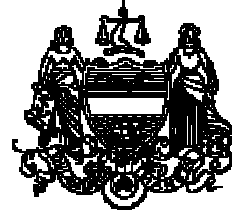


**Amendments to the
45th & Sansom Redevelopment Area Plan**

Philadelphia City Planning Commission
November 2003

CITY OF PHILADELPHIA

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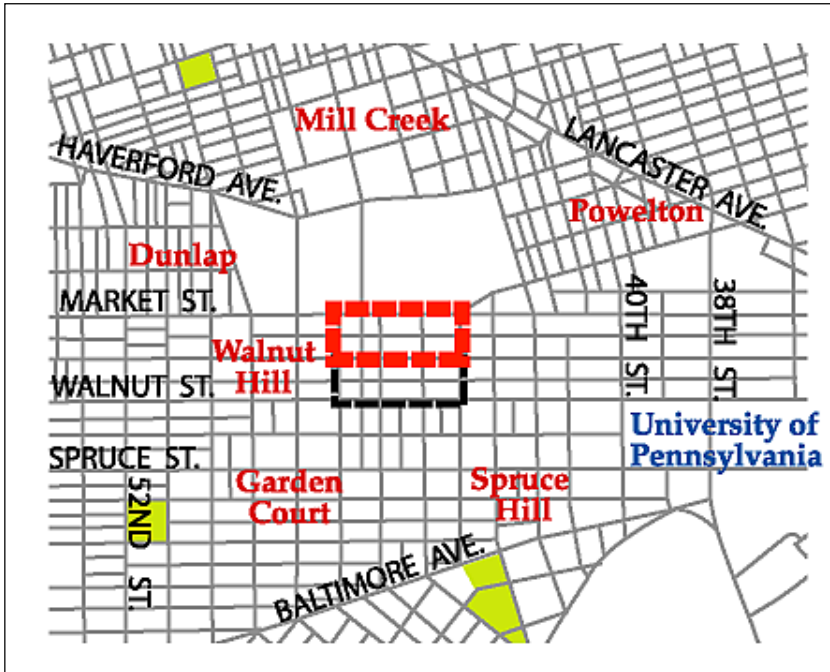
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November 13, 2003

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45th & Sansom Redevelopment Area
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Expanded boundary in red; with the previous boundary shown in black (to the south)

The original 45th & Sansom Redevelopment Area Plan was approved by the Planning Commission in February 2002. The boundaries of the redevelopment area were established as follows: 44th Street on the east, Chestnut Street on the north, Farragut Street on the west and Walnut Street to the south. These new amendments will have the effect of expanding the redevelopment boundary in a northerly direction between 44th and Farragut, to Market Street.

The original redevelopment plan called for housing development along Sansom Street where The Partnership CDC has plans for renovating

homes and building new homes. In this expanded area, initial plans call for acquisition of vacant properties to create surface parking lots for a nearby commercial establishment.

A blight recertification report has also been prepared for this same expanded boundary as a companion item. The blight report found 32 vacant properties, a 34% tax delinquency rate, and relatively low housing values. A finding of blight is warranted.

In the Amended Redevelopment Area Plan, the following changes and additions shall take effect:

1. Expand Redevelopment Area Boundaries
(see maps on pages 1 and 2)

Expand the boundary to include the area bounded by 44th, Chestnut, Farragut and Market Streets.

2. Existing Land Use (page 2)

In the expanded area, land use is mixed. There is a large school in the area (West Catholic High School) and commercial uses exist in several locations. The major office/commercial use is The Enterprise Center, 46th &



West Catholic High School, 45th & Chestnut

Market Streets. The industrial use at 45th & Market is an auto body shop that has invested in housing improvements on 45th Street adjacent to the business. The pattern of residential development is somewhat scattered and divided by other uses. However a large new rental housing development was constructed in the early 1990's at SW corner 45th & Market Streets.

3. Proposed Land Use

On the 4400 block of Chestnut Street, the properties on the north side of the street are recommended for mixed use rehabilitation including residential and ground floor commercial where appropriate. Parking lots for the commercial uses will be developed on Ludlow Street and 44th Street. The 4400 block of Market Street is proposed for commercial redevelopment in the long term; and large vacant properties in the 4600 block of Market Street are proposed for commercial or office use.



4. Existing and Proposed Zoning (page 3)

No changes in the existing zoning are proposed at this time. Specific projects that are envisioned will require more planning and design work before the appropriate zoning strategies can be determined. Therefore, zoning changes (via City Council) or use certificates or variances (from the Zoning Board of Adjustment) may be required depending on specific development plans that are ultimately prepared.

5. Relocation

Relocation is not proposed with the early phases of redevelopment. Any future relocations will be accomplished in accordance with the terms and conditions of the federal Uniform Relocation Act.

6. Estimated Costs of Redevelopment

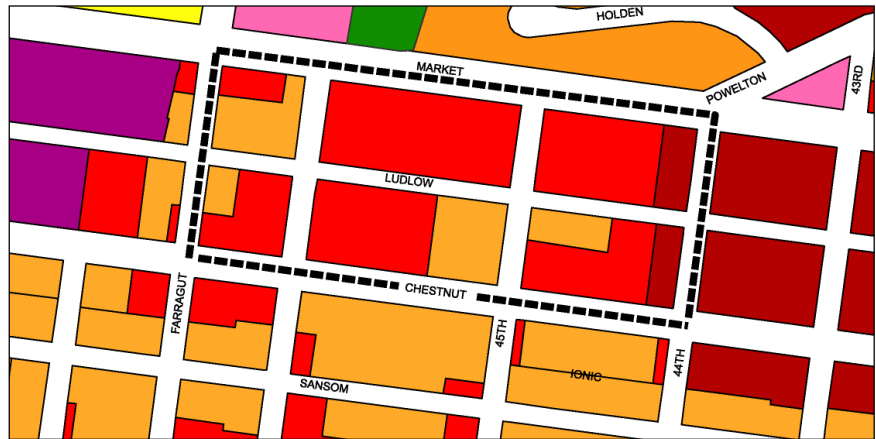
Property acquisition and development of new surface parking is estimated to cost \$750,000.



4400 block Chestnut Street

Map of Existing Zoning

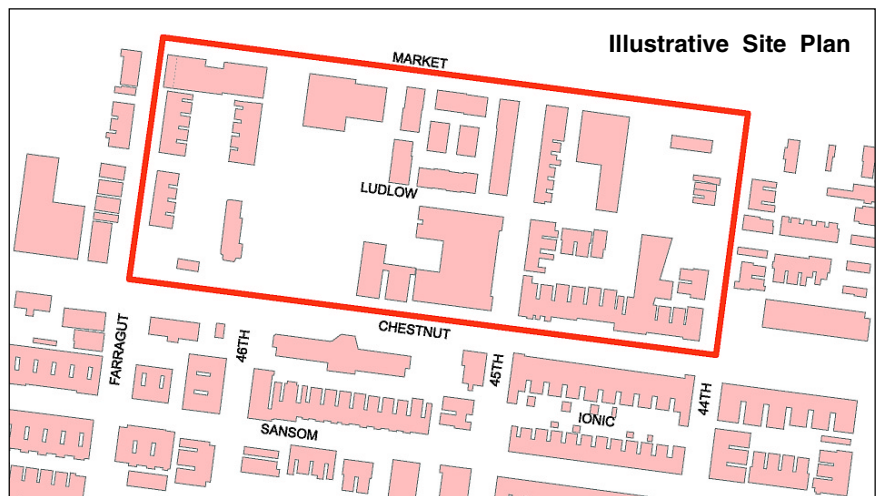
	Residential - low density
	Residential - medium density
	Residential - high density
	Commercial
	Light Industrial
	Industrial



7. Illustrative Site Plan

The Illustrative Site Plan shows existing and proposed buildings in a conceptual manner. It reflects new parking lots near 44th & Ludlow and new commercial buildings in the 4400 and 4600 blocks of Market Street. These commercial structures should hold the street line (no front setback) with parking to the side or rear.

Aside from these changes, the provisions of the 45th & Sansom Redevelopment Area Plan of February 2002 will remain in effect.



*NOTE: maps on pages 2 and 3 refer to the expanded portion of the redevelopment area.



The Enterprise Center, 46th & Market Streets; viewed from Chestnut Street



Above: 45th Street north of Chestnut Street.

Right: the mural of Paul Robeson is located on the south side of Chestnut Street in the 4500 block. Paul Robeson lived nearby (4951 Walnut Street) from 1966 to 1976. The Walnut Street residence is now a certified Pennsylvania historic landmark.

