

Sarah Allen Redevelopment Area Plan

Philadelphia City Planning Commission
April 1998



New construction and rehabilitation at the "Sarah Allen site" -- creating new housing opportunities for families, senior citizens and formerly homeless persons.



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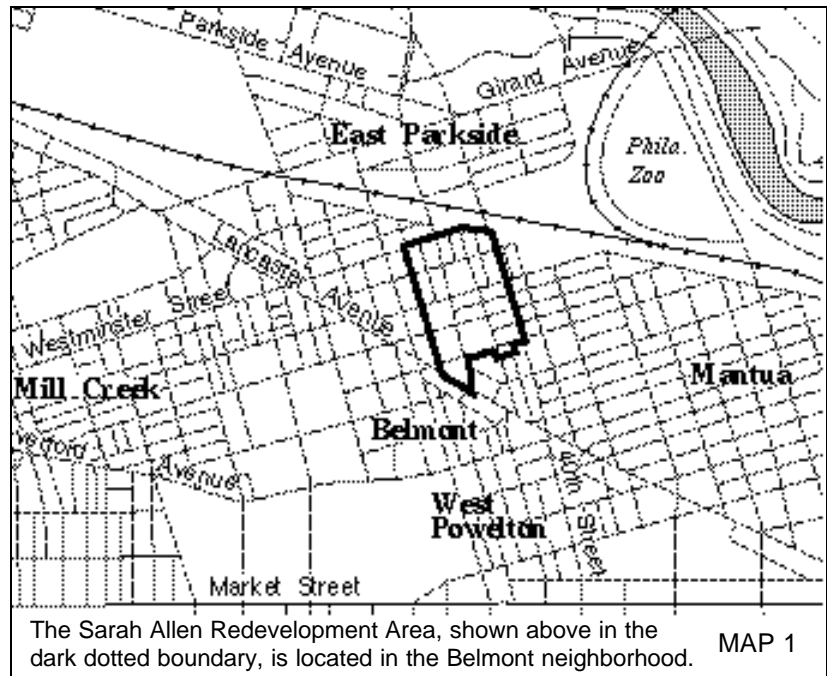
I. Introduction

The Sarah Allen Redevelopment Area comprises 20 city blocks in a portion of the Belmont neighborhood of West Philadelphia. The total land area within the redevelopment area boundaries is approximately 37 acres. The boundaries shown on Map 2, are as follows: Westminster Avenue on the north, 40th Street on the east, and Holly Street on the west. The southern boundary begins at 40th and Aspen, follows Aspen Street in a westerly direction to 41st Street, follows 41st to Lancaster, and continues along Lancaster Avenue to Holly Street. The properties at 4014-28 Aspen Street are included in the blight recertification area.

This Redevelopment Area Plan, which has been requested by the Redevelopment Authority, is intended to facilitate housing rehabilitation and redevelopment in a portion of the Belmont neighborhood. "Sarah Allen" is the name of a site at NE corner 41st & Parrish Streets where a hospital once stood, and that later became the Sarah Allen nursing home. Now, this site is in the final stages of redevelopment, resulting in new and rehabilitated housing for families, senior citizens and formerly homeless persons.

One specific purpose of this Plan is to help create housing opportunities for low income families and public housing tenants, as part of a systematic replacement of high rise public housing housing units with low rise housing. Another purpose is to assemble a package of houses to be rehabilitated for affordable home ownership. Both of these proposals are supported by the City's Office of Housing and Community Development.

The redevelopment contains approximately 400 occupied housing units and it has a total population of approximately 1,200 persons. The owner-occupancy rate is approximately 50%. The housing is a mixture of two



and three story rown homes and twins, and there is a considerable amount of vacant housing (66 vacant structures) and vacant lots (55). The redevelopment area contains a public school, the Belmont Elementary School, and there is also a neighborhood shopping district along Lancaster Avenue, which is one of the boundaries of the redevelopment area.

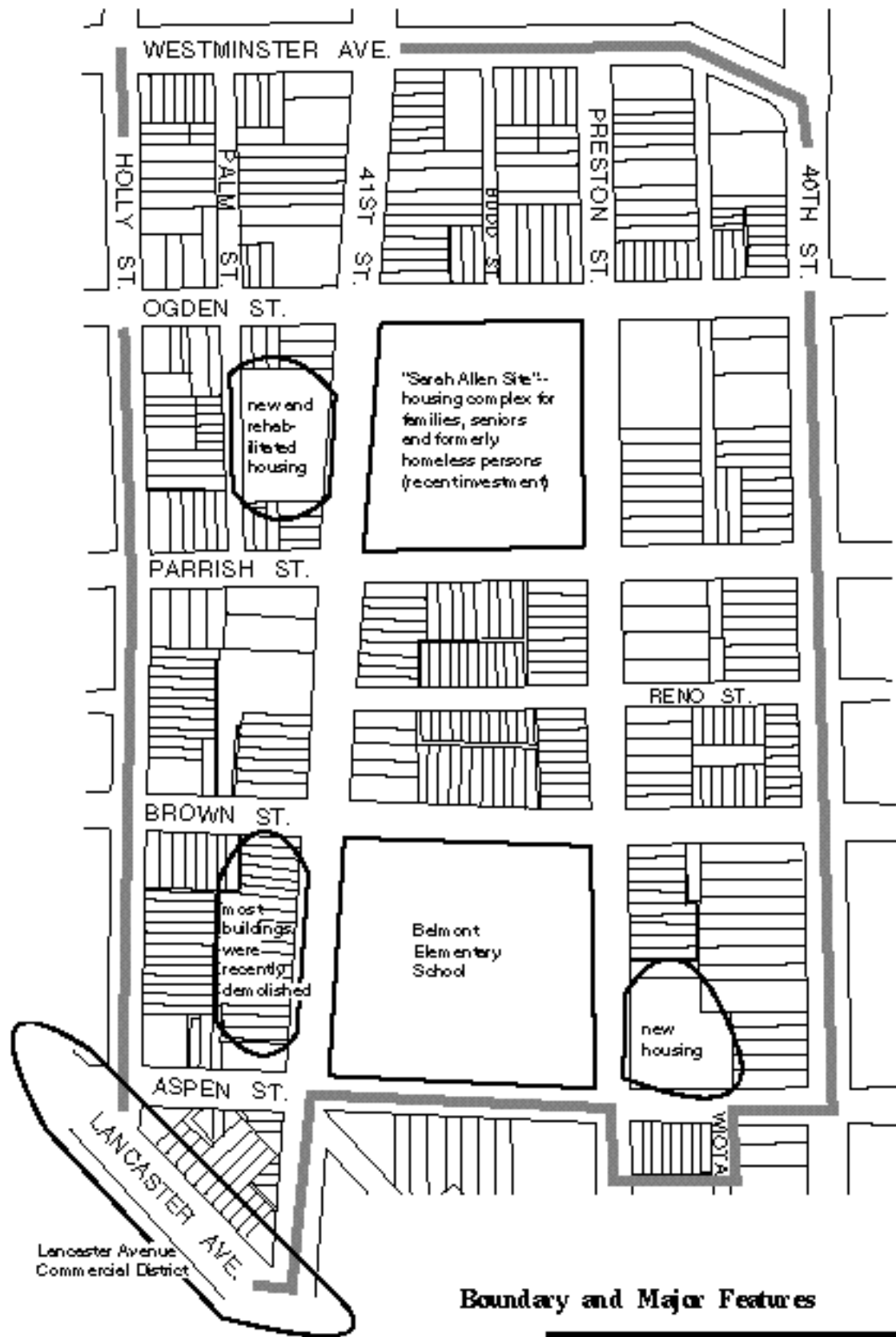
Currently there are several construction projects and housing development plans affecting this area, and there is a real opportunity to revitalize and stabilize this 20-block of West Philadelphia. This Redevelopment Area designation will provide another tool for neighborhood renewal in Belmont, paving the way for continued investment and rebuilding in the area.

This Redevelopment Area Plan contains reuse proposals that are intended to maintain the quality and character of the community and rehabilitate the housing while adding some new residential or mixed-use development at appropriate locations. These proposals are in accordance with The Plan for West Philadelphia and the City's Comprehensive Plan.

II. Objectives

The general goal of the Sarah Allen Redevelopment Area Plan is to provide a framework for present and future redevelopment proposals. Clear planning policies for land use, zoning and capital program investment will permit the full residential and commercial development potential of the study area to be realized.

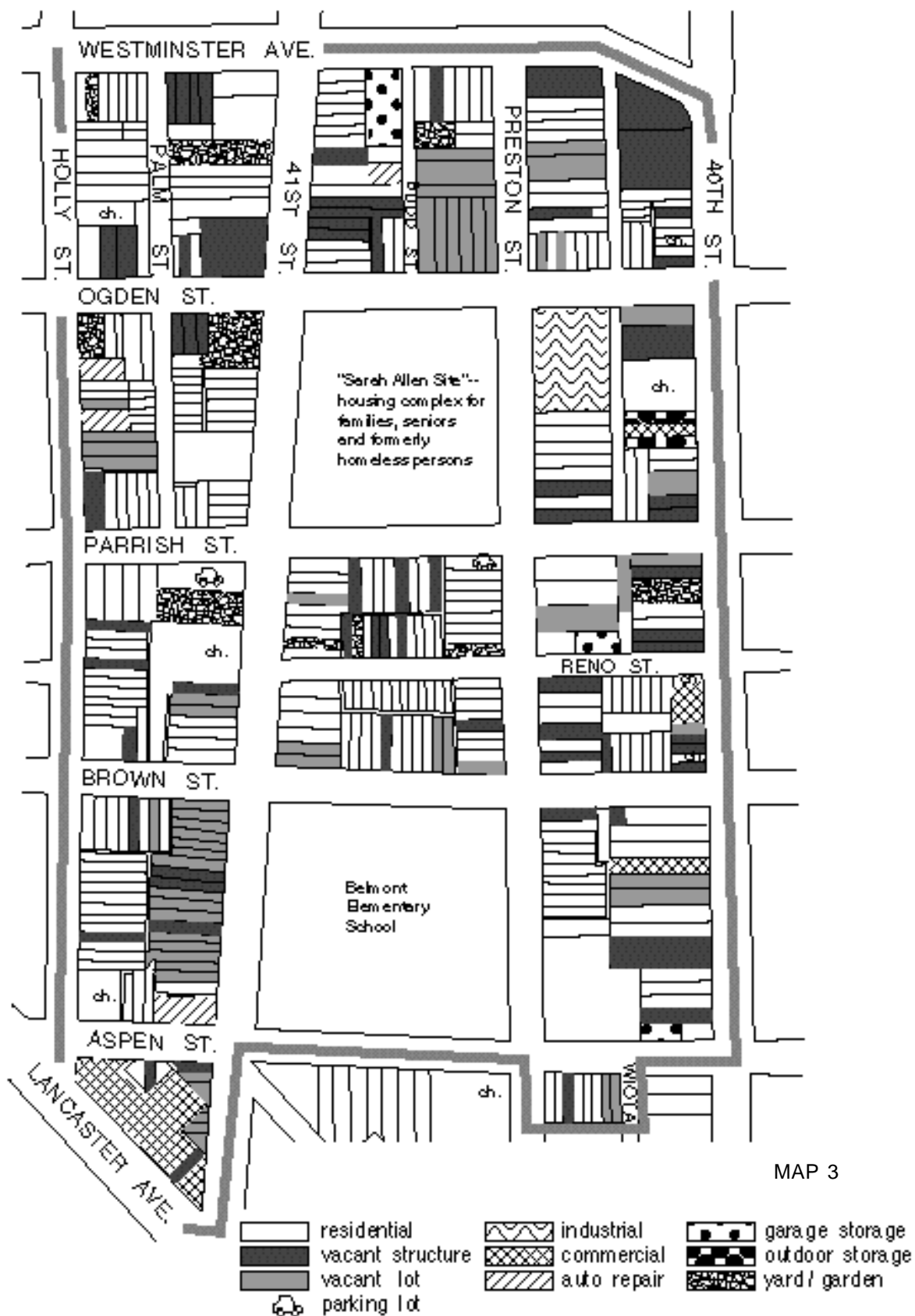




Boundary and Major Features

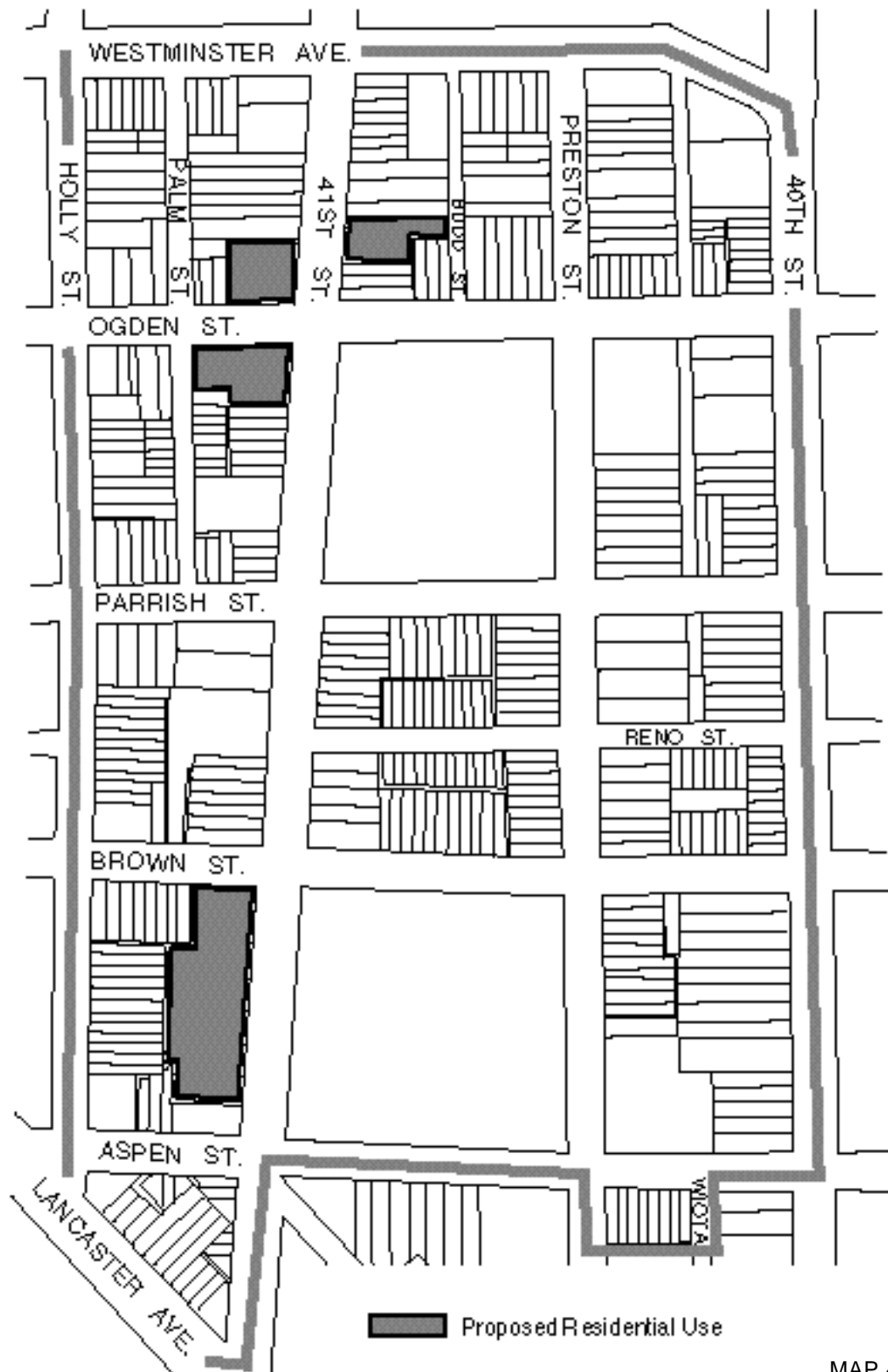
MAP 2

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Existing Land Use

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MAP 4

Proposed Changes in Land Use

**Sarah Allen Redevelopment Area
Philadelphia City Planning Commission**

Belmont School



The plan has three specific objectives:

- (1) to encourage rehabilitation of vacant homes,
- (2) to eliminate the blighting influence of undesirable land uses by encouraging

the

redevelopment of vacant land and buildings, and underutilized properties,

and

- (3) to replace substandard or economically obsolete buildings with new construction where rehabilitation is impractical.

III. Existing Conditions

The subject properties were recertified as blighted on April 2, 1998 by the Philadelphia City Planning Commission. Designation for redevelopment is warranted by the following criteria:

- Unsafe, unsanitary, inadequate conditions.
- Economically undesirable land use.

These conditions have a deteriorating effect on the neighborhood.

121 of the 428 properties in the study area are vacant (see Map 3). Many properties have unsafe and unsanitary conditions which are representative of economically

undesirable land use. Tax delinquency is pervasive (37% of privately-owned properties are two or more years tax delinquent). Property values are low: the value of single family homes is about one-third the city-wide median value.

IV. Existing Land Use (see Map 3)

The predominant land use is residential. There are two landmarks in the area, each occupying a full city block. One is the Sarah Allen site containing newly built or renovated housing units in various types of buildings, located at NE corner 41st & Parrish Streets. The other landmark is the Belmont Elementary School at SE corner 41st & Brown Streets. Along the southern edge of the area is the Lancaster Avenue neighborhood commercial district. The remainder of the redevelopment area is a mixture of homes, vacant houses and lots, gardens and yards and mini-parks. There are also some large one-story commercial and industrial buildings near 40th & Ogden Streets.

V. Proposed Changes in Land Use (see Map 4)

The "Proposed Changes in Land Use" plan is designed to facilitate housing rehabilitation, while also making appropriate recommendations for treatment of the major opportunity sites (vacant land or buildings) located in the Sarah Allen Redevelopment Area.

The plan recommends that most of the vacant homes scattered throughout the



neighborhood should be rehabilitated and brought back into productive residential use.

Four sites along 41st Street are recommended for residential redevelopment or rehabilitation. These four sites are shown on the "Proposed Changes in Land Use" map, and also on the Illustrative Site Plan (Map 6).

VI. Proposed Zoning Changes (Zoning is shown on Map 5)

No changes in the existing zoning are proposed. Housing rehabilitation, a major goal of this plan, is generally allowed under existing zoning. The other projects that are recommended 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.

VII. Proposed Street Changes

No changes in street layout are proposed in the Sarah Allen Redevelopment Area.

VIII. Illustrative Site Plan (see Map 6)

The Illustrative Site Plan is a conceptual plan for new housing on four opportunity sites situated along the 41st Street corridor.

IX. Relocation

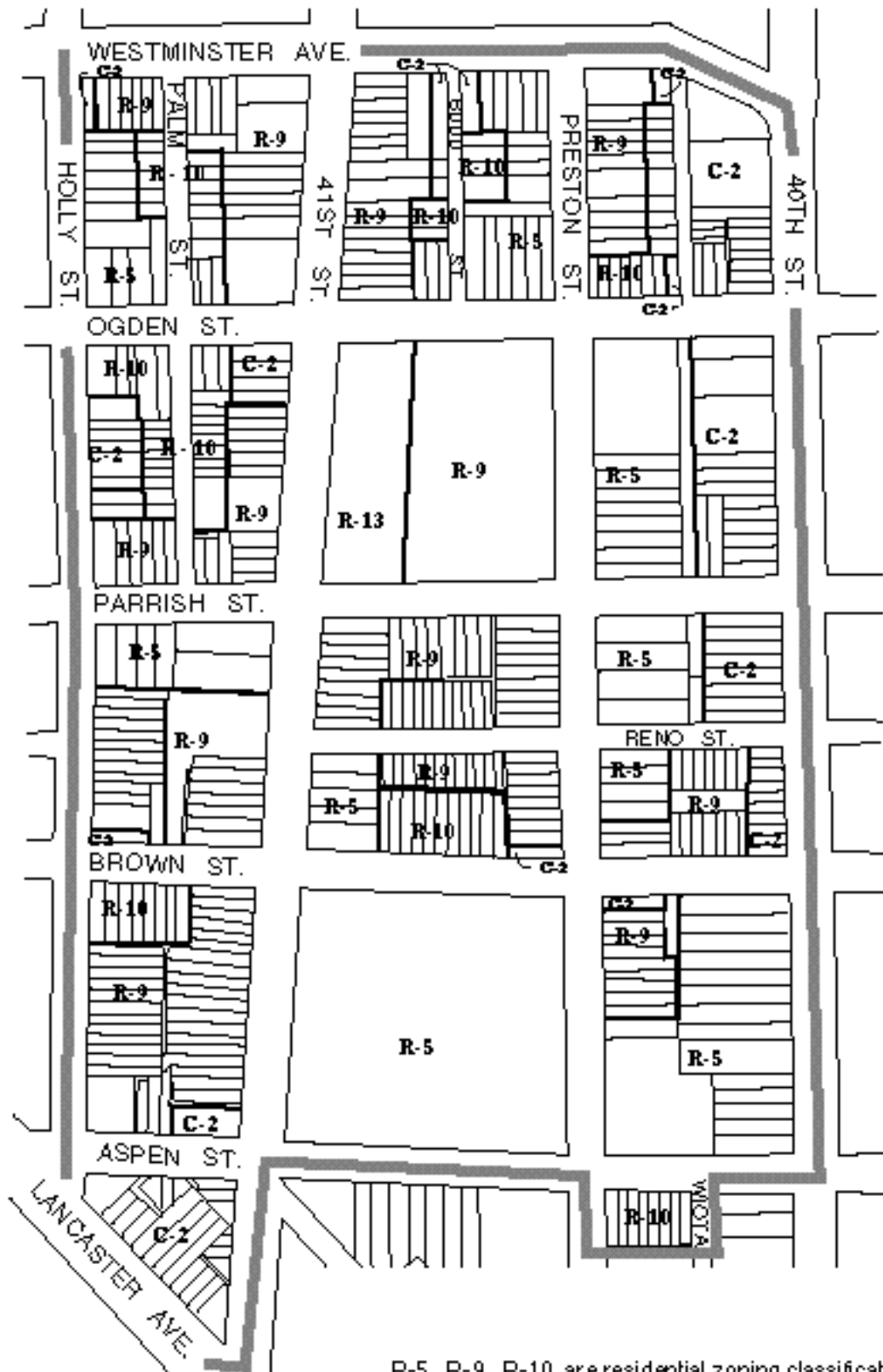
This plan recommends one project where relocation may be required: the proposed residential development at 744-78 N. 41st Street, between Aspen and Brown Streets. There is one occupied house where owners or tenants will need to be relocated.

X. Estimated Costs of Redevelopment

The cost of redevelopment, including new residential construction and rehabilitation, is estimated at \$3,600,000.

XI. Proposed Standards and Controls

Standards and controls for uses, density, land coverage, building area, parking and off-street loading will be established by the zoning code regulations. All impacts of redevelopment on the surrounding residential community will be minimized through development controls regulating site design, building materials and landscaping. These controls will be established by the Redevelopment Authority. Those restrictions will be reviewed and approved by the Planning Commission.



R-5, R-9, R-10 are residential zoning classifications;
C-2 is a commercial zoning classification

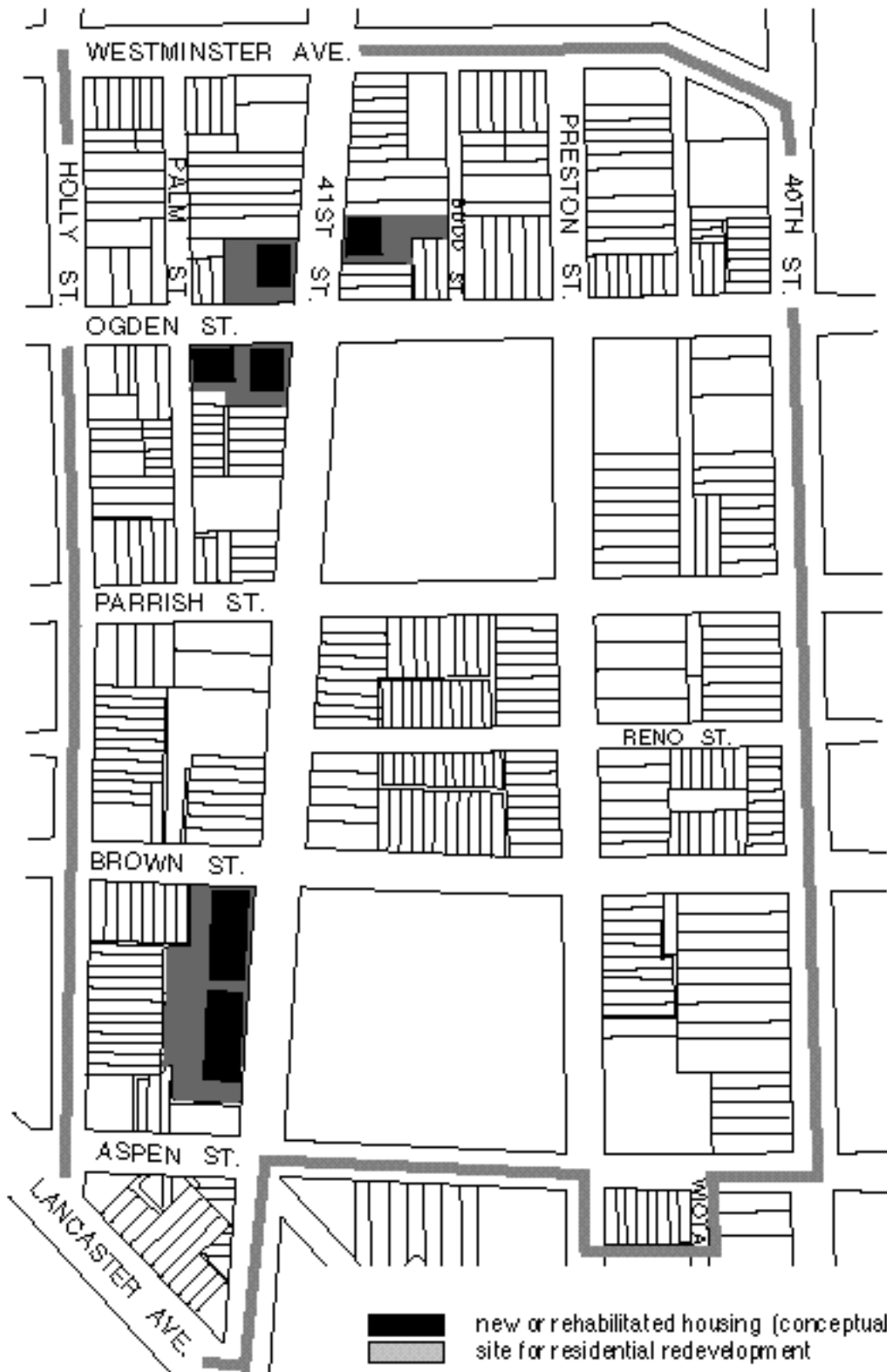
MAP 5

Existing and Proposed Zoning

Sarah Allen Redevelopment Area
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NW corner 41st & Brown Streets



MAP 6

Illustrative Site Plan

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