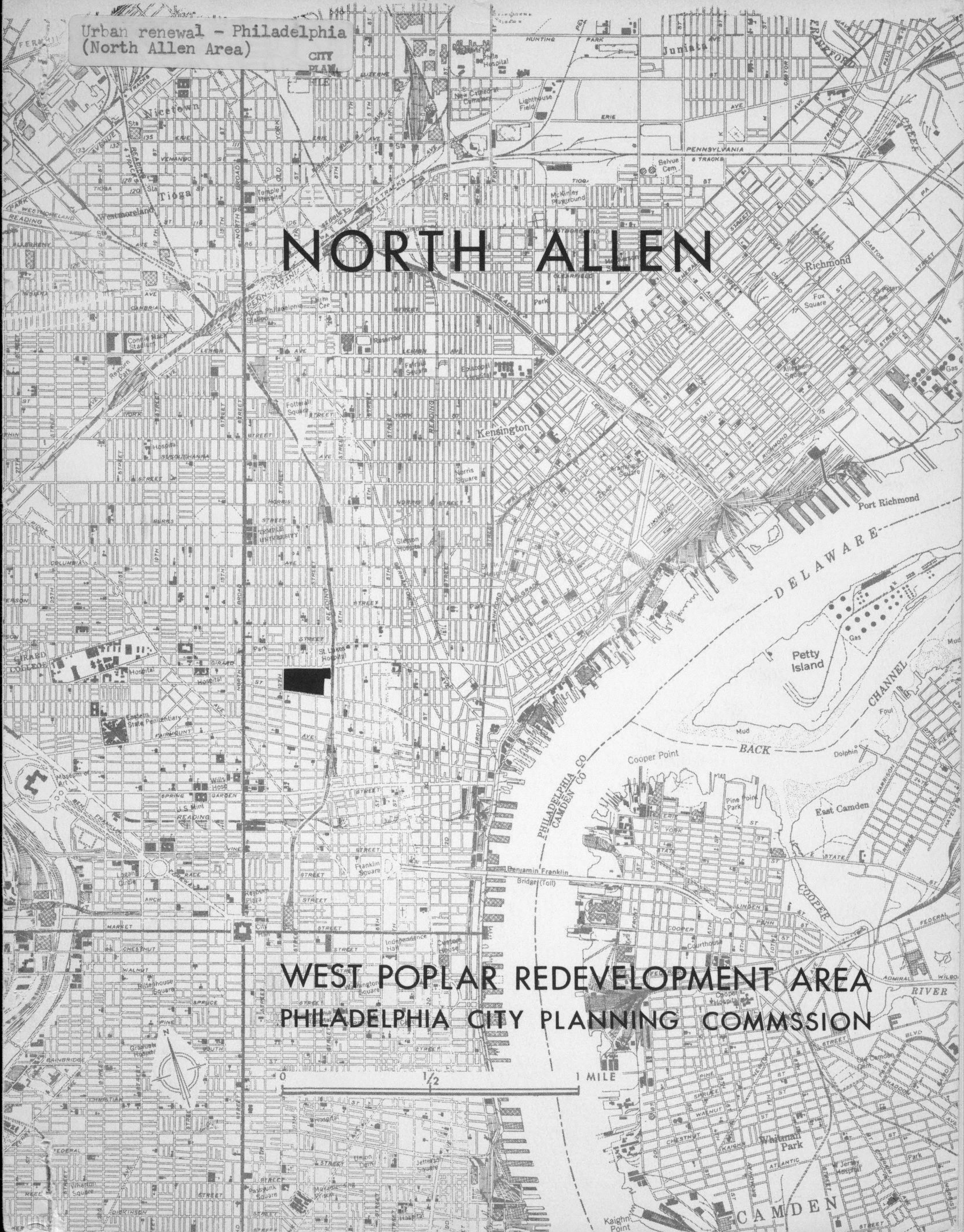
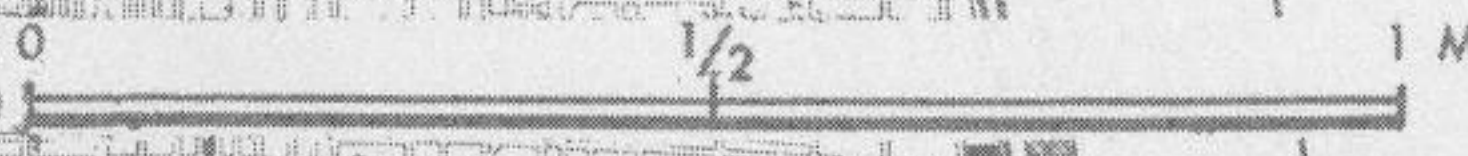


Urban renewal - Philadelphia
(North Allen Area)

CITY
PLAN

NORTH ALLEN

WEST POPLAR REDEVELOPMENT AREA
PHILADELPHIA CITY PLANNING COMMISSION



NORTH ALLEN PLAN

Philadelphia City Planning Commission

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RICHARD P. BASSIN, Secretary

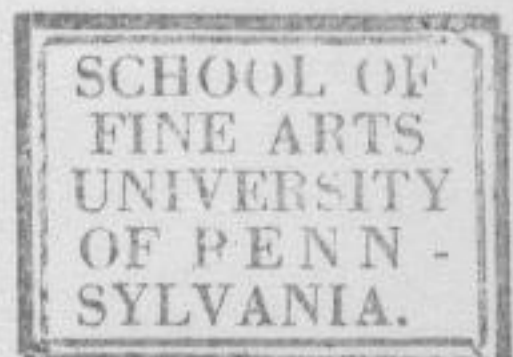
WARD G. BAUER, Assistant Secretary

West Poplar Redevelopment Area Plan

Philadelphia City Planning Commission

February 1965

Fine/Arts/NA/9127/P4/P446/1965



CITY OF PHILADELPHIA
JAMES H. J. TATE, MAYOR



CITY OF PHILADELPHIA

CITY PLANNING COMMISSION
15th Floor, Penn. State Building
N. 1st St., Jersey & Filbert Sts., Philadelphia, Pa. 19107
215-427-2100

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Executive Director
PAUL F. CROLEY
Assistant Executive Director
GRAHAM S. FINNEY
Assistant Executive Director

February 2, 1965

Mr. Gustave G. Amsterdam, Chairman
Redevelopment Authority of the
City of Philadelphia
211 S. Broad Street
Philadelphia, Pa. 19107

Dear Mr. Amsterdam:

Transmitted herewith is a plan for the North Allen Area,
a portion of the West Poplar Redevelopment Area which
has been prepared by the City Planning Commission in ac-
cordance with the provisions of the Urban Redevelopment
Law of May 24, 1945, P.L. 991 as amended.

Philadelphia City Planning Commission

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PHILIP KLEIN, Vice Chairman
FRED T. CORLETO
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FREDRIC R. MANN
JAMES J. O'NEILL
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RICHARD P. BANSEN, Secretary
EDWARD G. BAUER, JR., Commission Counsel

EDMUND N. BACON, Executive Director
PAUL F. CROLEY, Assistant Executive Director
GRAHAM S. FINNEY, Assistant Executive Director

Chairman



CITY OF PHILADELPHIA

Letter of Transmittal

Introduction

Boundaries and Existing Conditions

Existing Land Use

Proposed Land Use

Existing Zoning

Proposed Zoning

CITY PLANNING COMMISSION

9th Floor, Penn Square Building
N. E. Cor., Juniper & Filbert Sts., Philadelphia, Pa. 19107
MU 6-9700

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February 2, 1965

Mr. Gustave G. Amsterdam, Chairman
Redevelopment Authority of the
City of Philadelphia
211 S. Broad Street
Philadelphia, Pa. 19107

Dear Mr. Amsterdam:

Transmitted herewith is a plan for the North Allen Area, a portion of the West Poplar Redevelopment Area which has been prepared by the City Planning Commission in accordance with the provisions of the Urban Redevelopment Law of May 24, 1945, P.L. 991 as amended.

This plan covers the area bounded by Girard Avenue, 9th Street south 230 feet to a point, a line perpendicular to 9th Street from that point west to Percy Street, Percy Street, Poplar Street and 12th Street. It is in conformity with the recommendations of the West Poplar Redevelopment Area Plan dated July 1953, as amended, and the Comprehensive Plan for the City of Philadelphia dated May 1960 as amended.

The North Allen Plan was approved by the City Planning Commission at its meeting of February 2, 1965.

Sincerely yours,

G. Holmes Perkins
Chairman

CONTENTS

Letter of Transmittal is a portion of the West Poplar
Redevelopment Area, certified on February 11, 1948 as a
part of the Center City Redevelopment Area. The West Poplar
Redevelopment Area was published in July 1953 proposed
redevelopment of the area bounded by Girard Avenue,
9th Street, Spring Garden Street and Broad Street. This
Plan provides for the provisions of the earlier plan by
providing for the rehousing of displaced families. Housing Authority's
development project. 11

Introduction	1
Boundaries and Existing Conditions	2
Existing Land Use	4
Proposed Land Use	6
Existing Zoning	8
Proposed Zoning	8
Rehousing of Displaced Families	11
Estimated Cost of Acquisition	11
Proposed Standards of Development	11
Continuing Controls	12
Proposed Street Changes	12
Distribution of Land Uses	14
Preliminary Site Plan	14

In the area to the south at Spring Garden Street is
the industrial section of the Center City Redevelopment
Area. East of 9th Street is the East Poplar Redevelopment
Area with residential, institutional and light industrial
uses being established. Across Girard Avenue to the north
is the Southwest Temple Redevelopment Area. New residential
development in the latter area is highly successful and
progressing rapidly.

INTRODUCTION

The North Allen Area is a portion of the West Poplar Redevelopment Area, certified on February 11, 1948 as a part of the Poplar Redevelopment Area. The West Poplar Redevelopment Area Plan published in July 1953 proposed renewal activity for the area bounded by Girard Avenue, 9th Street, Spring Garden Street and Broad Street. This Plan amends certain provisions of the earlier plan by proposing an extension of the Public Housing Authority's development of the Cambridge Plaza project.

The North Allen area is located less than $1\frac{1}{2}$ miles from City Hall. It is well served by public transportation since it is a block from the Broad Street Subway. There is a transit on 11th and 12th Streets and on Girard Avenue.

In the area to the south at Spring Garden Street is the industrial section of the Center City Redevelopment Area. East of 9th Street is the East Poplar Redevelopment Area with residential, institutional and light industrial uses being established. Across Girard Avenue to the north is the Southwest Temple Redevelopment Area. New residential development in the latter area is highly successful and progressing rapidly.

BOUNDARIES AND EXISTING CONDITIONS

The boundaries of the North Allen Area are Girard Avenue, 9th Street south 230 feet to a point, a line perpendicular to 9th Street from that point west to Percy Street, Percy Street, Poplar Street and 12th Street.

The conditions which warranted certification and which continued to exist in the area are:

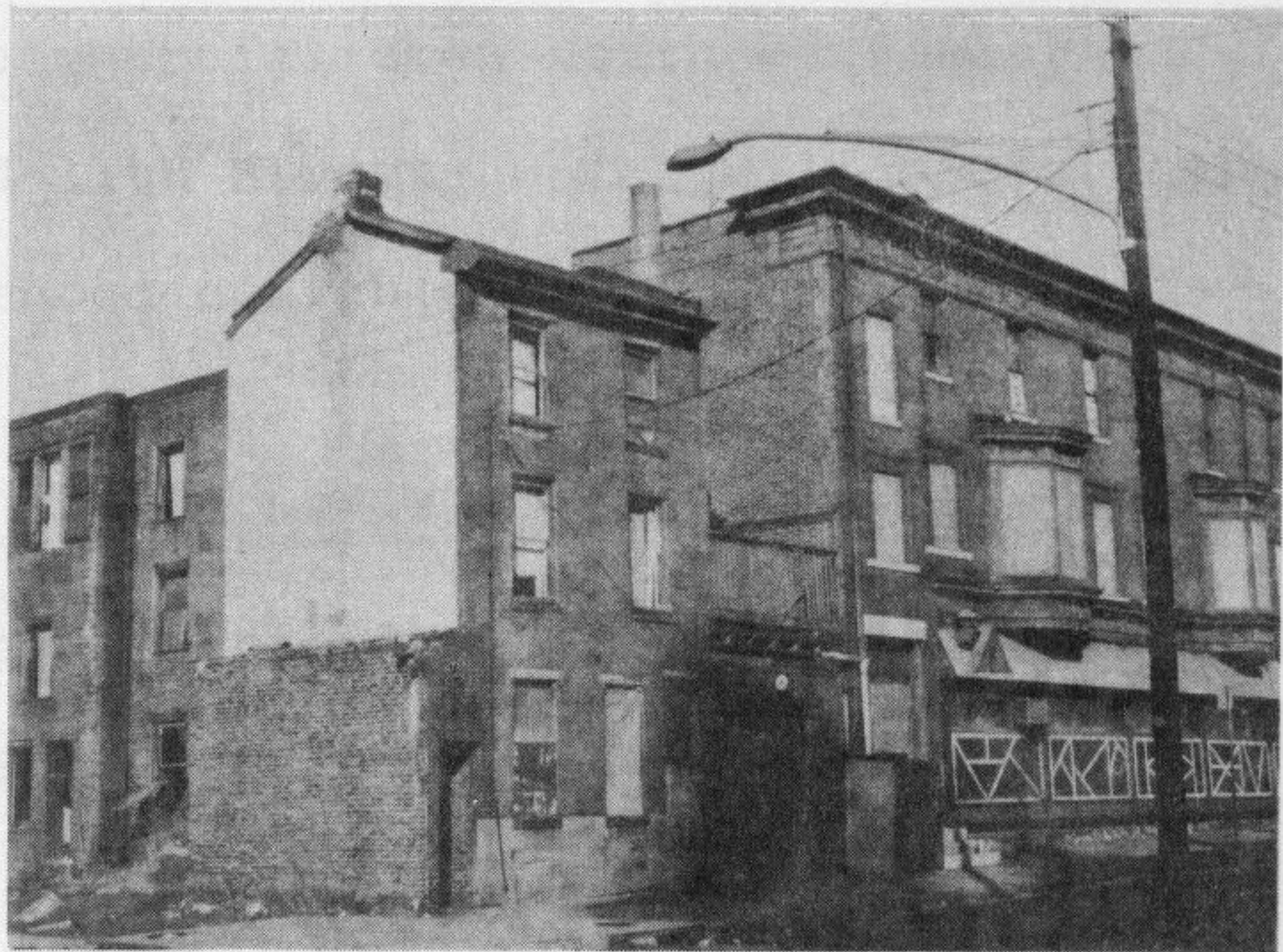
- a. Unsafe, unsanitary, inadequate, or overcrowded conditions of certain buildings;
- b. Inadequate planning of the area;
- c. Excessive land coverage;
- d. Lack of proper light, air and open space;
- e. Faulty street or lot layout;
- f. Defective design and arrangement of buildings;

The portion of the area south of Harper Street has already experienced considerable change through the construction of Cambridge Plaza I providing 372 new Public Housing units.

The original plan proposed rehabilitation of the commercial frontage along Girard Avenue. This has not proved feasible and these mixed commercial and residential properties have continued to deteriorate to a point where it is not considered possible to preserve them. Many properties are vacant or in an unsafe condition. There is little or no open space associated with the dwellings which exist over the stores.



12th St. East Side
Harper to Girard



Warnock St. West Side
Harper to Girard



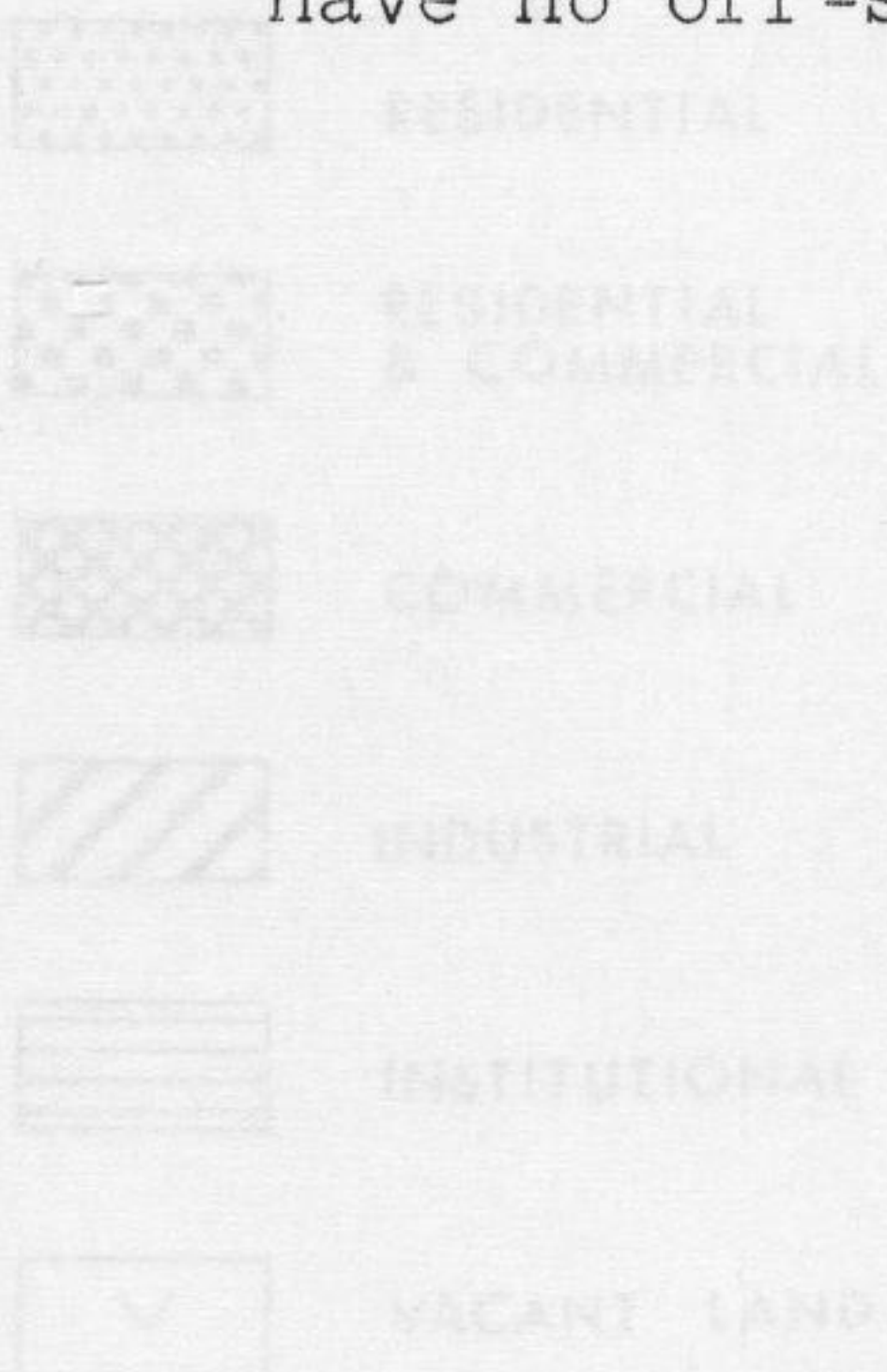
Warnock St. East Side
Harper to Girard

EXISTING LAND USE

The existing land use in the area is of a varying nature. South of Harper Street is the Cambridge Plaza Public Housing Project consisting of both elevator and how rise buildings. This project was developed on land acquired by the Redevelopment Authority and conveyed to the Housing Authority and consists of 372 apartments completed in 1957.

There is a small commercial area north of Poplar Street between 10th and 11th Streets which will be further developed as a neighborhood convenience center in accordance with the original plan.

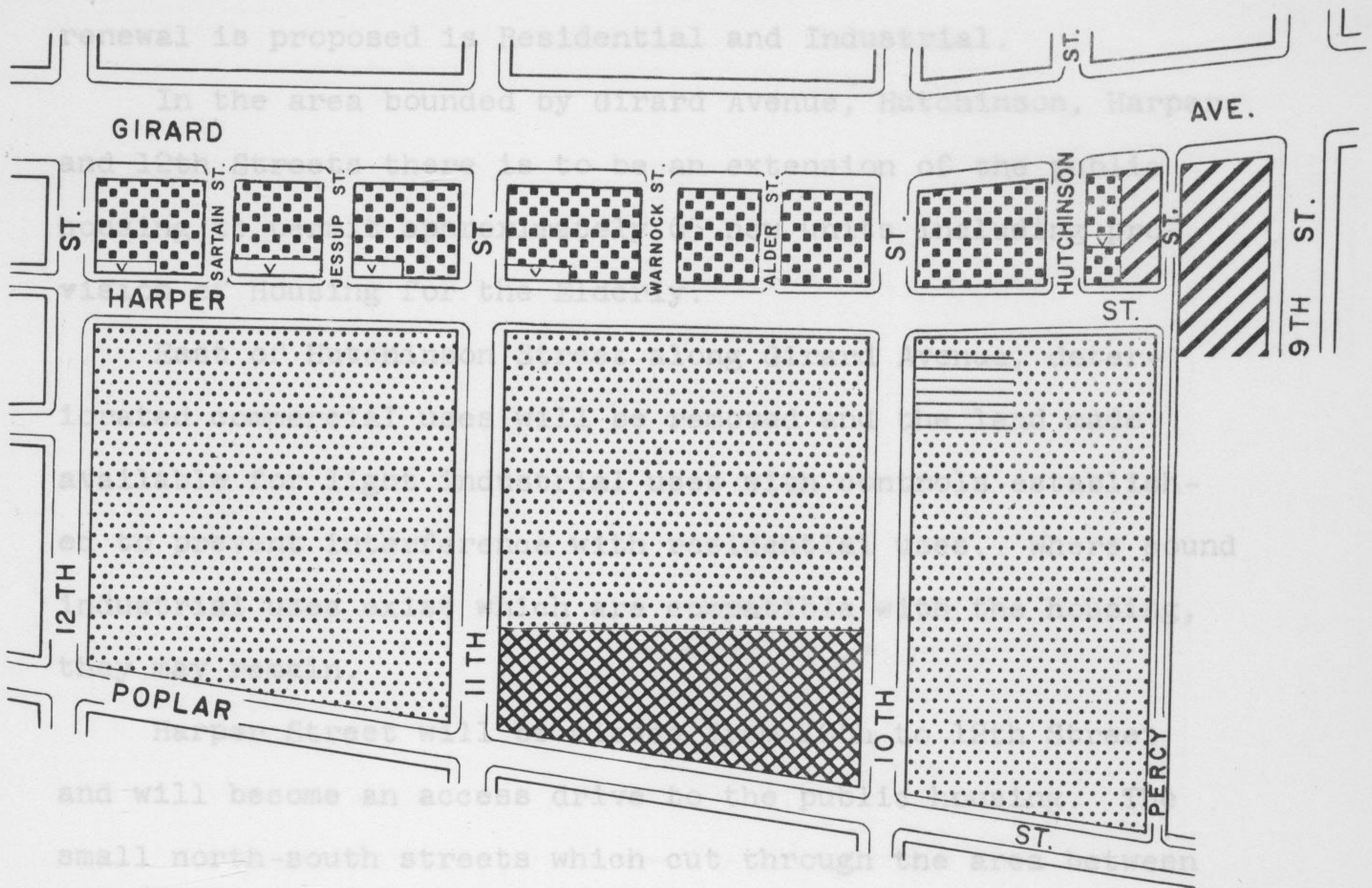
Along Girard Avenue the buildings are in mixed use; mostly commercial on the ground floor and residences above. Many of these buildings are presently vacant above the first floor. Obsolete industrial buildings exist which have no off-street parking or loading.

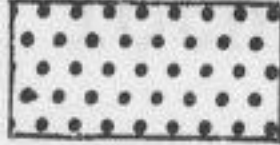
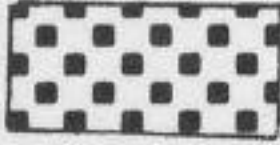


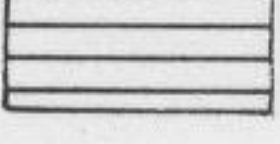



NORTH ALLEN AREA
WEST POPLAR
REDEVELOPMENT AREA PLAN
PHILADELPHIA CITY PLANNING COMMISSION
JANUARY 1965

PROPOSED LAND USE

EXISTING LAND USE



-  RESIDENTIAL
-  RESIDENTIAL & COMMERCIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL
-  VACANT LAND

NORTH ALLEN AREA
WEST POPLAR
REDEVELOPMENT AREA PLAN

PHILADELPHIA CITY PLANNING COMMISSION

0 100 200 300 400 500 FT.

JANUARY 1965

2524

PROPOSED LAND USE


PROPOSED LAND USE

The proposed land use for the areas in which further renewal is proposed is Residential and Industrial.

In the area bounded by Girard Avenue, Hutchinson, Harper and 12th Streets there is to be an extension of the public housing to permit approximately 65 new units including provision of Housing for the Elderly.

East of Hutchinson Street along Girard Avenue, deteriorated commercial uses will be removed and the land made available for light industrial uses with controls established to prevent interference with residential uses. Where sound industrial uses exist which are compatible with the housing, they may remain.

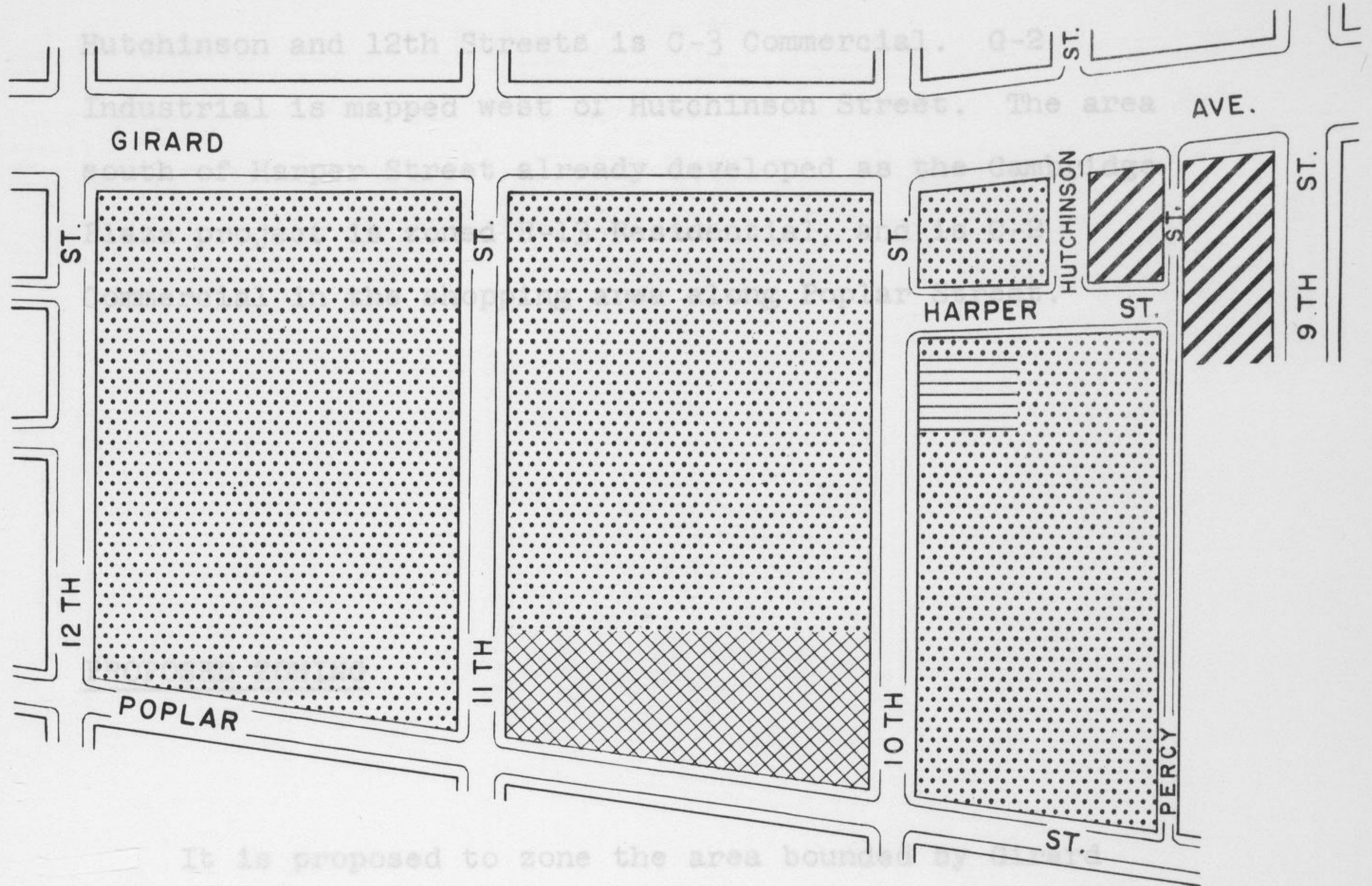
Harper Street will be closed from 10th to 12th Street and will become an access drive to the public housing. The small north-south streets which cut through the area between 10th and 12th Streets will be closed.

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL

NORTH ALLEN AREA
WEST POPLAR
REDEVELOPMENT AREA PLAN
PHILADELPHIA CITY PLANNING COMMISSION
JANUARY 1965

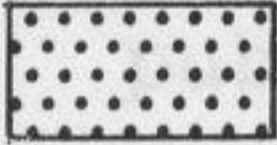


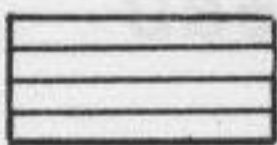
EXISTING ZONING

PROPOSED LAND USE



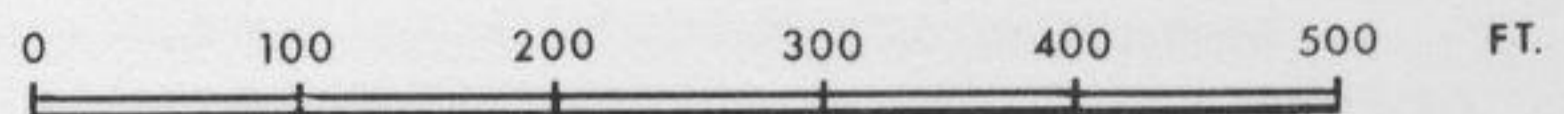
The existing zoning along Girard Avenue between Hutchinson and 12th Streets is C-3 Commercial. Q-2 Industrial is mapped west of Hutchinson Street. The area

It is proposed to zone the area bounded by Girard Avenue, Hutchinson Street, Harper Street and 12th Street R-13 Residential to permit the development of additional

-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  INSTITUTIONAL

**NORTH ALLEN AREA
WEST POPLAR
REDEVELOPMENT AREA PLAN**

PHILADELPHIA CITY PLANNING COMMISSION



JANUARY 1965

2525

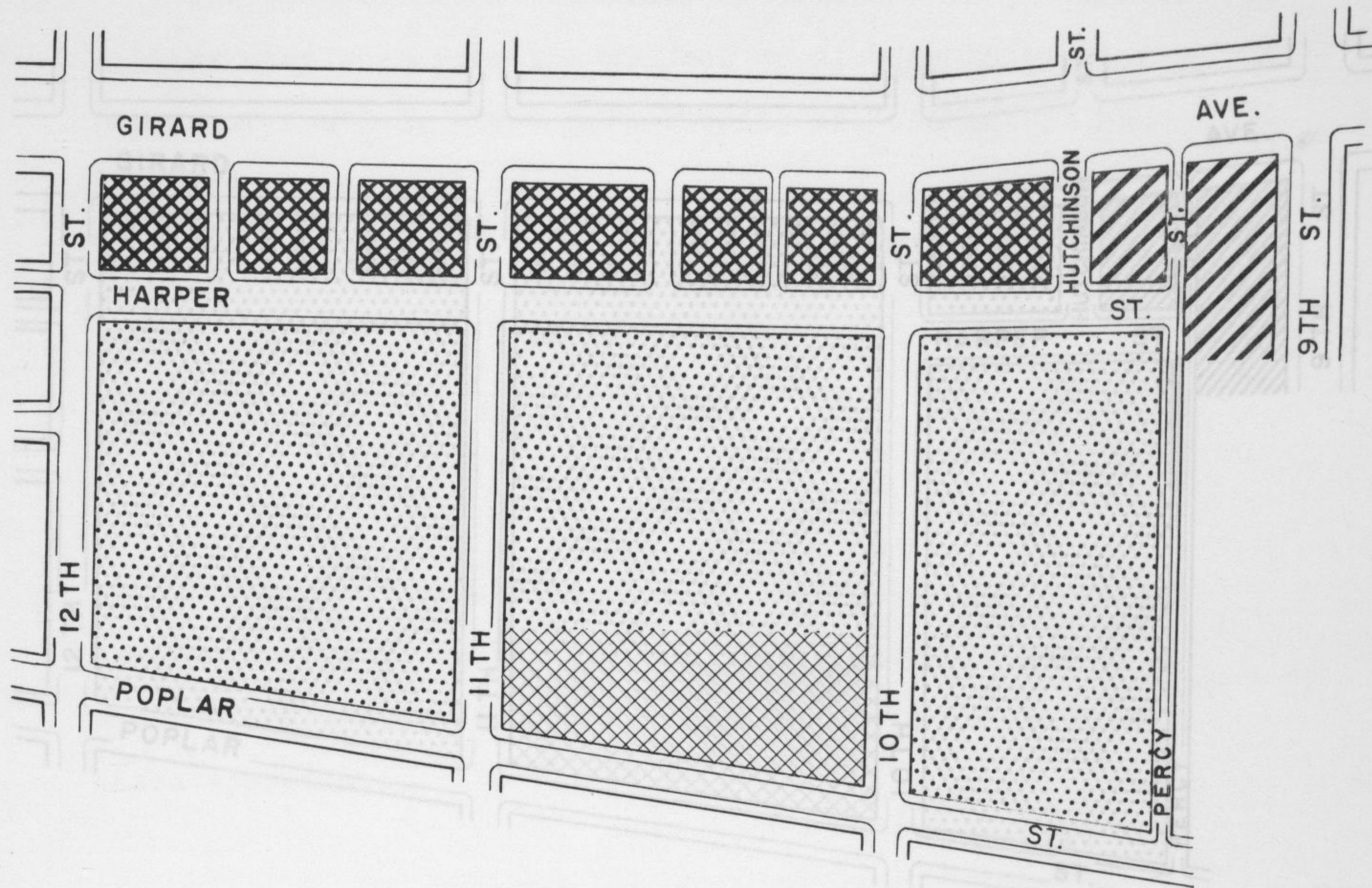
EXISTING ZONING

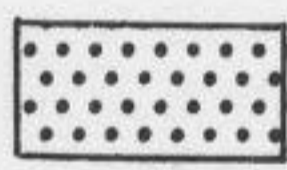



The existing zoning along Girard Avenue between Hutchinson and 12th Streets is C-3 Commercial. G-2 Industrial is mapped west of Hutchinson Street. The area south of Harper Street already developed as the Cambridge Plaza project is zoned R-13 Residential, and is C-2 Commercial in the shopping area along Poplar Street.

PROPOSED ZONING

It is proposed to zone the area bounded by Girard Avenue, Hutchinson Street, Harper Street and 12th Street R-13 Residential to permit the development of additional public housing units in a manner similar to the existing development south of Harper Street. In the industrial areas the proposed zoning is L-4 Limited Industrial which places restrictions on the type and intensity of Industrial uses.

EXISTING ZONING



-  R13 - RESIDENTIAL
-  C2 - COMMERCIAL
-  C3 - COMMERCIAL
-  G2 - GENERAL INDUSTRIAL



NORTH ALLEN AREA WEST POPLAR REDEVELOPMENT AREA PLAN

PHILADELPHIA CITY PLANNING COMMISSION

0 100 200 300 400 500 FT.

JANUARY 1965

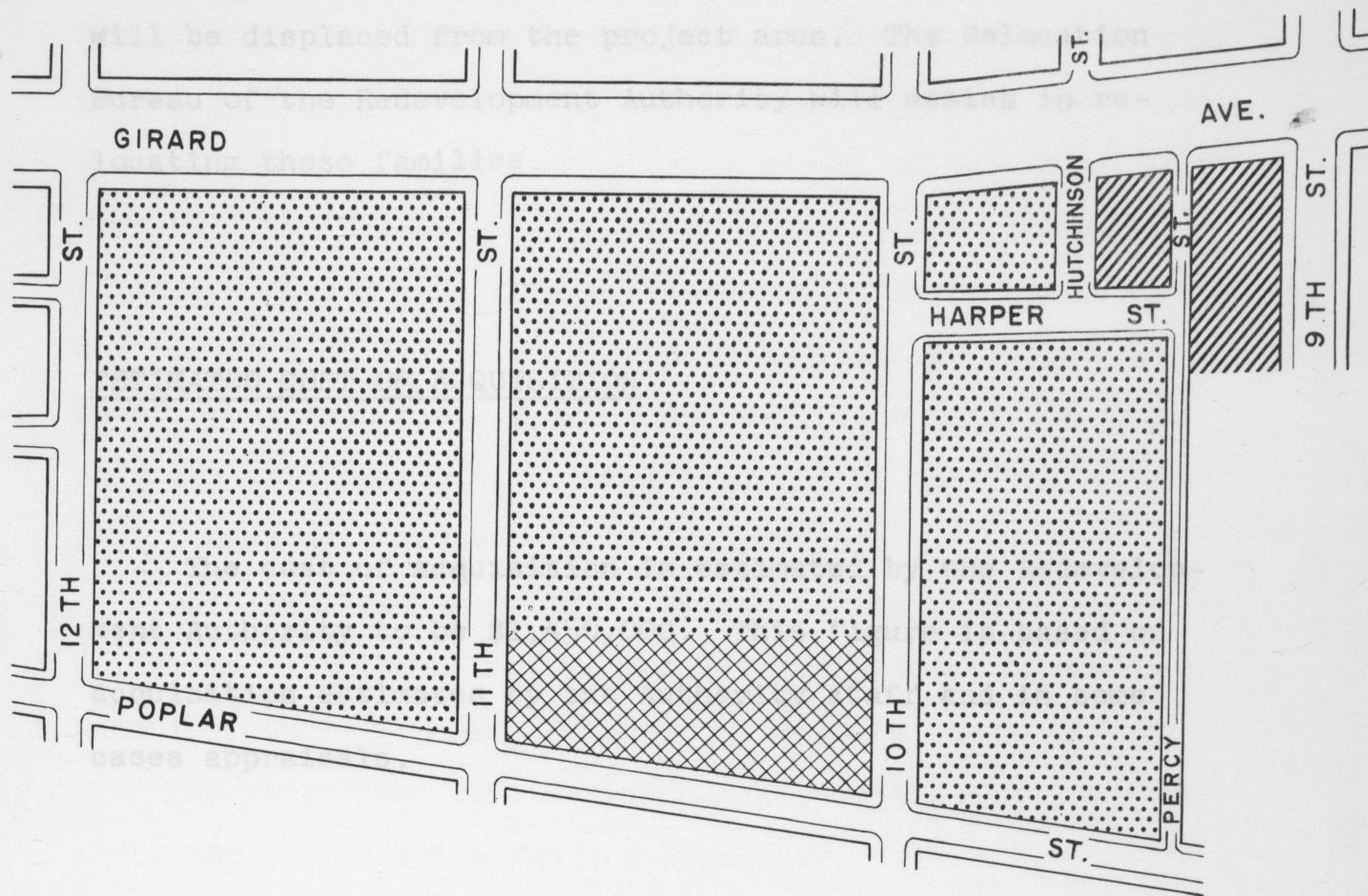
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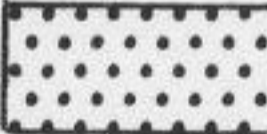


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REHOUSING OF DISPLACED FAMILIES

PROPOSED ZONING

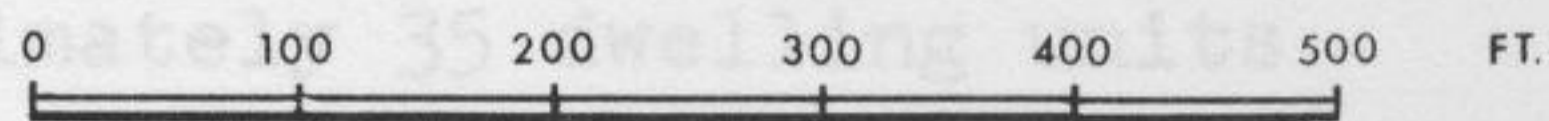


PROPOSED STANDARDS OF DENSITY, LAND COVERAGE AND BUILDING INTENSITY

-  R-13 RESIDENTIAL
-  C-2 COMMERCIAL
-  L-4 LIMITED INDUSTRIAL

NORTH ALLEN AREA
WEST POPLAR
REDEVELOPMENT AREA PLAN

PHILADELPHIA CITY PLANNING COMMISSION



JANUARY 1965

2526

REHOUSING OF DISPLACED FAMILIES

The Redevelopment Authority estimates that 35 families will be displaced from the project area. The Relocation Bureau of the Redevelopment Authority will assist in re-locating these families.

ESTIMATED COST OF ACQUISITION

The cost of acquisition is estimated by the Redevelopment Authority to be \$1,450,000. This figure is based on acquisition estimates by the Authority staff and in some cases appraisals.

PROPOSED STANDARDS OF DENSITY, LAND COVERAGE AND BUILDING INTENSITY

The proposed zoning restrictions will control the land coverage and limit the building intensity. The density for the overall project will be approximately 35 dwelling units per acre.

CONTINUING CONTROLS

The Commonwealth of Pennsylvania Urban Redevelopment Law of 1945 P.L. 991 as amended and the United States Housing Act of 1949 as amended, regulate the redevelopment and urban renewal programs in Philadelphia. Renewal of the North Allen Area will be carried out in conformity with the provisions of this plan. It will be in accordance with the requirements and controls of any Urban Renewal Plan prepared by the Redevelopment Authority of the City of Philadelphia for this area and will comply with the provisions of 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 City Council.

The management of the residential development shall be under the Philadelphia Housing Authority.

PROPOSED STREET CHANGES

The following streets will be closed:

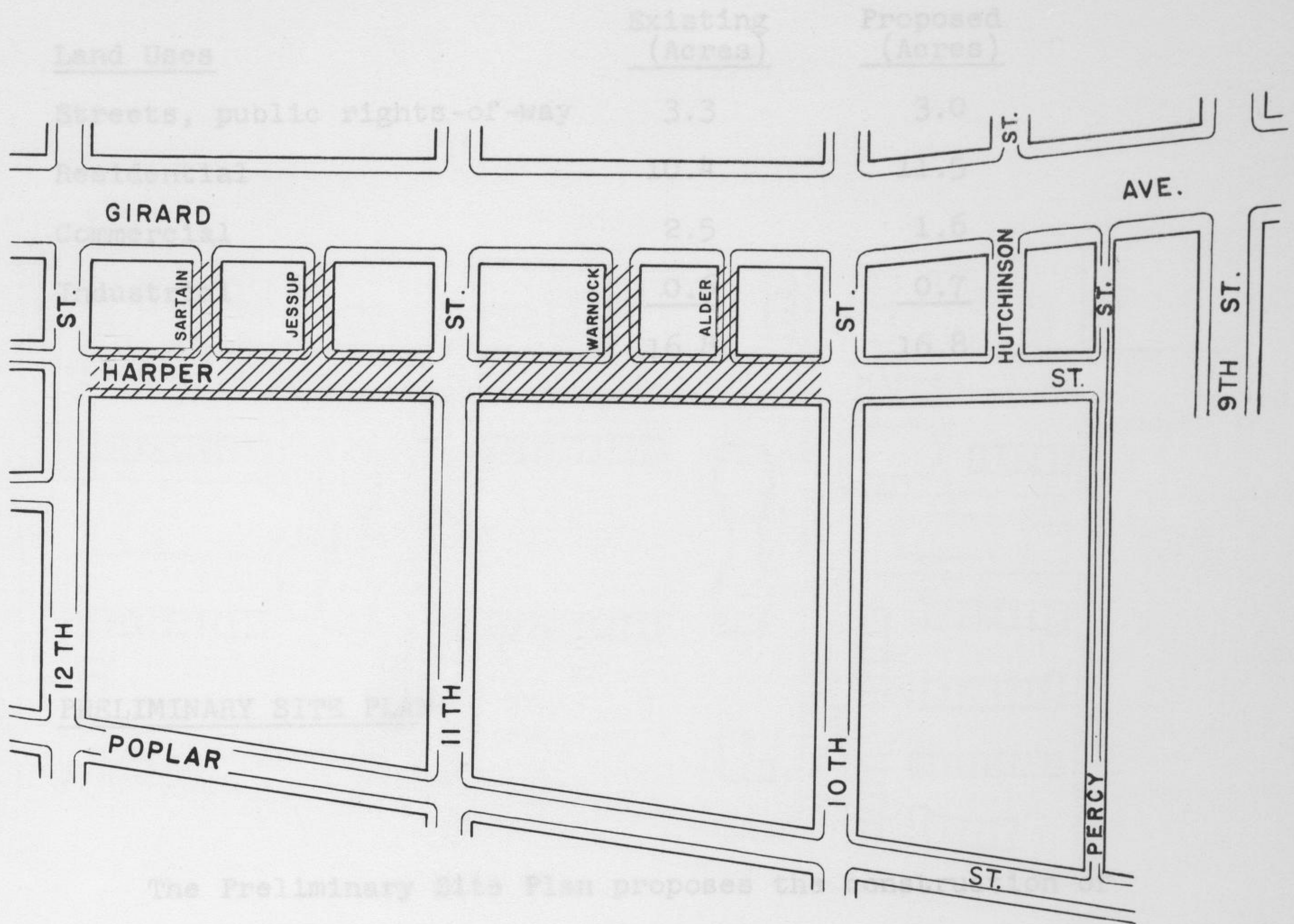
Sartain, Jessup, Warnock and Alder Streets, from Harper Street to Girard Avenue.

Harper Street, from 10th to 12th Streets.

Rights-of-way will be retained in Warnock St. and Harper St.

DISTRIBUTION OF LAND USES

PROPOSED STREET CHANGES

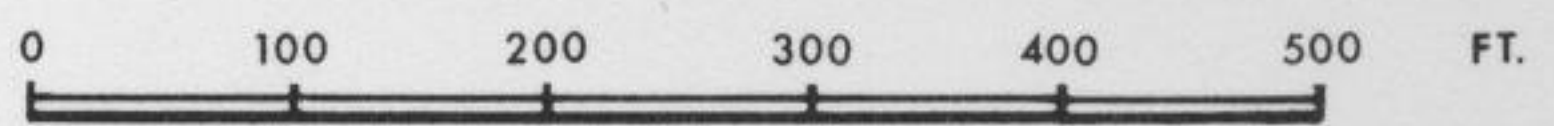


The Preliminary Site Plan proposes the low rise public housing units along Girard Avenue and 10th and 12th Streets. Off-street parking is provided in a service court formed by the closing of Harper Street. Off-street parking and loading is also proposed at the building sites east of Hutchinson Street.

**NORTH ALLEN AREA
WEST POPLAR
REDEVELOPMENT AREA PLAN**

PHILADELPHIA CITY PLANNING COMMISSION

 STREET TO BE CLOSED



JANUARY 1965

2528

DISTRIBUTION OF LAND USES

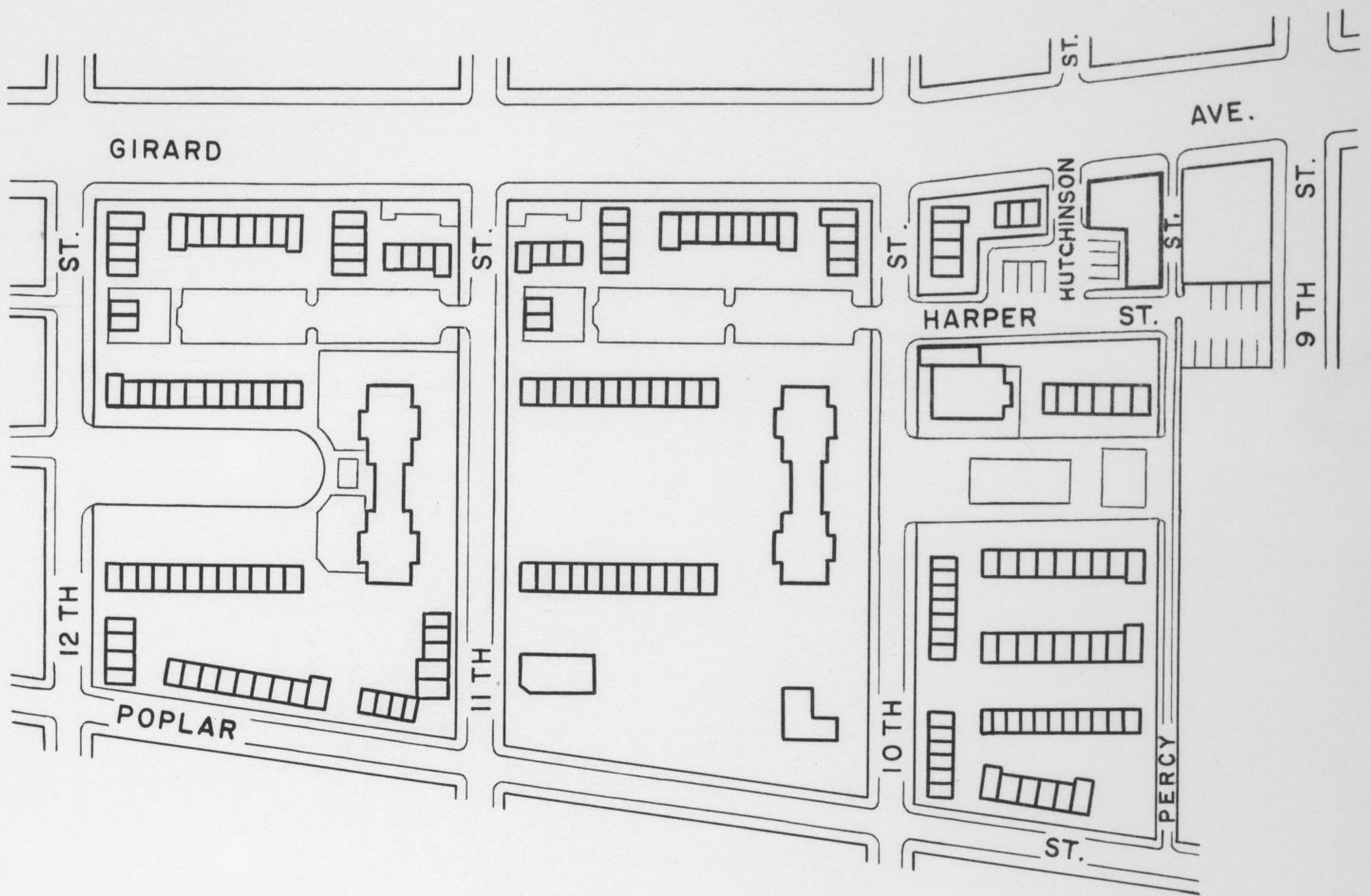
<u>Land Uses</u>	<u>Existing (Acres)</u>	<u>Proposed (Acres)</u>
Streets, public rights-of-way	3.3	3.0
Residential	10.4	11.5
Commercial	2.5	1.6
Industrial	<u>0.6</u>	<u>0.7</u>
	16.8	16.8

PRELIMINARY SITE PLAN

The Preliminary Site Plan proposes the construction of low rise public housing units along Girard Avenue and 10th and 12th Streets. Off-street parking is provided in a service court formed by the closing of Harper Street. Off-street parking and loading is also proposed on the industrial sites east of Hutchinson Street.

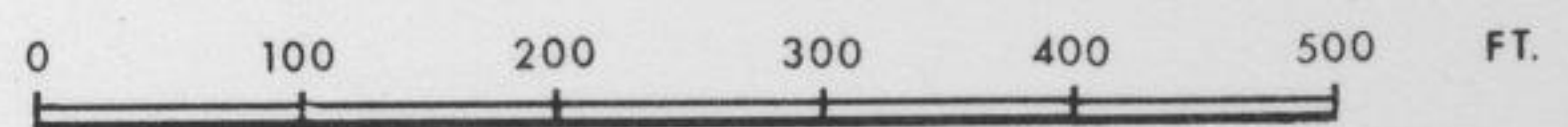
NORTH ALLEN AREA
WEST POPLAR
REDEVELOPMENT AREA PLAN
PHILADELPHIA CITY PLANNING COMMISSION
JANUARY 1965

PRELIMINARY SITE PLAN



NORTH ALLEN AREA WEST POPLAR REDEVELOPMENT AREA PLAN

PHILADELPHIA CITY PLANNING COMMISSION



JANUARY 1965

2527

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