

Amendments to the Redevelopment Area Plan Parkside - Lancaster Redevelopment Area

PHILADELPHIA CITY PLANNING COMMISSION
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The Redevelopment Area Plan for Parkside - Lancaster Redevelopment Area was approved by the Philadelphia City Planning Commission in April 1997. Subsequently the Redevelopment Area was expanded to 52nd & Girard in October 2003. The boundaries of the redevelopment area are as follows: Parkside Avenue on the north, Belmont Avenue on the east, Girard Avenue on the south, and 52nd Street and the R-6 Railroad on the west.

The following changes are proposed:

1. Proposed Land Use

For the area bordered by 52nd Street on the west, Columbia (a.k.a. Leidy) Avenue on the north, 50th Street (extended) on the east and the R-5 Railroad on the south, the Proposed Land Use will change to "Commercial and Mixed Use;" whereas the previous land use designations for the same area were (1) Residential, (2) Commercial, and (3) Commercial/ Industrial.

2. Rehousing of Displaced Families

Some existing properties will require relocation assistance. All relocation will be accomplished in accordance with the terms and conditions of the Pennsylvania Eminent Domain Code.

3. Estimated Costs of Redevelopment

For a potential 30-acre site bordered by 52nd Street on the west, Columbia (a.k.a. Leidy) Avenue on the north, 50th Street (extended) on the east and the R-5 Railroad on the south, a shopping center is proposed with estimated total development cost of \$32 million.

Aside from these changes, the provisions of the Parkside – Lancaster Redevelopment Area Plan of April 1997, as amended, will remain in effect.

