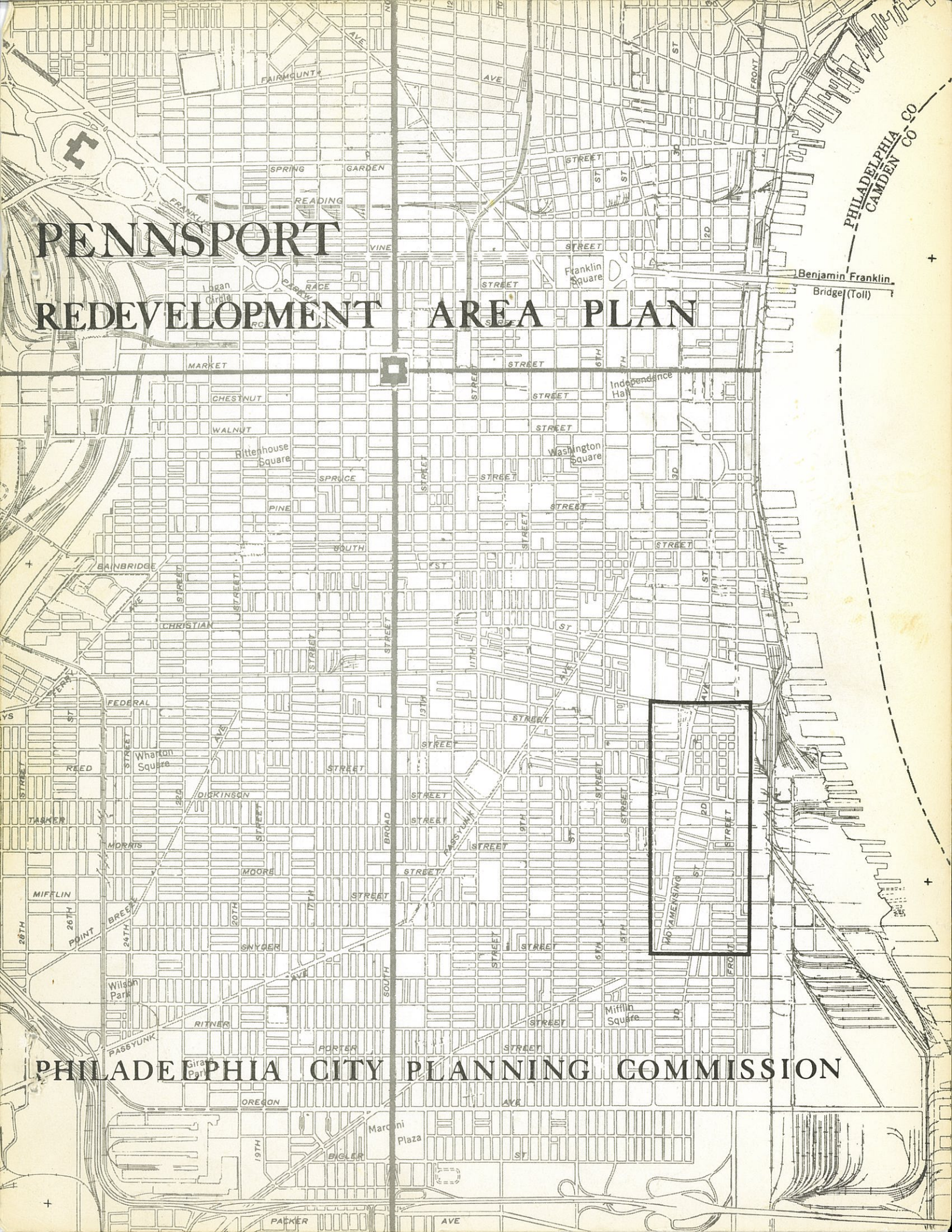


# PENNSPORT REDEVELOPMENT AREA PLAN



PHILADELPHIA  
CAMDEN CO CO

Benjamin Franklin  
Bridge (Toll)

PHILADELPHIA CITY PLANNING COMMISSION





PENNSPORT REDEVELOPMENT AREA PLAN

PHILADELPHIA CITY PLANNING COMMISSION

NOVEMBER 1968

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# CITY OF PHILADELPHIA

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

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

November 26, 1968

Mr. Gustave G. Amsterdam, Chairman  
Redevelopment Authority of the  
City of Philadelphia  
City Hall Annex  
Philadelphia, Pennsylvania 19107

Dear Mr. Amsterdam:

Transmitted herewith is the certification of the Pennsport Redevelopment Area, and the Pennsport Redevelopment Area Plan 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 Pennsport Redevelopment Area is bounded by Washington Avenue, Water Street, Snyder Avenue, and Fourth 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 November 26, 1968.

Sincerely yours,

A handwritten signature in cursive script that reads "William B. Walker".

William B. Walker  
Chairman

PHILADELPHIA CITY PLANNING COMMISSION

CERTIFICATION

PENNSPORT REDEVELOPMENT AREA

WHEREAS, the Philadelphia City Planning Commission on November 26, 1968 published a Redevelopment Area Plan for the area bounded by Washington Avenue, Water Street, Snyder Avenue and Fourth Street.

WHEREAS, this Redevelopment Area Plan contained evidence that this area contained characteristics which warranted consideration 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, inadequate or overcrowded conditions of the dwellings therein;
- b. Inadequate planning of the area;
- c. Excessive land coverage of the buildings thereon;
- d. Lack of proper light, air, and open space;
- e. Faulty street or lot layout;
- f. Defective design and arrangement of the buildings thereon;
- g. Economically or socially undesirable land uses.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Philadelphia that the area bounded by Washington Avenue, Water Street, Snyder Avenue and Fourth Street is a redevelopment area and that the Pennsport Redevelopment Area Plan published by the Philadelphia City Planning Commission on November 26, 1968 constitutes the Redevelopment Area Plan for this area which is coterminous with the Certified Area; and that this Redevelopment Area and Area Plan is in conformity with the Comprehensive Plan for the City of Philadelphia, dated May 1960 as amended.

PHILADELPHIA CITY PLANNING COMMISSION

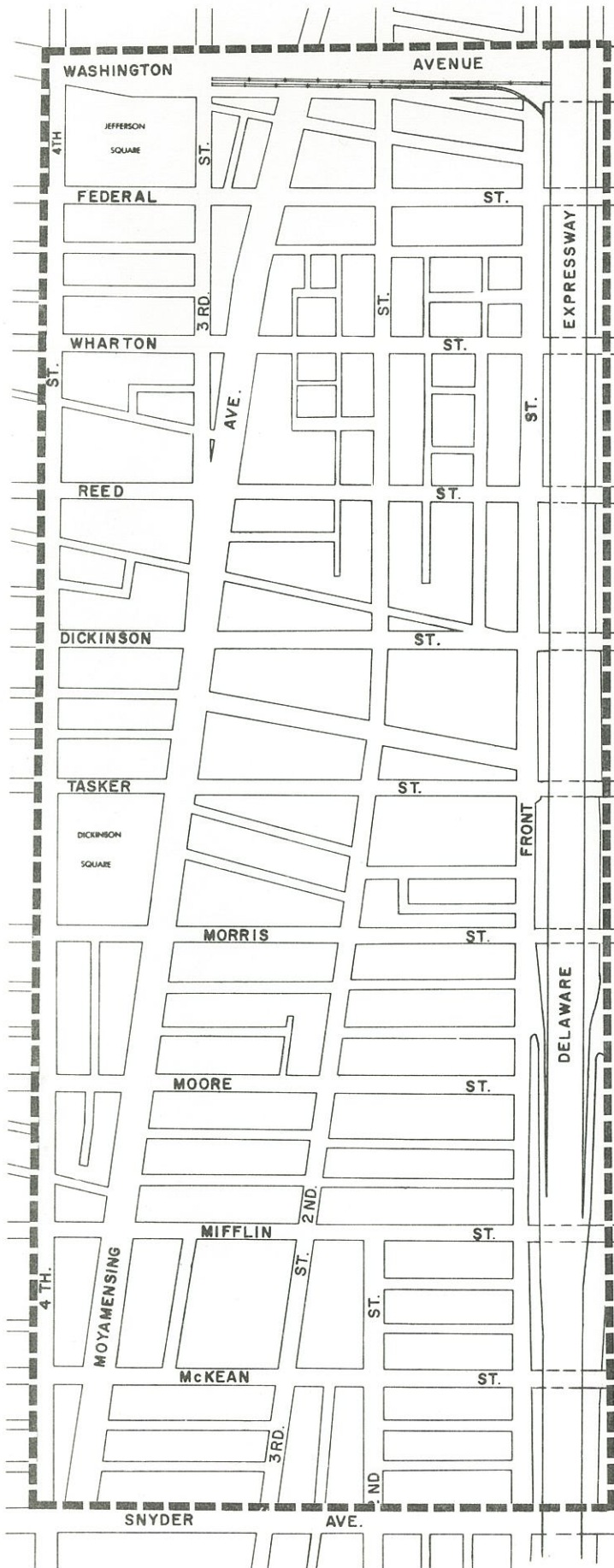
By



William B. Walker  
Chairman

November 26, 1968





--- AREA PLAN BOUNDARY



PENNSPORT REDEVELOPMENT AREA



PHILADELPHIA CITY PLANNING COMMISSION



## INTRODUCTION

The Pennsport Redevelopment Area is located 2 miles southeast of City Hall and directly south of the South Central Redevelopment Area. The area is approximately 160 acres in size and contains 2,869 residential structures. The area contains a mixture of single family, two-story row homes and heavy industry. The industries are located in the eastern part of the area between Front and Second Streets. The residential uses extend west from the industrial locations. There is an old commercial district on Second Street.

Pennsport is one of the earlier settled parts of Philadelphia. The area served as the residential source for the burgeoning port of Philadelphia and its related industries. Since the decline of these industries, the residents of Pennsport have broadened the source of their employment, and the businesses located in the area have tended toward food processing types. Pennsport was originally a good location for industry due to the proximity of the railroad. Now, however, no industrial uses in Pennsport depend on the railroad for transportation. This is in part due to the fact that the Delaware Expressway cuts the area off from existing rail lines and has removed some of the industry that once used the railroad. Now there is only one spur line into one property in the northern part of the area. This spur is largely unused. The existing industry depends on truck access, not rail. These trucks are one of the major blighting influences on the residential community.

The objective of the Neighborhood Development Program in the Pennsport Redevelopment Area will be to eliminate or alleviate the conditions which warranted the designation of this area as a redevelopment area. The heavy industrial uses close to residential uses have caused a large number of unsafe and unsanitary conditions. The Redevelopment Area Plan proposes that the industries be removed and replaced with more compatible residential uses where the proximity of industry to residential prevents sufficient off-street parking, adequate storage, and causes conflicts between the uses. These conflicts detract equally from residential, commercial and industrial property values. The vacant residential structures add to the unsafe conditions in the area. The Neighborhood Development Program proposes to provide funds for the rehabilitation of the vacant and unsafe structures in the area. Additional recreation space and a new swimming pool in

the Herron Playground will alleviate some of the overcrowded conditions in the center of Pennsport. The faulty street and lot layout and the defective design and arrangement of some of the buildings will be corrected by the new residential construction and the proposed street changes. Much of the substandard residential conditions will be improved by rehabilitation funds and the technical assistance that the Neighborhood Development Program will make possible. The current residents have demonstrated willingness and the capability of redeveloping their own homes to improve the character and value of their community.

AREA PHOTOGRAPHS OF BLIGHTED CONDITIONS

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



faulty street and lot layout...

...undesirable (incompatible)  
land uses.





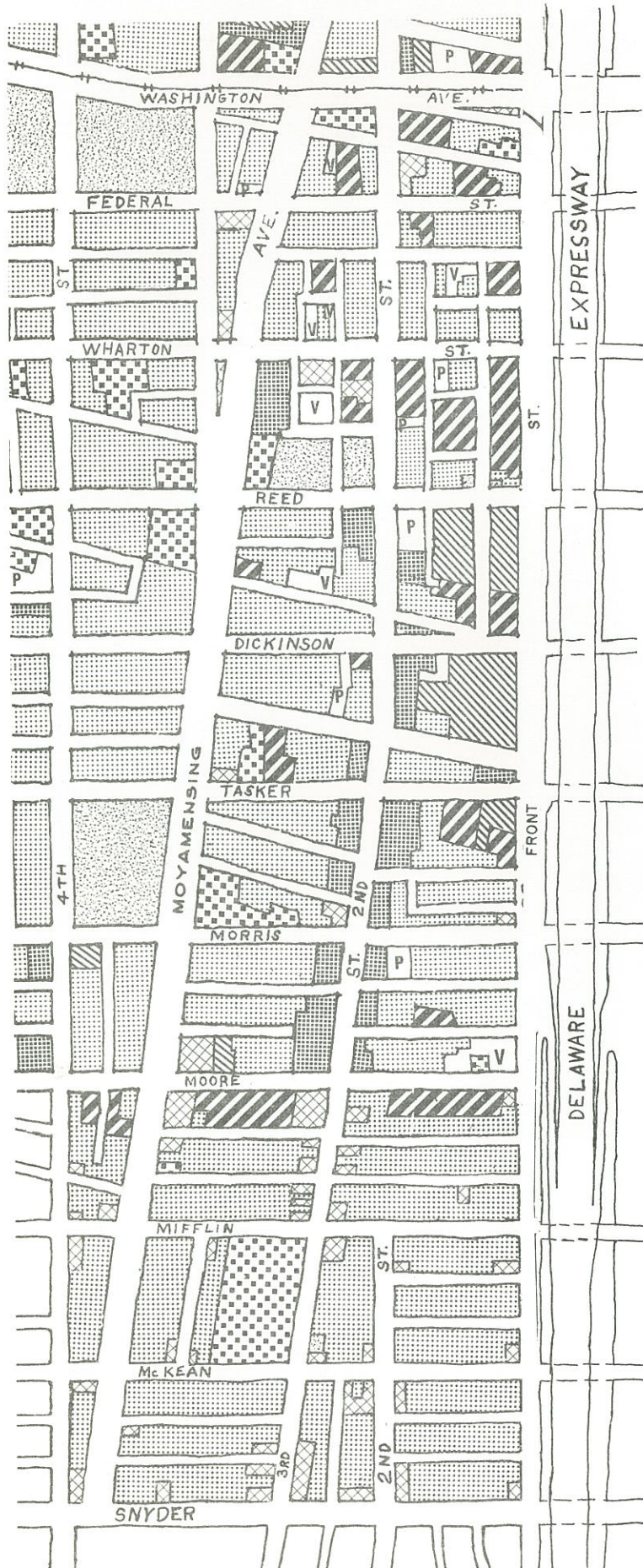
## BOUNDARIES AND EXISTING LAND USES

The Pennsport Redevelopment Area has been certified as a separate redevelopment area. The boundaries are Washington Avenue, Water Street, Snyder Avenue, and Fourth Street. There are approximately 3,268 dwelling units in the Pennsport Redevelopment Area. These are generally single-family, two-story row houses with a high land coverage (about 85%) and generalized densities of 40 to 50 dwellings per acre. The main portion of the residential area lies west of scattered industries between Front Street and Second Street. There are scattered commercial uses, such as gasoline stations, auto-repair shops, garages and mixed residential-commercial uses along the main streets north and south through the area. The non-residential uses are all interspersed with good as well as bad condition residential.

The principal industries in the area are slaughterhouses, lumber yards, junk yards, coal yards, meat packing houses, trucking agencies, dump truck operators, and metal working establishments. There are three major recreational facilities in the area: Jefferson Square, Dickinson Square, and Herron Playground. These facilities are located between: Washington and Federal, Third and Fourth Streets; Dickinson and Tasker, Moyamensing and Fourth; and between Reed and Earp, Moyamensing and Second Streets respectively.

The Public schools in Pennsport are the Abigail Vare Public School at Moyamensing Avenue and Morris Street and the H. H. Furness Public School at Third and McKean Streets. The churches with affiliated schools in the neighborhood are Sacred Heart at Reed and Moyamensing, and St. Casmir's at Wharton and Fourth Streets.

Besides these churches there are St. John the Evangelist at Reed and Moyamensing and the Greenwich Street Presbyterian Church at Greenwich Street and Moyamensing Avenue.



-  PARK & PLAYGROUND
-  RESIDENTIAL
-  RESIDENTIAL & COMMERCIAL
-  COMMERCIAL
-  COMMERCIAL & INDUSTRIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  VACANT
-  AUTO TRANSPORTATION



## EXISTING LAND USE

### PENNSPOT REDEVELOPMENT AREA

0 400 800 1200 FEET

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-  FIRE STATION
-  SCHOOL
-  RECREATION



## EXISTING 'PUBLIC USES

PENNSPORT REDEVELOPMENT AREA

0 400 800 1200 FEET

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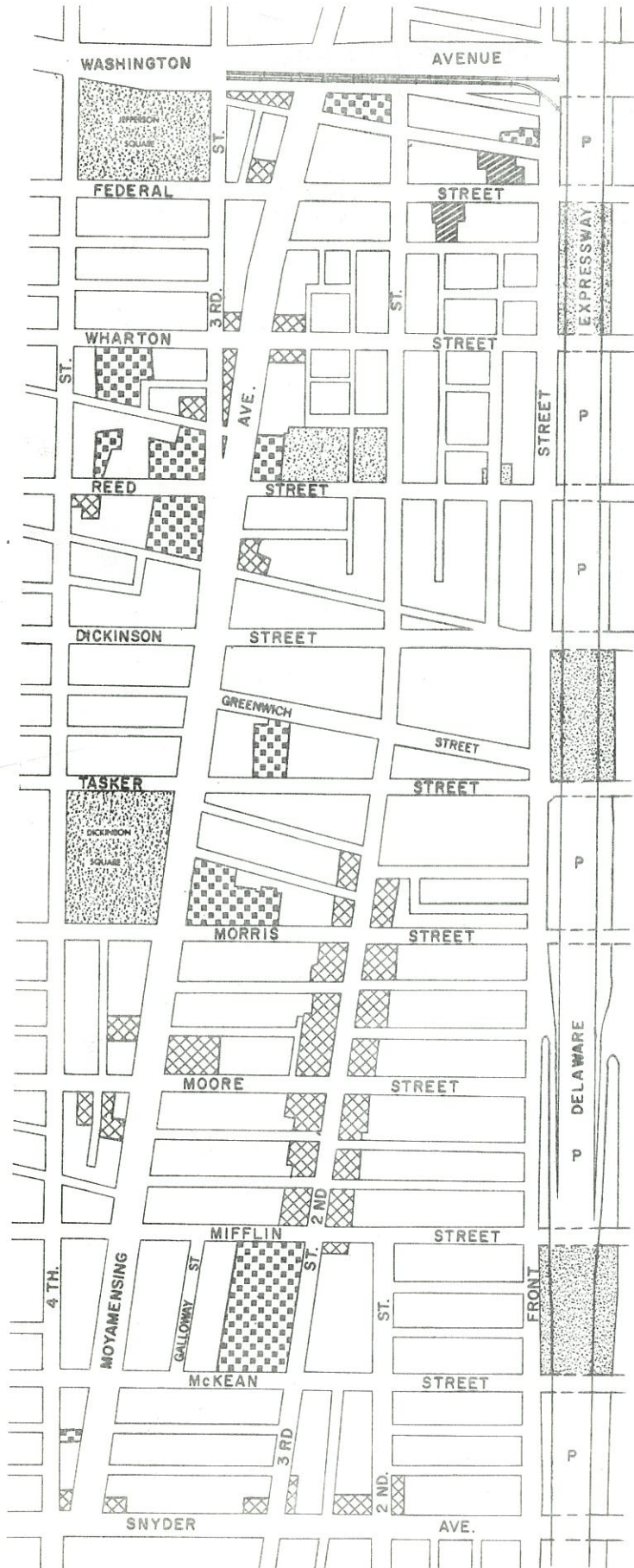


## PROPOSED LAND USE







The primary object of this Neighborhood Development Program is to retain, reinforce and rehabilitate the residential character of the community. Therefore the majority of the residential uses will be retained. At present no residential acquisition is contemplated. If, at a later date, certain residential properties prove to be in such poor conditions that it is not economical to rehabilitate them, then it may prove necessary to make residential acquisitions. However, the major direction of public acquisition will be to remove the blighting influences caused by incompatible land uses. The first uses to be acquired would be the vacant and potentially vandalized industrial properties. Later in the course of the Neighborhood Development Program, certain operating industries may be acquired to assure an environment in which residential projects can be sold. These acquisitions would be accomplished only as relocation sites are available.

Residential developments are planned in place of existing incompatible industries. These residential developments are to be the same density as the existing residential in Pennsport in order to fit in with the existing residential pattern. The first residential developments are planned for both sides of Moore Street at Front Street. This location is land on the north side of Moore and a largely vacant slaughterhouse on the south side. In addition there is a vacant parcel of land between Greenwich and Dickinson, Moyamensing and Second. This last small parcel could be used for an initial housing development of small proportions.

Herron Playground is to be improved, expanded and a new swimming pool is currently planned just east of an older swimming pool that will be turned over to Sacred Heart Roman Catholic Church. The Settlement House at Front and Ellsworth Streets will be rehabilitated and expanded to provide additional all-weather recreation and community meeting space. In accordance with recent State legislation, this Redevelopment Plan suggests that the areas beneath the Delaware Expressway be developed with a combination of park, playground and residential parking facilities facing west and industrial parking facilities facing the industry to the east.



RECREATION AND PARKING UNDER EXPRESSWAY

-  RESIDENTIAL
-  COMMERCIAL
-  RECREATIONAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  PARKING



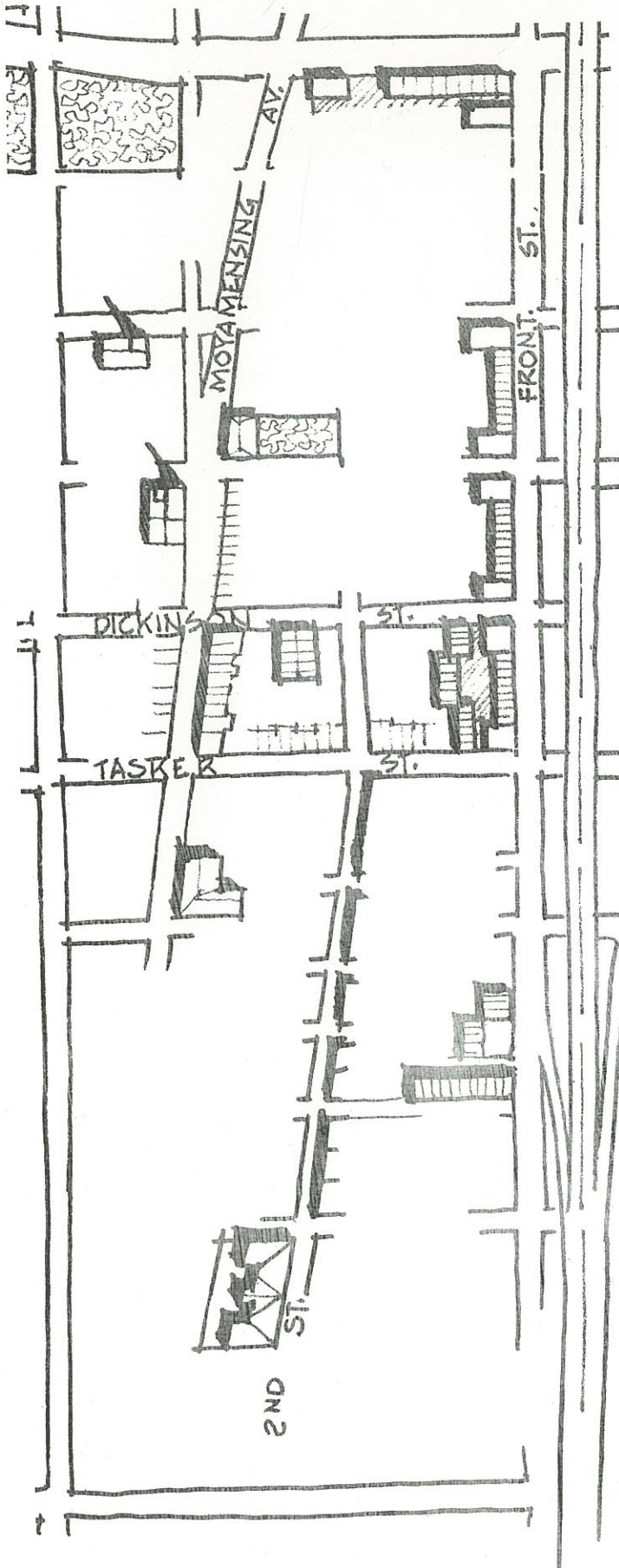
**PROPOSED LAND USE**  
 PENNSPORT REDEVELOPMENT AREA



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 the new construction which will be refined as more definite proposals are available. The community is already incorporated and is determining their eligibility to act as a non-profit corporation sponsoring such developments as are suggested here.





# SITE PLAN

PENNSPORT REDEVELOPMENT AREA



PHILADELPHIA CITY PLANNING COMMISSION

### PROPOSED STREET CHANGES

The proposed street closings cannot be firmly detailed due to the fact that a Neighborhood Development Program involves incremental acquisition and development depending on the speed that the community and the developers can proceed with the treatment. In addition the fact that the Neighborhood Development Program is replanned annually to select the next areas of treatment prevents precise selection of streets to be closed during the course of the project. However, the objective of the Neighborhood Development Program treatment of Pennsport will be to eliminate the following inadequate streets or streets that break blocks into areas that are too small to be developed economically:

Titan Street between Moyamensing Avenue and Second Street  
Titan Street between Howard and Front Streets  
Sears Street between American and Phillip Streets  
Earp Street between American and Second Streets  
Earp Street between Hancock and Howard Streets  
Hancock Street between Wharton and Reed Streets  
Hancock Street between Reed and Wilder Streets  
Howard Street between Reed and Dickinson Streets

Proposed new streets may not be needed depending on the character of the final development which will be dictated by the reuse proposals from developers. At present no major street improvements are contemplated for the existing street network.

### PROPOSED ZONING CHANGES

Zoning changes will be made to accommodate new developments as they are required. In the interim, zoning will be changed to protect existing residential and industrial uses so that their existence, while waiting for Neighborhood Development treatment, is not threatened. The R-10 Residential category will be retained for the bulk of the existing row-house development. The 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 existing industrial areas will retain their G-2 Industrial zoning until a developer for the particular industrial property is available with an acceptable plan for development. Many of the corner stores that will remain in the area will be rezoned to R-10 to encourage conversion to residential. This will reinforce the commercial strip on Second Street which will retain its C-2 Commercial zoning.

#### REHOUSING OF DISPLACED FAMILIES

The current plan for the treatment of the Pennsport Redevelopment Area does not indicate any residential acquisition. Therefore, there will be no residential relocation requirements as a result of condemnation or other public acquisition. Any later possible residential relocation requirements, therefore, can be met by the construction planned for the area. The first two year's treatment shows one residential and only minimal industrial relocation. Industrial relocation will be accomplished in cooperation with the Philadelphia Industrial Development Corporation.

#### ESTIMATED COST OF ACQUISITION

The estimated cost of land acquisition and site preparation for the Pennsport Redevelopment Area as prepared by the Philadelphia Redevelopment Authority is \$2,414,000 for the entire project. The first year acquisition and site preparation cost is estimated to be \$250,000. The second year site acquisition and site preparation cost is estimated to be \$350,000. There is an estimated \$240,000 programmed for expansion of the Herron Playground in the Philadelphia Capital Program. These funds will serve as non-cash-grants-in-aid. In addition, the Southwark House has contracted for \$32,000 of improvements to its neighborhood settlement house which will also serve as non-cash-grants-in-aid.



## PROPOSED STANDARDS

The land use intensity map that follows indicates the areas where various types of uses will be encouraged and developed in the Pennsport Redevelopment Area. Philadelphia is using a scale of development densities running from A, the most intense, highest uses, through the alphabet to E where only low density residential and residential services will be permitted. The proposed development of the Pennsport Redevelopment Area encompasses only the D and E portions of the scale.

The D intensity type of development will be limited to community service types of land uses, community shopping areas, community recreation and cultural activity centers, and small neighborhood type of industrial uses. The residential zoning districts in this D intensity areas will be limited to no more dense types of zoning than R-10 for single structures to R-14 for apartment structures. More restrictive zoning will be used where owner occupancy and dwelling unit rehabilitation will be encouraged by more restrictive zoning. Commercial zoning will be limited to the C-2 type of commercial. This covers the majority of the retail services that are required by any residential community as well as permitting certain community oriented industrial types of uses when a Certificate of Necessity is obtained from the Zoning Board of Adjustment. Small shopping centers will be encouraged where appropriate by use of the shopping center zoning districts. Industrial Uses will be limited to those that fit the L-4 type of zoning. This is a light industrial zone that permits full coverage of the lot, a necessity in a town area such as Pennsport.

The maximum density in the D scale areas would be 60 families per acre with a maximum coverage for residential and commercial structures of 80% and one hundred per cent for industrial uses. The normal height limit will be thirty five feet except in special cases where greater height will accomplish a planning objective for the community and be compatible with the surroundings.

E intensity development is the least dense, least commercial or industrial and most residential scale of control that Philadelphia is using. This scale of intensity is used to encourage private ownership of homes, private rehabilitation, and community identification and solidarity. Areas limited to an E scale of development will be principally residential with only those institutional and commercial services that are compatible with sound residential neighborhoods.

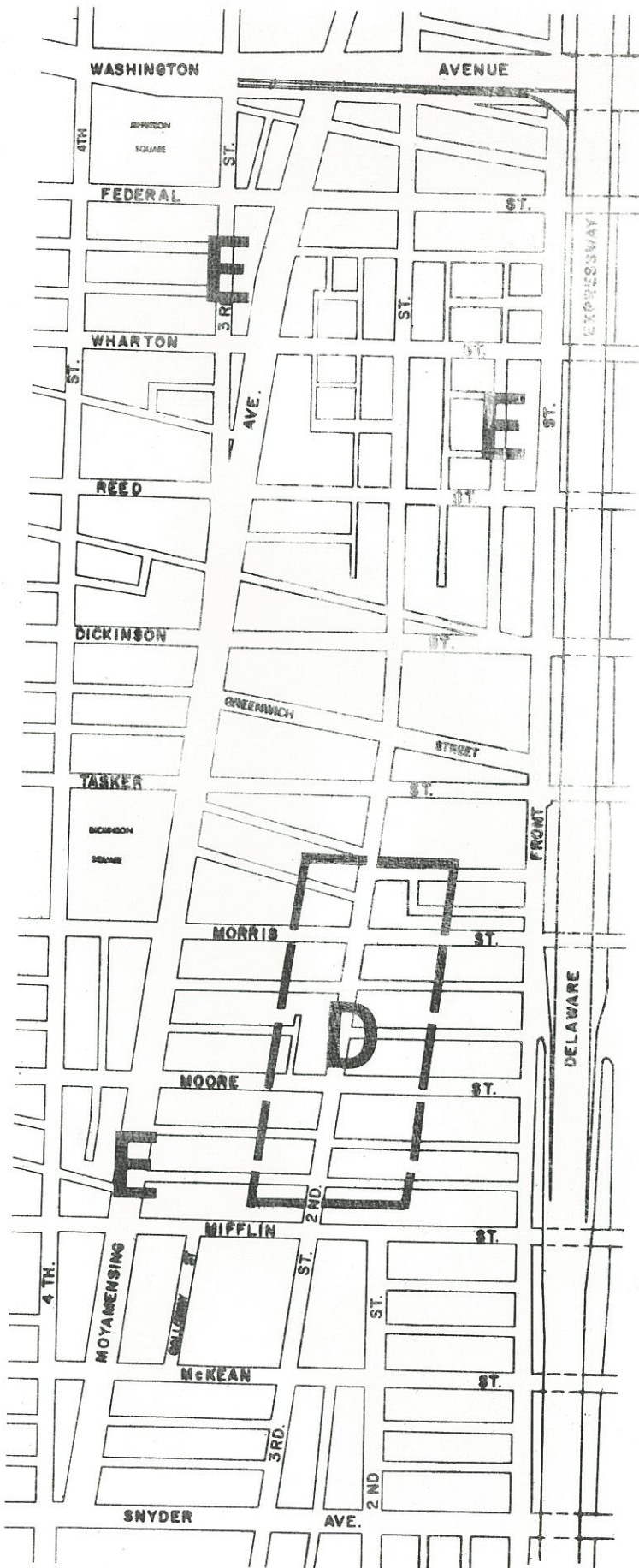
The densest residential zone under the E scale will be R-10 or similar coverage type of zoning. Thus the limit on the coverage of the land for new construction will be 80%. The limit for construction will be three stories. Maximum density will be sixty families per acre. Some institutional uses such as lower schools, small recreation facilities, and neighborhood churches and libraries will be permitted in E type areas as they reinforce residential neighborhoods. Some light commercial of the retail type will also be required at major neighborhood crossroads. This type of commercial is permitted by the C-1 and C-2 zoning districts. New uses will be controlled by the City Planning Commission and the Redevelopment Authority to assure the compatibility with the surrounding residential.

#### CONTROLS

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

Redevelopment in the Pennsport Area will be in conformity with the provisions of the Pennsport Redevelopment Area Plan. It will be in accord with the requirements 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, including the Housing, Zoning, Subdivision and Health Codes. 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.





- D** NEIGHBORHOOD SERVICES
- E** RESIDENTIAL AND RELATED USES



**LAND USE INTENSITY**  
**PENNSPORT REDEVELOPMENT AREA**

