

**Amendment to the
49th & Locust
Redevelopment Area Plan**

Philadelphia City Planning Commission
October 2002

The 49th & Locust Redevelopment Area Plan was approved by the Planning Commission in December 1997. The boundaries of the redevelopment area were established as follows: 49th Street, Spruce Street, St. Bernard Street, Locust Street, 50th Street and Walnut Street.

The purpose of this Amendment is to expand the boundary to include four additional city blocks, making more properties eligible for publicly-assisted acquisition and redevelopment.

Coinciding with this Amendment, the expanded boundary is being recertified as blighted. The effective date of the Blight Recertification is October 15, 2002. The Planning Commission blight report finds that within the expanded area, more than 20% of the housing units are vacant and more than 28% of the properties are tax delinquent. Based on these facts, a finding of blight is warranted.

Regarding the specific provisions of the Redevelopment Area Plan, the following changes are proposed:

1. Redevelopment Area Boundary (see map on page 2)

The expanded boundary is 48th Street, Walnut Street, 50th Street and Spruce Street.

2. Proposed Land Use

All redevelopment proposals involve the rehabilitation of existing housing. Therefore, no changes are proposed.

3. Estimated Costs of Redevelopment

Specific cost estimates will be prepared by the Redevelopment Authority.

Aside from these changes, the provisions of the 49th & Locust Redevelopment Area Plan of December 1997 will remain in effect.

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- 1997 Redevelopment Area Boundary
- - -** Expanded Boundary