March 16, 1962.

The area covered by this Plan is bounded by Girard Avenue, 25th Street, Market Street, and 61st Street.

March 16, 1962.

Approved by the City Planning Commission at its meeting of
City of Philadelphia, April 24, 1960, as amended, and was
with the recommendation of the Comprehensive Plan for the
This Redevelopment Area Plan is in conformity
as amended.

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

Dear Mr. Amsterdam:

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

March 16, 1962

CITY PLANNING COMMISSION
CITY OF PHILADELPHIA
ESTIMATED COST OF ACQUISITION

REHOMING OR DISPLACED FAMILIES

CONTINUING CONTROLS

PROPOSED STANDARDS OF DEVELOPMENT

PROPOSED ZONING

EXISTING ZONING

PROPOSED STREETF CHANGES

PRELIMINARY SITE PLAN

DISTRICTATION OF LAND USES

PROPOSED LAND USE

EXISTING LAND USE

BOUNDARIES AND EXISTING CONDITIONS

INTRODUCTION

LETTER OF TRANSMITTAL

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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.
found to exist.

substantially or eliminate the substantial conditions which were
problems have been undertaken during the last two years to improve
Although preliminary rehabilitation has continued since 1966, no major

8. Economically or socially undesirable land uses
9. Defective design and arrangement of buildings
10. Faulty street or lot layout
11. Lack of proper light, air and open space
12. Excessive land coverage
13. Inadequate planning of the area
14. Unsafe, unsanitary, inadequate, or overcrowded
15. Conditions of certain buildings
16. Abandonment of certain areas

Haddison has a Redevelopment Area:

following characteristics existed which warrant the designation of
On April 18, 1960, the City Planning Commission certified that the

- 52% of the population lives in Census Tracts 3, 3-A, 3-B, 3-C, and
- A gross area of 9.4 acres, which is within the limits, and
- These boundaries enclose

The Haddison Plan covers the area from 52nd to 63rd Streets be-

BOUNDAIRIES AND EXISTING CONDITIONS
areas of residential blight are rapidly increasing.

Although the 1950 and 1960 Census figures regarding conditions...
5600 block of Race Street
Industrial activity adjacent to pillsed housing

400 block of Converse Street
Private street lacking paving and utilities

6100 block of Girard Avenue
Mixed land use

5400 block of Wyalusing Avenue
Industry in rear yards of houses
and strengthened. A desirable residential area can be encouraged with action by recreation facilities, retail shopping facilities, and 89% of housing. If the Blairfield area can be replaced with the assistance of developers, they will undoubtedly continue to spread and discourage the maintenance of a sound residential community. If these measures are permitted to remain, the Blairfield influence cited above are permitted to remain.

An undesirable trend. The remaining increase appears to be largely due to the conversion of the existing structures into more rental units. New units, in most of the area, where the existing buildings are not well maintained, or converted, or converted to four dwelling units, or private one-family homes, which control a social order. In addition to these public housing projects, there is a significant increase in development in the period. The only major new retail.

Also significant is the 540-unit increase in the total number of
A survey of existing land uses shows the high proportion of residential and industrial land in Haddon. 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 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, laundries, and groceries. The block-long street lots in the neighborhood and the high cost of property make such development uneconomical. The remaining land is used for storage and warehousing, including the Philadelphia Transportation Company's maintenance and storage depot at 59th and Callowhill Streets.
churches.

recreation center, two parochial schools, and a number of fine
institutions and recreation together use less than 1/4 acres of land,

Concerts go to 56th Streets.

The third is a small area between Market and Arch Streets from
another large area is within 53rd, Ogden, 55th, and Poplar Streets.
By 56th Street, Cherry Street, 56th Street, and Westminster Avenue.

developable mixing of land uses. The largest concentration is bounded
areas, which also are the areas suffering the most from the un-
activities, and non-retail commercial uses are located in these

A large proportion of the manufacturing industries, warehousing
PROPOSED LAND USE

Wherever possible, the community will be assisted in gaining needed expansion space for informal play and sitting areas for adults. Inclusion in the district, and at School's Avenue and Congress Street will provide access to the parks at the northeast and the southwest corners of the neighborhood. The development of school and recreation centers will stimulate the needs of John Barry School at 56th and Arthur Streets will accommodate the needs of the future a proposed recreation area at the commercial area.

Following the acquisition and elimination of existing nuisance uses, the Haddington Home partnership will be enlarged slightly. Many within these areas, many sound existing dwellings will remain. The partnership units for elderly persons are proposed. In order to preserve the development and sale, some rental agreement facilities are proposed. To the northwest, some are planned as single-family row houses. A variety of one and two bedrooms of housing is planned in order to accommodate the varying needs of Haddington residents. A part of the community company is conditional. The balance of the company will be unoccupied. The proposed housing in the neighborhood is aimed at the needs of good housing areas and to improve the quality of the residential environment. The plans are conceived to reflect the needs of the community.
Furthermore, this goal should be kept in mind whenever possible. Redesigning is feasible at this time. As conditions permit, the importance of existing streets in serving regional needs, no matter how small, needs to be emphasized. Existing regional properties and businesses, because of their through traffic in residential neighborhoods, however, become of interest to residents in residential neighborhoods. However, because of their through traffic in residential neighborhoods, such small businesses need to be expanded to provide services to residents in residential neighborhoods.

Under ideal conditions, streets would be redesigned to discourage activities and off-street parking. Location in this area, in which it is planned to have off-street parking, will be encouraged to have a small area for light industrial use. A small area for light industrial use is shown at Market and Yipes.

Thorough streets will be discouraged. Existing streets will be encouraged to remain in 8000 to serve the community at the present time. A community shopping center is proposed at Yipes and 5th Streets - could be a strong asset to the neighborhood. One major center for supermarket shopping, specialty shops, and gasoline, with abundant space to serve the community at the present time.

Existing streets will be encouraged to remain in 8000 to serve the community at the present time.
Parking on narrow streets.

For residential neighborhoods in order to lessen the problems of
facilities can be provided for existing commercial clusters and
whether suitable land becomes available, off-street parking

while through traffic from the residential neighborhood,
street between Sumner and Vine streets is also intended to eliminate
other residential streets. The blocking of 25th Street and 55th
encourages through traffic to use Vine and 25th Streets rather than
Vine Street. A more efficient traffic design at this location will

One important contribution shown in the proposed plan is the re-
Proposed Land Use
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**DISTRIBUTION OF LAND USES**
needs with the Mill Creek park system.

an existing neighborhood shopping center at 52nd Street and con-

an expanded open space. The main walkway extends eastward to

are linked to the main walkway by a series of internal walkways and

Brook Park at Coral Gables Drive. Blocks of row housing in this area

To the northeast, a walkway on Worthing Avenue passes the

57th and Face Streets.

another branch of the walkway proceeds to the vocational school at

home process to a small park at Face and Consulto Streets.

new housing on the south side of Vine Street and enjoyable the setting.

From the shopping center level, one walkway extends through the

planning board of distinctive street trees.

planting beds of distinctive street trees.

walkways utilize the existing sidewalk especially landspaped with

be a part of new residential developments. In existing blocks, the

completely separated from vehicular traffic flows. Being designed as

the neighborhood stores.

is possible, these walkways are

From the center, a pedestrian walkway system extends to each of

will replace incomparable uses adjacent to the community center.

company's depot in Vine Street, where this depot can be extended,

and 57th Streets and on the site of the Palisades Park.

new housing. On the south side of Vine Street between 57th and

site of the service center will center. The building under the

transformation and the creation of a focus for community activities.

community. The Coconut Grove, Livingston School and several

are expanded to provide more accessible recreational services to the

community shopping center and the addition to the recreation center.

The preliminary site plan is based on the design concept of Great-

Preliminary Site Plan
Another branch reaches the proposed park at 61st and Noble.

The street in the southern school and church on 39th Street continues on Collow.

The branch of the walkway continues on Collow between 50th and 55th Streets. One branch on Gale Street extends through the Recreation Center and past new housing on Collow.!!

A landscaped walkway proceeds west on Vine Street and then south to the adjacent Recreation area.
- between Poplar Street and 53rd Street
- between Girard Avenue and Poplar Avenue
- between Vine Street and Westminster Avenue
- between 56th and Frazier Streets
- between Market and Arch Streets

Street or lane to be stricken and vacated:

Following is a detailed list of the street closures proposed:

- Intersection of these three streets.
- Volume of traffic already exceeds the capacity of the
  street.
- Heavy traffic.
  
Atl 52nd Street, Hatherton Avenue, and Vine Street, the heavy
traffic on these streets will be reduced by

No changes in the public transportation routes will be required by

Utilities exist in streets to be closed, rights-of-way will be retained.

In order to consolidate the land into larger parcels which will have
new streets planned as part of the development, Where major

changes are proposed, it is possible to close many of the minor streets.
Where clear-

In the sections of stricken where the existing buildings are to be

Proposed STREET CHANGES
- Robinson Street
  - Right-of-way to be retained
  - Streets to be Stricken

- 56th Street
  - 56th Street
  - Summer Street
  - Yogue Street
  - Between 56th and 57th Streets

- Approximately 80 feet south of Poplar
  - Between Poplar Street and a point ap-
  - Yasmine Street
  - Between 56th and 57th Streets
  - Westminster Avenue
  - Redfield Street
  - Between 56th and 57th Streets
  - Pearl Street
general usage.

The excessive amount of commercial zoning has permitted stores
been permitted along the same street corridor.

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

Existing districts do not follow the existing lot lines,
but are used for housing. In several blocks, boundaries between
public and private areas are zoned for commercial development.

The住宅 used to conform to the actual house types already
of today's pattern or land use. The residential district designation
in Hadley, the existing zoning gives only a general indication

EXISTING ZONING
The zoning regulations are the basic controls which restrict the use of 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 proposed street pattern more workable. Such adjustments must be compatible with what has actually been built. Such adjustments in zoning districts will sometimes be made in conformity with the proposed land use plan and the preliminary site plan.

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

In clearance areas, the zoning districts reflect the land uses and the intensity of development shown on the proposed land use plan.
The proposed zoning plan sets the basic framework of permitted uses. Developers must be encouraged to incorporate any agreements with industrial parks into the zoning regulations. Additional restrictions are provided for the existing industrial zones. General industrial zones should incorporate the most applicable land use measures to continue to be permitted.

The construction of groups of residential buildings is planned. These districts are especially designed to regulate plan and site setbacks and to permit more flexibility in lot sizes and setbacks. Plan and site standards are recommended by the Comprehensive Plan. New housing developments are to be developed under D-1.
In addition to the zoning regulations, these standards serve as guides for the rehabilitation of existing buildings and as controls for the development of new projects. Throughout the area in connection with all the proposed developments, streets and appropriate landscaping should be provided to create attractive settings for new and existing buildings. All connections and from public streets and sidewalks, safety, in the design, or intermittent illumination should be provided.

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

The rehabilitation of existing stores in other commercial areas:

- Play areas of 300 square feet, and is limited to two areas with a total maximum of
- 1,000 square feet. Each, as an aggregate to each establishment containing an actual
- tenure to each establishment containing an aggregate
- to each store shall be permitted as an aggregate.

3. A free-standing sign will be permitted, provided the

and to prevent glare on the surroundings area.

illumination is property-focused upon the sign itself.

lluminated signs will be permitted, providing the

area is not excessive.

not exceed the equivalent of five square feet for each

The total area of signs permitted on any building shall

sign controls:

The Shopping Center's District Regulations and the following:

the development of the major shopping facility proposed at 5th

retail of gross floor area,

is recommended that one space be provided for each 1,000 square

strict adherence to an 80-foot parking standard, where parking can be interned. It

be made it impossible to realize strict adherence to an 80-foot parking standard, where

area to be located, the internal clearance program proposed by the regulations of the residential zoning districts within which

be controlled.

space on the lot is substantially reduced.

maximum recommended by the comprehensive plan of the open

unless shall not be permitted if the density is increased beyond the

be converted of existing residential buildings into apartment

require little or no effort to bring them up to code standards.

Most of the houses in Ridgeland have been well-maintained and
to the following table:

3. Off-street loading space must be provided according

building and
every 2,000 square foot of gross floor area in new

2. One off-street parking space should be provided for

streets must be set back 20 feet from the house line:

1. All new buildings with frontage on Market and Arch

Title I: Requirements:

New industrial buildings must be planned to meet the following ad-

1. To prevent glare on the surrounding area,

2. Illuminated signs will be permitted only if the illumination

2. The total area of signs permitted on any building shall

1. Roofs above the signs of the building walls;

3. The total area of signs permitted on any building shall

1. Exterior signs must pertain only to a permitted use

2. Structural and use conditions of that district.

3. In a limited industrial district and should be subject to the use re-

blocks. These uses permitted should be restricted to those allowed

industrial regulations are recommended to assure that the nature -

controls which are somewhat more stringent than the General
mission and the approval of the Council of the City of Philadelphia. All plans and proposals prepared by the Redevelopment Authority of the City of Philadelphia for the area and will comply with the provisions of this Act. Plans prepared by the Redevelopment Authority of the City will be in accordance with the requirements of any Urban Renewal Plan. The renewal of the redevelopment area will be carried out in conjunction with the provisions of the Redevelopment Act of 1949, as amended, and the United States Housing Act of 1949, as amended, and the United States Housing Act.
In the execution of any families displaced by the proposed rezone plan, the Housing Bureau of the Redevelopment Authority will assure that the number of dwellings to be removed is significantly increased so that clearance in those blocks can be made feasible. It is not expected that clearance in these blocks will be accomplished in later demolition, and a later demolition plan to make urbanization possible. The timing of the redevelopment and government-sponsored rehabilitation programs is dependent on the success of the rezone plan. The clearance plan has been recommended, but it is not clear at this time how many of the dwellings in those areas will be removed. The 1,960 census enumerated, 539 dwellings units in the New residential uses are proposed for in the majority of clearance units. The proposed ultimate will eliminate approximately 670 dwelling areas within the redevelopment area. The 1,960 Census of Housing reported a total of 1,028 dwellings.
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 Harrisburg, it is proposed that certain fair-lower 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 $7,156,055. Of this, approximately 56 percent will be spent for purchase and for street improvements; 11 percent for the acquisition of land for park and recreation facilities; 22 percent for the acquisition of land for additional commercial area; 11 percent for the acquisition 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.

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.