

# Point Breeze Redevelopment Area Plan

for land use;

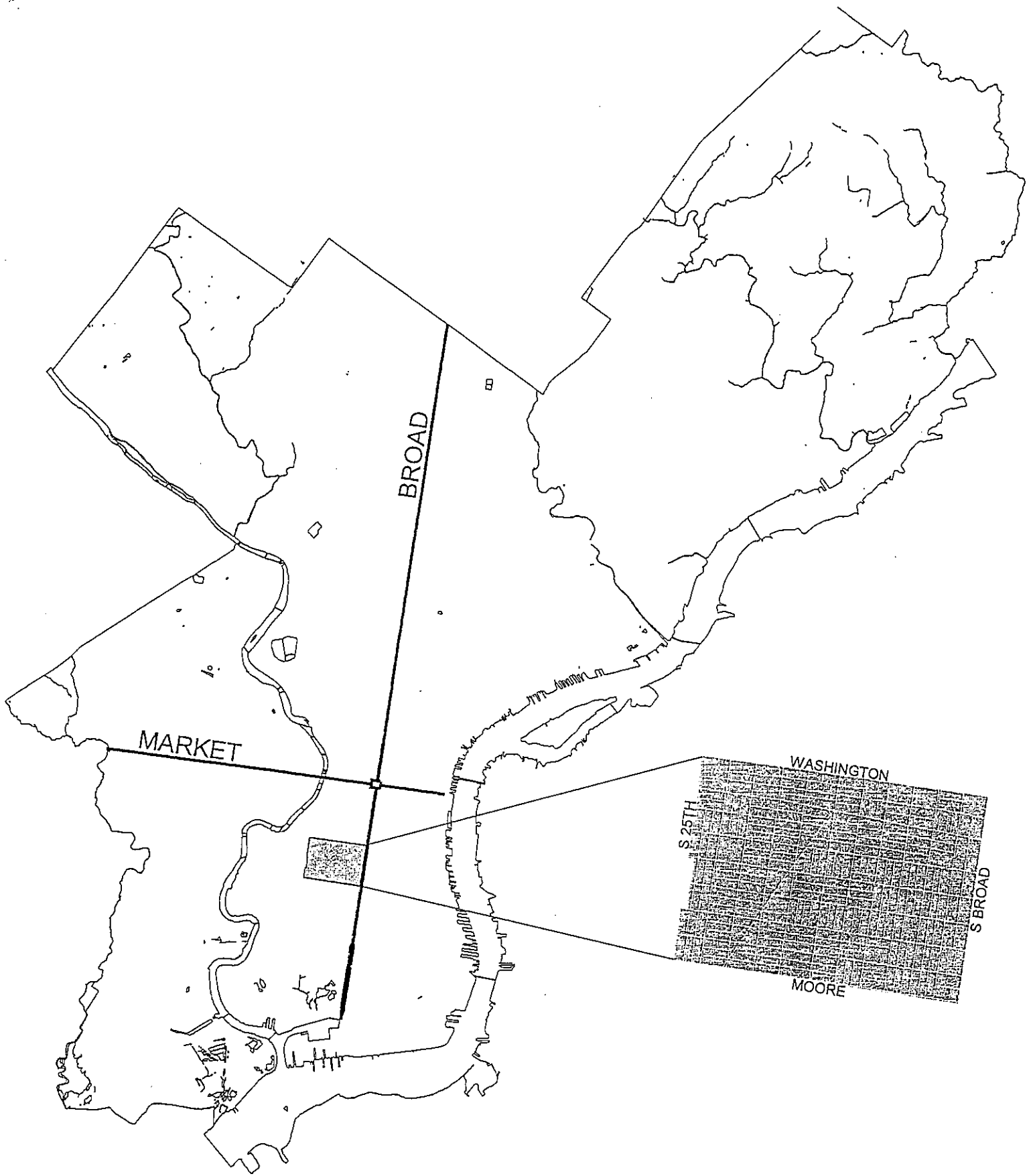
see:

Pt Breeze  
Urban Renewal Plan

Second Amended  
Redevelopment Proposal  
(Disposition Supplement...)  
Sept. 2002

Philadelphia City Planning Commission

November 2001



# LOCATION MAP

POINT BREEZE REDEVELOPMENT AREA

Philadelphia City Planning Commission November 2001

## I. INTRODUCTION

The Point Breeze Redevelopment Area is bounded by Washington Avenue, S. 25<sup>th</sup> Street, Reed Street, the rear property lines of the 1400 and 1500 blocks of S. Taylor Street, Tasker Street, S. 25<sup>th</sup> Street, Moore Street, and South Broad Street. Through the Planning Commission's approval of this Redevelopment Area Plan, the former Point Breeze Redevelopment Area (1971) is being consolidated with the recently certified Point Breeze South (2001) and Point Breeze East (1998) Redevelopment Areas to create a single Redevelopment Area.

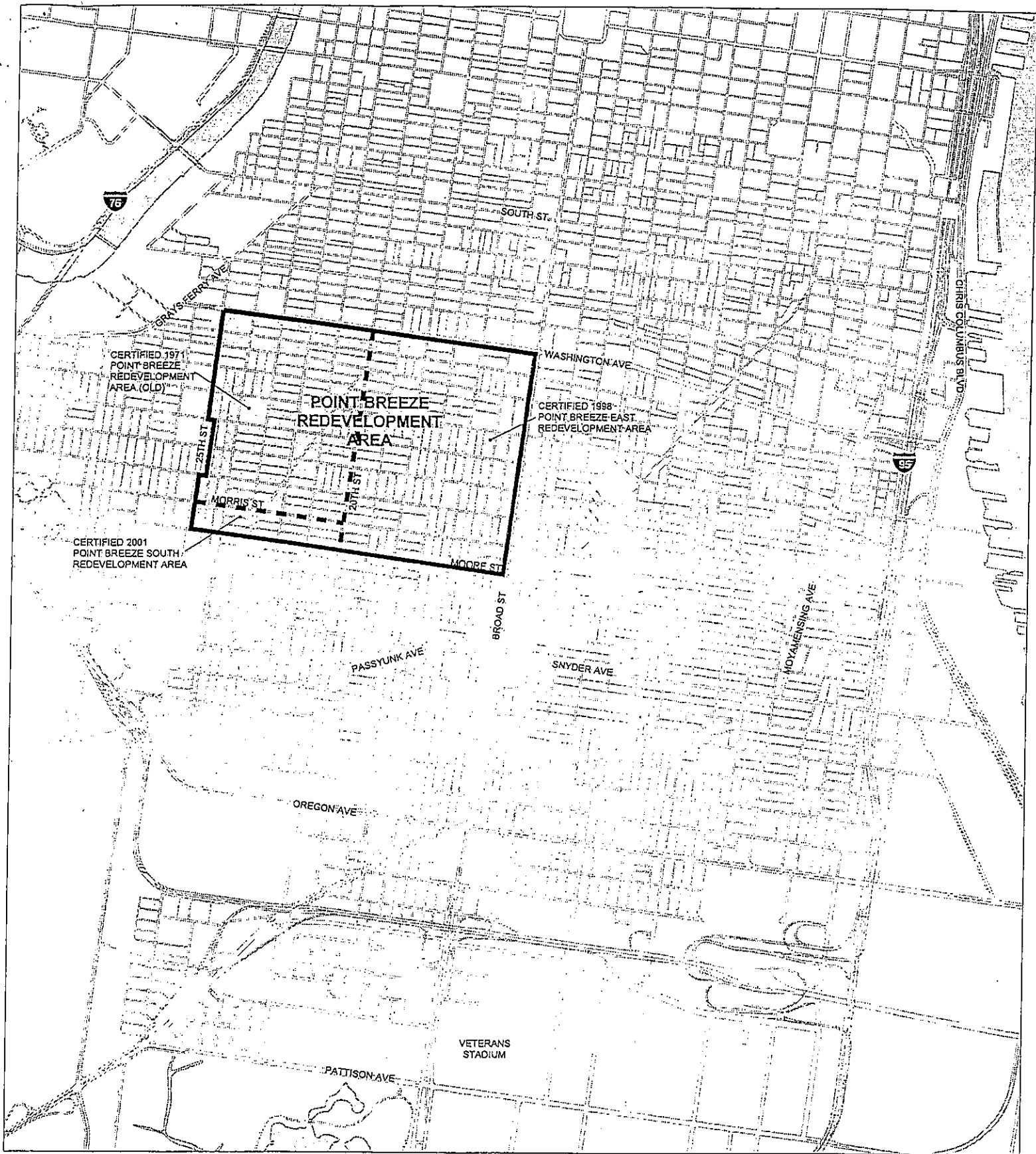
Point Breeze is primarily a residential neighborhood. The nonresidential portions of the neighborhood include industrial corridors along South 25<sup>th</sup> Street and Washington Avenue and retail corridors along Point Breeze Avenue and South Broad Street. Although the neighborhood contains viable housing, many blocks bear evidence of blight in the form of vacant lots and vacant structures. The deteriorated condition of these vacant properties discourages reinvestment by owners of occupied residential properties nearby. The greatest concentrations of blight are in the northeastern, west central and central portions of the redevelopment area. If not checked, this blight may eventually spread to the more stable sections of the neighborhood.

Designating Point Breeze as a new Redevelopment Area will provide support for development projects already proposed in the Redevelopment Area. A substantial amount of funding has been targeted to the following developments:

- The \$6.0 million new Point Breeze Performing Arts Center on the 1600 block of Point Breeze Avenue
- Universal Pointe, a \$21.3 million mixed-use development in the vicinity of S. 16<sup>th</sup> and Federal Streets
- Point Breeze Presbyterian Apartments, an \$8.5 million project that will provide 85 rental units for low- and moderate-income elderly at the corner of S. 16<sup>th</sup> and Reed Streets

In addition, it is being proposed that a new Point Breeze Urban Renewal Area be created. The proposed Point Breeze Urban Renewal Area would share its boundaries with the Point Breeze Redevelopment Area and would facilitate the more comprehensive redevelopment of the Point Breeze neighborhood.

The Certification of Point Breeze, Point Breeze East and Point Breeze South as Redevelopment Areas by the Philadelphia City Planning Commission in 1971, 1998 and 2001, respectively, are in accordance with the provisions of Pennsylvania Urban Redevelopment Law.



1 INCH = 1800 FEET

# BOUNDARY MAP

POINT BREEZE REDEVELOPMENT AREA

Philadelphia City Planning Commission November 2001

## II. REDEVELOPMENT OBJECTIVES

The Redevelopment Area Plan for Point Breeze is a statement of long-term community development objectives. However, it also lays the groundwork for implementation of redevelopment proposals that will be ready to proceed in the near future. The principal purposes for establishing the Redevelopment Area are to allow public interventions that lead to the redevelopment of deteriorated portions of the Redevelopment Area and to promote the stability of the Redevelopment Area and the surrounding community. The plan sets the stage for the redevelopment of residential blocks and for the redevelopment of other properties to support neighborhood economic development.

The specific objectives are:

1. To eliminate the blighting influence of undesirable land uses, thereby creating opportunities for new construction and rehabilitation.
2. To foster the productive reuse of abandoned lots and structures.
3. To encourage the full utilization of partially vacant structures.

## III. BOUNDARIES AND EXISTING CONDITIONS

The westerly portion of the Point Breeze neighborhood was certified as a Redevelopment Area in 1971. It includes the area bounded by Washington Avenue, S. 25<sup>th</sup> Street, Reed Street, the rear property lines of the 1400 and 1500 blocks of S. Taylor Street, Tasker Street, S. 25<sup>th</sup> Street, Morris Street, and S. 20<sup>th</sup> Street. Point Breeze East was certified as a Redevelopment Area on March 5, 1998, covering the area bounded by Washington Avenue, S. 20<sup>th</sup> Street, Moore Street, and S. Broad Street. Point Breeze South was certified as a Redevelopment Area on November 15, 2001, covering the area bounded by Morris Street, S. 25<sup>th</sup> Street, Moore Street, and S. 20<sup>th</sup> Street. These three areas are being consolidated to create the new Point Breeze Redevelopment Area.

The designation as a Redevelopment Area is based on existing conditions in these neighborhoods that are consistent with the following criteria:

- a. Unsafe, unsanitary, inadequate or overcrowded conditions.
- b. Faulty street and lot layout.
- c. Economically or socially undesirable land use.

In summary, according to the Department of License and Inspections as of Fall of 2000 this area contained approximately 1301 vacant structures, many of which were in dangerously deteriorated condition. The area also contained approximately 885 vacant lots, many of which are covered with debris and overgrown with weeds. The highest

concentrations of vacant properties can be found in the northeastern, west central and central portions of the neighborhood. While vacant and underutilized properties are more dispersed in other parts of the Redevelopment Area, these conditions have a continuous, damaging effect on the more stable blocks in the neighborhood.

#### IV. EXISTING LAND USE

The predominant land use in the Point Breeze Redevelopment Area is residential. Most residential properties are single-family row houses, many of which have been well maintained. Homeownership has historically been an important characteristic of the area. The Point Breeze neighborhood posted a homeownership rate of 65% in 1990. However, there are signs to indicate a trend towards the conversion of single-family homes into boarding houses or multi-family homes.



While residential is the predominant land use, the Redevelopment Area also contains industrial, commercial, public and institutional land uses. Industrial uses are small-scale and mostly confined to the portion of the Redevelopment Area fronting on S. 25<sup>th</sup> Street and Washington Avenue. The Washington Avenue frontage is occupied by building supply, wholesale and specialty retail establishments. The 25<sup>th</sup> Street frontage was once a vital industrial corridor served by the still-existing elevated freight railroad. Auto repair shops and equipment yards can now be found at the southern end of the corridor, while community gardens now occupy some of the central blocks. The northern blocks are essentially an extension of the Washington Avenue uses. Point Breeze Avenue is the traditional commercial heart of the community and, despite a decline in its vitality, still contains an assortment of neighborhood retail services. S. Broad Street is another retail corridor, containing neighborhood retail and some automobile-oriented commercial uses. Street-corner retail establishments dot the neighborhood but many are either vacant or converted to other uses. Public uses include a community park (Wharton Square), several neighborhood playgrounds, as well as a police station and fire station at 20<sup>th</sup> and Federal Streets. Institutional uses are scattered throughout the area and include schools, churches, day care centers, a free library and the Point Breeze Performing Arts Center.

#### V. EXISTING ZONING

The current zoning of the Point Breeze Redevelopment Area includes a mix of residential, neighborhood commercial, industrial and related classifications that range from R-5 Residential to G-2 Industrial. As a result of an areawide rezoning effort in 1985, the zoning closely follows the pattern of existing land use. This is especially true of the residential classifications where the zoning most accurately reflects existing residential building types. As shown on the Existing Zoning map, residential districts occupy the greatest amount of land area. Commercial districts are located along Point Breeze Avenue and S. Broad Street and on a number of street corners throughout the neighborhood. Industrial districts are concentrated along Washington Avenue and S. 25<sup>th</sup> Street, although a few sites are scattered within the more residential portions of the neighborhood.



1 INCH = 650 FEET






-  Vacant Structures
-  Vacant Lots

# VACANT PROPERTIES AND FOCUS AREAS

POINT BREEZE REDEVELOPMENT AREA



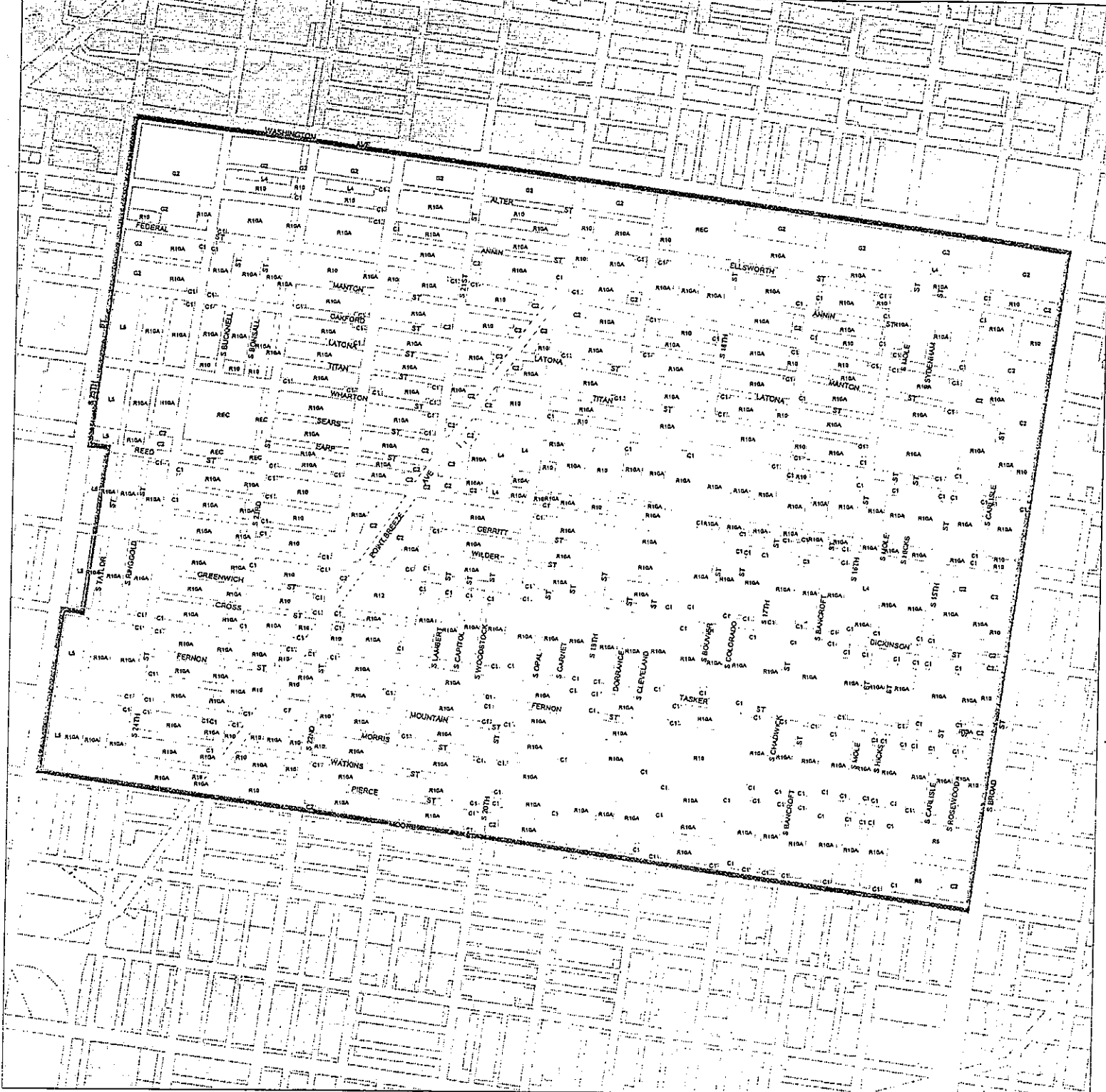
1 INCH = 650 FEET

-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Public

## EXISTING LAND USE

POINT BREEZE REDEVELOPMENT AREA





1 INCH = 650 FEET

# EXISTING ZONING

POINT BREEZE REDEVELOPMENT AREA

## VI. PROPOSED LAND USE AND ZONING

In general, the neighborhood contains numerous vacant lots and deteriorated and/or vacant structures scattered amid well-maintained properties. Re-use of vacant lots and rehabilitation or demolition of deteriorated structures must be encouraged throughout the neighborhood in order to stabilize residential blocks. A particular source of scattered vacancies is corner properties, many of which contain former ground-floor retail space. The decline in population and the availability of shopping opportunities elsewhere has led to the closure of many corner storefronts. Due to this decline, new retail development should be limited to Point Breeze Avenue, not corner stores, in order to establish a critical mass of retailing. The future uses of these vacant corner properties, therefore, should be non-commercial and may include new or renovated dwellings, side yards, or other residential and related uses. Upon formal submissions of development proposals, the zoning of these sites, typically C-1 Commercial, may be changed to an appropriate residential classification.

Several locations in the neighborhood have high concentrations of vacant buildings and lots, which have varying redevelopment potential. The *Point Breeze Neighborhood Strategic Plan*, created by the Point Breeze Community Development Coalition in July 1997, contains a number of recommendations and proposed community improvement projects for the following areas of concentrated vacancy:

1. 1300 Block of S. Taylor/S. 25<sup>th</sup> Street
2. 1600 Block of Point Breeze Avenue
3. 1300 Block of Point Breeze Avenue
4. 2000 Block of Annin Street
5. 1300 Block of S. Bouvier Street
6. 1300 Block of S. Chadwick Street
7. 16<sup>th</sup> and Federal Streets

Three of these sites already have development commitments. The 1600 Block of Point Breeze Avenue, which currently contains a large vacant lot, is the future site of the new Point Breeze Performing Arts Center. The facility, a result of cooperation between the Point Breeze Performing Arts Coalition and Universal Companies, will provide an institutional anchor for the lower portion of Point Breeze Avenue and help stabilize surrounding residential blocks. The vicinity of 16<sup>th</sup> and Federal Streets is the site of the Universal Pointe project, developed by Universal Companies and The Point CDC, and it will contain a proposed 126 units of rental and homeownership units as well as neighborhood commercial space.

The *Point Breeze Neighborhood Strategic Plan's* proposals for the remaining areas of concentrated vacancy have not been initiated. While the plan's proposal for these sites have merit as community improvement ideas, few have the funds and control of land necessary to proceed to building construction. This Redevelopment Area Plan

acknowledges the potential significance of these proposals but can only make recommendations as to general, not specific, changes in zoning for the sites.

#### *1300 block of South Taylor and 25<sup>th</sup> Streets*

The property bounded by S. Taylor, S. 25<sup>th</sup>, Wharton and Reed Streets is a large vacant lot, formerly an industrial property served by the elevated freight railway on S. 25<sup>th</sup> Street. This lot is unlikely to support residential or retail uses, due to the existence of the freight viaduct and the relatively low traffic volume on S. 25<sup>th</sup> Street. The *Strategic Plan* recommended recreational or residential uses for this property. Given the possible environmental constraints of this property due to its history of industrial use, continued industrial uses may be more feasible, particularly automobile service and repair uses similar to those in the southern two blocks of S. 25<sup>th</sup> Street. The land use for this block will remain industrial, and the zoning will remain L-5 Industrial.

The adjacent 1400 block of S. Taylor Street contains many vacant residential lots and deteriorated structures and may constitute an opportunity for residential-related uses. The zoning of this block, which is now R-10A Residential, may be changed to a lower density residential classification at the time a formal development program is established.

#### *1300 block of Point Breeze Avenue*

There are a large number of vacant lots and deteriorated structures along Lambert and Capitol Streets just east of this block. The *Point Breeze Neighborhood Strategic Plan* identified this area as a potential site for new commercial development, possibly including an anchor store, with off-street parking at a key location on the Point Breeze Avenue commercial corridor. An alternative recommendation would be the development of accessory uses such as off-street parking to enhance existing commercial establishments on Point Breeze Avenue. The Plan also highlighted the two underutilized (though currently occupied) industrial structures immediately to the east of Capitol Street as potential future acquisitions to form a larger redevelopment site. These properties would need to be assembled under single ownership and cleared before development can proceed. The land use proposed for the two blocks east of Lambert and Capitol Streets is commercial. Upon submission of a formal development proposal, the zoning, which is now L-4 Industrial, C-2 Commercial and R-10A Residential may be changed to an appropriate Commercial designation. Any future redevelopment of the industrial property immediately east of Woodstock Street should be residential, due to the more residential character of S. 20<sup>th</sup> Street. The zoning of this property, which is now L-4 Industrial, may be changed to an appropriate residential classification as part of a formal development proposal.

#### *2000 block of Annin Street*

This block contains mostly vacant lots and a few deteriorated rowhouse structures. The *Strategic Plan* proposed single-family housing for the south side of this street. This section of Annin Street, however, is single-loaded, with the few remaining structures located on the south side of Annin Street. These structures face the rear of properties located on the south side of Ellsworth Street, which have double frontage. This arrangement creates an undesirable residential environment. The properties on the south

side of Annin Street could be adopted as extended backyards and parking areas for properties on the north side of Federal Street. These properties would need to be assembled under single ownership, cleared and re-subdivided before any development can proceed. The proposed land use for this block will be residential, with the recommendation that the single-loaded arrangement for Annin Street be corrected. Upon submission of a formal development proposal, the zoning at either end of the block, which is now C-1 and C-2 Commercial, may be changed to an appropriate residential classification.

#### *1300 blocks of Bouvier and Chadwick*

Ideas for the reuse of the vacant property on these small intermediary streets, which are located to the east and west of S. 17<sup>th</sup> Street, include residential and related development. Upon submission of a formal development proposal, the zoning, which is now R-10A Residential, may be changed to a lower density residential classification.

## VII. PROPOSED STREET CHANGES

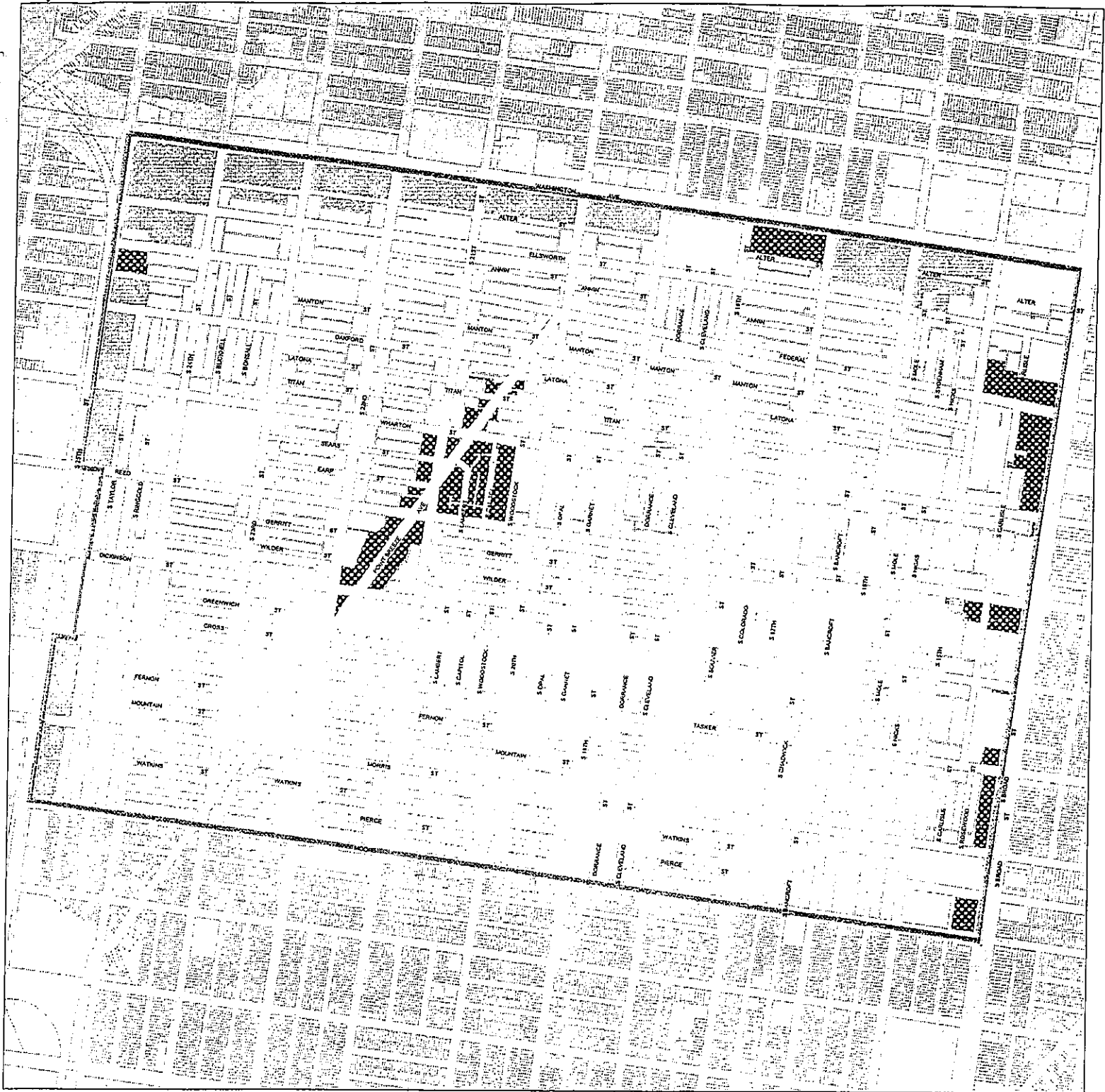
The *Point Breeze Neighborhood Strategic Plan* recommends extending two stub-end streets, 1100 S. Hicks Street and 1100 S. Sydenham Street, which are now accessed from Federal Street, through to Ellsworth Street. These streets are extremely narrow and while Sydenham Street has occupied residential properties, Hicks Street consists mostly of private garages, auto repair uses and rear yards. Until an in-depth, development oriented survey of these two blocks is undertaken by the Redevelopment Authority, Office of Housing and Community Development, Streets Department and Planning Commission staff, it cannot be determined if Sydenham Street is suitable for new residential construction, or if the proposed street extensions are feasible. Accordingly, no changes in the street layout for this section of the neighborhood, or any other part of the Point Breeze Redevelopment Area, are proposed at this time.




## VIII. HISTORICAL SIGNIFICANCE

Redevelopment proposals requiring the demolition or alteration of locally designated historic structures, or structures deemed eligible for National Register Designation shall be reviewed by staff of the Philadelphia Historical Commission prior to receiving formal public agency approvals.

## IX. RELOCATION

Relocation of tenants or owners of occupied properties to advance specific redevelopment proposals will be kept to a minimum. All relocation activities will be conducted in accord with local, state, and federal procedures and standards.



-  Residential and Related
-  Commercial
-  Industrial

1 INCH = 650 FEET

# PROPOSED LAND USE

POINT BREEZE REDEVELOPMENT AREA

## X. PROPOSED STANDARDS AND CONTROLS

Standards and controls for uses, density, land coverage, building area, parking, and off-street loading will be set by 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. The Redevelopment Authority, in concert with City Planning Commission staff, will establish these controls. Those restrictions will be reviewed and approved by the Planning Commission.

The Pennsylvania Urban Redevelopment Law of 1945, as amended, and the United States Housing Act of 1949, as amended, regulates Redevelopment and Urban Renewal in the City of Philadelphia.

Redevelopment in the Point Breeze Redevelopment Area will be in conformity with the provisions of this Redevelopment Area Plan. It will be in accord with the requirements of any Urban Renewal Plan prepared by the Redevelopment Authority of the City of Philadelphia for this area, and will comply with 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.