

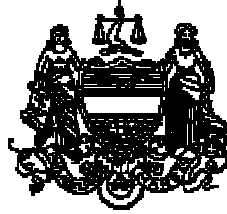
Upper Nicetown Redevelopment Area Plan



Philadelphia City Planning Commission
October 2003

CITY OF PHILADELPHIA

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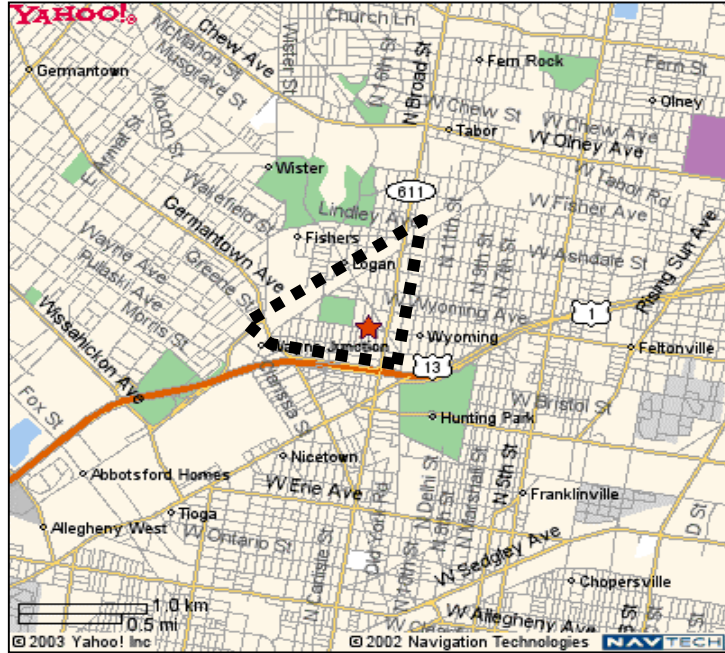
The Upper Nicetown Redevelopment Area Plan affects an area bounded by Wingohocking Street, Broad Street, and Windrim Avenue along the SEPTA railroad right of way.

PURPOSE

The major purpose of the plan is to facilitate housing rehabilitation in the area. A redevelopment area plan is an important step toward enabling urban renewal-assisted acquisitions where needed to support rehabilitation and other community improvement projects.

The specific objectives are:

- 1) Encourage housing rehabilitation and preservation
- 2) Eliminate blight in the area
- 3) Guide the re-use of vacant land
- 4) Reduce the number of City Code violations



NEIGHBORHOOD CHARACTERISTICS

The study area boundary is a triangular shaped neighborhood in the northern section of Nicetown. The community is located between Broad Street and Windrim Avenue, and is bisected by Belfield Avenue (on the diagonal). The area surrounds historical Stenton Park -- a heavily used recreational park and playground that also contains two colonial buildings that were the summer homes to James Logan, Secretary to William Penn and Chief Justice of the State Supreme Court. As the City began to spread, this area became one of the hubs for the railroads and a major crossroads for regional and local highways. This transportation network supplied many of the industrial and manufacturing companies in the surrounding area.



The housing in the 4600 block N. 16th Street is typical of housing in the neighborhood. This block faces Stenton Park.



Stenton Park playground



Two colonial buildings located in Stenton Park

The housing stock is characterized by small row homes on narrow streets. The housing is in generally good condition. However despite the neighborhood's history as a desirable middle-class community, Upper Nicetown in recent years has seen an increase in vacant homes, vacant lots, abandoned businesses and factories and a general decline in maintenance and upkeep of properties.

Summary of Blight Certification: Upper Nicetown was certified as blighted in September 2003. The blight report cited the presence 44 vacant properties in the area (40 vacant buildings and 4 vacant lots). Included is an abandoned factory across from Stenton Park. The blight certification also documented many Code

violations in the area and property values that are lower than the City median. The report concluded that a finding of blight is warranted.

EXISTING LAND USE

The predominant land use in Upper Nicetown is residential with some old vacant industrial buildings and commercial uses along Broad Street and Belfield Avenue. Stenton Park is a dominant feature of the land use map.

PROPOSED CHANGES IN LAND USE

Generally the plan for this area is for reinforcement and preservation of the housing. Implicit in the land use plan is the rehabilitation of vacant homes where they exist. Additionally, there is a large abandoned factory located at 18th and Courtland Streets, across from Stenton Park. This property is recommended for residential use, either as rehabilitation or through demolition and new construction.

PROPOSED STREET CHANGES

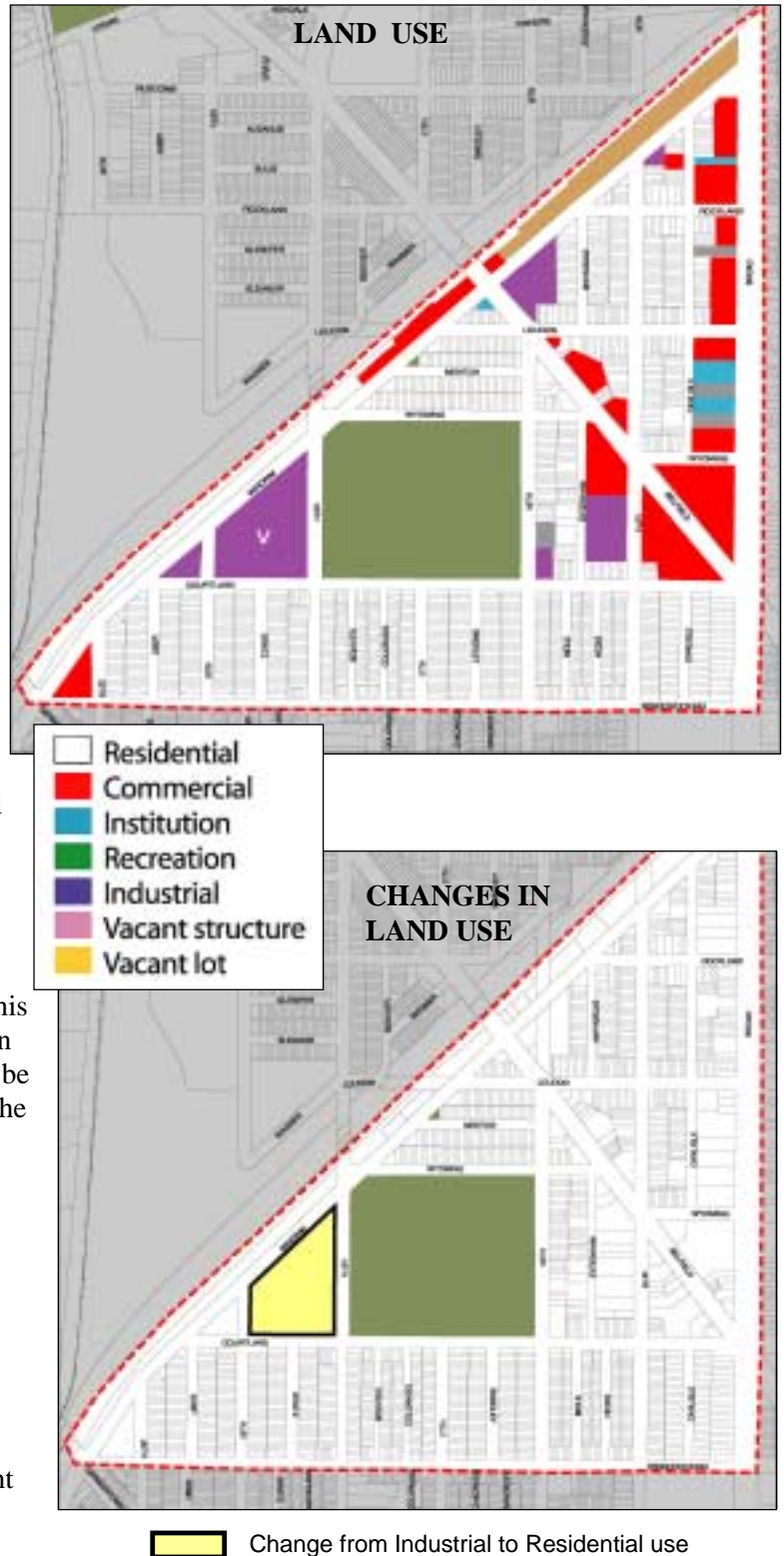
No changes in street layout are proposed at this time. Housing rehabilitation and preservation is the major goal. Any street changes would be based on specific development proposals in the future.

RELOCATION

No relocation is proposed in the Upper Nicetown Redevelopment Area Plan.








ESTIMATED COSTS OF REDEVELOPMENT

The costs of redevelopment will be dependent on specific development proposals in the future.



ZONING

Residential is the dominant zoning and there is commercial zoning on the main thoroughfares. No zoning changes are proposed at this time. Housing rehabilitation is generally allowed under existing zoning. Zoning changes may be required as specific development plans are prepared. The changes can take the form of Ordinances of City Council, or variances and certificates from the Zoning Board of Adjustment.

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



PROPOSED STANDARDS AND CONTROLS

Standards and controls for uses, density, land coverage, building area, parking and off-street loading will be established by the Philadelphia Zoning Code. All impacts of redevelopment on the surrounding residential community will be minimized through development controls regulating site design, building material 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 Upper Nicetown Redevelopment Area will be in conformity with the provisions of this Redevelopment Area Plan and 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.

ILLUSTRATIVE SITE PLAN

This plan shows no change to the built form of the neighborhood. Housing rehabilitation is the primary objective. The industrial building to the west of Stenton Park can be rehabilitated for housing.

