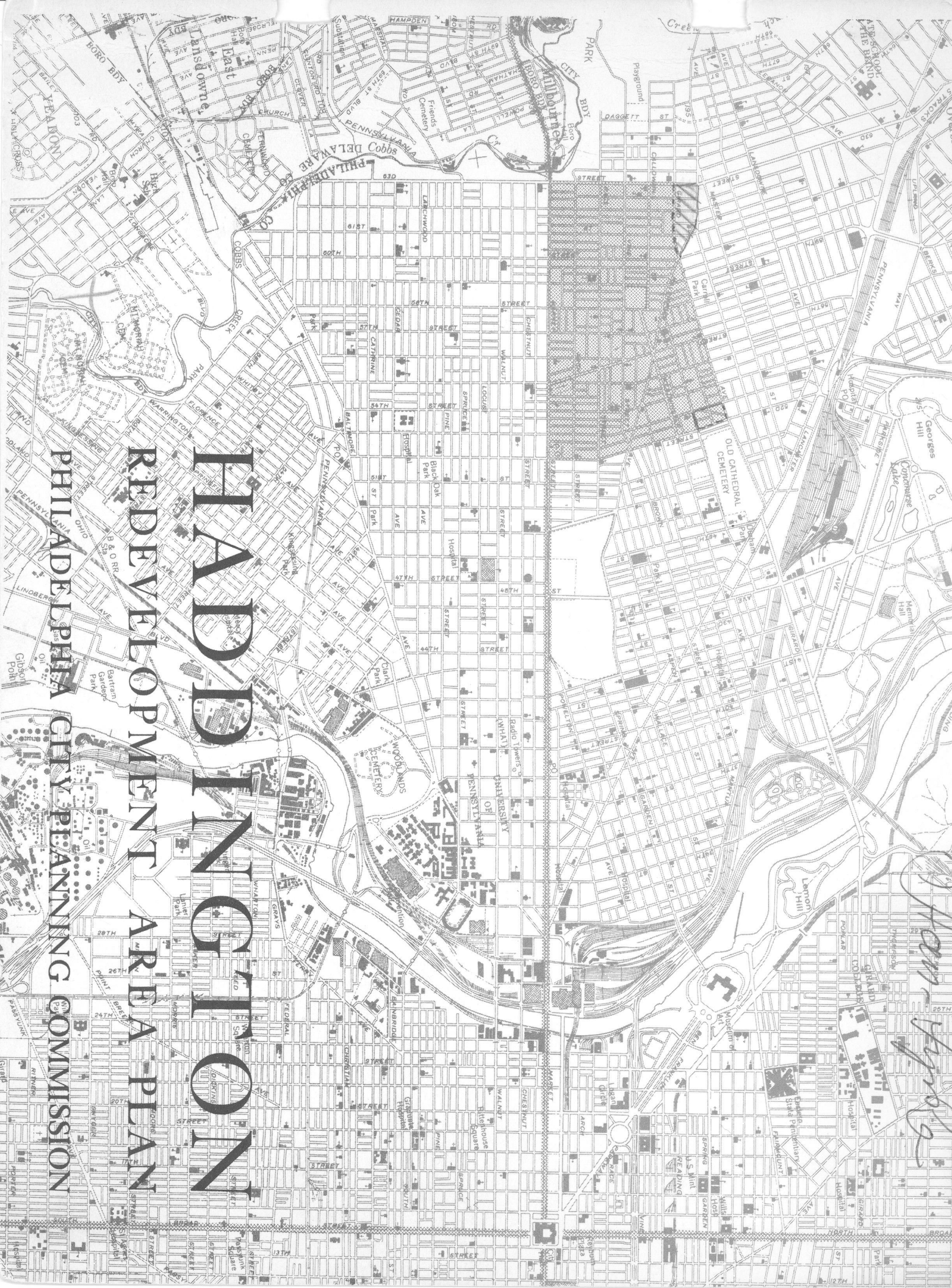


Sam Hyde



# HADDINGTON

## REDEVELOPMENT AREA PLAN

PHILADELPHIA CITY PLANNING COMMISSION

HADDINGTON

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# CITY OF PHILADELPHIA

## CITY PLANNING COMMISSION

March 16, 1962

Mr. Gustave G. Amsterdam, Chairman  
Redevelopment Authority of the  
City of Philadelphia  
211 S. Broad Street  
Philadelphia 7, Pa.

Dear Mr. Amsterdam:

Transmitted herewith is the Redevelopment Area Plan for the Haddington Area, as prepared by the City Planning Commission in accordance with the provisions of the Urban Redevelopment Law of May 24, 1945, P. L. 991, as amended.

This Redevelopment Area Plan is in conformity with the recommendations of the Comprehensive Plan for the City of Philadelphia dated May 1960, as amended, and was approved by the City Planning Commission at its meeting of March 16, 1962.

The area covered by this Plan is bounded by Girard Avenue, 52nd Street, Market Street and 63rd Street.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "G. Holmes Perkins".

G. Holmes Perkins  
Chairman

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## INTRODUCTION

Haddington is a residential community in West Philadelphia. Although the area remains predominantly residential and community participation in conservation activities is good, it is threatened by several concentrations of blight which have extended to adjacent residential blocks and may continue to spread if not checked.

This was one of the areas involved in the Leadership Program, an experiment undertaken in 1954 by the Office of the Development Coordinator, which was designed to determine whether neighborhood renewal could be achieved through citizen initiative supported by existing local regulations. Evaluation of the results of the experiment led to the conclusion that this type of program could rarely accomplish total renewal, but could effectively supplement a city program of federally-aided renewal projects.

The Certification of Haddington as a Redevelopment Area on April 18, 1960, in accordance with the provisions of the Urban Redevelopment Law and the preparation of this Redevelopment Area Plan are the first steps toward the initiation of a city program of federally-aided renewal projects in this area.

This Plan has been developed in close cooperation with the Haddington Leadership Organization, a citizen group actively working to conserve this community, and with the staff of the Office of the Development Coordinator.

The Comprehensive Plan provides the basic framework which this Redevelopment Area Plan translates into more specific recommendations for renewal action.



**HADDINGTON**  
PHILADELPHIA CITY PLANNING COMMISSION  
MADE IN 1951

## BOUNDARIES AND EXISTING CONDITIONS

The Haddington Plan covers the area from 52nd to 63rd Streets between Market Street and Girard Avenue. These boundaries enclose a gross area of 456.4 acres which lie within the 34th, 44th, and 52nd Wards in Census Tracts 34S, 34P, 44C, 44E, 52J, 52K, and 52L. According to the 1960 Census, 31,203 people live in Haddington.

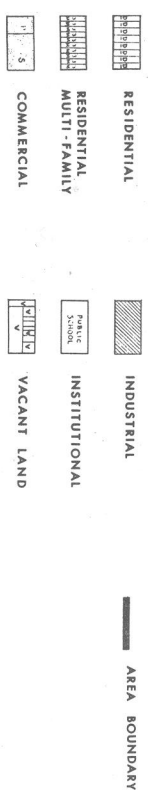
On April 18, 1960, the City Planning Commission certified that the following characteristics existed which warranted the designation of Haddington as a Redevelopment Area:

- a. Unsafe, unsanitary, inadequate, or overcrowded conditions of certain buildings
- b. Inadequate planning of the area
- c. Excessive land coverage
- d. Lack of proper light, air and open space
- e. Faulty street or lot layout
- f. Defective design and arrangement of buildings
- g. Economically or socially undesirable land uses

Although private rehabilitation has continued since 1960, no major programs have been undertaken during the last two years to improve substantially or eliminate the substandard conditions which were found to exist.

BOUNDARIES

Neel



HADDINGTON  
PHILADELPHIA CITY PLANNING COMMISSION  
SCALE: 1" = 100'



Photographs on the following pages show examples of the deterioration of some of the existing buildings in the area, the obsolete design and layout of the industrial properties, and the undesirable juxtapositioning of certain land uses.

The worst areas of blight have been caused by the intrusion of non-compatible industrial and commercial uses into residential neighborhoods. Examples of this can be found in the area bounded by 56th Street, Cherry Street, 58th Street, and Haverford Avenue, in the vicinity of 54th Street and Wyalusing Avenue, and at Robinson Street and Girard Avenue.

The only public open space serving the 31,000 people in this community is the Haddington Recreation Center on 2.4 acres of land at 57th Street and Haverford Avenue. The two elementary schools, the George Brooks School and the Commodore John Barry School, have only small play yards. These facilities are not adequate to meet the recreation needs of the area.

According to the 1950 Census of Housing, there were 9,488 dwelling units in this area, of which 796 or 8.4 per cent were "without private bath or in a dilapidated condition."

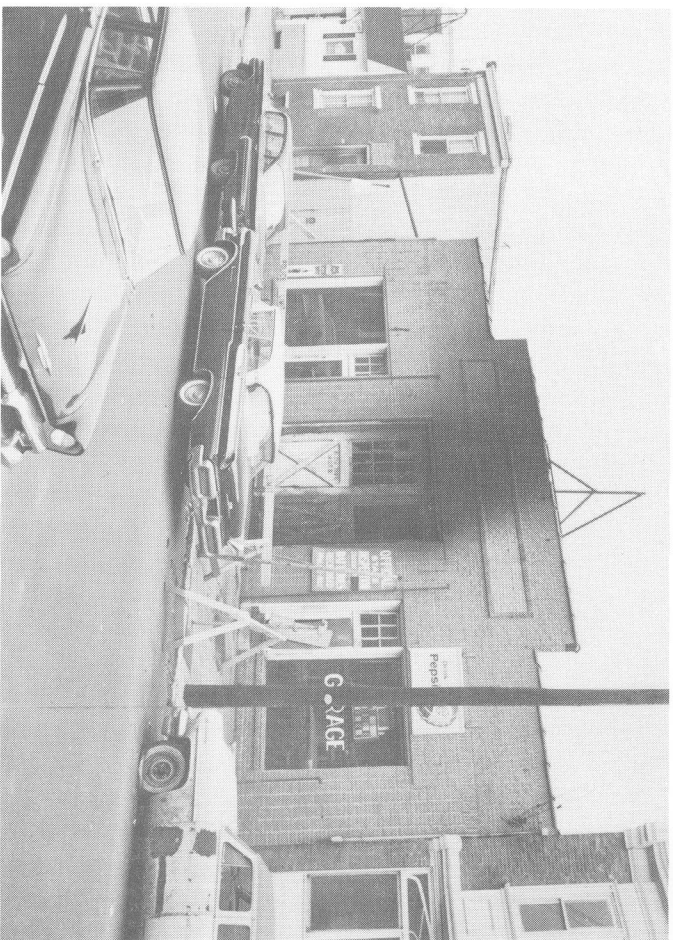
The 1960 Census of Housing enumerated 10,028 dwelling units; of these, 1,157 were "deteriorating" and 159 were listed as "dilapidated." In addition, 170 were found to be "sound but lacking certain plumbing facilities."

Although the 1950 and 1960 Census figures regarding conditions are not directly comparable, they would seem to indicate that the areas of residential blight are tending to increase.

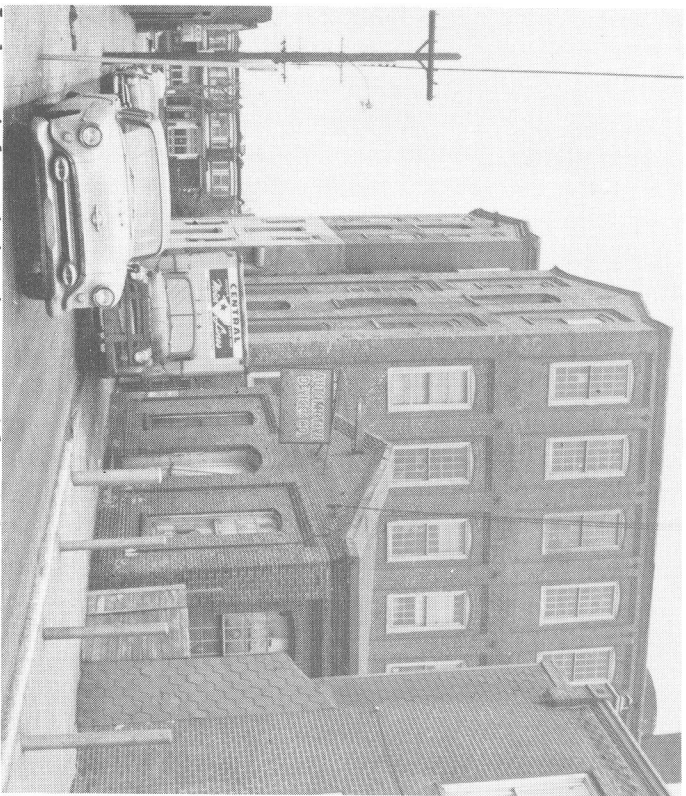
Auto wrecking - 5300 block  
of Westminster Avenue



Auto repair shop damaged by fire - 5400 block of Race Street



Industrial activity in a residential neighborhood  
5400 block of Pennsgrove Street

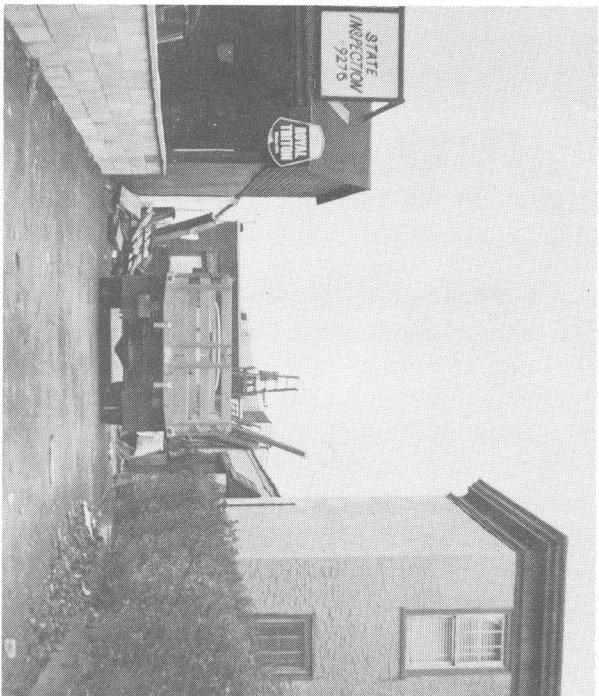


Junk shop loading on sidewalk  
56th and Vine Streets

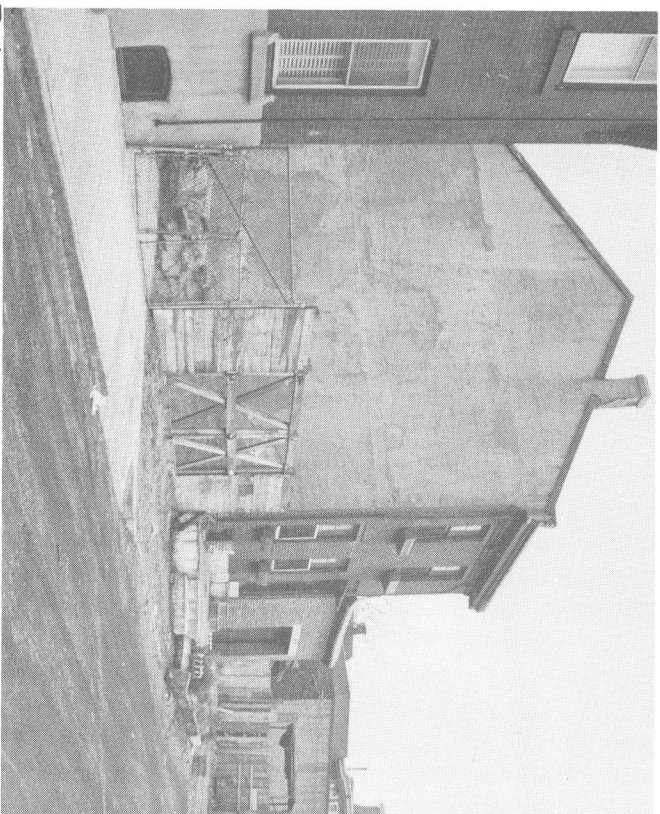
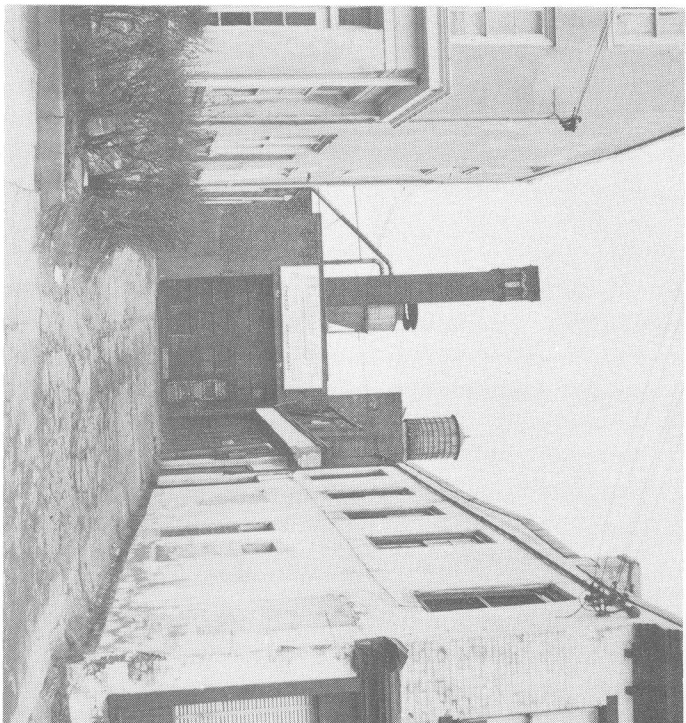




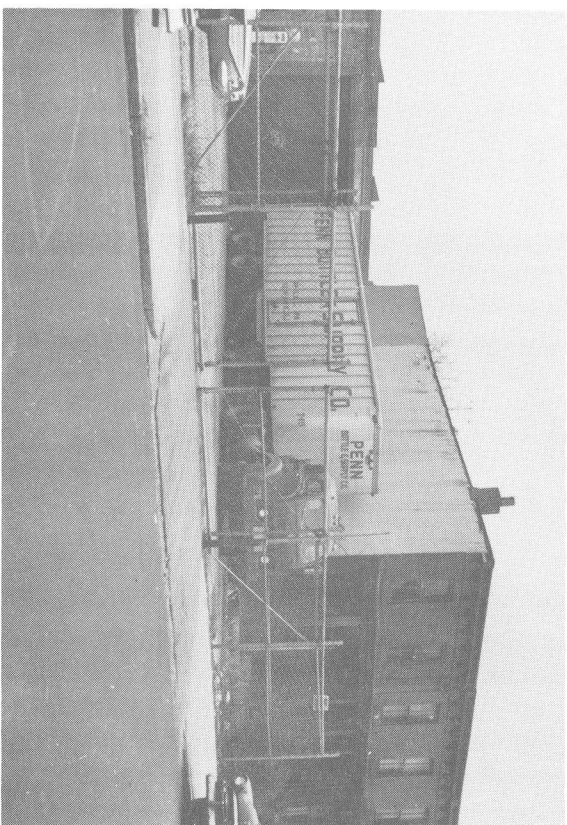
Mixed land use  
6100 block of Girard Avenue



Industry in rear yards of houses  
5400 block of Wyalusing Avenue



Private street lacking paving and utilities  
400 block of Conestoga Street



Industrial activity adjacent to blighted housing  
5600 block of Race Street

Also significant is the 540-unit increase in the total number of dwelling units, between 1950 and 1960. The only major new residential development in Haddington during this period was the construction of three public housing projects, Arch Homes, Haverford Homes, and Haddington Homes, which contain a total of 244 units. The remaining increase appears to be largely due to the conversion of the existing structures into more and smaller dwelling units. In most of the area, where the existing buildings are small row houses with almost no yard space, this represents an undesirable trend.

If the blighting influences cited above are permitted to remain, they will undoubtedly continue to spread and to discourage the maintenance of a sound residential community. If these same blighted areas can be replaced with the assistance of redevelopment action by recreation facilities, retail shopping facilities, and good housing, a desirable residential area can be encouraged and strengthened.



## EXISTING LAND USE

A survey of existing land uses shows the high proportion of residential land in Haddington, even with the intrusion of commercial and industrial activities. More than 200 acres - or 44 per cent - of the total land area are in residential use. A large part of this is single-family row housing that has been well maintained despite the monotony of a grid-iron street pattern and a lack of such amenities as shade trees and play yards.

At the present time, almost all retail commercial activities are located in structures also containing dwelling units. Where these mixed-residential and commercial uses occur on arterial streets and at important intersections, they often reflect an attempt to serve the neighborhood or community shopping needs. Too often, however, the large number of residential conversions indicates an indiscriminate and economically unsound expansion of retailing.

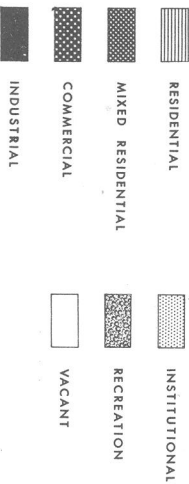
Much of the land shown in the commercial land-use category is not used by retail shops. Filling stations, automobile service establishments, parking garages, wholesaling activities, and junkyards are the major commercial land uses.

Industries in the area cover a wide range of activities -- from the manufacture of precision instruments to automobile wrecking. Some industrial plants are well maintained and are quite compatible with residential neighbors while others emit noxious odors, use residential streets for truck loading, and are visually so objectionable as to blight entire blocks. About one-fourth of the industrial land is used by public utilities, including the Philadelphia Transportation Company's maintenance and storage depot at 59th and Callowhill Streets.

A large proportion of the manufacturing industries, warehousing activities, and non-retail commercial uses are located in three areas, which also are the areas suffering the most from the undesirable mixing of land uses. The largest concentration is bounded by 56th Street, Cherry Street, 58th Street, and Westminster Avenue. Another large area is within 53rd, Ogden, 55th, and Poplar Streets. The third is a small area between Market and Arch Streets from Conestoga to 56th Streets.

Institutions and recreation together use less than 14 acres of land, although these include two public elementary schools, a municipal recreation center, two parochial schools, and a number of fine churches.

Ext. heavy use



## PROPOSED LAND USE

The primary concern of plans for Haddington is conservation of the residential environment. The plans are designed to protect the many blocks of good housing already existing and to improve the quality of the entire community.

New housing is proposed in the vicinity of Race Street, between 56th and 58th Streets, in the area around 54th Street and Wyalusing Avenue, and on the site of the Philadelphia Transportation Company's depot at 59th and Callowhill Streets. It is important to note that the proposed removal of the Philadelphia Transportation Company depot is conditional upon the ability of the Company to obtain an equivalent facility on an acceptable substitute site. A variety of types and sizes of housing is planned in order to accommodate the varying needs of Haddington residents. Most of the new dwelling units are planned as single-family row houses for private development and sale, but some garden apartments and apartment units for elderly persons are proposed as well. Even within these areas, many sound existing dwellings will remain. The Haddington Homes project will be enlarged slightly following the acquisition and elimination of adjoining nuisance uses.

Provision of facilities necessary for the welfare and convenience of the community are also included in the plan. Expansion of outdoor sports areas at the Haddington Recreation Center will permit more adequate facilities for a wide range of age groups. Sufficient land is provided for construction of a community swimming pool at some time in the future. A proposed recreation area at the Commodore John Barry School at 59th and Arch Streets will serve the needs of school children and residents of the neighborhood. The development of small parks - at Noble and 61st Streets, at Race and Conestoga Streets, and at Wyalusing Avenue and Conestoga Street - will provide space for informal play and sitting areas for adults. Institutions in the community will be assisted in gaining needed expansion space wherever possible.



A community shopping center - proposed at Vine Street between 56th and 57th Streets - could be a strong asset to Haddington. One major center for supermarket shopping, specialty shops, and possibly a health clinic, all with adequate off-street parking, would fulfill a need not served within the community at the present time.

Existing stores will be encouraged to remain in groups to serve local neighborhood needs. Such small clusters are proposed at 60th and Market Streets, 63rd and Vine Streets, 63rd Street and Girard Avenue, 60th Street and Girard Avenue, and at 52nd Street and Girard Avenue. Indiscriminate penetration of commercial uses into residential neighborhoods and strip commercial activities on through streets will be discouraged.

A small area for light industrial use is shown at Market and Vogdes Streets adjacent to existing industry. Light industrial activities - not harmful to the residential environment - will be encouraged to locate in this area, in which it is planned to have off-street loading facilities and off-street parking.

Under ideal conditions, streets would be redesigned to discourage through traffic in residential neighborhoods. However, because of the need to serve existing residential properties and because of the importance of existing streets in serving regional needs, no major redesigning is feasible at this time. As conditions permit in the future, this goal should be kept in mind wherever possible.

One important contribution shown in the proposed plan is the redesign of the intersection of 52nd Street, Haverford Avenue, and Vine Street. A more efficient traffic design at this location will encourage through traffic to use Vine and 52nd Streets rather than other residential streets. The blocking of Vogdes Street and 55th Street between Summer and Vine Streets is also intended to eliminate through traffic from the residential neighborhood.

Wherever suitable land becomes available, off-street parking facilities can be provided for existing commercial clusters and for residential neighborhoods in order to lessen the problems of parking on narrow streets.

*Proposed land use*



- RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- RECREATIONAL



HADDINGTON  
PHILADELPHIA CITY PLANNING COMMISSION  
MAP NO. 37-21-12  
MAY, 1951

# DISTRIBUTION OF LAND USES

	<u>Existing</u> (Acres)	<u>Proposed</u> (Acres)
Residential	202.1	238.2
Mixed Residential	34.7	-
Commercial	17.9	25.9
Industrial	22.2	6.7
Institutional	11.2	12.0
Recreation	2.4	12.5
Vacant	<u>3.9</u>	<u>0</u>
Sub-total	294.4	295.3
Streets	<u>162.0</u>	<u>161.1</u>
Total	456.4	456.4



## PRELIMINARY SITE PLAN

The preliminary site plan is based on the design concept of creating a strong community center surrounded by small neighborhood subcenters. Concentrated at 57th and Vine Streets are the proposed community shopping center and the Haddington Recreation Center, expanded to provide more adequate recreational services to the community. The George Brooks Elementary School and several substantial churches already exist near this center to add to its strength as a focus for community activities. Two areas of proposed new housing, on the south side of Vine Street between 56th and 57th Streets and on the site of the Philadelphia Transportation Company's depot on 58th Street, when this depot can be relocated, will replace incompatible uses adjacent to the community center.

From the center, a pedestrian walkway system extends to each of the neighborhood subcenters. Where possible, these walkways are completely separated from vehicular trafficways, being designed as a part of new residential developments. In existing blocks, the walkways utilize the existing sidewalk especially landscaped with planting beds or distinctive street trees.

From the shopping center itself, one walkway extends through the new housing on the south side of Vine Street and through the Haddington Homes project to a small park at Race and Conestoga Streets. Another branch of the walkway proceeds to the parochial school at 54th and Race Streets.

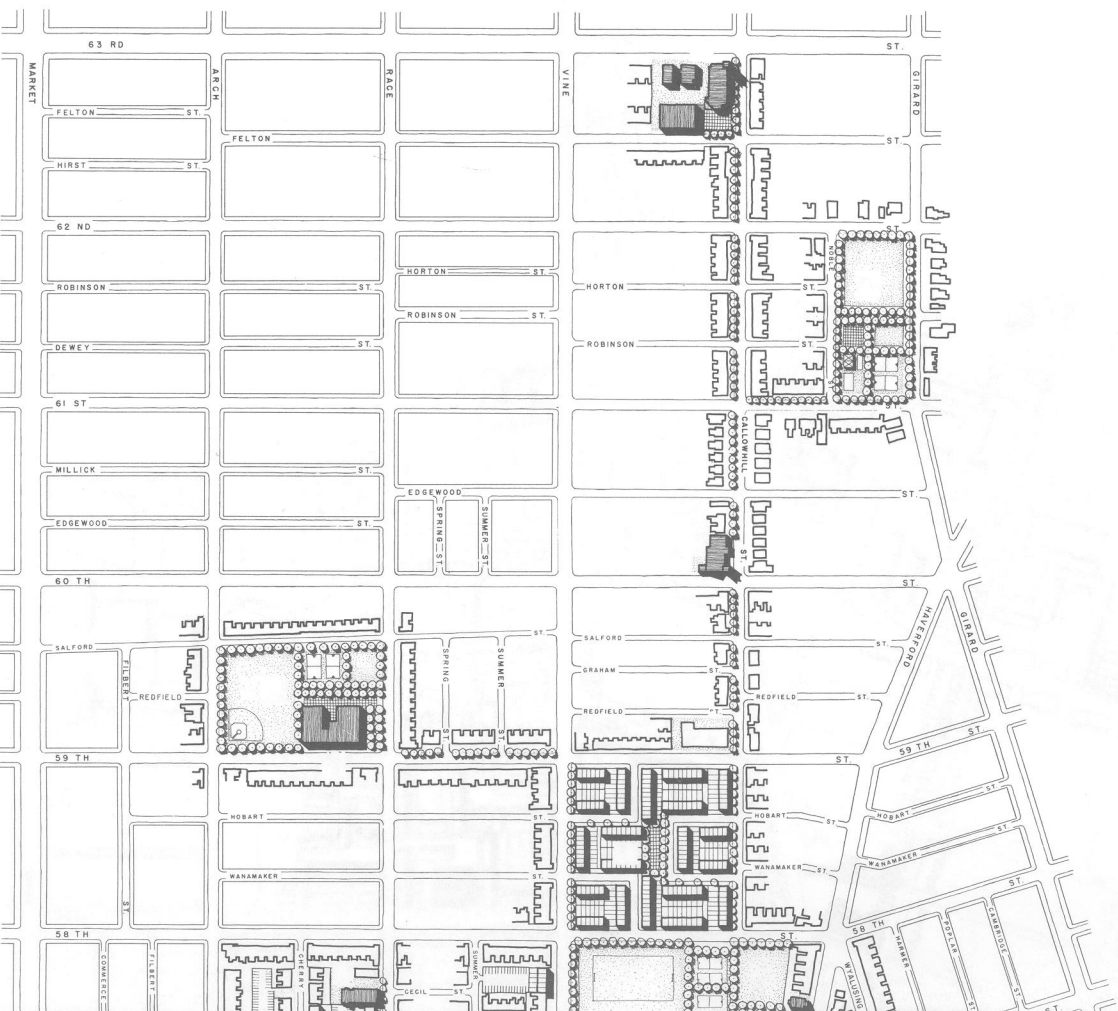
To the northeast, a walkway on Wyalusing Avenue passes the Brooks school and a neighboring church to reach a small neighborhood park at Conestoga Street. Blocks of new housing in this area are linked to the main walkway by a series of internal walks and landscaped open spaces. The main walkway extends eastward to an existing neighborhood shopping cluster at 52nd Street and connects with the Mill Creek park system.

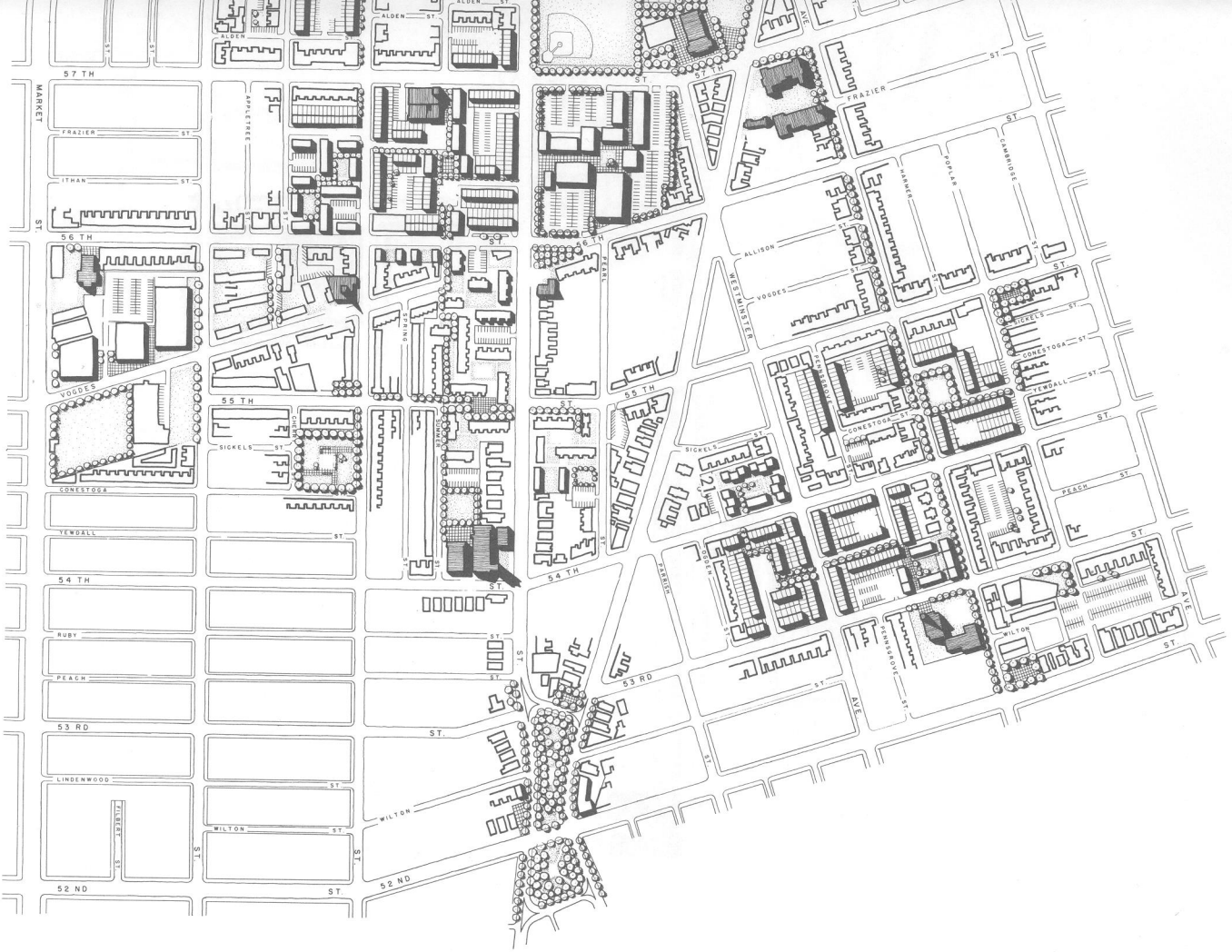
A landscaped walkway proceeds west on Vine Street and then south on 59th Street past existing homes to the Commodore John Barry School and the adjacent recreation area.

In the northwest area, a walkway extends through the Recreation Center and past new housing on Callowhill Street between 58th and 59th Streets. One branch of the walkway continues on Callowhill Street to the parochial school and church on 63rd Street; another branch reaches the proposed park at 61st and Noble Streets.

This preliminary site plan shows the basic elements of the plan for Haddington. By inserting needed facilities and desirable amenities into existing neighborhoods, it is intended to give all residents a pride in their neighborhood and an interest in their community. Isolated cases of blight in areas not indicated on the accompanying plan will also be removed or rehabilitated. Property owners will be encouraged to maintain their homes and, where necessary, rehabilitate them to the standards of the neighborhood.

- 1 - PROPOSED COMMUNITY SHOPPING CENTER
- 2 - HADDINGTON RECREATION CENTER
- 3 - MT. PLEASANT BAPTIST CHURCH
- 4 - NEW SINGLE-FAMILY HOUSES AND APARTMENTS
- 5 - ST. MATTHEW'S AFRICAN METHODIST EPISCOPAL CHURCH
- 6 - HADDINGTON HOMES PROJECT
- 7 - PROPOSED NEIGHBORHOOD PARK
- 8 - OUR LADY OF VICTORY ROMAN CATHOLIC CHURCH AND SCHOOL
- 9 - PROPOSED INTERSECTION OF VINE STREET, 52ND STREET AND HAVERFORD AVENUE
- 10 - GREATER ST. MATTHEW INDEPENDENT CHURCH
- 11 - ARCH STREET HOMES
- 12 - PROPOSED SITE FOR LIGHT INDUSTRY
- 13 - GREATER WHITE ROCK BAPTIST CHURCH
- 14 - MT CARMEL BAPTIST CHURCH
- 15 - NEW SINGLE-FAMILY HOUSES
- 16 - GEORGE BROOKS ELEMENTARY SCHOOL
- 17 - CAMPBOR MEMORIAL METHODIST CHURCH
- 18 - GOODWILL TABERNACLE BAPTIST CHURCH
- 19 - PROPOSED NEIGHBORHOOD PARK
- 20 - NEW SINGLE-FAMILY HOUSES
- 21 - NEW APARTMENTS
- 22 - ST. PHILIP'S EVANGELICAL LUTHERAN CHURCH
- 23 - NEW SINGLE-FAMILY HOUSES
- 24 - COMMODORE JOHN BARRY ELEMENTARY SCHOOL
- 25 - PROPOSED NEIGHBORHOOD RECREATION AREA
- 26 - HOLY TEMPLE CHURCH OF GOD IN CHRIST
- 27 - PROPOSED NEIGHBORHOOD PARK AND RECREATION AREA
- 28 - OUR LADY OF THE ROSARY ROMAN CATHOLIC CHURCH AND SCHOOL





HADDINGTON  
PHILADELPHIA CITY PLANNING COMMISSION

- 38 - ONE LOTA OF THE HOSANA WOMAN CATHOLIC CHURCH AND SCHOOL
- 37 - PROPOSED NEIGHBORHOOD BANK AND RECREATION AREA
- 36 - HOLY TRINITY CHURCH OF GOD IN CHRIST
- 35 - PROPOSED NEIGHBORHOOD RECREATION AREA
- 34 - COMMODORE JOHN BURNHILL ELEMENTARY SCHOOL
- 33 - NEW TRINITY LUTHERAN CHURCH
- 32 - 21' WATKINS ELEMENTARY SCHOOL
- 31 - NEW VERNAL MEADOWS
- 30 - NEW TRINITY LUTHERAN CHURCH
- 29 - PROPOSED NEIGHBORHOOD BANK
- 28 - CONCORDANT LUTHERAN CHURCH
- 27 - CUMMINS MEMORIAL METHODIST CHURCH
- 26 - GEORGE BROOKS ELEMENTARY SCHOOL
- 25 - NEW TRINITY LUTHERAN CHURCH
- 24 - ST. CATHARINE LUTHERAN CHURCH
- 23 - CHESTER WHITE ROCK BAPTIST CHURCH
- 22 - PROPOSED SITE FOR LIGHT INDUSTRIAL
- 21 - HIGH STREET HOMES
- 20 - CHESTER ST. MATTHEW EPISCOPAL CHURCH
- 19 - PROPOSED INTERSECTION OF HIGH STREET, 22ND STREET AND HADDINGTON AVENUE
- 18 - ONE LOTA OF VICTORY WOMAN CATHOLIC CHURCH AND SCHOOL
- 17 - PROPOSED NEIGHBORHOOD BANK
- 16 - HADDINGTON HOMES PROJECT
- 15 - 21' WATKINS LUTHERAN CHURCH
- 14 - NEW TRINITY LUTHERAN CHURCH AND VERNAL MEADOWS
- 13 - ST. CATHARINE LUTHERAN CHURCH
- 12 - HADDINGTON RECREATION CENTER
- 11 - PROPOSED COMMUNITY SHOPPING CENTER

## PROPOSED STREET CHANGES

In the sections of Haddington where the existing buildings are to be retained, the street pattern will remain virtually unchanged so that all properties will continue to have street frontage. Where clearance is proposed, it is possible to close many of the minor streets in order to consolidate the land into larger parcels which will have new streets planned as part of the development. Where major utilities exist in streets to be closed, rights-of-way will be retained.

No changes in the public transportation routes will be required by the proposed street closings.

At 52nd Street, Haverford Avenue, and Vine Street, the heavy volumes of traffic already existing necessitate a redesign of the intersection of these three streets.

Following is a detailed list of the street closings proposed:

### Streets to be Stricken and Vacated

- |                   |  |
|-------------------|--|
| Allison Street    | - between Market and Arch Streets            |
| Carlton Street    | - between 56th and Frazier Streets           |
| Frazier Street    | - between Vine Street and Westminster Avenue |
| Meetinghouse Lane | - between Girard Avenue and Poplar Street    |
|                   | - between Poplar Street and 53rd Street      |



Pearl Street - between 56th and Frazier Streets

- between 57th and 58th Streets

Redfield Street - between Arch and Race Streets

Westminster Avenue - between 57th and 58th Streets

Wilton Street - between Poplar Street and a point approximately 80 feet south of Poplar Street

Streets to be Stricken and Vacated --  
Right-of-way to be Retained

Summer Street - between 56th and 57th Streets

Vogdes Street - between Summer and Vine Streets

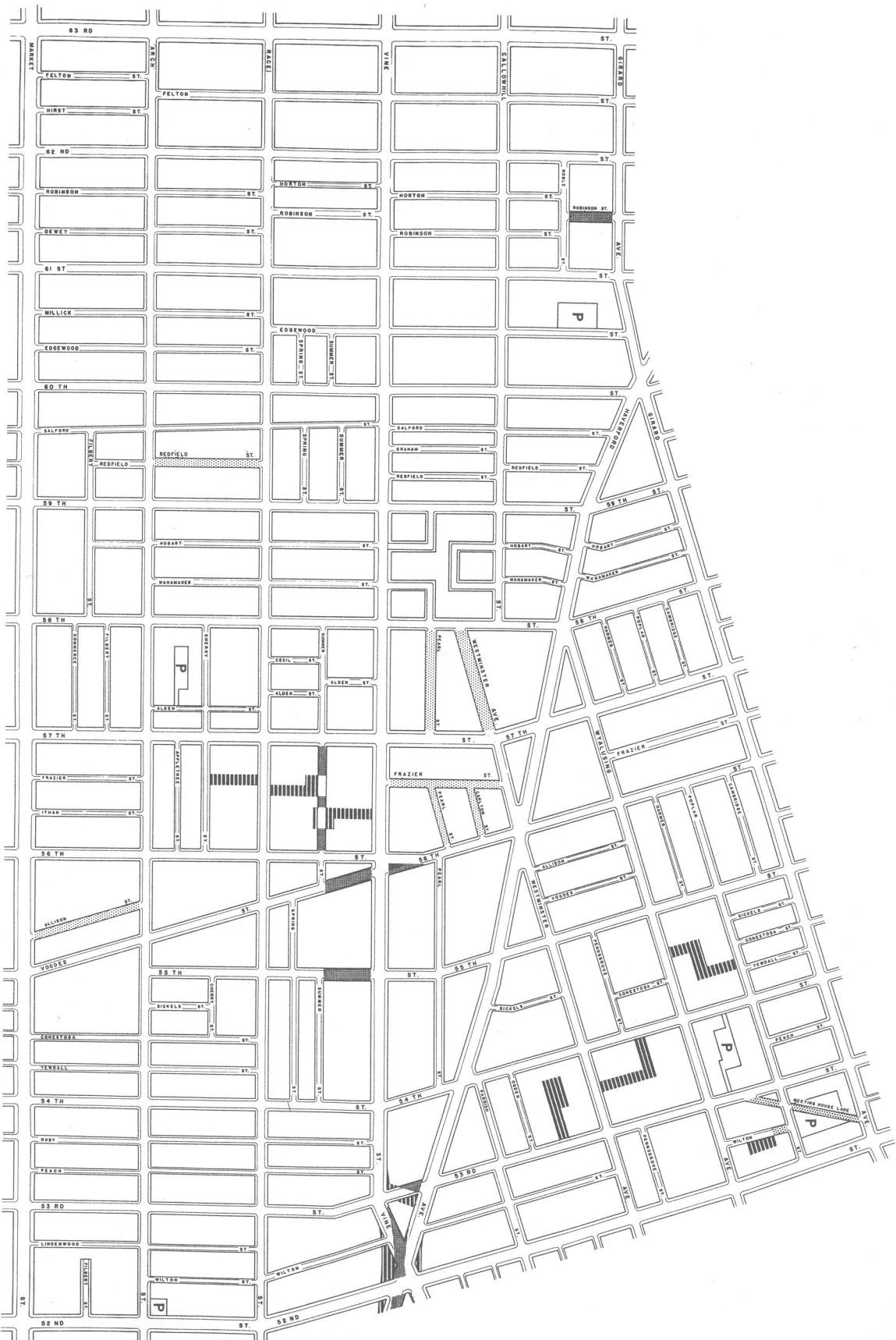
55th Street - between Summer and Vine Streets

56th Street - a portion between Vine and Pearl Streets and east of a line drawn 60 feet from the westerly property line of 56th Street

Streets to be Stricken --  
Right-of-way to be Retained

Robinson Street - between Noble Street and Girard Avenue

PROPOSED STREET CHANGES



STREET TO BE STRICKEN

STREET TO BE ADDED

RIGHT OF WAY RETAINED

P OFF-STREET PARKING AREA



HADDINGTON

PHILADELPHIA CITY PLANNING COMMISSION

DATE: 10-20-71

SCALE: 1" = 100'

## EXISTING ZONING

In Haddington, the existing zoning gives only a general indication of today's pattern of land usage. The residential district designations do not precisely conform to the actual house types already built. Extensive areas are zoned for commercial development, but are used for housing. In several blocks, boundaries between zoning districts do not follow the existing lot lines.

An unplanned mixture of uses is permitted by the zoning without adequate controls to insure that adjacent uses are compatible. Generally, the blocks in which conditions warrant clearance are those in which a mixture of industrial and residential uses have been permitted along the same street frontage.

The excessive amount of commercial zoning has permitted stores to be interspersed with residences in areas of predominantly residential usage.

EXISTING ZONING



- C RESIDENTIAL
- D RESIDENTIAL
- D-1 RESIDENTIAL
- H-2 RESIDENTIAL
- A COMMERCIAL
- B COMMERCIAL
- C COMMERCIAL
- GENERAL INDUSTRIAL



HADDINGTON

PHILADELPHIA CITY PLANNING COMMISSION  
 DATE: MAY 1952

## PROPOSED ZONING

The zoning regulations are the basic controls which restrict the use of a property, limit the floor area of new construction, and determine the general location of new buildings on a lot.

In rehabilitation areas, where no major changes in the development pattern are proposed, certain zoning changes are recommended to make the regulations more nearly conform to what has actually been built. Such adjustments in zoning districts will assist, for example, in maintaining an already existing uniform setback along a particular street frontage or in avoiding commercial intrusion into a residential block.

Where existing commercial and mixed commercial-residential uses are concentrated along a street frontage, commercial zoning has been retained. In other blocks where stores are scattered or isolated, it is proposed that the zoning be changed to an appropriate residential district and that the commercial use be permitted to remain as a non-conforming use.

In clearance areas, the zoning districts reflect the land uses and the intensity of development shown on the proposed land use plan and the preliminary site plan.

The Shopping Center-2 district is recommended for the central shopping area at 57th and Vine Streets to insure that the uses permitted within the center are compatible and that adequate off-street parking and loading areas will be provided.



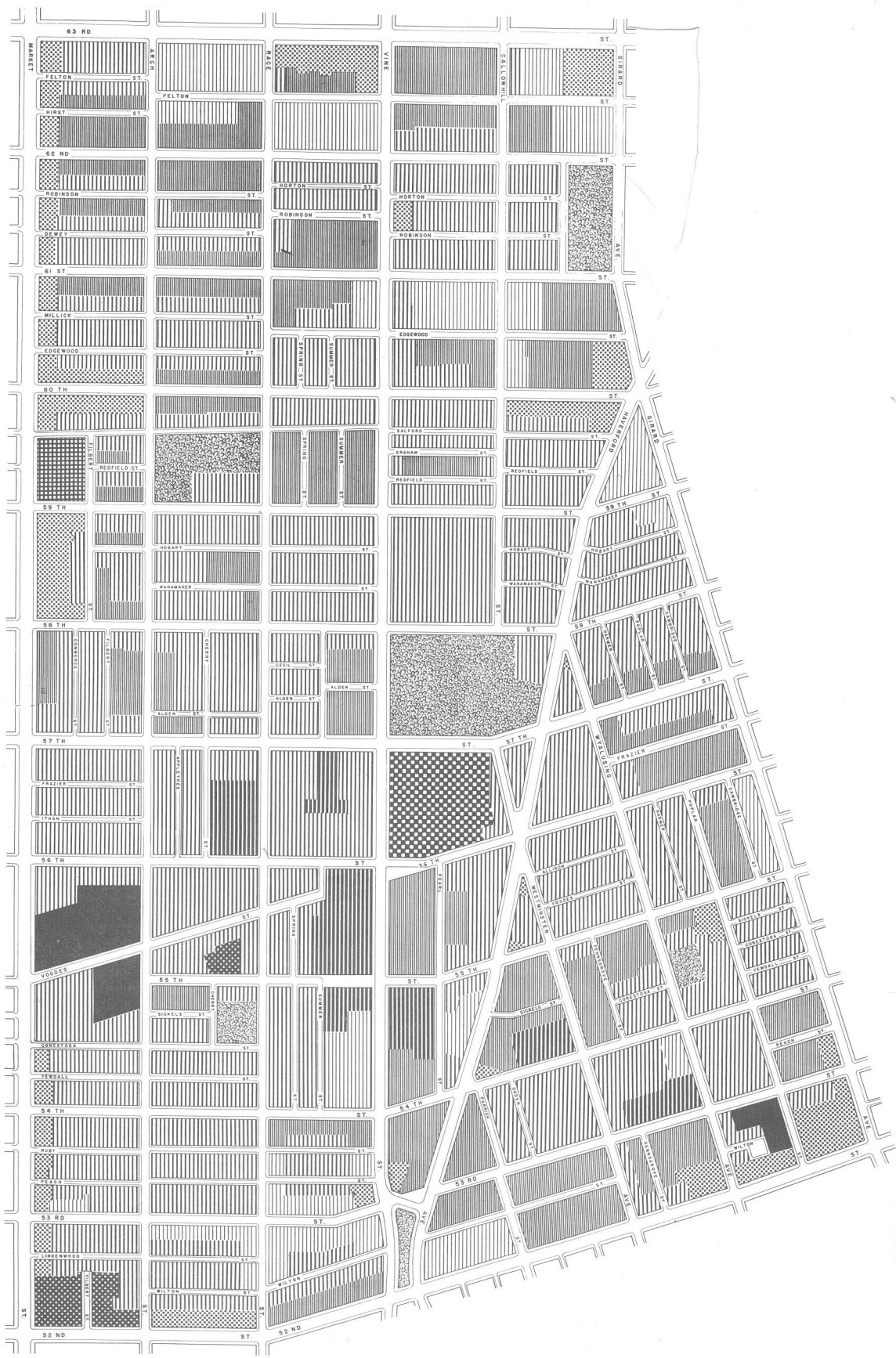
Areas of new row housing are to be developed under D or D-1 residential district regulations to assure the use of the land in accordance with the intensities recommended by the Comprehensive Plan and to permit more flexibility in lot sizes and set-backs.

"H" zoning districts are proposed for lots where garden apartments are planned. These districts are especially designed to regulate the construction of groups of residential buildings.

In areas where industrial uses will continue to be permitted, "General Industrial" zoning is recommended as the most applicable of the existing industrial zoning districts. Additional restrictions limiting the uses permitted and requiring the provision of off-street parking must be incorporated into any agreements with industrial developers to insure the compatibility of the industry and adjacent uses.

This proposed zoning plan sets the basic framework of permitted development.

*Proposed Location*



- |  |                 |  |              |  |                    |
|--|-----------------|--|--------------|--|--------------------|
|  | C RESIDENTIAL   |  | A COMMERCIAL |  | SHOPPING CENTER 2  |
|  | D RESIDENTIAL   |  | B COMMERCIAL |  | GENERAL INDUSTRIAL |
|  | D-1 RESIDENTIAL |  | C COMMERCIAL |  | PARK               |
|  | H-2 RESIDENTIAL |  |              |  |                    |



**HADDINGTON**  
PHILADELPHIA CITY PLANNING COMMISSION  
ORDER NO. 24-24-17  
MARCH, 1945

## PROPOSED STANDARDS OF DENSITY, LAND COVERAGE, AND BUILDING INTENSITIES

In addition to the zoning regulations, these standards serve as guides for the rehabilitation of existing buildings and as controls of the development of new projects.

Throughout the area, in connection with all the proposed development, street trees and appropriate landscaping should be provided to create attractive settings for new and existing buildings. All open-air parking areas should be screened from adjacent properties and from public streets and walkways by six-foot high masonry or opaque walls. No signs with flashing, animated, or intermittent illumination should be permitted.

In the residential projects proposed, it is important that the densities recommended by the Comprehensive Plan be maintained in order to retain the proper balance between the community facilities and their service areas. The density range for the section bounded by Girard Avenue, 60th Street, Race Street, and 63rd Street is 20-39 dwelling units per net acre. For the remainder of the Haddington area, it is 40-59 dwelling units per net acre.

The development of residential areas where extensive new construction is proposed will be regulated by the zoning with the additional recommendation that houses with garage fronts be avoided on arterial streets such as Vine Street. In blocks where dilapidated houses or non-residential uses are removed as part of the "spot-clearance" program, "fill-in" houses should also conform to the zoning regulations for the blocks in which they are built.

Most of the houses in Haddington have been well-maintained and will require little or no repair to bring them up to Code standards. The conversion of existing residential buildings into apartment units should not be permitted if the density is increased beyond the maximum recommended by the Comprehensive Plan or if the open space on the lot is substantially reduced.

The construction of new institutional buildings will be controlled by the regulations of the residential zoning districts within which they are to be located. The limited clearance program proposed by the plan makes it impossible to require strict adherence to an off-street parking standard. Where parking can be furnished, it is recommended that one space be provided for each 1,000 square feet of gross floor area.

The development of the major shopping facility proposed at 57th and Vine Streets should be in accordance with the provisions of the Shopping Center-2 District regulations and with the following sign controls:

1. The total area of signs permitted on any building shall not exceed the equivalent of five square feet for each lineal foot of store front width;
2. Illuminated signs will be permitted, providing the illumination is properly focused upon the sign itself and to prevent glare on the surrounding area, and
3. A free-standing sign will be permitted as an appurtenance to each establishment containing an actual retail sales area exceeding 15,000 square feet, provided that the sign does not exceed 40 feet in height and is limited to two faces with a total maximum display area of 300 square feet.

The rehabilitation of existing stores in other commercial areas should be in accordance with the proposed zoning regulations.

Controls which are somewhat more stringent than the General Industrial regulations are recommended to assure that the industrial uses in Haddington will not have a blighting effect on adjacent blocks. The uses permitted should be restricted to those allowed in a Limited Industrial District and should be subject to the use restrictions and use conditions of that district.

Signs in industrial areas should be designed to meet the following standards:

1. Exterior signs must pertain only to a permitted use on the premises, must be attached flat against the wall of the building, and must not project beyond the roof line or the lines of the building walls;
2. The total area of signs permitted on any building shall not exceed the equivalent of five square feet for each lineal foot of building width; and
3. Illuminated signs will be permitted only if the illumination is properly focused upon the sign itself in a manner to prevent glare on the surrounding area.

New industrial buildings must be planned to meet the following additional requirements:

1. All new buildings with frontage on Market and Arch Streets must be set back 20 feet from the house line;
2. One off-street parking space should be provided for every 2,000 square feet of gross floor area in new buildings, and
3. Off-street loading space must be provided according to the following table:



<u>Gross Floor Area (sq.ft.)</u>	<u>Space</u>
10,000 - 20,000	1
20,000 - 40,000	2
40,000 - 60,000	3
60,000 - 80,000	4
80,000 -100,000	5
for each additional 50,000	1 additional

## CONTINUING CONTROLS

The Commonwealth of Pennsylvania Urban Redevelopment Law of 1945, P. L. 991, as amended, and the United States Housing Act of 1949, as amended, regulate Philadelphia's redevelopment and urban renewal.

The renewal of the Haddington Area will be carried out in conformity with the provisions of the Haddington Redevelopment Area Plan. It will be in accordance with the requirements of any Urban Renewal Plans prepared by the Redevelopment Authority of the City of Philadelphia for this area and will comply with the provisions of 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.

## REHOUSING OF DISPLACED FAMILIES

The 1960 Census of Housing reported a total of 10,028 dwelling units within the Haddington Area.

The conservation and renewal program proposed will require limited clearance throughout the area to remove substandard or poorly-located uses. It is estimated that the clearance presently proposed ultimately will eliminate approximately 670 dwelling units.

New residential uses are proposed in the majority of clearance areas. Based on density controls recommended in the Comprehensive Plan and on preliminary site planning studies, it is expected that approximately 825 dwelling units will be constructed in the new areas of row housing and garden apartments. This will result in a net gain of approximately 155 dwelling units in the area.

These figures do not include any estimate of the number of houses that may have to be removed in areas currently designated for rehabilitation. The 1960 Census enumerated 1,089 dwelling units in a deteriorating or dilapidated condition in blocks where major clearance has not been recommended. The exact number that will have to be condemned will depend on the success of the rehabilitation programs sponsored by the Haddington citizens, on the timing of the redevelopment and government-sponsored rehabilitation activities, and on a later determination as to which houses are not structurally sound enough to make rehabilitation feasible. It is not expected that clearance in these blocks will significantly increase the number of dwellings to be removed.

The Rehousing Bureau of the Redevelopment Authority will assist in the relocation of any families displaced by the proposed redevelopment program.

## ESTIMATED COST OF ACQUISITION

The 1961 real estate assessments were used to determine the probable acquisition costs of project areas. In this section of Philadelphia, it is estimated that the cost of acquisition and site preparation is 2.55 times the assessed value of the property.

In Haddington, it is proposed that certain fairly large areas be cleared to provide space for the expansion of existing facilities and for the construction of buildings to house new land uses. The total assessed value of these parcels is \$4,516,100. The estimated acquisition cost is \$11,516,055. Of this, approximately 56 per cent will be spent to purchase land for residential development; 11 per cent for additional commercial area; 22 per cent for the acquisition of land for park and recreation facilities, and 11 per cent for the minimal expansion of industrial uses and the acquisition of land for street improvements.

A second part of the redevelopment program will be the "spot" clearance of dilapidated buildings not located in the larger project areas and the elimination of scattered incompatible land uses. It is not possible at this time to estimate accurately the extent of this clearance since it will depend on the condition of these properties at the time the Redevelopment Authority becomes active in this area.

