

49th & Locust Redevelopment Area Plan

Philadelphia City Planning Commission  
December 1997

## 49th & Locust Redevelopment Area Plan

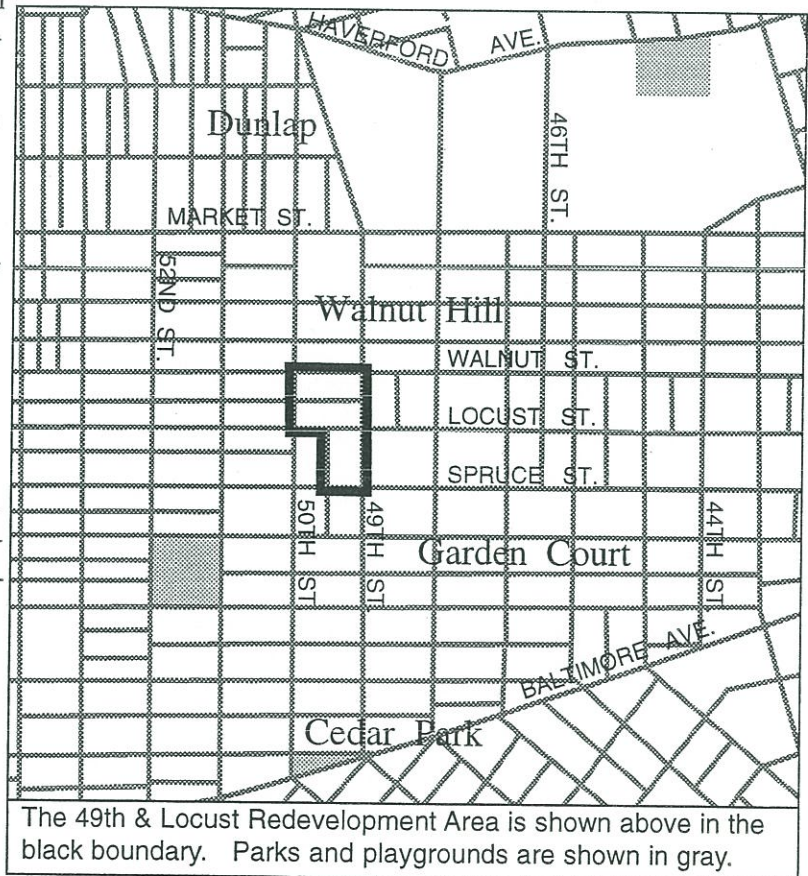
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### I. Introduction

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

situated on the south side of Locust Street (just outside the redevelopment area boundary). A large vacant lot exists at the northeast corner of Spruce & St. Bernard Streets.

**V. Proposed Land Use**

This plan anticipates that many of the vacant homes scattered throughout the neighborhood will be rehabilitated and brought back into productive residential use. Aside from rehabilitation of vacant buildings, there are no changes proposed in the usage of buildings in the study area. The 11,000 sq. ft. vacant lot at the northeast corner of Spruce & St. Bernard Streets (zoned R-9 Residential) is proposed for residential and related use, including use by educational or religious institutions customarily found in residential areas.

**VI. Proposed Zoning Changes** (see map on page 6)

No changes in the existing zoning are proposed. Housing rehabilitation, a major goal of this plan, is generally allowed under existing zoning.

**VII. Proposed Street Changes**

No changes in street layout are proposed in the 49th & Locust Redevelopment Area.

**VIII. Illustrative Site Plan** (see page 7)

The Illustrative Site Plan depicts the rehabilitation of scattered vacant structures and the preservation of existing occupied buildings.

**IX. Relocation**

No relocation will be required under the proposals set forth in this Plan.

**X. Estimated Costs of Redevelopment**

The initial project to be advanced under this Redevelopment Area Plan is the acquisition and rehabilitation of the Chatham Court Apartments. The total project cost is estimated at \$5,400,000.

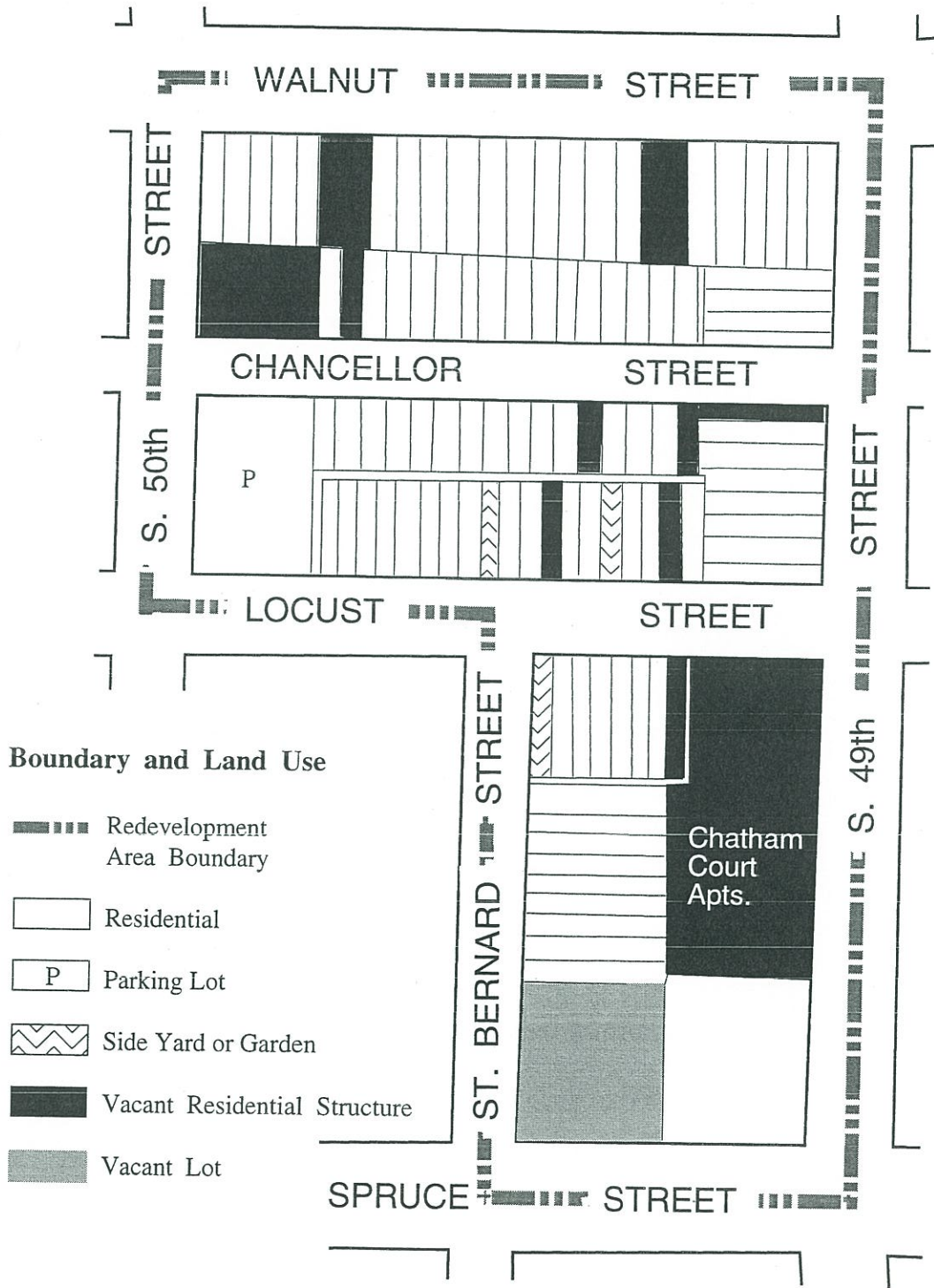
**XI. Proposed Standards and Controls**

Standards and controls for uses, density, land coverage, building area, parking and off-street loading will be established by the zoning code regulations. All impacts of redevelopment on the surrounding residential community will be minimized through development controls regulating site design, building materials and landscaping. These controls will be established by the Redevelopment Authority, and reviewed and approved by the City Planning Commission.

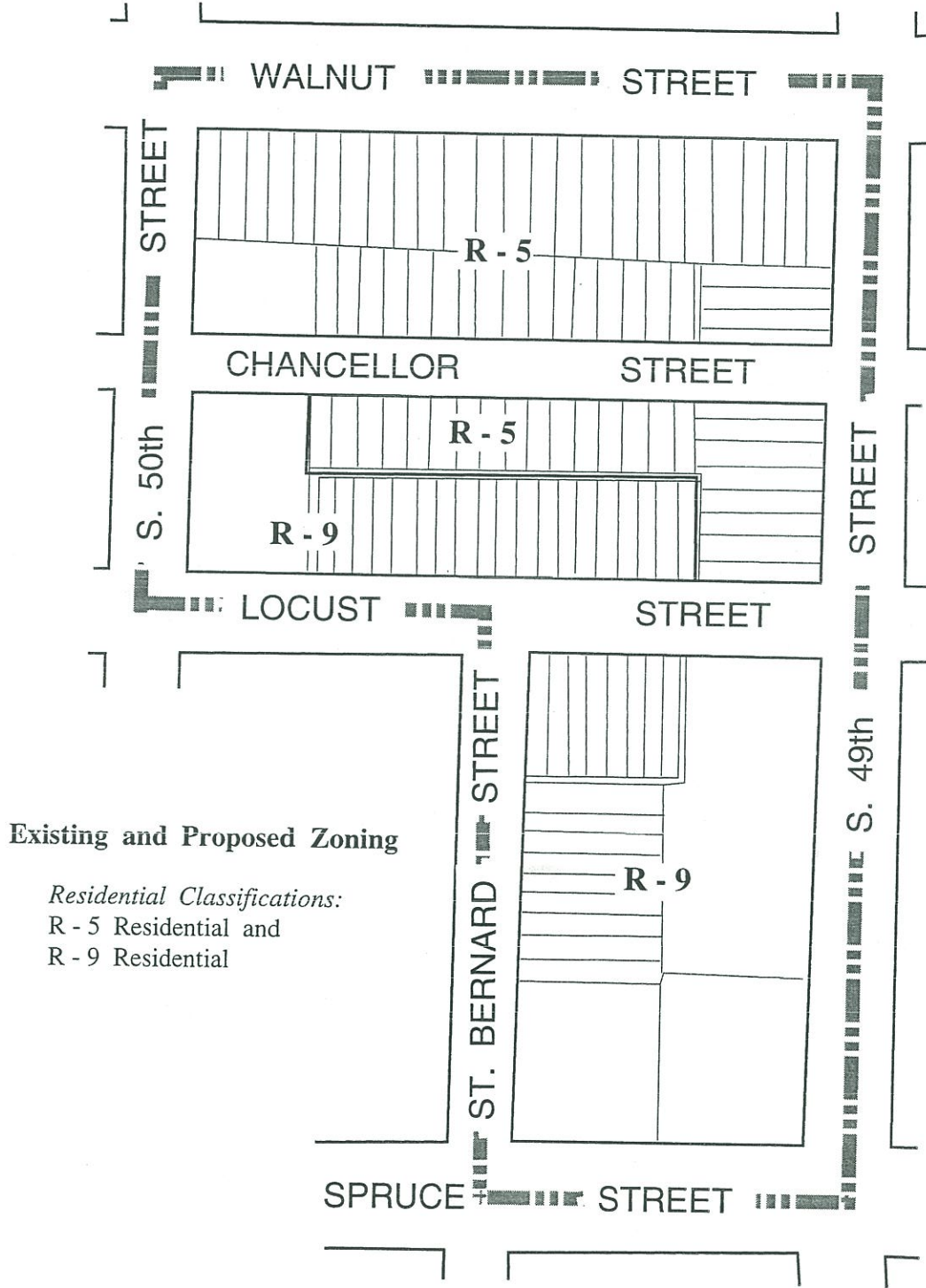
The Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulate Redevelopment and Urban Renewal in the City of Philadelphia.

Redevelopment in the 49th & Locust Redevelopment Area will be in conformity with the provisions of this 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.

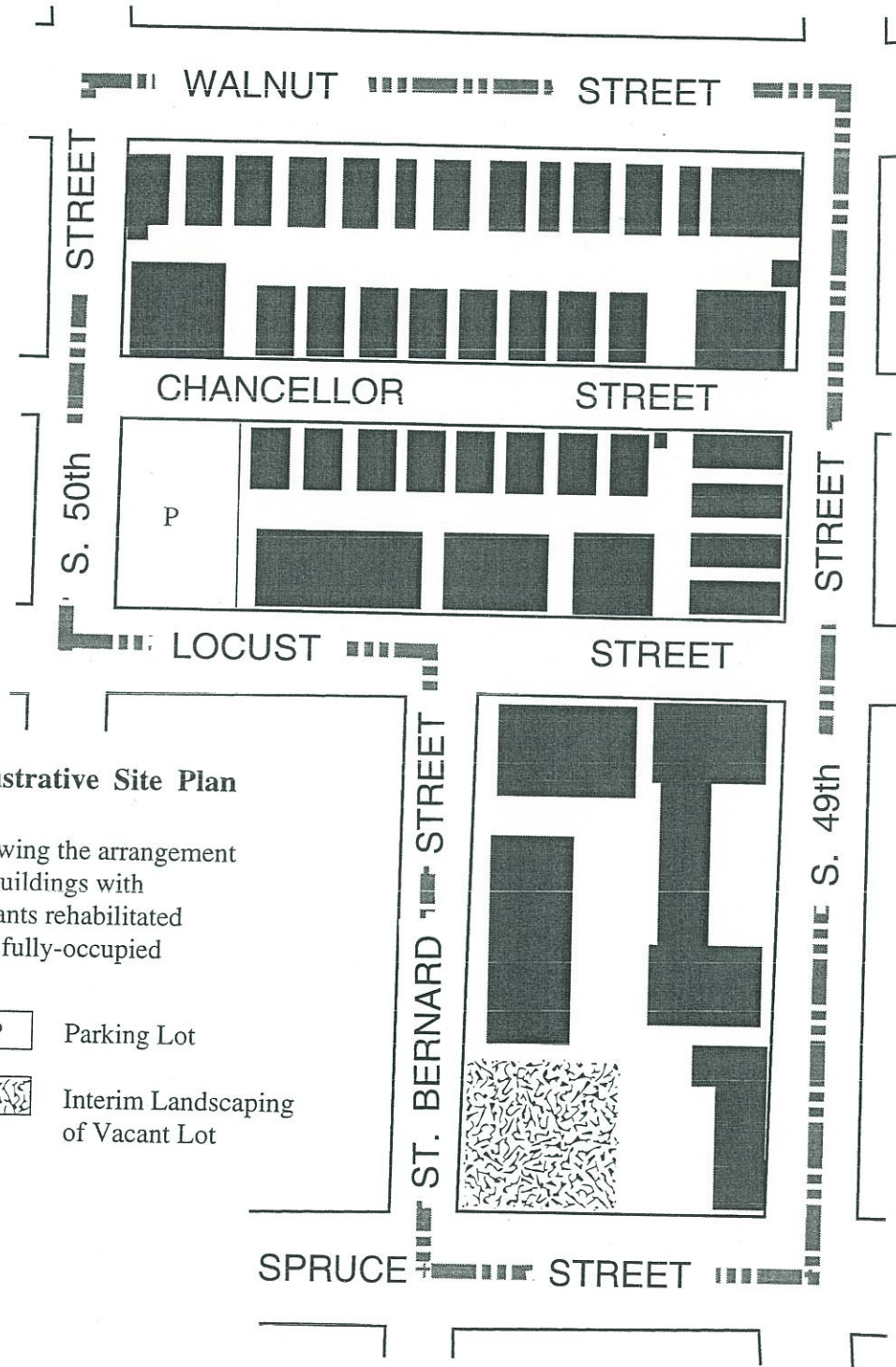
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



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## Illustrative Site Plan

showing the arrangement of buildings with vacants rehabilitated and fully-occupied

-  Parking Lot
-  Interim Landscaping of Vacant Lot