

CITY OF PHILADELPHIA



CITY PLANNING COMMISSION

18th FLOOR, MARKET STREET NATIONAL BANK BUILDING

JUNIPER AND MARKET STREETS, PHILADELPHIA 7

LOCUST 4-0744

MUNICIPAL 6-9700

August 4, 1953

Hon. Francis J. Myers
Chairman
Redevelopment Authority
Board of Education Bldg.
Philadelphia 3, Pa.

Dear Senator Myers:

Transmitted herewith is a Redevelopment Area Plan for the West Poplar Redevelopment Area as prepared by the City Planning Commission in accordance with the provisions of the Urban Redevelopment Law of May 24, 1945, P.L. 991. The Area is bounded on the north by Girard Avenue, on the east by Ninth Street, on the south by Spring Garden Street, and on the west by Broad Street.

The West Poplar Area is part of a larger area certified on February 11, 1948 as the Poplar Redevelopment Area. The East Poplar Redevelopment Area Plan, covering the remainder of the area, was transmitted to you on August 5, 1948.

Sincerely yours,

Edward Hopkinson, Jr.
Edward Hopkinson, Jr.
Chairman

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PHILADELPHIA AND VICINITY
PHILADELPHIA CITY PLANNING COMMISSION
SCALE IN MILES

WEST POPLAR AREA

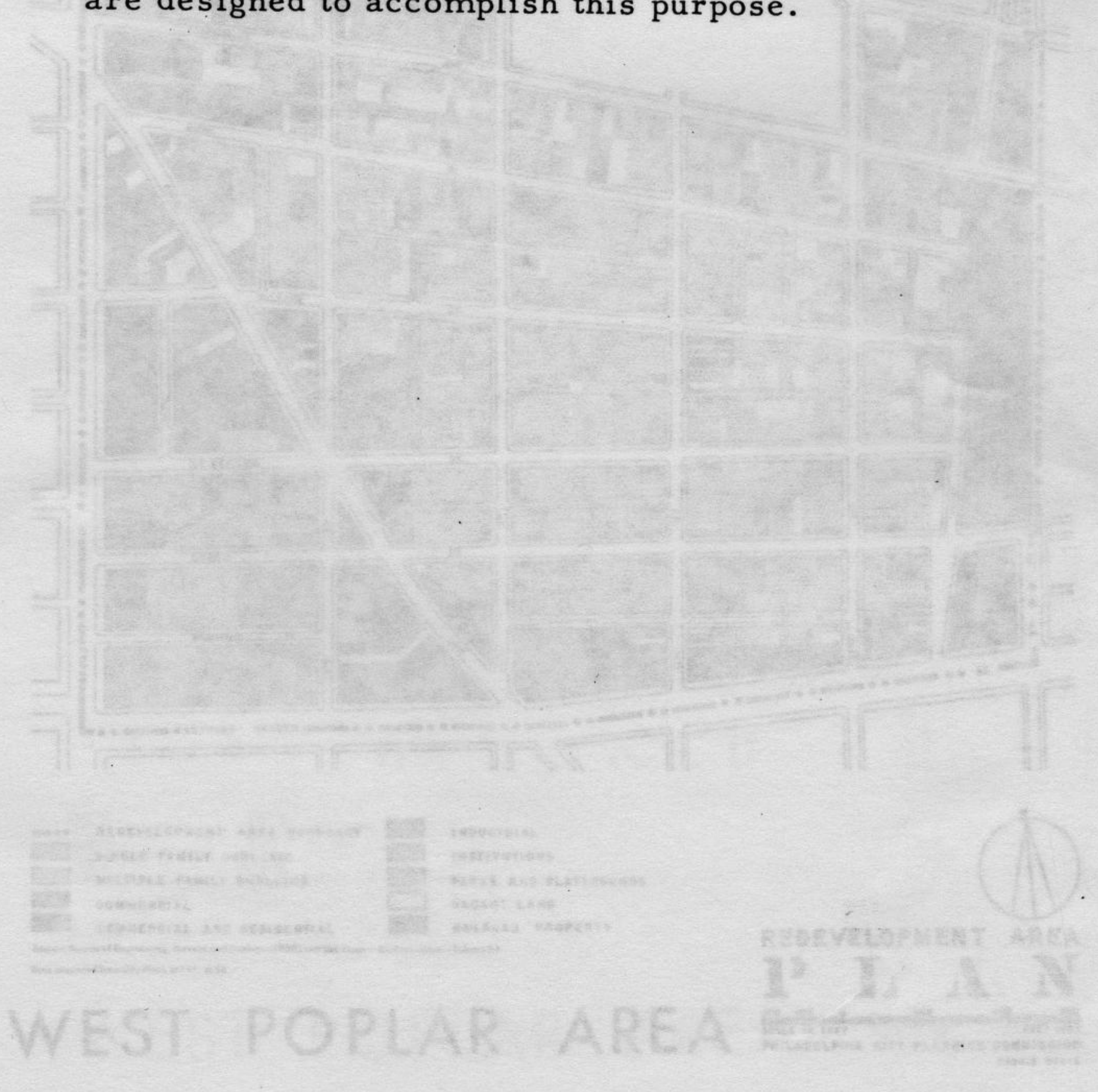
FOREWORD

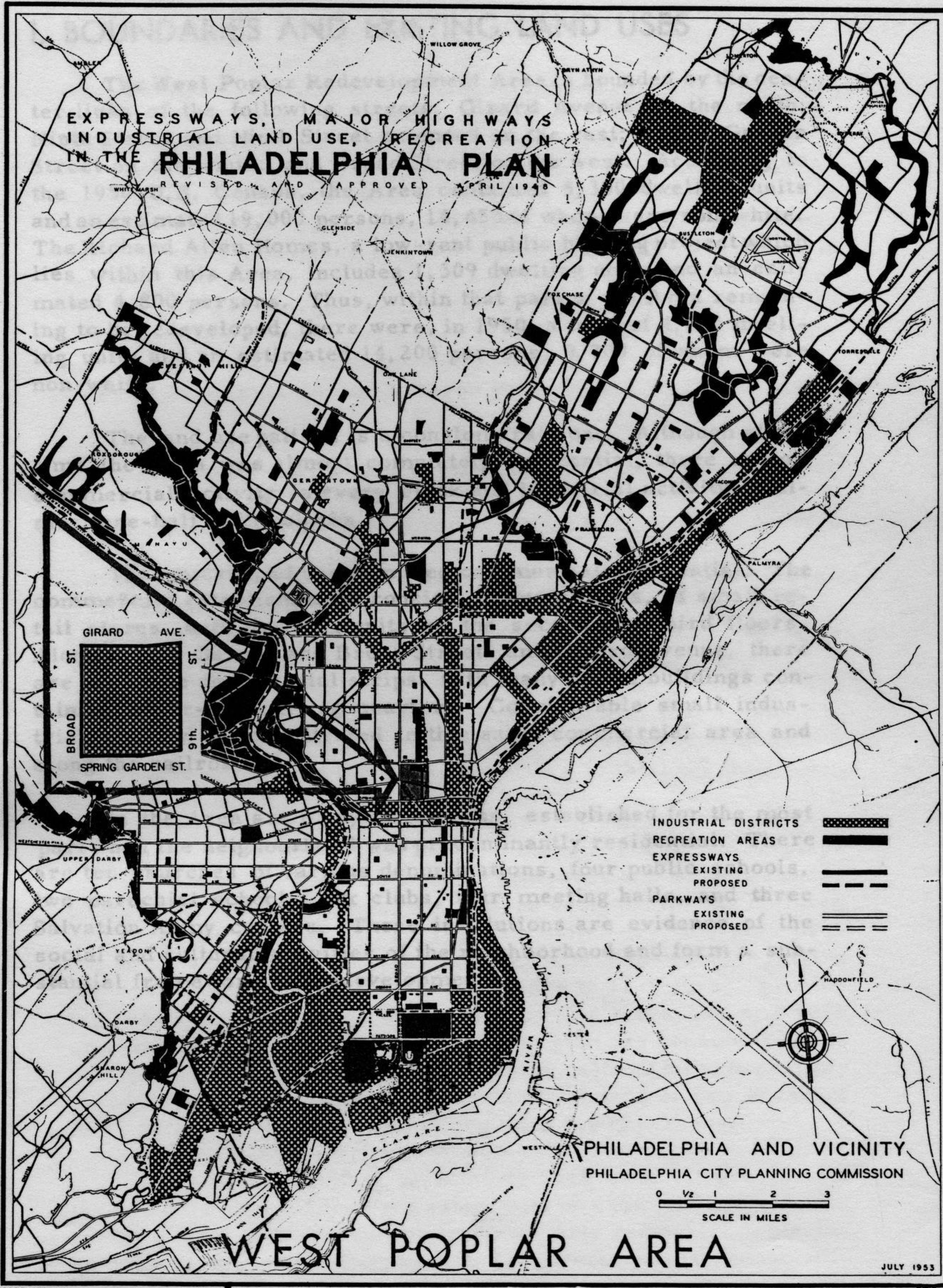
The West Poplar Redevelopment Area, like that of the adjoining East Poplar Area in which the planned redevelopment has reached an advanced stage, is not one that requires complete redevelopment. A basic residential quality remains in much of it, and the condition of existing housing is not entirely bad.

It is desired to retain this residential character, either by preservation or rehabilitation of existing housing or by rebuilding where only new structures can preserve and increase the valuable but presently deteriorating qualities of the neighborhood.

The West Poplar Area can become again, as it was in former days, a desirable residential neighborhood. It has the asset of being close to the central city commercial and industrial districts and already possesses the community facilities necessary for a well-balanced neighborhood.

The purpose of this redevelopment plan is to re-create the West Poplar Area. The measures described in the following plan are designed to accomplish this purpose.

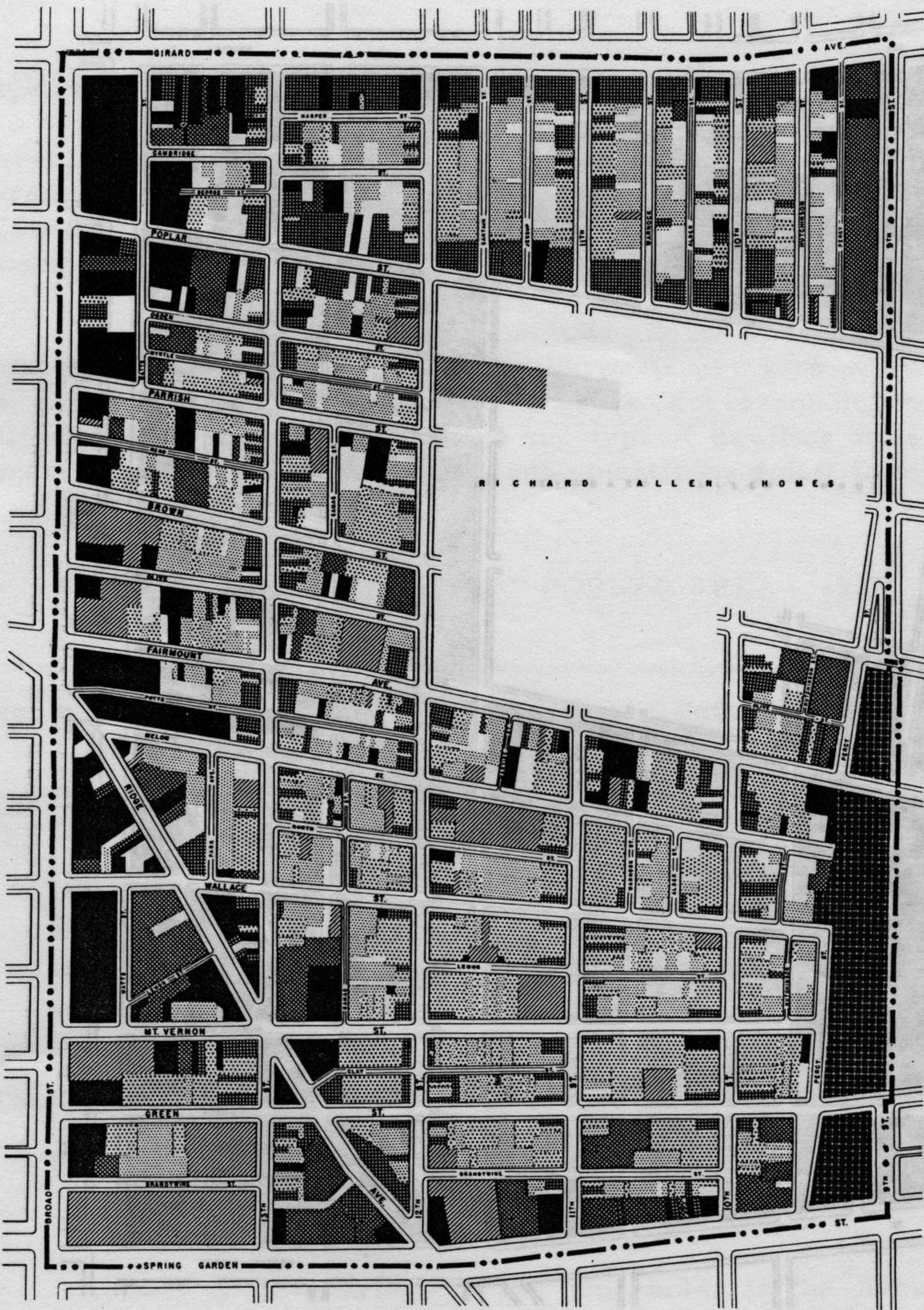




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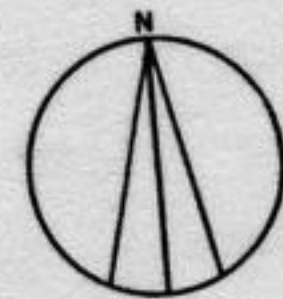
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MAP 1-EXISTING LAND USE



- | | | | |
|--|-----------------------------|--|-----------------------|
| | REDEVELOPMENT AREA BOUNDARY | | INDUSTRIAL |
| | SINGLE FAMILY DWELLING | | INSTITUTIONS |
| | MULTIPLE FAMILY DWELLING | | PARKS AND PLAYGROUNDS |
| | COMMERCIAL | | VACANT LAND |
| | COMMERCIAL AND RESIDENTIAL | | RAILROAD PROPERTY |

Source: Bureau of Engineering, Surveys and Zoning—1952 Land Use Maps—Sanborn Map—Volume 34
 Base prepared from City Plans #119, #58



REDEVELOPMENT AREA

P L A N

SCALE IN FEET: 0 100 200 400 600
 JULY 1953
 PHILADELPHIA CITY PLANNING COMMISSION
 PH64.3 WPA-3

WEST POPLAR AREA

I. BOUNDARIES AND EXISTING LAND USES DEVELOPMENT

The West Poplar Redevelopment Area is bounded by the center lines of the following streets: Girard Avenue on the north; Ninth Street and Ninth Street extended on the east; Spring Garden Street on the south; and Broad Street on the west. According to the 1950 U.S. Census, the Area contained 5,350 dwelling units and an estimated 19,000 persons, 14,450 of whom were non-white. The Richard Allen Homes, a low-rent public housing project which lies within this Area, includes 1,309 dwelling units and an estimated 4,800 persons. Thus, within that part of the Area remaining to be redeveloped, there were, in 1950, a total of 4,041 dwelling units and an estimated 14,200 persons, 9,700 of whom were non-white.

The land use pattern is a conglomerate one. Although at one time the Area was almost completely residential, there is now commercial activity in every block and industrial activity in almost one-half of the blocks.

The typical land use is mixed commercial-residential. The commercial establishments consist, in most cases, of small retail stores, with dwelling units on the second and third floors. Along Spring Garden and Broad Streets and Girard Avenue, there are intensive commercial strips, with many of the buildings containing upper-story living quarters. Considerable small industrial activity is concentrated in this same commercial area and along the railroad.

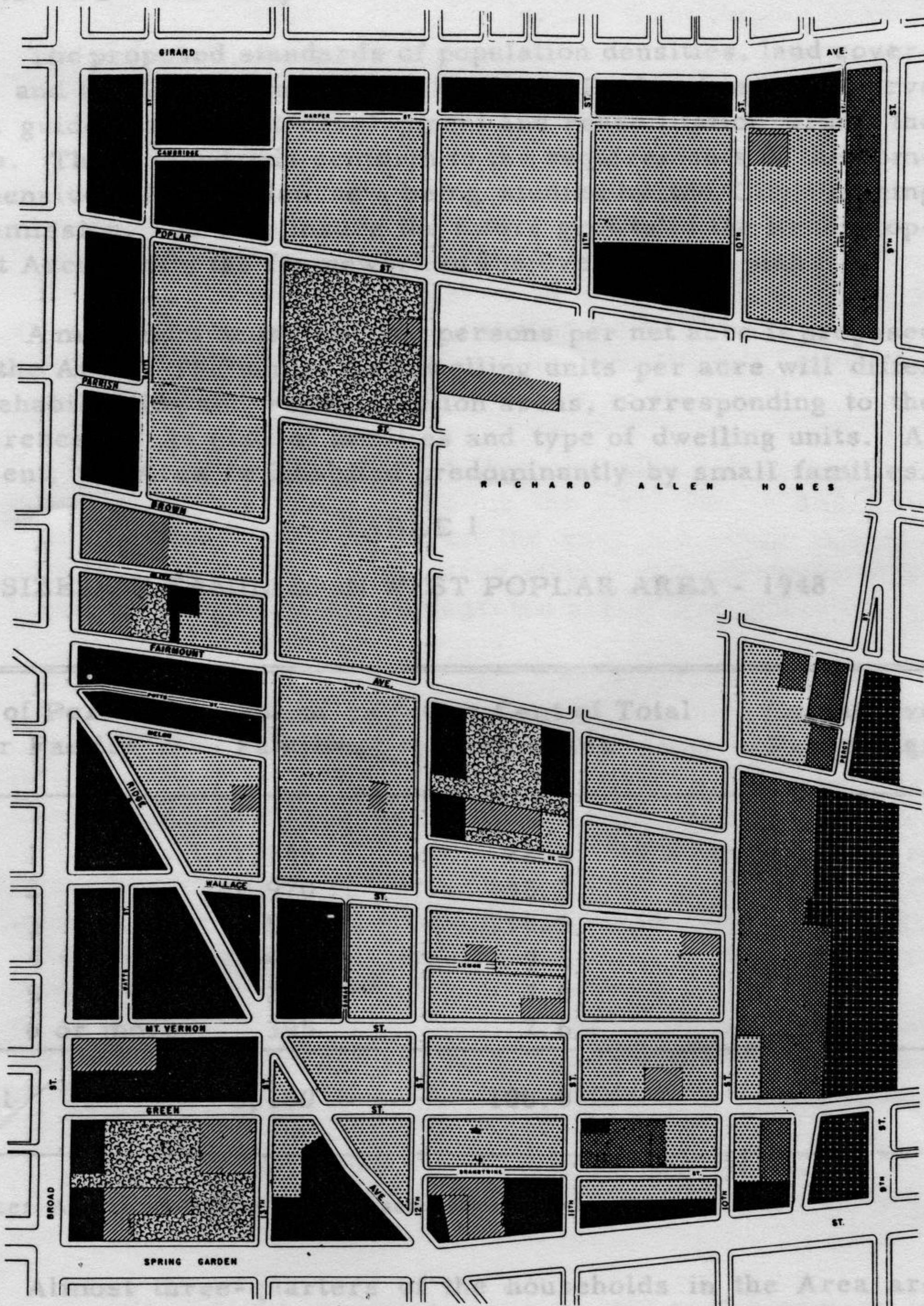
In the Area are many institutions, established for the most part when the neighborhood was predominantly residential. There are ten churches of various denominations, four public schools, two parochial schools, six clubs, four meeting halls, and three Salvation Army centers. These institutions are evidence of the social and cultural activities of the neighborhood and form a substantial framework for redevelopment.

Most of the existing institutions have been integrated into the new site plan. Those not shown will be examined individually before a final decision can be made on their removal. Some institutions, occupying former residential structures will undoubtedly wish to find suitable quarters.

1/ Refer to Section VIII, "Reshousing of Displaced Persons."

PROPOSED LAND USE MAP 2

III. PROPOSED LAND USE OF POPULATION DENSITIES, LAND COVERAGE, AND BUILDING INTENSITIES



- | | | | |
|--|-------------|--|-----------------------|
| | RESIDENTIAL | | RAILROAD PROPERTY |
| | COMMERCIAL | | INSTITUTIONS |
| | INDUSTRIAL | | PARKS AND PLAYGROUNDS |

Sanborn Map—Volume 3, 4, Base prepared from City Plans #119, #58

WEST POPLAR AREA

REDEVELOPMENT AREA
P L A N
 SCALE IN FEET 0 100 200 300
 PHILADELPHIA CITY PLANNING COMMISSION
 JULY 1953
 PH64.3-WPA-6



II. PROPOSED LAND USES FOLLOWING REDEVELOPMENT

The plan for proposed land use will protect residential areas from the detrimental effects of incompatible commercial and industrial uses, while providing areas adequate in size and strategically located for the services and facilities these commercial and industrial uses will require. Industrial development will be restricted to Ninth and Percy Streets, to Tenth Street bordering railroad property, and to two existing small areas on and near Spring Garden Street. In this way, industrial uses are limited to two edges of the neighborhood. Commercial development is restricted, as well, largely to the Girard Avenue, Broad and Spring Garden Streets borders, with the exception of two commercial centers, one on Poplar Street between Tenth and Eleventh Streets, the other on Fairmount Avenue between Eleventh and Twelfth Streets.

The redevelopment of the Area will be carried on by two methods: rehabilitation and reconstruction. The sections slated for rehabilitation will require no major demolition but mainly renovation and rearrangement of rooms within structures to provide desirable light and air within the building, while exterior space will be redesigned to afford maximum play area. The areas designated for reconstruction will require demolition of most of the existing structures and replacement by new structures. In some sections, both rehabilitation and reconstruction will occur.

The plan provides for 2,609 dwelling units, housing approximately 8,835 persons.^{1/} This compares with 4,041 dwelling units and 14,200 persons in the Area, according to the 1950 U.S. Census (not including the Richard Allen Homes).

At present, the Area does not contain any parks or playgrounds other than the very small schoolyards and the play spaces of the Richard Allen Homes, which were designed for the children of that project alone. To correct this deficiency, the plan proposes an additional 6.5 acres of parks and play space, bringing the total area of recreational open space to 12.5 acres, providing .92 acres for every 1,000 persons. The recreation and park area and facilities recommended in this plan are considered economically feasible and socially desirable, although the area proposed is below the generally accepted standard of two acres of local park and recreation space for each 1,000 persons.

Most of the existing institutions have been integrated into the new site plan. Those not shown will be examined individually before a final decision can be made on their removal. Some institutions occupying former residential structures will undoubtedly wish to find more suitable quarters.

^{1/} Refer to Section VIII, "Rehousing of Displaced Persons."

III. PROPOSED STANDARDS OF POPULATION DENSITIES, LAND COVERAGE, AND BUILDING INTENSITIES

The proposed standards of population densities, land coverage, and building intensities for the West Poplar Area will serve as a guide for project development and rehabilitation within the Area. These standards conform to the requirements of the comprehensive general plan now being studied by the City Planning Commission, and they insure the future growth of the Redevelopment Area within the framework of the over-all city plan.

A maximum density of 160 persons per net acre is proposed for the Area. The number of dwelling units per acre will differ in rehabilitation and reconstruction areas, corresponding to the difference in the size of families and type of dwelling units. At present, the Area is inhabited predominantly by small families.

TABLE 1
SIZES OF FAMILIES IN WEST POPLAR AREA - 1948

No. of Persons Per Family	No. of Families	Per Cent of Total Families	Cumulative Percentage
1	1,145	22.2	22.2
2	1,970	38.2	60.4
3	800	15.5	75.9
4	490	9.5	85.4
5	360	7.0	92.4
6 or more	395	7.6	100.0
Total	5,160	100.0	

Source: American Public Health Association Housing Survey, 1948

Almost three-quarters of the households in the Area are composed of one, two, or three persons, thus proving the demand for small dwelling units. These families can be accommodated mainly in the rehabilitation areas where conversion will result in small apartments; the larger families can be housed in the reconstruction area buildings where larger quarters can be provided in the new structures. Appropriate standards are suggested for each of these methods of redevelopment.

On the basis of a density of 160 persons per net acre, a maximum net dwelling density of 60 dwelling units per net acre is permissible in rehabilitation areas where the smaller dwelling units predominate and where an average of 2.66 persons per family has been assumed. Assuming an average of 4.0 persons per family, a maximum of 40 dwelling units per net acre is recommended in reconstruction areas where larger dwelling units will predominate.

In new construction, it should be possible to achieve higher standards through a more rational use of building space than in the rehabilitated structures. In areas of new construction, a maximum building coverage of 40 per cent and maximum building intensity (floor area - lot area ratio) of 100 per cent are acceptable; whereas in rehabilitation areas, a maximum building coverage of 50 per cent and maximum building intensity of 150 per cent are acceptable. The lower standard of 150 per cent for building intensity in rehabilitation areas recognizes the fact that conversion of rehabilitated structures will result in larger corridors and less efficient room layout.

TABLE 2

RECOMMENDED STANDARDS FOR REDEVELOPMENT AREAS

Type of Redevelopment Area	Net Dwelling Density (Dwelling Units Per Acre)	Net Residential Density (Persons Per Acre)	Net Building Coverage (Per Cent of Net Residential Land Built Over)	Building Intensity (Floor Area - Lot Area Ratio)	Open Space Provided On Site (Sq. Ft. Per Person)
Reconstruction	40	160	40	1.0	163
Rehabilitation	60	160	50	1.5	136

Note: Assumed average size of household - Reconstruction Area: 4.0 persons
 Assumed average size of household - Rehabilitation Area: 2.66 persons
 About 90 per cent of the residential structures are three-story multiple type. The remainder are single-family row houses.

IV. PRELIMINARY SITE PLAN

The preliminary site plan for the West Poplar Area is predicated largely on the condition and arrangement of existing structures.

Much of the Area between Fairmount Avenue and Spring Garden Street is now in sound condition and does not warrant reconstruction. For this reason, those blocks, or parts of blocks, are labeled "areas proposed for rehabilitation." It may eventually be necessary, because of obsolescence and deterioration, to reconstruct this section as well. At that time, the West Poplar site plan and report will be amended and amplified to guide specific redevelopment projects in this portion of the Area.

It should be noted that this site plan for the West Poplar Area is related to the plans for the East Poplar and Southwest Temple Areas, adjoining it on the east and north respectively, both of which are now in advanced stages of redevelopment. These three Areas will form an integrated group of neighborhoods.

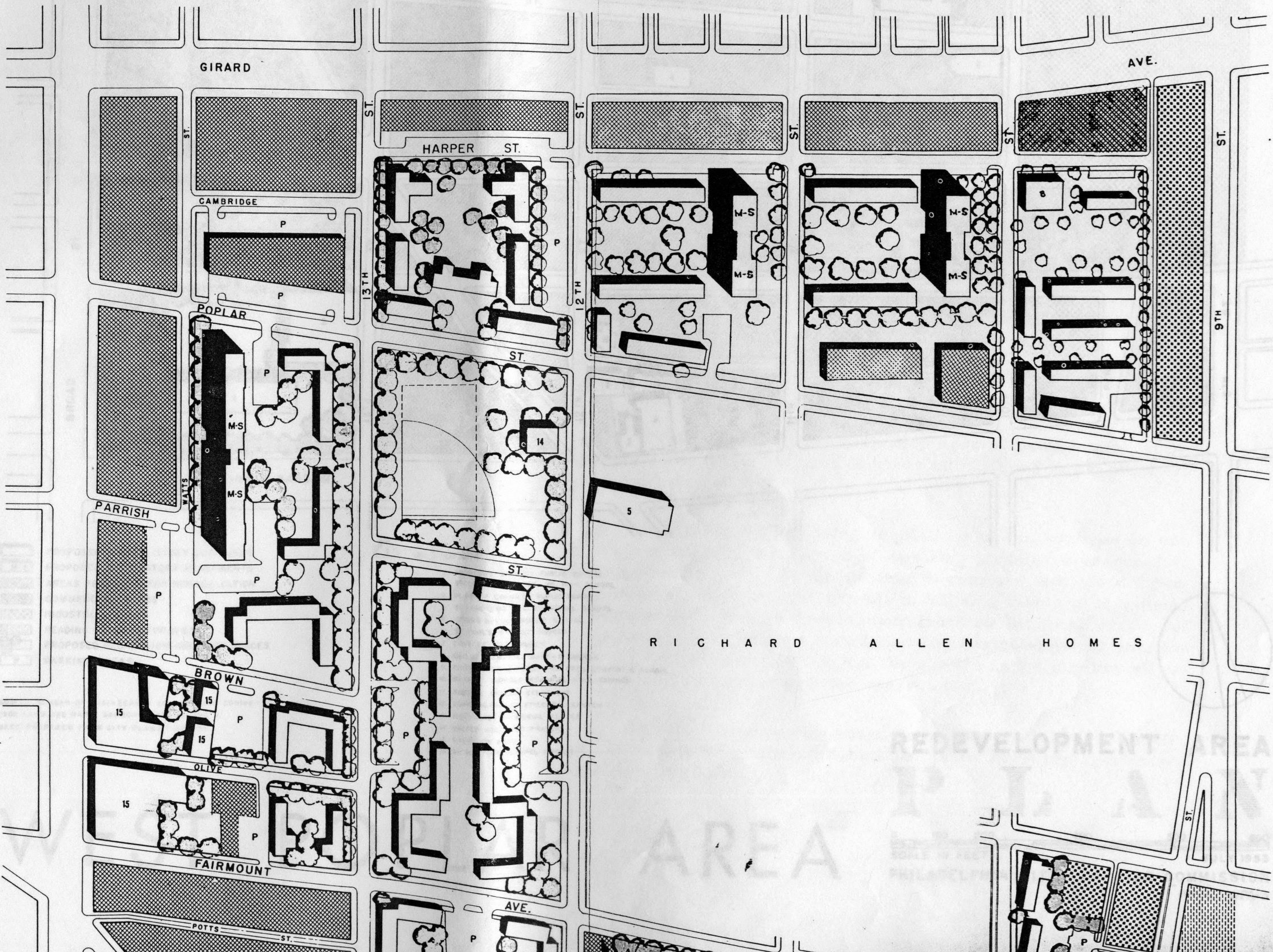
The section between Tenth and Thirteenth Streets, Fairmount Avenue and Spring Garden Street, contains many structures in sound physical condition but deteriorating rapidly. Much of this section is suitable for rehabilitation, with some clearance and reconstruction recommended for critical blocks, particularly in the Twelfth Street, Ridge Avenue, Wallace Street, Fairmount Avenue neighborhood. Here, and directly north as far as Girard Avenue, between Twelfth and Broad Streets (west of the Richard Allen Homes) and in that part of the Area between Percy and Twelfth Streets, Poplar Street and Girard Avenue (north of the Richard Allen Homes), the present condition of structures, the accelerating deterioration, the high proportion of vacant lots, and the rate of recent demolition indicate the need for clearance and rebuilding.

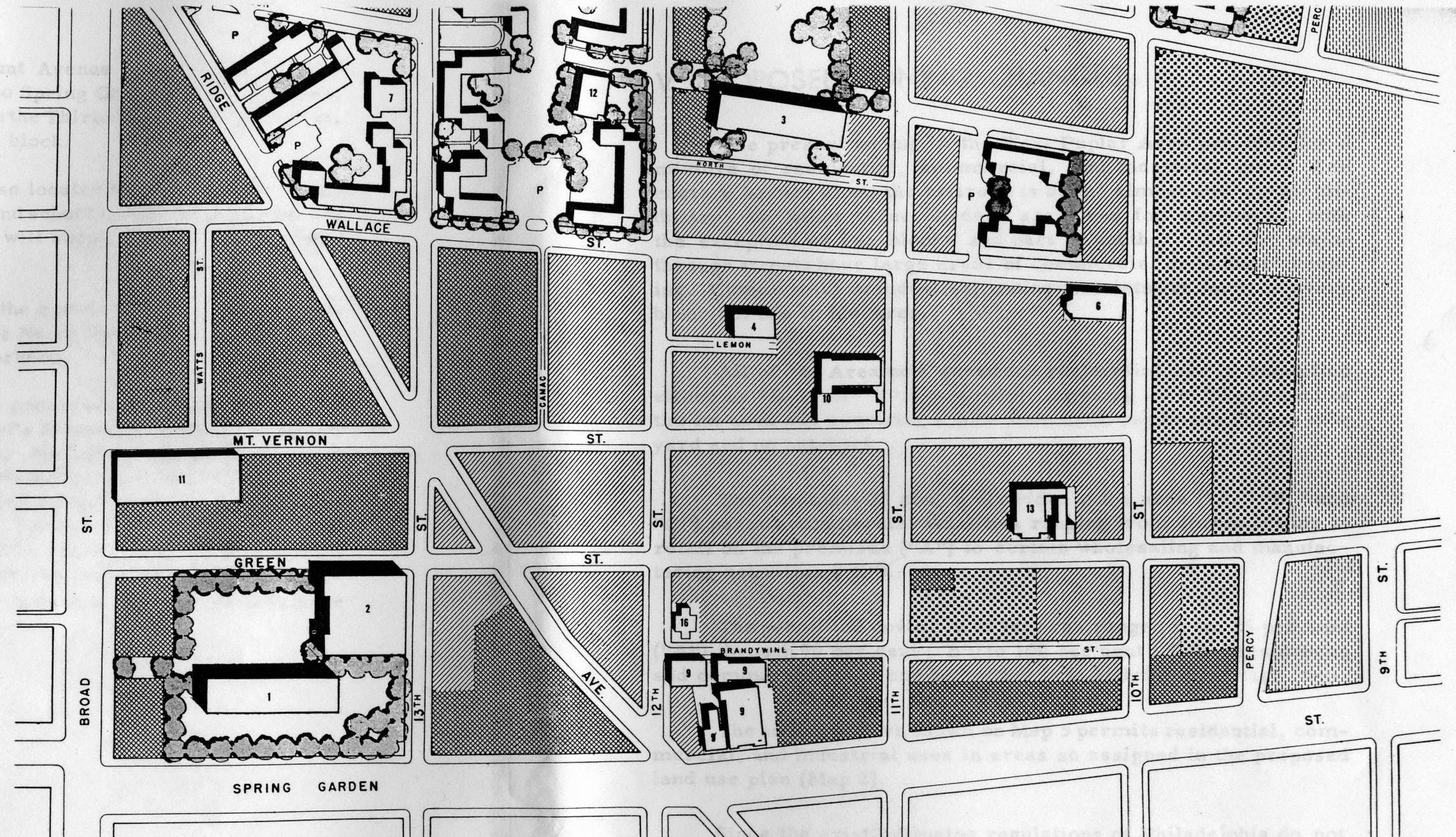
Commercial areas, as described in Section II, PROPOSED LAND USES FOLLOWING REDEVELOPMENT, will be reserved along Broad Street and Girard Avenue.








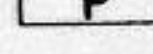
The present industrial development on the eastern border of the Area, along Ninth Street, will remain.


It is recommended that the combined blocks of Twelfth to Thirteenth Streets, Poplar to Parrish Streets, be developed for recreational use, as well as large parts of the Eleventh to Twelfth



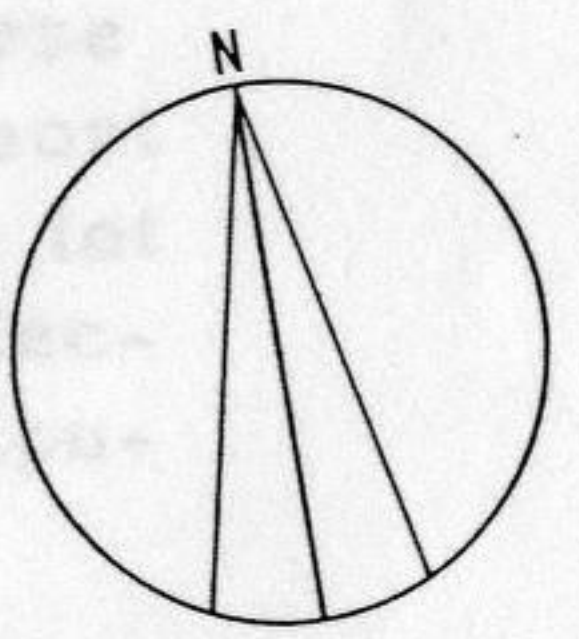




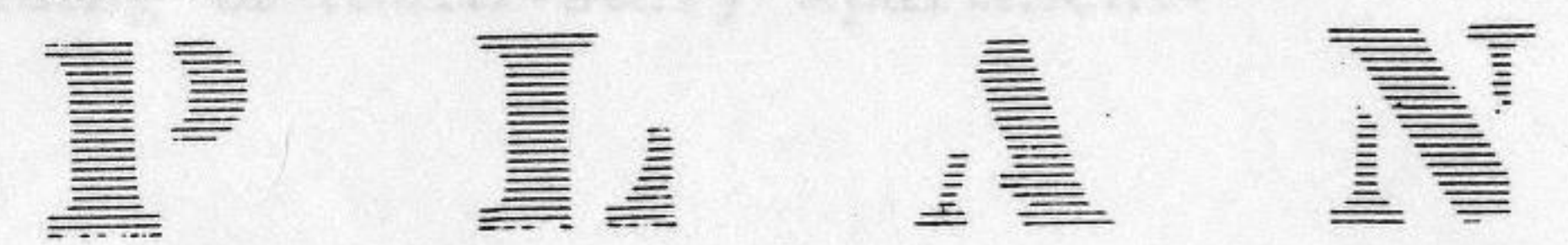
-  PROPOSED 2 AND 3 STORY DWELLINGS
-  PROPOSED MULTI-STORY APARTMENTS
-  AREAS PROPOSED FOR REHABILITATION
-  COMMERCIAL AREAS
-  INDUSTRIAL AREAS
-  READING RAILROAD PROPERTY
-  PROPOSED RECREATION AND OPEN SPACES
-  PARKING AREAS

-  INSTITUTIONS
1. THADDEUS STEVENS PUBLIC SCHOOL
 2. STODDART-FLEISHER JR. HIGH SCHOOL
 3. OLIVER P. CORNMAN PUBLIC SCHOOL
 4. ST. ANDREWS R.C. PAROCHIAL SCHOOL
 5. SPRING GARDEN PUBLIC SCHOOL
 6. ST. PAUL'S BAPTIST CHURCH
 7. ZION BAPTIST CHURCH
 8. CHILDS MEMORIAL BAPTIST CHURCH
 9. CHURCH OF THE ASSUMPTION (R.C.), CONVENT B SCHOOL
 10. RUFFIN NICHOLS MEMORIAL A.M.E. CHURCH
 11. RODEPH SHALOM SYNAGOGUE
 12. ZOAR METHODIST EPISCOPAL CHURCH
 13. METHODIST MEMORIAL TEMPLE
 14. UNITED HOUSE OF PRAYER
 15. SALVATION ARMY
 16. ST. MARTIN'S CHAPEL (EPISC.)

SOURCE: BUREAU OF ENGINEERING SURVEYS AND ZONING - 1952 LAND USE MAPS; SANBORN MAP - VOLUME 3.
 BASE PREPARED FROM CITY PLANS #119, #58.



REDEVELOPMENT AREA



JULY 1953
 PHILADELPHIA CITY PLANNING COMMISSION
 PH64.3 WPA-3

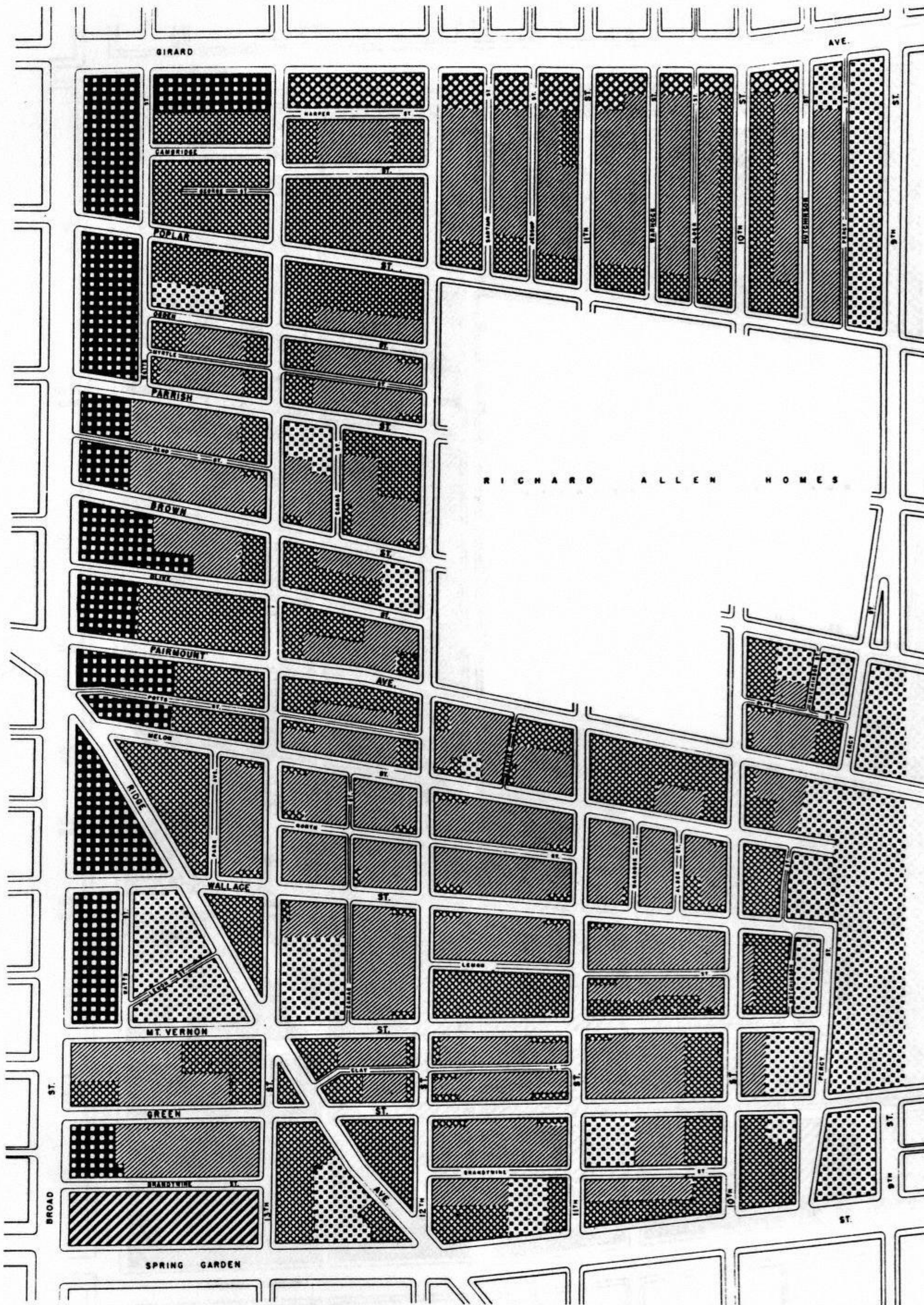
WEST POPLAR AREA

Streets, North Street to Fairmount Avenue block, and the Thirteenth to Broad Streets, Green to Spring Garden Streets blocks, and that a playlot be constructed on the Thirteenth to Broad Streets, Olive Street to Fairmount Avenue block.

These recreational areas, so located because of their relation to residential concentrations and schools, will have playgrounds and tree-shaded sitting areas and will supply facilities now almost entirely lacking in the Area.

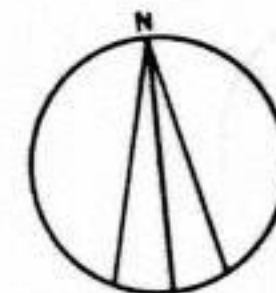
A new community center on the corner of Twelfth and Poplar Streets is planned as a part of the North Allen Project but is intended to serve the entire neighborhood.

The recommended site plan preserves many existing institutions: St. Paul's, Zion, and Child's Memorial Baptist Churches; Zoar Methodist Episcopal Church; Methodist Memorial Temple; Ruffin Nichols Memorial African Methodist Episcopal Church; St. Martin's Chapel (Episcopal); United House of Prayer; Church of the Assumption (Roman Catholic); Rodeph Shalom Synagogue; the Salvation Army building; four public schools; and two parochial schools. The design of new structures and of open space is related to these institutions, so that they will remain, as they have been, an integral part of the Area.



	"D-1" RESIDENTIAL		"B" COMMERCIAL
	"F" RESIDENTIAL		"C" COMMERCIAL
	"A" COMMERCIAL		INDUSTRIAL

Source: Zoning Ordinance of August 10, 1933, as amended — Base prepared from City Plans # 119, 58



WEST POPLAR AREA

REDEVELOPMENT AREA
P L A N
 SCALE IN FEET
 PHILADELPHIA CITY PLANNING COMMISSION
 JULY 1953
 '664.3-WPA-4

V. PROPOSED ZONING CHANGES

The present zoning in the West Poplar Area provides for a mixture of residential, commercial, and industrial uses. The eastern border along the railroad is zoned almost entirely for industry; the other three borders are zoned for commerce, with the exception of two blocks and part of another. All the major through streets have large areas of commercial or industrial zoning. Commercial or industrial zoning districts are found in every block but one in the Area.

All of the Area now zoned for residential use is classified either as "D-1" or "F" Residential, covering 70 to 90 per cent of the lot area and requiring a minimum rear-yard area but no side yard and no set-back.

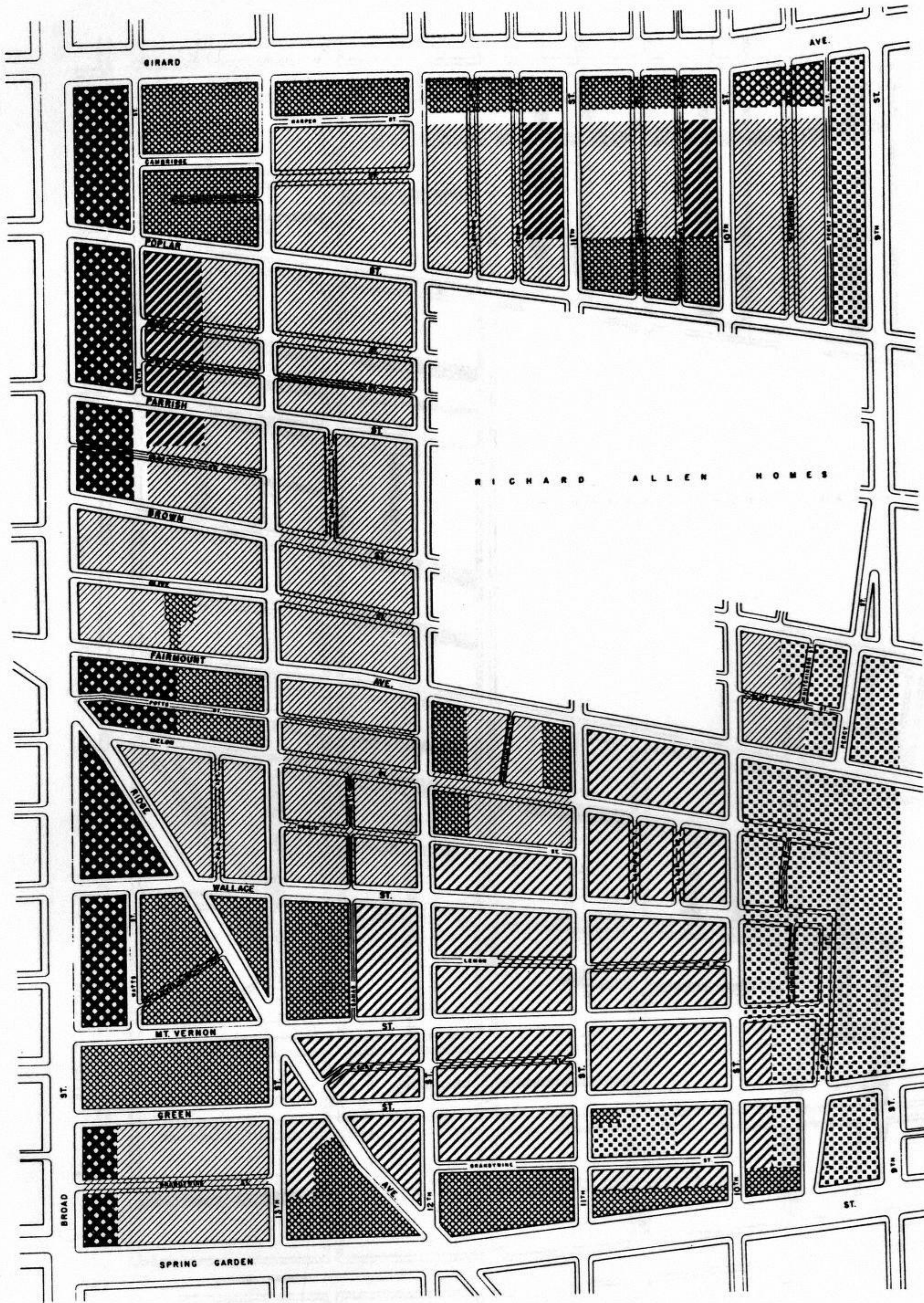
The commercial zoning districts in the area ("A," "B," and "C") permit commercial activities ranging from stores selling at retail on the premises ("A") to certain wholesaling and manufacturing activities ("C").

The permitted coverage of lot area ranges from 75 per cent ("A") through 90 per cent ("B") to 100 per cent ("C"). Residences and commercial uses are permitted in industrial districts.

The zoning pattern shown on Map 5 permits residential, commercial, and industrial uses in areas so assigned in the proposed land use plan (Map 2).

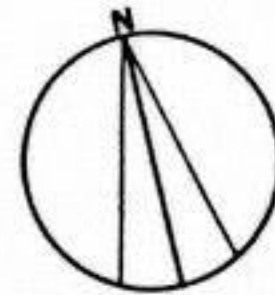
Since the existing zoning regulations of Philadelphia do not provide a district for groups of dwelling structures on one lot, having open area and street frontage in common, and since these regulations do not contain controls of building intensity of the sort recommended for this development (such as the floor area - lot area ratio), it is recommended that the controls, listed in Section X, PROPOSED CONTROLS, be applied in the form of stipulations in the contract with the redeveloper.

Certain areas are proposed for a Residential "E" classification, which will allow the building of multi-story apartment-type dwelling units.



- | | | | |
|--|-------------------|--|----------------|
| | "D" RESIDENTIAL | | "A" COMMERCIAL |
| | "D-1" RESIDENTIAL | | "B" COMMERCIAL |
| | "E" RESIDENTIAL | | "C" COMMERCIAL |
| | | | INDUSTRIAL |

Source: Zoning Ordinance of August 10, 1933, as amended
 Base prepared from City Plans # 119, # 58





WEST POPLAR AREA

REDEVELOPMENT AREA
P L A N
 0 100 200 300 400
 SCALE IN FEET
 PHILADELPHIA CITY PLANNING COMMISSION
 JULY 1953
 PH643-WPA-8

PROPOSED STREET LAYOUT

MAP 6




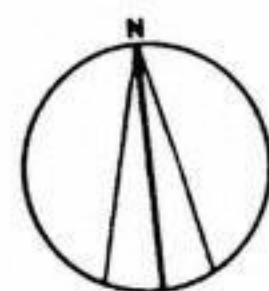
 STREET ADDED TO CITY PLAN
 STREET REMOVED FROM CITY PLAN

Source: Bureau of Engineering, Surveys and Zoning—1952 Land Use Maps
 Base prepared from City Plans 119, 58

WEST POPLAR AREA

REDEVELOPMENT AREA PLAN


 SCALE IN FEET JULY 1953
 PHILADELPHIA CITY PLANNING COMMISSION
 PH643 WPA-2



VI. PROPOSED CHANGES IN STREET LAYOUT

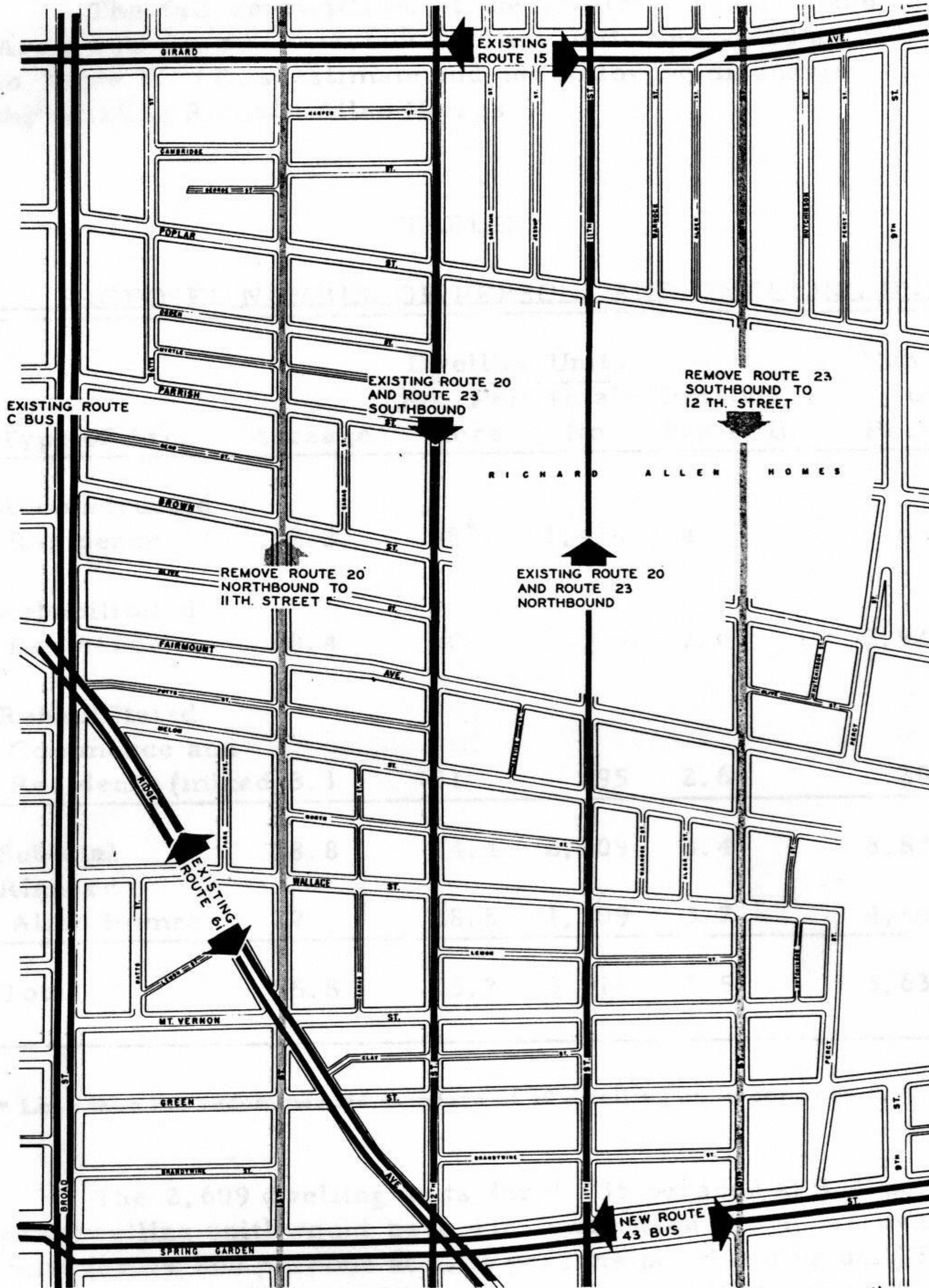
The objective of the plan is to form, where feasible, large blocks for building by the elimination of minor streets and alleys. This will create for redevelopment purposes an additional 8.9 acres of land. The street changes shown consist almost entirely of closings.

The new streets are: the extension of Watts Street south from Parrish to Brown Streets, and the extension of Harper Street east from Twelfth to Percy Streets.

The streets to be closed are: Hutchinson, Alder, Warnock, Jessup, and Sartain Streets between Girard Avenue and Poplar Street; George Street from Thirteenth Street to dead end; Cambridge Street between Twelfth and Thirteenth Streets; Ogden and Myrtle Streets between Twelfth and Watts Streets; Reno Street between Thirteenth and Broad Streets; Camac Street between Parrish and Brown Streets and between Melon and Wallace Streets; Parrish Street between Thirteenth and Watts Streets; Park Avenue between Melon and Wallace Streets; Lemon Street between Watts Street and Ridge Avenue; Brandywine Street between Thirteenth and Broad Streets; Brown, Olive, Potts, and North Streets between Twelfth and Thirteenth Streets; Melon Street between Eleventh and Thirteenth Streets; Clay Street between Eleventh Street and Ridge Avenue; Marvine Street between Fairmount Avenue and Melon Street; the eastern half of Lemon Street between Eleventh and Twelfth Streets; Warnock and Alder Streets between Melon and Wallace Streets; Lemon Street between Tenth and Eleventh Streets; Melon Street from Tenth Street east to the railroad; Wallace and Mt. Vernon Streets from Tenth to Percy Streets; Percy Street from Wallace to Green Streets; Hutchinson Street from Mt. Vernon to Melon Streets; and Olive Street from Tenth to Hutchinson Streets.

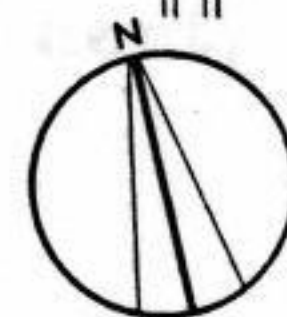
The closing of Clay Street from Ridge Avenue to Eleventh Street, of Lemon Street from Watts Street to Ridge Avenue, and of the eastern half of Lemon Street between Twelfth and Eleventh Streets will affect only their legal status as city streets. Because of their use for access to garages and other buildings, they will remain as private ways.

No major changes in street grades are contemplated in the preliminary site plan. The entire Area is relatively flat and will present no difficult grading problems. Normal street gradient standards prevail throughout the Area to provide adequate drainage. In some cases, the vacating of streets may require the retention of an easement for utilities.



— TRANSIT LINES EXISTING OR PROPOSED
 - - - TRANSIT LINES REMOVED

Source: Philadelphia Transportation Co. Street Map—1948
 Base prepared from City Plans # 119, # 58



WEST POPLAR AREA

REDEVELOPMENT AREA
P L A N
 0 100 200 300 400 500
 SCALE IN FEET JULY 1953
 PHILADELPHIA CITY PLANNING COMMISSION

PH64.3 WPA-7

VII. PROPOSED CHANGES IN TRANSIT LINES

The existing transit system consists of trolley lines: north on Thirteenth and Eleventh Streets; south on Twelfth and Tenth Streets; east and west on Girard Avenue and Spring Garden Street; the trolley line and subway north and south on Ridge Avenue; and the subway and bus line north and south on Broad Street.

With the exception of Ninth Street, this pattern provides a transit line on every numbered street, running north or south, within the Area.

The proposed transit plan combines Route 20, now using Thirteenth and Twelfth Streets, with Route 23, now using Eleventh and Tenth Streets, eliminating transit traffic on Tenth and Thirteenth Streets, with both Routes 20 and 23 operated north on Eleventh Street and south on Twelfth Street. A new bus route is proposed to replace the Route 43 trolley on Spring Garden Street.

The changes, by the reduction of traffic noise and congestion, will increase the residential desirability of large parts of the Area while not impairing the convenience of transit service. With the exception of that part of the Area east of Eleventh Street, where a walk of one and a half blocks may be necessary, no point within the Area would be more than one block distant from a transit line.

VIII. REHOUSING OF DISPLACED PERSONS

The full development of the preliminary site plan for the Area would result in 2,609 dwelling units, provided as indicated in Table 3. (This estimate and the following discussion exclude the existing Richard Allen Homes.)

TABLE 3

Type of Area	Acreage	Dwelling Units		Persons Per D. U.	Number of Persons
		No. Per Acre	Total No.		
Reconstructed Residence	37.3	38*	1,414	4	5,656
Rehabilitated Residence	18.4	60	1,100	2.66	2,926
Rehabilitated Commerce and Residence (mixed)	3.1	31	95	2.66	253
Subtotal	58.8	44.4	2,609	3.4	8,835
Richard Allen Homes	27	48.5	1,309	3.7	4,800
Total	85.8	45.7	3,918	3.5	13,635

* Less than the recommended standard of 40 dwelling units per acre

The 2,609 dwelling units (or 8,835 persons at 3.4 persons per dwelling unit) would be 1,432 fewer than the 4,041 dwelling units (or 14,200 persons at 3.51 persons per dwelling unit) in the Area in 1950. This would be a reduction of 35.4 per cent, or a reduction in persons of 37.8 per cent.

The problem of rehousing the net overflow of 1,432 dwelling units may be approached in the following way:

1. Commercial, park, play, and school projects could be deferred, pending an increase in the supply of housing units in Philadelphia. This would reduce the net overflow by 631.
2. The residential projects which would result in a net gain in housing units (or at least a relatively small loss) could be undertaken.
3. The Philadelphia Housing Authority, which has inaugurated a program of public housing on open sites, may aid in housing the net displacement.

It is recommended that the rent which the displaced families could normally be expected to pay be considered, and that a range of moderate rentals be established through a combination of public housing and private construction of dwelling units.

TABLE 4

NET CHANGE IN NUMBER OF DWELLING UNITS

Type of Area	Area Location	Existing Dwelling Units	Proposed Dwelling Units	Net Change
Commercial				
Reconstructed	A	35	None	- 35
	B	106	None	- 106
	C	38	None	- 38
	D	116	None	- 116
	Subtotal	<u>295</u>	None	- 295
Recreation and Education				
Parks	E	166	None	- 166
	Subtotal	<u>166</u>	None	- 166
Residential				
Reconstruction	F	148	134	- 14
	G	525	357	- 168
	H	158	225	67
	I	57	81	24
	J	237	240	3
	K	87	93	6
	L	320	200	- 120
	M	62	38	- 24
	N	53	46	- 7
	Subtotal	<u>1,647</u>	<u>1,414</u>	- 233
Commercial Rehabilitation				
	AA	30	20	- 10
	BB	150	75	- 75
	Subtotal	<u>180</u>	<u>95</u>	- 85
Educational Rehabilitation				
	CC	21	None	- 21
	DD	35	None	- 35
	EE	29	None	- 29
	Subtotal	<u>85</u>	None	- 85
Total		2,373	1,509	- 864

IX. ESTIMATED COST OF ACQUISITION

Map 8 shows the 1952 assessed valuations in each block in the West Poplar Area. This furnishes a rough basis for estimating the cost of acquisition of the various sections. Since market conditions will vary before many of the projects are executed, it would be futile to attempt detailed appraisals at this time.

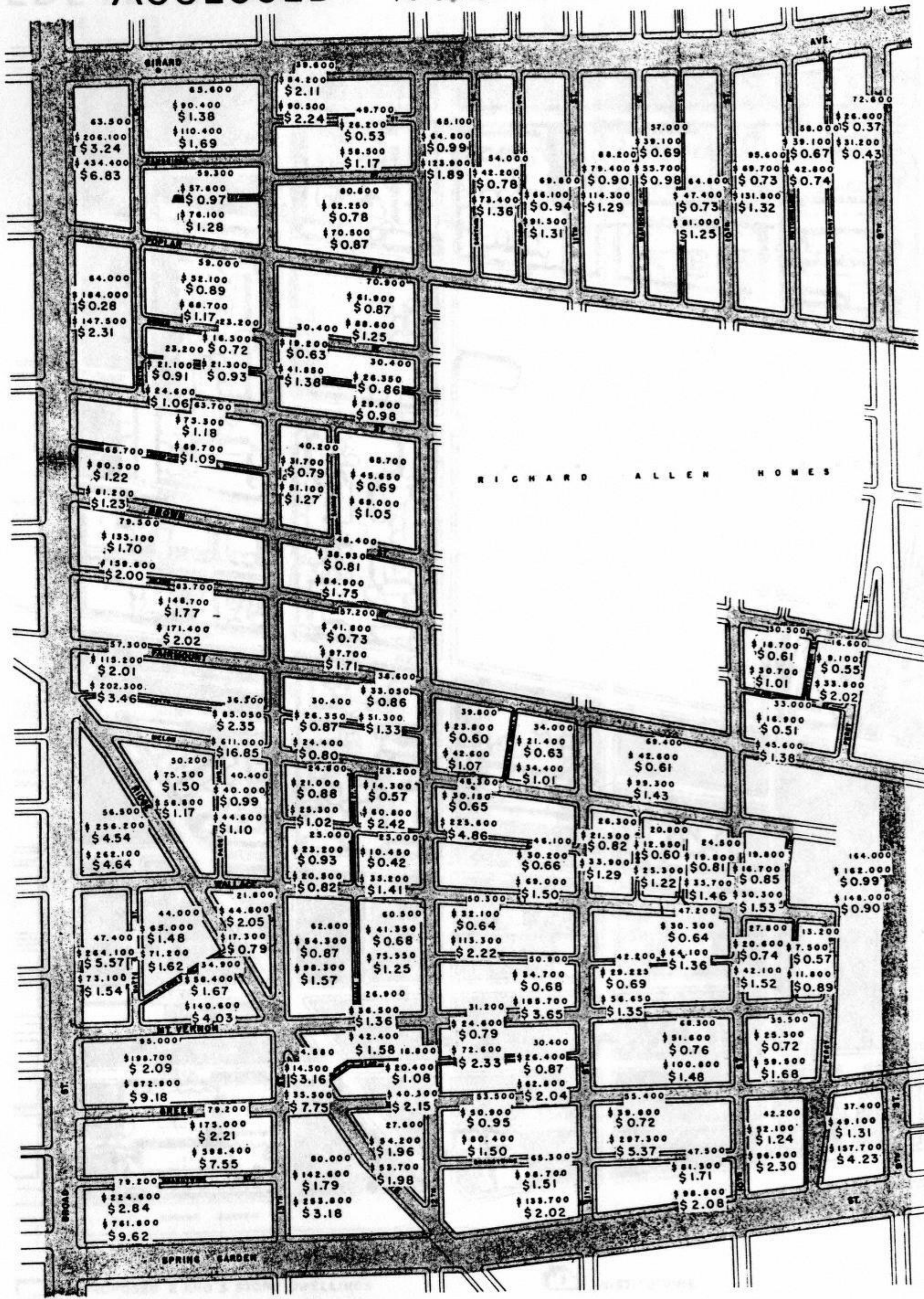
Current information indicates that sales prices in this section of the City average approximately 150 per cent of the assessed valuation. Where clearance occurs, the costs of demolition will also be a factor in the total cost of preparing the site for redevelopment. This is estimated at \$100 per floor for residential structures and \$100 for 300 square feet of floor space in non-residential structures. No attempt has been made to compute costs of utility relocation or extension.

Applying the factors described above, the total estimated cost of land acquisition and demolition of all areas proposed for redevelopment is approximately \$6,997,840. This may be broken down as follows:

Recreation and education areas	\$ 418,300
Rehabilitation areas	1,519,900
Reconstruction areas	4,194,515
Commercial redevelopment	<u>865,125</u>
TOTAL	\$ 6,997,840

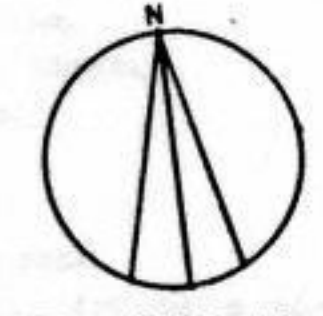
The cost of acquiring the recreation areas would be borne by the City as part of its recreation program. Those areas resold to private developers would require public subsidy only to value of the areas for the use specified in the Redevelopment Area Plan.

Table 5 and Map 9 present the acquisition and demolition costs by project areas.



68250	TOTAL LAND AREA IN SQ. FT.
\$51,300	TOTAL ASSESSED VALUATION OF LAND
\$0.75	ASSESSED VALUATION OF LAND PER SQ. FT.
\$86,600	TOTAL ASSESSED VALUATION OF BUILDINGS
\$1.27	ASSESSED VALUATION OF BUILDINGS PER SQ. FT.

Source: Assessor's Books, Board of Revision of Taxes
 Base prepared from City Plans # 119, # 58



REDEVELOPMENT AREA P L A N

100 100 0 200 400 600
 SCALE IN FEET
 PHILADELPHIA CITY PLANNING COMMISSION
 PH64.3 WPA-2

WEST POPLAR AREA

WEST POPLAR AREA

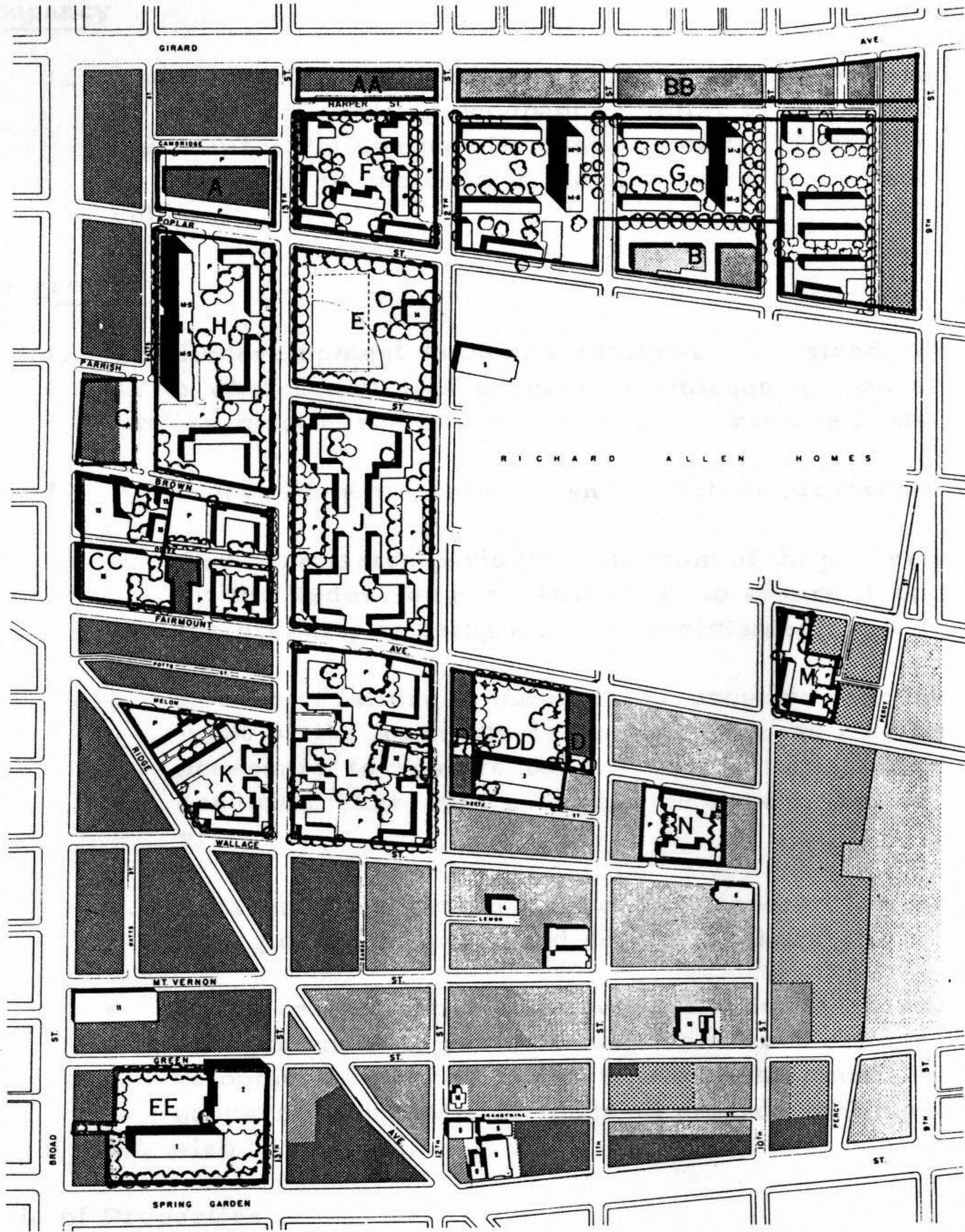
TABLE 5

ASSESSSED VALUATION AND ACQUISITION COST OF REDEVELOPMENT AREAS

Type of Area	Area Location	Number Of Square Feet	1952 Assessed Valuation Of Land	1952 Assessed Valuation Of Bldgs.	1952 Total Assessed Valuation	1952 Tax Exempt Assessed Valuation	Demolition	Estimated Cost by Acquisition (150% of Total)	Estimated Total Acquisition Cost Including Demolition
Redevelopment Areas									
Commercial	A	69,700	\$ 57,600	\$ 76,100	\$ 133,700	\$ --	\$ 17,800	\$ 200,550	\$ 218,350
	B	68,000	42,600	80,100	122,700	--	30,800	184,050	214,850
	C	52,500	91,800	44,100	135,900	--	14,500	203,850	218,350
	D	39,400	41,250	87,800	129,050	14,400	20,000	193,575	213,575
Subtotal		229,600	\$ 233,250	\$ 288,100	\$ 521,350	\$ 14,400	\$ 83,100	\$ 782,025	\$ 865,125
Recreation, Education, and Parks	E	160,000	100,050	147,550	247,600	1,800	46,900	371,400	418,300
Residential	F	146,000	88,450	129,000	217,450	--	46,250	326,175	372,425
	G	475,900	224,700	379,000	603,700	7,700	171,100	905,550	1,076,650
	H	241,400	153,700	221,400	375,100	1,500	76,100	562,650	638,750
	I	89,000	53,300	72,100	125,400	--	19,250	188,100	207,350
	J	257,900	158,080	302,700	460,780	82,700	74,270	691,170	765,440
	K	103,800	109,000	99,500	208,500	--	31,600	312,750	344,350
	L	216,000	137,850	185,100	322,950	1,100	57,100	484,425	541,525
	M	44,550	26,300	49,300	75,600	--	14,700	113,400	128,100
N	50,400	26,550	45,800	72,350	--	11,400	108,525	119,925	
Subtotal		1,624,950	\$ 977,930	\$ 1,483,900	\$ 2,461,830	\$ 93,000	\$ 501,770	\$ 3,692,745	\$ 4,194,515
Rehabilitation Areas									
Commercial	AA	40,000	84,200	90,500	174,700	--	31,200	262,050	293,250
	BB	127,000	176,000	235,000	411,000	--	13,000	616,500	629,500
Subtotal		167,000	\$ 260,200	\$ 325,500	\$ 585,700	--	\$ 44,200	\$ 878,550	\$ 922,750
Recreation, Education, and Parks	CC	86,800	58,000	64,200	122,200	--	47,900	183,300	231,200
	DD	95,900	21,900	22,200	44,100	--	12,000	66,150	78,150
	EE	152,100	51,900	84,300	136,200	--	83,500	204,300	287,800
Subtotal		334,800	\$ 131,800	\$ 170,700	\$ 302,500	--	\$ 143,400	\$ 453,750	597,150
TOTAL		2,516,350	\$ 1,703,230	\$ 2,415,750	\$ 4,118,980	\$ 109,200	\$ 819,370	\$ 6,178,470	\$ 6,997,840

REDEVELOPMENT AREAS

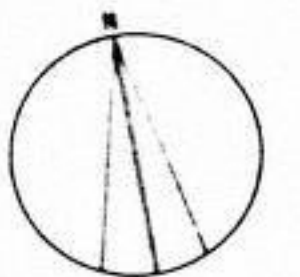
MAP 9



- PROPOSED 2 AND 3 STORY DWELLINGS
- PROPOSED MULTI-STORY APARTMENTS
- AREAS PROPOSED FOR REHABILITATION
- COMMERCIAL AREAS
- INDUSTRIAL AREAS
- READING RAILROAD PROPERTY
- PROPOSED RECREATION AND OPEN SPACES
- PARKING AREAS
- RECONSTRUCTION AREAS
- REHABILITATION AREAS

INSTITUTIONS

1. THADDEUS STEVENS PUBLIC SCHOOL
2. STODDART-FLEISHER JR. HIGH SCHOOL
3. OLIVER P. CORNWAN PUBLIC SCHOOL
4. ST. ANDREWS R.C. PAROCHIAL SCHOOL
5. SPRING GARDEN PUBLIC SCHOOL
6. ST. PAUL'S BAPTIST CHURCH
7. ZION BAPTIST CHURCH
8. CHILDS MEMORIAL BAPTIST CHURCH
9. CHURCH OF THE ASSUMPTION (R.C.), CONVENT & SCHOOL
10. RUFFIN NICHOLS MEMORIAL A.M.E. CHURCH
11. RODEPH SHALOM SYNAGOGUE
12. ZOAR METHODIST EPISCOPAL CHURCH
13. METHODIST MEMORIAL TEMPLE
14. UNITED HOUSE OF PRAYER
15. SALVATION ARMY
16. ST. MARTIN'S CHAPEL (EPISC.)



REDEVELOPMENT AREA

PLAN

SCALE IN FEET
 PHILADELPHIA CITY PLANNING COMMISSION
 JULY 1963
 PG-4.3 WPA-9

WEST POPLAR AREA

X. PROPOSED CONTROLS

The Urban Redevelopment Law requires (Section 10C-9) that the City Planning Commission shall make "a statement of such continuing controls as may be deemed necessary to effectuate the purposes of this act." To this end, the following controls are recommended.

OBJECTIVES OF CONTROLS

1. The creation of desirable living and working environment in all sections of the City.
2. The promotion of unified developments, properly planned and related to the over-all planning of the City.
3. The recognition and performance of the obligations which those who benefit by public action in redevelopment owe the City.
4. The protection of the City's long-range planning interests.
5. The establishment of continuing controls for redevelopment projects which will assure proper maintenance of the properties, protect them against rapid physical and social deterioration, and avoid recurrence of conditions which made condemnation necessary.

REGULATIONS

Structure

1. The Redevelopment Authority shall establish the physical standards for housing which will govern room sizes, dwelling arrangements, exit requirements, lot coverage, and spacing of buildings. It is suggested that these physical standards be similar to those of the American Public Health Association.

Occupancy

1. The Redevelopment Authority shall establish standards of room and dwelling occupancy similar to those provided by the Philadelphia Housing Authority. These limitations shall be included in the contract with the developer.

Management

1. The Redevelopment Authority shall establish standards as to what constitutes adequate maintenance, and all parties must agree to conform to these requirements.
2. All redevelopment contracts shall contain provisions:
 - a. For permissive periodic inspection of the property by the Redevelopment Authority, to assure it that the property is being properly maintained.
 - b. In case of failure to maintain the property, for the right of the Authority to do such work as may be necessary to restore the property to satisfactory condition, charging the cost of the work to the owner.
 - c. In cases of flagrant neglect of the property, for the taking of the property and resale to others.
 - d. In the case of separate owners, mentioned above, an agreement to periodic inspection by the Redevelopment Authority to determine whether maintenance is adequate. Methods of enforcement must also be devised.

Resale of Properties

1. Resale of portions of the project shall not be permitted without consent of the Redevelopment Authority, supplemented by an ordinance of City Council.
2. All restrictions and regulations in the original contract with the Redevelopment Authority shall run with the land in case of resale.

3. Adequate assurance of the continued good management and maintenance shall be provided if the property is re-sold.

Reversionary Clause

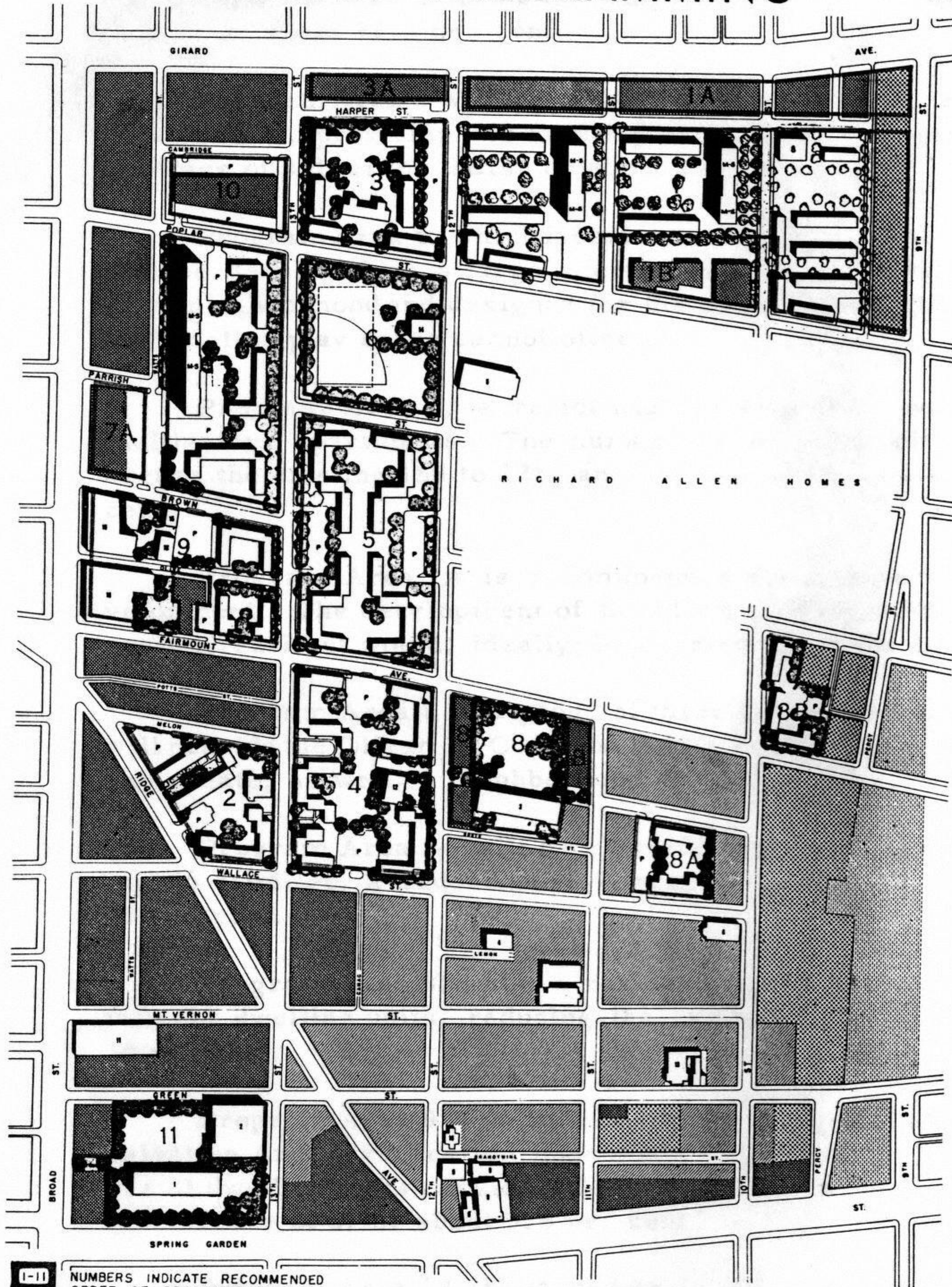
Where redevelopers have received a benefit through the exercise of public power of condemnation and in some cases have enjoyed a subsidy, they shall be required to agree to the permissive recapture of the project by the Redevelopment Authority under certain conditions:

1. If there is evidence of gross neglect or mismanagement. This must be defined in the redevelopment contract.
2. If, at some future date, changed conditions or physical depreciation make the project obsolete or require re-use of the area. However, in order to assure redevelopers of an adequate minimum period of undisturbed tenure, recapture in such cases shall not be permissible during the first 40 years of a remodeling project or the first 50 years of a reconstruction project, and the Redevelopment Authority shall give to the owners five years' written notice of its intention to recapture.
3. Any reversionary clause shall provide that the price to be paid by the Authority shall be the sum of:
 - a. The price paid to the Authority for the land.
 - b. The then current replacement cost of structures, less depreciation at a rate per annum previously agreed upon.

Mortgages

1. No mortgage shall be made on any properties involving remodeling of structure for a period in excess of 40 years.

PROPOSED PROJECT PROGRAMMING MAP 10



- 1-11** NUMBERS INDICATE RECOMMENDED ORDER OF PROGRAMMING
- 2-3** PROPOSED 2 AND 3 STORY DWELLINGS
- M-S** PROPOSED MULTI-STORY APARTMENTS
- REHAB** AREAS PROPOSED FOR REHABILITATION
- COMM** COMMERCIAL AREAS
- IND** INDUSTRIAL AREAS
- RR** READING RAILROAD PROPERTY
- RECRE** PROPOSED RECREATION AND OPEN SPACES
- P** PARKING AREAS

- INSTITUTIONS**
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 14. UNITED HOUSE OF PRAYER
 15. SALVATION ARMY
 16. ST. MARTIN'S CHAPEL (EPISC.)

SOURCE: BUREAU OF ENGINEERING SURVEYS AND ZONING - 1952 LAND USE MAPS; SANBORN MAP-VOLUME 3. BASE PREPARED FROM CITY PLANS #119, #58.

REDEVELOPMENT AREA
PLAN

SCALE IN FEET
0 100 200 300 400 500
JULY 1983
PHILADELPHIA CITY PLANNING COMMISSION
PH643 WPA-10

WEST POPLAR AREA

CONCLUSIONS AND RECOMMENDATIONS FOR ACTION

This is the over-all plan of the Philadelphia City Planning Commission for the West Poplar Area. At the present time, means may not exist to implement the entire plan at once, but included herein is the general information for project development as each project is proposed and executed. The complete realization of the proposed land use plan will undoubtedly require many years. This plan, however, provides a framework within which the West Poplar Area can again develop into a desirable residential neighborhood.

Recommendations for Action

A strong impetus will be given the West Poplar redevelopment by the construction of the North Allen Project (Map 10, Program Area 1). This project will provide housing for 357 families, in both multi-story and two-story buildings, resulting in a reduction of dwelling units from the existing 525 to 357, a decrease of 168 or about 32 per cent. In the Program Area will be the existing Child's Memorial Baptist Church and a new community building. The scheduling of the remaining and larger part of the program is here concerned only with new building, since rehabilitation will result from the effort of individual owners. It is hoped that the new building and gradual regeneration of the area will provide the incentive for this rehabilitation which, if effected, will halt and correct deterioration and eliminate the necessity for further reconstruction.

Program Area 2 includes the existing Zion Baptist Church and a group of new housing. The redevelopment of this Program Area would result in an increase of the number of dwelling units from 87 to 93, a net increase of 6, or about 6.9 per cent, compared to a decrease of 35.4 per cent in the entire Area.

Program Area 3 will be an entirely residential development, providing 134 dwelling units, a reduction of 14 from the existing 148, or about 9.5 per cent.

Subsidiary to the development of Program Areas 1 and 3, but basically important, is the rehabilitation of Program Areas 3A and 1A, the commercial strips directly north of them and fronting on Girard Avenue. The rehabilitation of these is independent of the residential developments but would, ideally, be carried out at the same time.