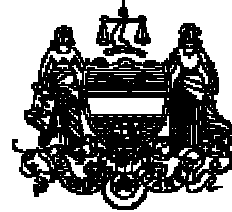


**Amendments to the
Parkside-Lancaster Redevelopment Area Plan**

Philadelphia City Planning Commission
October 2003

CITY OF PHILADELPHIA

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Amendments to the Parkside-Lancaster Redevelopment Area Plan
Parkside-Lancaster Redevelopment Area
October 2003

The Parkside-Lancaster Redevelopment Area Plan was approved by the Philadelphia City Planning Commission in April 1997. The boundaries of the redevelopment area were established as follows: Parkside Avenue, the SEPTA R-6 right-of-way, 52nd Street, Lancaster Avenue, Girard Avenue, and Belmont Avenue. Properties on both sides of Lancaster Avenue were included in the redevelopment area. The major purpose for establishing the Parkside-Lancaster Redevelopment Area was to facilitate housing rehabilitation in the West Parkside neighborhood (vicinity 52nd Street & Columbia Avenue).

These Amendments will have the effect of expanding the redevelopment boundary in a southerly direction along 52nd Street to Girard Avenue, and east along Girard Avenue to Lancaster Avenue. Additionally, the Amendments will establish land use and site plan guidelines for the expanded area. The initial project requiring redevelopment assistance is a proposal for new infill housing in the 4900 block of Girard Avenue (north side; see photo on page 4). The new housing will be funded through the Empowerment Zone and the Office of Housing and Community Development.

The expanded redevelopment boundaries are consistent with a blight recertification report approved in October 2003 for the area generally bounded by Girard Avenue, 52nd Street and Lancaster Avenue. The blight recertification found that 215 vacant properties exist in the study area, along with numerous code violations and several instances of faulty street and lot layout. The blight study concluded that a finding of blight is warranted in this area.

In the Amended Redevelopment Area Plan, the following changes and additions shall take effect:

1. Expand Redevelopment Area Boundaries (see maps on pages 2 and 3)

Expand the boundary south along 52nd Street to Girard Avenue, and east along Girard Avenue to Lancaster Avenue. This will include the neighborhood known as Cathedral Park.

2. Existing Land Use (page 3)

In the expanded area, land use is predominantly residential. Fifty-Second Street contains many commercial properties. Warren Street contains a mixture of institutional and industrial properties. There are four institutional properties in the neighborhood, occupied by churches, schools and a club.

3. Proposed Land Use (page 3)

The majority of the Cathedral Park neighborhood is recommended for residential use. Along 52nd Street, commercial use is encouraged. Commercial uses are also recommended for Warren Street. Implicit in the Proposed Land Use scheme is the rehabilitation or redevelopment of all vacant properties.

4. Existing and Proposed Zoning (page 4)

No changes in the existing zoning are proposed at this time. Housing revitalization, a major goal of the original redevelopment area plan, is generally allowed under existing zoning. Specific projects that are envisioned 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.

5. Illustrative Site Plan (page 5)

The Illustrative Site Plan shows existing and proposed buildings in a conceptual manner. It reflects new homes planned for the 4900 block of Girard Avenue, and new commercial uses along 52nd Street.

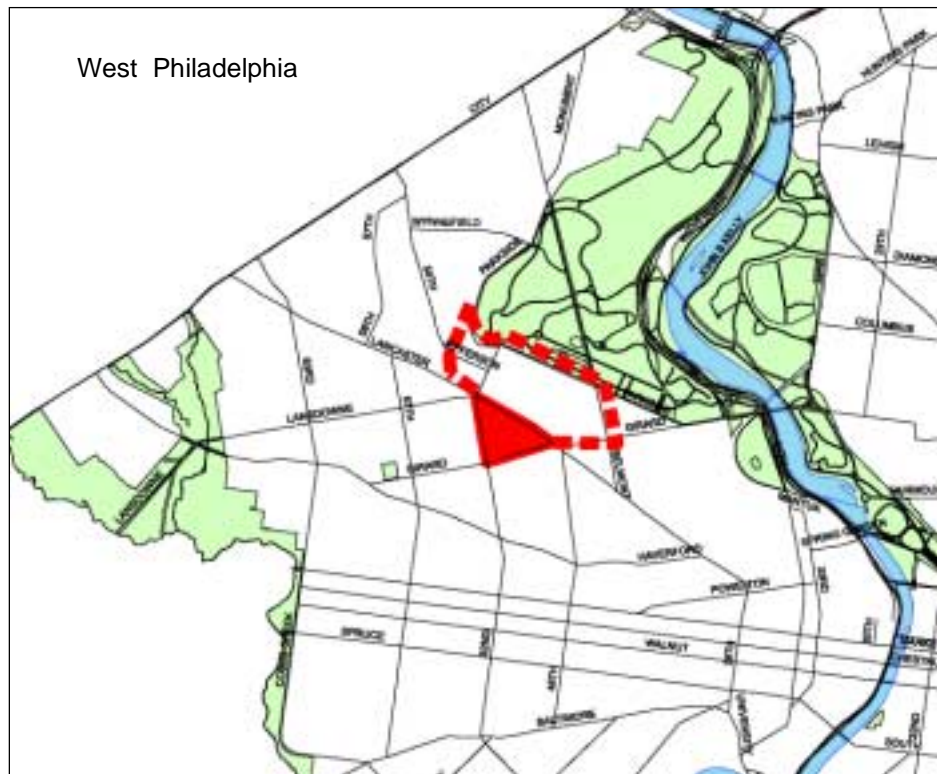
6. Relocation

It is possible that the housing initiative on the 4900 block of Girard Avenue will require some relocation. Preliminary studies indicate that four households may be subject to relocation. The exact number of relocations will be specified in accordance with final development plans to be prepared by a private developer in partnership with the City. All relocation will be accomplished in accordance with the terms and conditions of the federal Uniform Relocation Act.

7. Estimated Costs of Redevelopment

The first project to be advanced will be the revitalization of the 4900 block of Girard Avenue. Total development cost is estimated at \$2.5 million. For additional projects in the future, the Redevelopment Authority will prepare cost estimates as plans are developed.

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

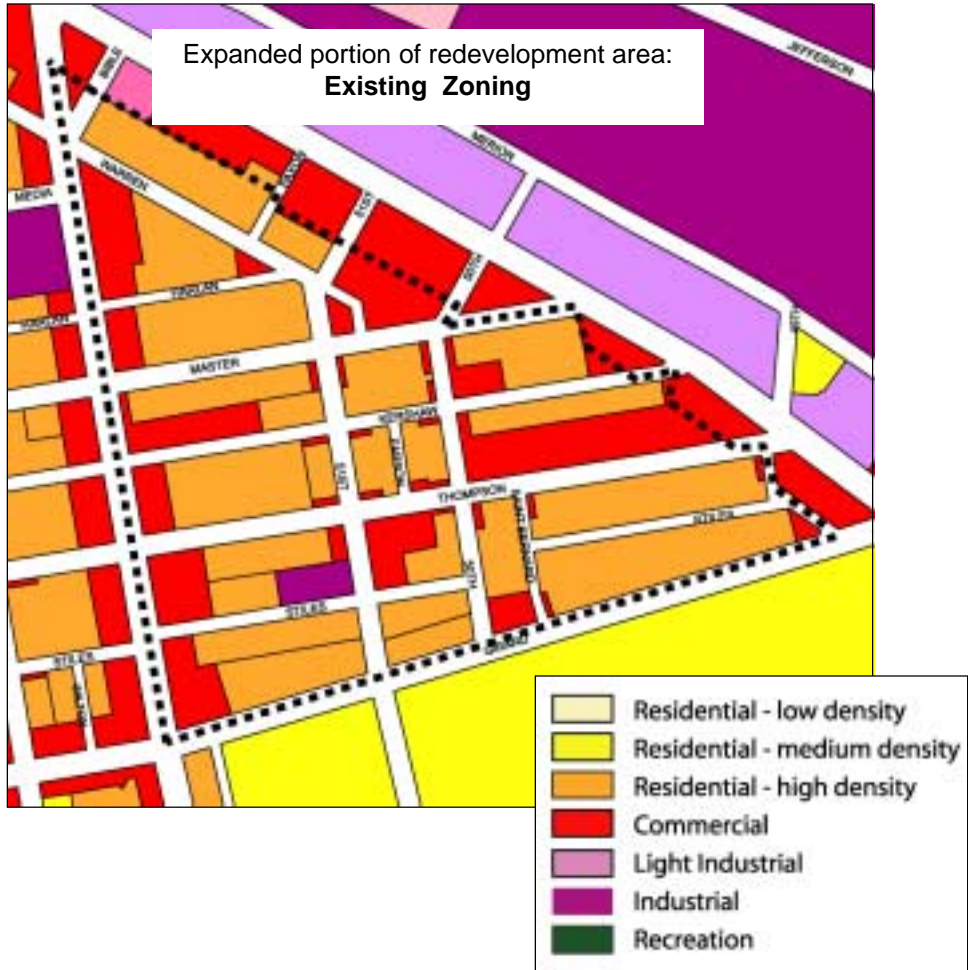


The Parkside-Lancaster Redevelopment Area is centrally located in West Philadelphia. The original redevelopment boundary is in the red dotted line. The expanded area is shown as a red triangle.



- Residential
- Commercial
- Institution
- Recreation
- Industrial
- Vacant structure
- Vacant lot





4900 block of Girard Avenue



Above: typical housing in the Cathedral Park neighborhood



Expanded portion of redevelopment area:
Illustrative Site Plan