

49th & Locust Redevelopment Area Plan

Philadelphia City Planning Commission
December 1997

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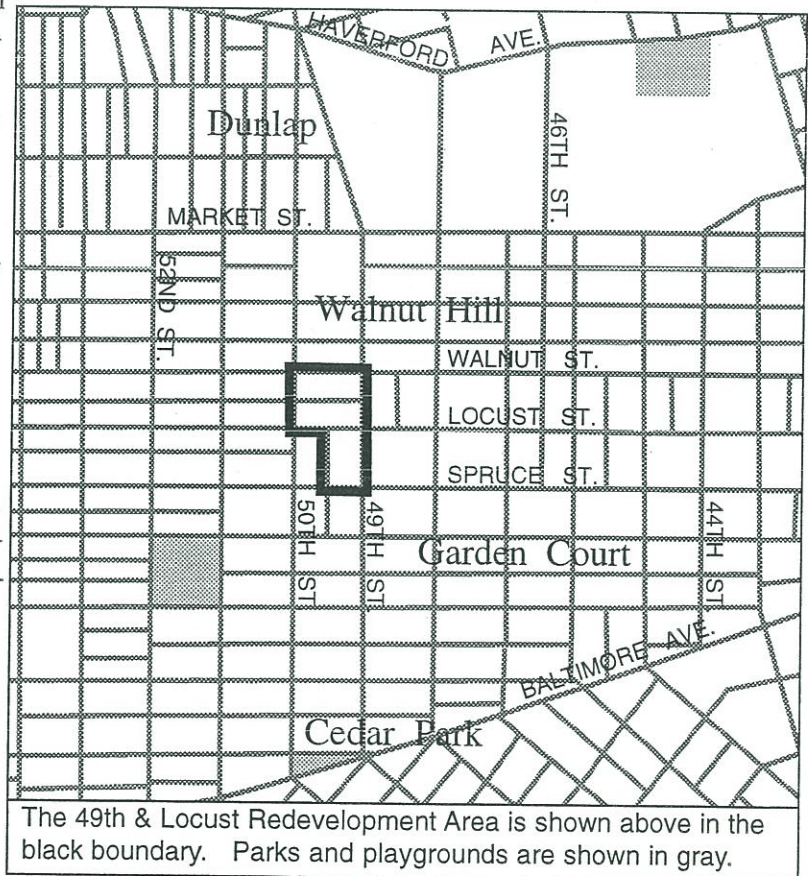
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I. Introduction

The 49th & Locust Redevelopment Area is a 7-acre section of West Philadelphia, located a few blocks to the southeast of 52nd & Market Streets. The boundaries are S. 49th Street, Spruce Street, St. Bernard Street, Locust Street and S. 50th Street and Walnut Street. The area encompasses three city blocks. The redevelopment area is located in the Walnut Hill neighborhood, adjacent to the Garden Court neighborhood.

The 49th & Locust Redevelopment Area has been created to facilitate property rehabilitation in this section of West Philadelphia. The major impetus is a proposal from a private developer to renovate the long-vacant four story apartment building located at the southwest corner of 49th & Locust Streets (the Chatham Court Apartments). Designation of this area as a redevelopment area will also promote the continued upgrading of the local housing stock by the Partnership CDC. The CDC is rehabilitating houses in the general area, purchasing and selling houses, and assisting in the creation of gardens and side yards for use by area residents. Both of these initiatives are supported by the Office of Housing and Community Development.

This section of West Philadelphia is characterized by large historic homes, stately historic apartment buildings and tree-lined streets. The homes are a mixture of row homes and twins, mostly three stories in height. The many apartment buildings in the area have benefitted from major private and public investment during the past ten years under a concerted program of apartment renovations led by Philadelphia's Office of Housing and Community Development. The Chatham Court apartment complex is a



major vacant building renovation that will effectively continue to advance this ambitious undertaking. This residential area is well-served by nearby commercial areas on 52nd Street (south of Market Street) and at 48th & Spruce Streets. Public transit is also readily available, with four bus routes operating within two blocks of the redevelopment area, and with Market-Frankford Elevated rapid transit line stations at 46th Street and 52nd Street.

This Redevelopment Area Plan contains reuse proposals that are intended to maintain the quality and character of the community and rehabilitate the housing stock. These proposals are in accordance with The Plan for West Philadelphia and the City's Comprehensive Plan.

II. Objectives

The general goal of the 49th & Locust Redevelopment Area Plan is to provide a framework for present and future redevelopment proposals. Clear planning policies for land use and zoning will permit the full potential of the study area to be realized.

The plan has two specific objectives:

- (1) to encourage rehabilitation of vacant homes, and
- (2) to eliminate the blighting influence of undesirable land uses by encouraging the redevelopment of vacant land and buildings, and underutilized properties.

III. Existing Conditions

The subject Redevelopment Area was recertified as blighted on November 20, 1997 by the Philadelphia City Planning Commission. Designation for redevelopment is warranted by the following criteria having been satisfied:

- Unsafe, unsanitary, inadequate conditions.
- Economically undesirable land use.

These conditions have a deteriorating effect on the neighborhood.

Of the 259 housing units in the study area, 62 are vacant. Therefore, vacant housing accounts for almost 24% of the housing units in the study area. Many properties have unsafe and unsanitary conditions which are representative of economically undesirable land use. Tax delinquency is also a significant problem within the redevelopment area boundaries (18.4% of privately-owned properties are two or more years tax delinquent).

IV. Existing Land Use (see map on page 5)

All of the buildings are devoted to residential use. There is a parking lot at the northeast corner of 50th & Locust Streets, used by the Monumental Baptist Church which is