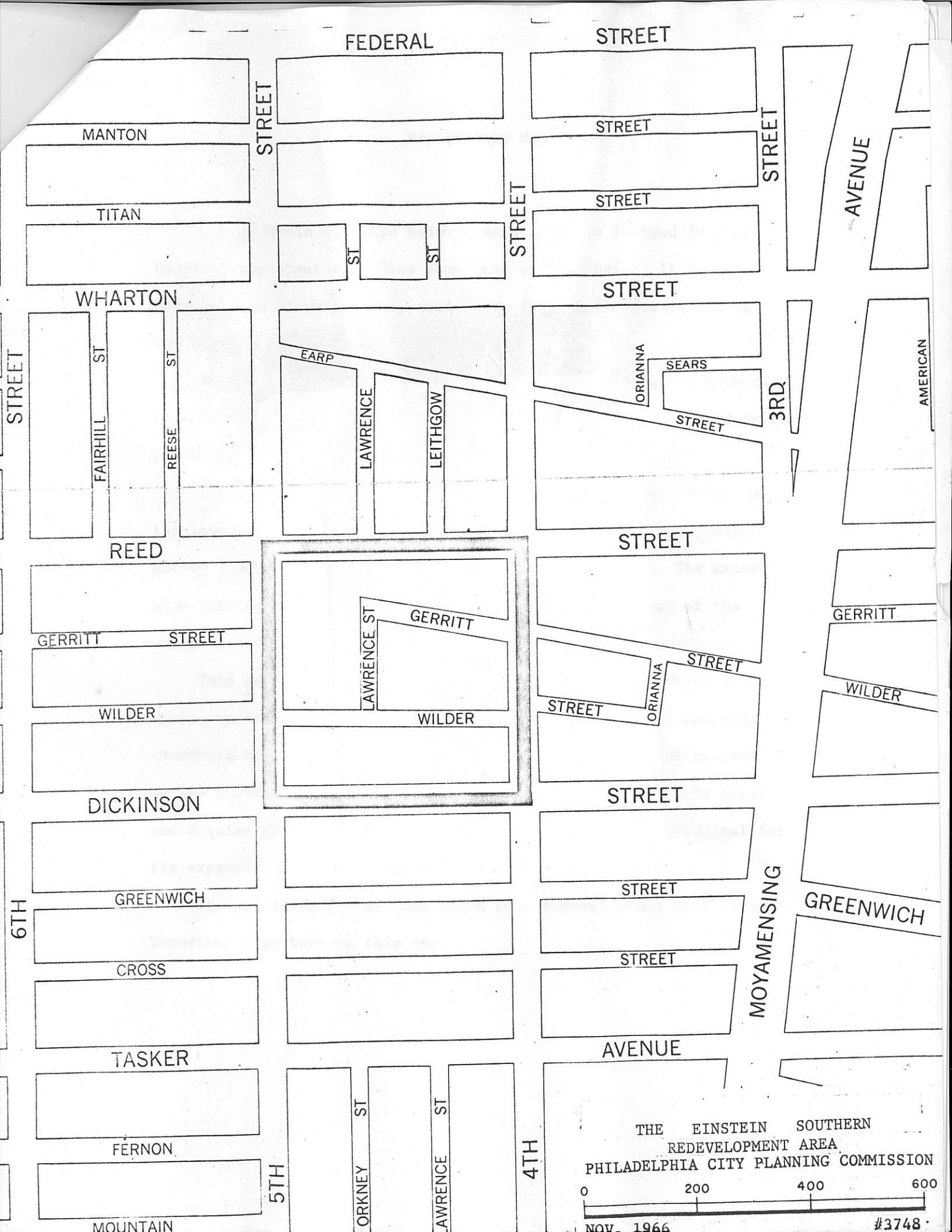
WHEREAS, the Comprehensive Plan of the City of Philadelphia dated May 1960 as amended indicates certain basic changes of land uses; and

WHEREAS, a program of redevelopment is proposed in the area under the Federal Housing Act of 1949 as amended;

NOW, THEREFORE, BE IT RESOLVED by the City Planning Commission that the Einstein Southern Redevelopment Area bounded by Fourth Street, Dickinson Street, Fifth Street, and Reed Street, is a redevelopment area as defined by the Pennsylvania Urban Redevelopment Law of May 24, 1945 as amended; and this certification is in conformance with the Comprehensive Plan of the City of Philadelphia approved May 1960, as amended.

PHILADELPHIA CITY PLANNING COMMISSION

By *G. Holmes Perkins*
G. Holmes Perkins
Chairman



FEDERAL

STREET

MANTON

STREET

STREET

STREET

TITAN

ST

ST

STREET

STREET

AVENUE

WHARTON

STREET

EARP

ORIANNA

SEARS

3RD

AMERICAN

FAIRHILL ST

REESE ST

LAWRENCE

LEITHGOW

STREET

REED

STREET

LAWRENCE ST

GERRITT

GERRITT

GERRITT STREET

STREET

WILDER

WILDER

STREET

ORIANNA

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MOYAMENSING

GREENWICH

CROSS

STREET

TASKER

AVENUE

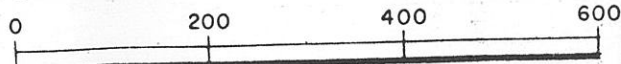
FERNON

ORKNEY ST

LAWRENCE ST

4TH

THE EINSTEIN SOUTHERN
REDEVELOPMENT AREA
PHILADELPHIA CITY PLANNING COMMISSION



NOV. 1966

#3748

MOUNTAIN

5TH

STREET

6TH

5TH

Explanatory Notes

The Einstein Southern Redevelopment Area is located in South Philadelphia about two miles southeast of City Hall. It is an average city block in size, containing about 5.7 acres including the bounding streets.

In a survey made by consultants for the Redevelopment Authority, 17 out of 27 privately owned residential structures were found to be sub-standard.

The inadequate planning is reflected in the faulty street and lot layout and the mixed incompatible uses. The 1965 consultant survey indicates the extent of sub-standard dwellings. The excessive land coverage and the defective arrangement of many of the structures result in a lack of proper light, air and open space.

This area is characterized by deteriorating residential structures, vacant land and institutional land. The Einstein Hospital (Southern Division) is located here, owning a substantial portion of the block. The proposed redevelopment of this block will clear and acquire those properties not controlled by Einstein Hospital for its expansion.

The certification of this block as a redevelopment area is an important step towards this end.