



## Lower Southwest District Plan

### Public Meeting Feedback and Formal Written Comments

#### THRIVE

##### From the Public Meeting:

- Like recommendation for Eastwick Recreation Center
- I like what I see!
- Pepper and Korman reuse is an all of SW issue, not just an Eastwick issue
- Better stewardship of the Cobbs Creek trail, trail improvements.
- Develop former nursing home at 70<sup>th</sup> and Cobbs Creek Parkway
- More healthy food options (especially juice), food education, and community gardens
- Project Peach- educate adults as well as children
- Define how many multifamily housing developments and where
- Need to think about vacant homes on Woodland and around Greenway
- Pro healthy food recommendation
- More investment for businesses and the public realm along Elmwood and Chester Avenues
- Industrial land re-use needs more public/business input; LSMP needs community input
- 2-story multi-use commercial at Penrose Plaza
- Focus on lighting on commercial corridor
- 58<sup>th</sup> Street needs streetscaping, lighting, cameras, community gardens and fresh produce
- Scrap/salvage/recycling recommendation is good!
- Think about economy on side streets
- Protect residents from refinery pollution

One Parkway Building

1515 Arch St.

13<sup>th</sup> Floor

Philadelphia, PA 19102

- Limit proliferation of scrap yards through zoning
- More information on how to guide industrial market

## CONNECT

### From the Public Meeting:

- Need more sharing of PHL future plans/expansion with the community
- Island and Lindbergh pedestrian traffic vs. red light cameras – speeding cars
- Prioritize improvements to Eastwick Station
- SEPTA repair depot- where would you expand?
- Connect the proposed new train station to stores at mall via jitney

## RENEW

### From the Public Meeting:

- Red water, residents have filters
- Use bonsai tree techniques to enhance tree canopy
- Two priorities go hand in hand: Modernize municipal facilities related to storm and waste water treatment flood control and establish green and gray infrastructure to manage storm water and address risks
- Army Corps should do something about flooding on the river - Folks on 74<sup>th</sup> pay for flood insurance while neighbors don't
- Cobbs Creek Parkway TOTALLY floods → roads close with a drop of rain from 58<sup>th</sup> to 70<sup>th</sup>
- City work with homeowners on taking out mature trees that are breaking up sidewalks between 55<sup>th</sup> and Willows & Florence
- Florence houses caving in @ 54<sup>th</sup> and 55<sup>th</sup> and Florence

- Eastwick: 100 year flood plain zone designed in 99' after Hurricane Floyd → UNFAIR. Drains were blocked -flood was gone the next morning and flood insurance issues are unethical/makes homeownership inaccessible
- A lot of original street lights need to be updated in Lower Eastwick
- Work with existing businesses and county on Superfund Site
- Is there flood control at Clearview Superfund Site?
- Elmwood needs more street lights! Also, Woodland by the tracks
- Something needs to be done on 61<sup>st</sup>- tractor trailers parked here
- Should be an emergency plan for flooding and industry along the river
- 70<sup>th</sup> between Kingsessing and Larry: PWD oil/work hazard
- Parking under 70<sup>th</sup> street bridge-not safe for pedestrians/bike, garbage parking in lanes
- Is there an active tree tenders group? Can there be a recommendation for this?
- Connect with grassroots groups talking about oil trains, PES; Philly Thrive
- More outreach and awareness for Fort Mifflin
- Exercise stations on the trail plus fruit and nut trees
- 71<sup>st</sup> and Greenway Ave- flooding during rain
- Breezeways need stewardship that's public and local
- The park at 76<sup>th</sup> and Lindbergh needs a well thought out design; Korman Apartments and Penrose Park need rain planters
- For the breezeways, have security or be associated with a cul-de-sac or community group
- Prioritize Eastwick/Suffolk Park- update the park- kids, seniors, and dogs use it

## **FOCUS AREAS**

### **Lower Eastwick:**

**From the Public Meeting:**

- Need new housing in Eastwick
- Desire for mixed uses on Korman site: open space, trails, basketball, S.T.E.M. programs, and other green initiatives
- Fact check: “repetitive loses” with flood plain
- Dumping at train station need enforcement
- Train station needs improvements; boarding platform and train level do not match up
- Need more lighting and landscaping around the station
- Agreement with reducing flooding and preserving urban agriculture/public open space amenities, trail expansions
- Korman site redevelopment should have input from all of SW, not just Eastwick
- Keep educational uses in the area, specifically Pepper School
- Shop Rite at Penrose Plaza needs maintenance
- Stores at Penrose Plaza need more occupancy
- Penrose Plaza could use sit-down restaurants, especially with hotels in the area
- Movie theater is needed in the neighborhood
- Need market rate housing, commercial, manufacturing
- Educational aspects for use of school/training
- Dumping restraints needed
- Pepper land needs to be revenue producing
- Housing wanted!
- Revenue producing amenities

**Woodland & Elmwood Avenue Corridors**

**From the Public Meeting:**

- Please! Yes, more buffered bike lanes!
- More amenities for ADA
- Like these improvements!
- Like this loop example for GE site (in regards to the SEPTA loop).
- Improve SEPTA loop at Mt. Moriah
- Work with friends of Mt. Moriah
- Like the idea of giving recreational space to Bartram High School
- Best idea I've heard all night (ball fields for Bartram)
- Add in a farmer's market on the GE site
- Need cameras: 58<sup>th</sup>/59<sup>th</sup> & Woodland/Kingsessing/Chester
- Revitalize abandoned property that is near and around Woodland
- Fantastic to have ball fields with Bartram
- Like the idea to give Bartram High School recreational amenities field
- Green space would be nice in the area (perhaps all of GE site)

## **PROPOSED ZONING**

### **From the Public Meeting:**

- Make 70<sup>th</sup> and Greenway a priority for RSA-5

### **From Formal Written Comments:**

- Dear PCPC draft committee I have lived in my south west neighborhood for over 30 years. Please rezone our neighborhood back to residential. It was changed to commercial without our knowledge or consent. Our streets are full of pot holes which damaged my wife's car two weeks ago. The neighborhood is full of junk cars and tractor trailers parked everywhere. This is unfair to the home owners that live here. We want our neighborhood updated like the rest of the city. There is no way our property value should be going down and no one should be allowed to come in and junk up our

neighborhood, please rezone our neighborhood back to residential.  
Thank you in advance concerning this matter. - Robert A. Elliott

## **GENERAL COMMENTS**

### **From the Public Meeting:**

- Build single homes at the Korman site
- Preserve as a green space the 135 acres next to Heinz Refuge
- Farmer's market; recreation for kids; camera at 58<sup>th</sup> and Kingsessing Ave
- Better facilities for parks, especially at 74<sup>th</sup> and Lindbergh; better shopping and restaurants

### **From Formal Written Comments:**

- The Philly 2035 Plan for Lower Southwest Philadelphia has so far been a success and there is a link to address ideas and concerns at the end of the website which I deeply thank you for; I hope in fact that the link is used by most people and that new ideas come up as a result. Unfortunately, the ideas I have are too detailed for the comment section so I hope you will forgive me before hand while lending me your ears on the matter of Lower Southwest Philadelphia.  
As Philadelphia becomes more cosmopolitan areas of the city will be built up; new development will flourish; at present the Philadelphia Metro area has approximately 6 million people and if Mercer County; Atlantic City and the Lehigh Valley are included which historically speaking they should be then the population is closer to 9 million. As we walk backwards into the future it should be known that in Europe and Asia we are already seeing Philadelphia as a city of great global influence; the name of the city is not unknown and soon we will be on par with New York; Philadelphia is a World Heritage Site and as a result we should work towards and expect success in the future.

My topic when it comes to Lower Southwest Philadelphia mostly between the area of 80th Street and what use to be 96th street; this area was known as Lower Eastwick; Old Eastwick or the Meadows. There are many assets to the Lower Eastwick site; pumping lines should still be available from the houses that were there before; electric lines still run in some of the areas; water lines and locations for fire hydrants are still known to exist; so building residential areas may be easier because we are not starting from the beginning but simply refurbishing what was already located there.

I have a few ideas for Lower Eastwick that goes as follows; I hope you can use them; most importantly as we rebuild parts the city my hope is that we can use old infrastructure or old locations to facilitate future needs and save money; if we can do these things we can as a city increase the likelihood of us meeting our goals by 2035 and even exceeding them.

1. If residential areas are built let them follow the same street plan that existed before; we know what plumbing was there; what ways the power lines ran; and this may cut the cost of refurbishing the old neighborhood while building a new one.
2. Consider flood control for the areas; Lower Eastwick has had a history of flooding; even the Swedes and the Dutch built dikes in the areas; so flood control should be considered. It may even be worthwhile to use ground penetrating radar to find some of the locations of the earlier dikes in the region.
3. Lower Eastwick was once a neighborhood; there are some families who still live in the area from the former neighborhood. Other families who use to live in the neighborhood were forced out when the redevelopment of the neighborhood started under Korman. If we build a new neighborhood we should consider the older neighbors who live there; as well as the decedents. We should also look into to some of the properties where people were forced to move out of and see if their next of kin are interested in assisting in the rebuilding of the new neighborhood

for the Philly 2035 project. There are two reasons for this; 1st Philadelphia is a city that prides itself on connecting the old and the new so it makes no sense to build a neighborhood that has a past that was erased; there should be continuity to a neighborhood. In addition to this reason is a 2nd reason; we don't know what families left that area and who may be willing to return to help build it back up. There is a Church called Saint Paul's AME who has families that either live in the area or who once lived in the area and may be of some assistance.

If Lower Eastwick is rebuilt think of the possibilities; there are 3 school near the location with a reason to be in existence; there is a fire house that once served that community which will have an existence; there are even streets that were laid out that aren't being used but could handle the traffic; there is a shopping mall on Island Road (Now Island Avenue) that could make that community vibrant again with a super market and a library across the street. Everything is in place to revitalize the region of Lower Eastwick except one thing; that is the will to see it through. If we don't rebuild Lower Eastwick then Philadelphia no matter how grand our potential is; will have a neighborhood that is more than neglected; but abandon; such circumstances have occurred in cities like Detroit; we should not allow it to be here when we have the will to rebuild and when we are planning to do so. -John Hemphill

- I reviewed the Southwest DRAFT Plan. Humbly here are my comments/input:

**HOUSING**

Build a development of Single-Family Homes on the Former Korman Site; does not have to be a huge development just enough houses to fulfill the demand and also preserve the open quiet space. Home building in the price range comparable to the housing costs already established in the area (example: \$125,000 - \$175,000 \*NOT to be

confused with Low Income Housing...Low income housing is NOT what this area needs, it will be the death of this area if that happens).

**EDUCATIONAL FACILITIES**

The Eastwick Library is crucial to this area/community. Children from all over come here for knowledge, after school/reading programs, etc. The library has homework help that many children (including not only Phila children but Delaware County children as well) use daily for their studies and education. The library needs continued support and focus to help continue to help our children and keep them out of the streets.

**ECONOMY**

As you already know, our Penrose Plaza (which was once a host of numerous stores and establishments is dying). One type of establishment that I notice our area does not have is a diner. Many patrons would stop in this area and grab a bite if we had a diner/restaurants.

**TRANSIT**

Increase lighting along the SEPTA Regional Rail Station - Airport Line (Mario Lanza Boulevard).

**HISTORIC PRESERVATION**

The Blue Bell Inn is a little piece of what it was like to live in the late 1700's; It is important to appreciate the area and what is what like before our time here; it's a actualy physical history lesson for residents and those passing thru Southwest.

I thoroughly enjoyed the DRAFT plan. It was extremely detail oriented; you and your staff/colleagues put a lot of time and effort and it shows. You all did a wonderful job!

Thank you for your time and consideration.

-Cheryl Dessus

- In Lower Southwest District plan, we would like Eastwick's blight certification removed.  
Regards,  
Eastwick Friends & Neighbors Coalition
  
- My name is Christeen Johnson, I have been in my home more than twenty years. When something new came into our neighborhood, we have to sign for it to come. Before the Church, Ezekiel was build, we signed a petition for them to build. Our neighborhood has become a dumping ground for whatever the other neighborhoods don't want. WE have been rezoned, no one ask us anything. We have these junk yards, and big truck parked on our street. PLEASE REZONE OUR NIEGHBORHOOD BACK TO RESIDENTIAL. We want our neighborhood back.
  
- I feel once the flooding problem is addressed and eliminated, Penrose Park can be marketed in a new light but we will still fall short of what makes a community desirable. We need a little more ambience in our blocks with easy maintenance vegetation. Speed bumps on some key streets would keep drivers from zooming through and ignoring STOP signs (78th and on Buist Ave.) I thought an Indego Bike Pod and some Zip car slots would be good for residents and tourists who would like to go from Bartram Gardens to Heinz Wildlife Refuge and out to Fort Mifflin. Our park across from the U.S. Post office on Lindbergh Ave. needs to be redesigned to handle baseball, soccer, basketball and football with a play area for younger children. The trees look like they on their last leg of life. I was trying to locate an area that would be good for an Airplane Museum/Motel with a mini amusement theme park for adults and children. As far as the old GE site, I originally thought of a container city but changed it to Tiny House Villa which would be an Artist compound. The Artist would be given reductions in rent if in exchange they taught Art in the surrounding Public, Charter

and Catholic schools. This way every child in the area could be exposed to Art and the Creative Economy. Penrose Plaza should be overhauled and a second story needs to be added to include small businesses especially since ShopRite wants to expand and take most of the existing space. We should have space for a Business incubator. I feel we need a CDC because the Southwest CDC on Paschall addresses the needs of the Woodland Ave. businesses. All my ideas comprehensively would revitalize the Lower Southwest district.  
–Juanda Myles

- I appreciate the significant effort in preparing and putting forward this draft plan. As a member of the Eastwick Friends and Neighbors Coalition, I am keenly interested in seeing the Eastwick community be afforded the opportunity to play a major role in shaping its future direction through this and additional upcoming planning initiatives. Others from the Coalition will be submitting extensive comments. I just want to underscore three recommendations.  
First, it is imperative for the credibility of this plan that the 1950's Eastwick Urban Renewal Plan is honestly portrayed as a misguided and racially unjust initiative.  
Secondly, it is extremely important for ensuring the empowerment of the community in setting its future direction to remove Eastwick's Blight Certification.  
And finally, it is more accurate and informative to represent the areas in the 100-year flood plain as "FEMA-designated Special Flood Hazard Areas."  
Thank you,  
Robin Mann
- I'm going to support what you have submitted. However the Airport just received \$30 million. How much will this plan benefit from that money? I'm concerned about implementation. And how will this plan will be implemented in regard to the current business owners who for the most part are African-Caribbean? Last week from 48-58th

and Woodland there was an event with The Side Walk Vendors. How is that going to fit in the plan? Is the Planning Commission going to work on an Implementation Plan for South West? Was the plan approved by the district Councilman or other level of government to insure its implementation? You have being very Loyal to the plan and unto us as stakeholders and residents for that I say "THANK YOU" have a great weekend.

-Dr.Harris

- New immigrants are trampling over the community and are unsanitary. Tractor trailers are being driven around residential streets. Streets are unsafe. 58<sup>th</sup> Street should be a living community. Auto related uses are blocking the streets. Greys Avenue and 58<sup>th</sup> Street needs to be improved. Tractor trailers park on 61<sup>st</sup> Street and Lindbergh Boulevard. Older people in the community need some peace. Auto uses are parking cars all over the streets. 58<sup>th</sup> Street is cracking and sitting over a creek.  
– Lillian Davis
  
- Thanks to you and your staff at the Philadelphia City Planning Commission for scheduling and making available the opportunities for the residents to share their views on how to improve the Lower Southwest District. This process by City Planning represents a major change in the way communities were allowed to be involved in planning their future. The relationship between the community residents and the city takes a gigantic step forward when the above process is allowed to happen. The long term benefits from this process should be immeasurable.  
The Lower Southwest District Plan covered and included a wide array of suggestions and ideas that showed how concerned the residents are about the future of their communities. If these plans are

implemented, as per the most recent posting, then the Lower Southwest District should be able to enjoy its infrastructure and people-friendly attributes.

There are, however, areas within the plan that did not get the "spotlighted" attention that should be a part of this discussion/planning process. These areas are briefly discussed below:

1. **Eastwick** -- This area of the lower southwest is very unique and certainly deserves to have the attention of city officials because of its uniqueness and its history.

2. **Blight Certification** -- It was this city policy that created major problems and brought a negative stigma upon Eastwick. This **Blight Certification** must be removed.

3. **Flood Insurance Rates** -- Why is it that some residents are paying over \$3,000.00 per year for flood insurance and others are paying less? There is no uniformity in these payments. Residents do realize that they have to pay for flood insurance, but the above rates are absolutely ridiculous. This is a major concern for residents and cannot be left unsolved.

Thanks for allowing me to present the above information. Hope to hear from the Philadelphia City Planning Commission soon.

Earl Wilson

Eastwick Resident

- From the outset please be advised that the board of directors of the Eastwick Friends and Neighbors Coalition, EFNC, (RCO) unanimously endorses the commentary and recommendations of Mr. Michael Nairn specifically regarding the LSW DISTRICT 2035 PLAN. I hope you have received it.

Further please be mindful of our earlier conversation regarding the acute need in SW Philadelphia for demographically aligned human

services implements in concert with standard infrastructure planning modalities.

Mr. Nairn's commentary and recommendations speaks to this admirably and his comments and recommendations should be integrated in the LSW DISTRICT 2035 Plan.

Moreover at this juncture my only concern would be the lack of a clear planning focus on the development of human capital in LSW when all relative of the demographics indicate a clear need for such public investment considerations.

Terry A. Williams

President,

Eastwick Friends and Neighbors Coalition, EFNC, RCO

- I finally had the opportunity to complete my initial review of the plan in its entirety. Excellent! I was pleased see there was some mention of increased opportunities to improve educational concerns in our community. However; I did not see any mention of addressing the issue of repairs nor any shift or sharing in responsibility of repairs for residential water lines and taps as they are handled today. I enjoyed being a part of this team and I look forward to the realization of this

I look forward to possibly working with you again.

Warmest Regards,

Nina A. Bryan

Eastwick Resident

**To:** Martine Decamp  
**From:** Michael Nairn and Amy Laura Cahn (Steering committee)  
**Date:** May 20, 2016  
**Re:** Eastwick Planning Process Recommendations

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## **The Lower Southwest District Plan Comments**

### **General Comments:**

- PCPC should change references to the 100-year flood plain to the more accurate “FEMA-designated Special Flood Hazard Area” to emphasize the *legal* requirements that accompany the designation and to emphasize the burdens that designation places on residents.
- Eastwick is a Pennsylvania Department of Environmental Protection (DEP)-designated Environmental Justice Community because of the high environmental burdens that residents must bear. The plan should include this information and this designation must be considered when deciding to add more industrial uses.

### **Specific Comments:**

#### **1. Section: Timeline:** (introductory pages)

1953: The timeline states that Eastwick was “not heavily populated” prior to the implementation of the urban renewal plan when, in fact, over 8000 people were displaced by urban renewal. The information contained within the plan is, thus, both factually incorrect and disrespectful to those who were displaced.

#### **Recommendation:**

- Describe the pre-urban renewal Eastwick or “the Meadows” more accurately as less *densely* populated and include mention of the displacement associated with rebuilding a “new” Eastwick.

**Today:** The reference to the Rebel Gardeners is good but not fully factually accurate.

#### **Recommendation:**

- Add at the end, “program relocated out of district in 2013 due to school closures.”

#### **2. Section: Population Change,** page 3

The Plan should emphasize the huge demographic shift that has occurred in the Lower Southwest in the last 20 years. The Black population in Elmwood increased from 22.7% in 1990 to 76.3% in 2000 and, in Eastwick, the Black population increased from 42.3% in

1990 to 76.1% in 2000. Correspondingly the white population dropped dramatically. While there were large increases in both the Hispanic and Asian populations, the actual numbers are relatively small in comparison.

This dramatic shift is important for many reasons. The Lower Southwest, for example, had four Catholic parishes located within while the northeastern part was located in another. In accommodating the demographic shift, several of the parishes have consolidated leaving large churches and school facilities vacant. The First Baptist Church of Paschall, currently investigating the feasibility of reusing the abandoned Pepper Middle School site, is located in the former St. Clemens complex at 71<sup>st</sup> and Paschall.

Likewise this demographic shift has also resulted in school closures and consolidations.

The other big story is immigration, particularly West African immigration into the neighborhood primarily driven by the large resettlement agencies. The Plan does not indicate the needs for services that might be associated with the influx of such large number of immigrants, including such as ESL and literacy classes as well as help in navigating the City's permitting process for small businesses.

***Recommendation:***

- Emphasize the demographic shift and its implications as it relates to needs and opportunities described throughout the plan.

**3. Section: An Industrial Economy pp. 4-5**

The subsections of this include, Localized Employment, Industrial Land, PHL, and the Informal Economy. There is no mention here of the Local Economy especially the small retail and commercial business sector (with the exception of a minor mention on page 20). Instead, the implication is that immigrants only populate the Informal Economy that is 'off the books.'

***Recommendation:***

- Although covered in depth in the focus area, add a subsection for Retail and Commercial so that it is not completely omitted in this section.
- The industrial economy creates a heavy environmental burden for residents with implications for community health. These communities are DEP-designated Environmental Justice Communities but nowhere in the report is this mentioned.

**Framing Our Future,  
Thrive**

**4. Section: Neighborhood Centers pp 18-20**

**A. Heading, "Neighborhood Centers"** on page 18 and it repeats on page 19.  
Not sure if this is a graphic convention.

**B. Neighborhood Centers Goals**

On page 75, under the city wide goals, the plan lists:

1. Strengthen neighborhood centers by clustering community serving public facilities.
2. Strengthen neighborhood centers by developing viable commercial corridors.
3. Strengthen neighborhood centers by promoting transit-oriented development around stations.
4. Provide convenient access to healthy food for all residents

Omitted in the Neighborhood Centers section of the LSW District plan, is any mention of clustering public facilities. Instead, it focuses only on the commercial corridors. Along the Woodland Ave corridor is the 12 District Police Headquarters, which has a very active outreach program to youth and community leaders and a Public Library branch.

***Recommendation:***

- Add discussion of how and where clustering of community facilities within the district can strengthen neighborhood centers.

**C. Neighborhood Centers p 20**

***Recommendation:***

- Update information in the second paragraph to provide the full picture of school closures and relocations by add after “Pepper Middle School and Communications Technology High School” the words “a relocation of a third, Motivation High School out of the district.”

**5. Industrial Land p. 21**

There is only the most minimal mention of scrapyards as a “noxious” use on page 21, with a corresponding priority recommendation on pp. 23 and 59.

***Recommendation:***

- The environmental *health* impact of and environmental compliance issues associated with scrapyards warrant additional discussion.

**6. Vacant Land and Land Suitability Page 21**

***Recommendation:***

- Change The “100 year flood plain” to “the FEMA-designated Special Flood Hazard Area”.
- Add a clarification in the second paragraph after “sea level rise” to include “. . . and increased frequency and intensity of rain events.”
- Add a clarification: “Development within this area also entails additional financial burdens and uncertainties due to the changing requirements and rapidly escalating costs of flood insurance.

**7. *Neighborhoods, Neighborhood Centers Recommendations* p. 22**

There is no discussion or recommendation for the first city goals:

*“Strengthen neighborhood centers by clustering community serving public facilities.”*

**A. *Recommendation:***

- Include recommendations to explore opportunities to increase healthy corner stores, farmers markets, and smaller local food stores supplying culturally appropriate food along the Woodland and Elmwood commercial corridors, as well as at Penrose Plaza.

**B. *Clarification***

Under Recommendation 2

- Support the Food Trust  
Why is support for this particular program a recommendation when elsewhere in the report on page 23 and in another place, the plan discusses other food access programs such as the “Taste of African Heritage?”

**C. *Recommendation:***

- ***Add Recommendation 4:***

***Make a true neighborhood center in Eastwick at Penrose Plaza***

There is an opportunity to cluster many services at Penrose Plaza thus creating a public-private neighborhood center. If the Eastwick Station is relocated here and it becomes a multi-modal transportation hub, the opportunity would be to create something more ambitious with the relocation of the library and a community health center since the existing Mercy Health Center is scheduled to close.

**8. *Economic Development* p. 23**

***Industrial Land Recommendations***

***Recommendation:***

- Locate industrial and logistics facilities away from residential areas and into areas currently designated for industrial use such as the Eastwick Industrial Area and the Lower Schuylkill area.

**9. *Land Management* p. 24**

***Vacant Land and Structures Recommendations***

The recommendation calls for revision and updating of the “blight certification and redevelopment area plans in Eastwick and Southwest Schuylkill.”

- Eastwick residents have repeatedly said that they want the blight certification removed. This should be incorporated in the recommendation or, at very least, the impact of and concern about the blight certification should be clarified.

***Recommendation***

- Remove the blight certification for Eastwick.

## 9. Economic and Social Impacts of Vacancy p. 25

### **Recommendation**

- Add to the timeline: 1937: HOLC grades Eastwick in its lowest category resulting in redlining.

The statement below is both offensive and inaccurate. While certain intentions associated with the development and implementation of the Eastwick Urban Renewal Plan were “positive,” that statement cannot be broadly applied. Frank acknowledgement of the racially based negative history of eminent domain and urban renewal only increases the integrity of the Plan and will not detract from current progress and collaboration.

*Once marshlands and farms nicknamed ‘The Meadows’, areas of vacant or open land in Eastwick have undergone a contentious history. Following the dredging of the Darby Creek in the 1930’s, the City found the Eastwick community blighted and created both a redevelopment area plan and urban renewal plan in 1954 and 1957, to redevelop 3,000 acres. The goal was to create a new “Town” within the City, complete with homes, schools, parks, commercial, and industrial areas. Over 20 miles of new streets with water mains and sewers, and more than 4,200 housing units were built, accompanied with shopping centers, public schools, churches, industrial buildings, library, and parks and playgrounds. While the intentions of the renewal area were positive, the effort displaced thousands of people from their homes and disrupted an established community. Tensions and anxieties are still high, and the community is uneasy with government actions.*

### **Recommended phrasing**

- The area now known as Eastwick has a contentious history. Small settlements were built on the higher ground in a marshy landscape. Bow Creek separated the city from Tinicum and Hog Islands, the latter becoming the site of the Hog Island Shipyard and Philadelphia International Airport. The city extended out to 94<sup>th</sup> Street and Essington Ave (now Bartram Ave). Eastwick Ave hosted a lively shopping district and the community prided itself on its 50 churches. In 1937, the Home Owners Loan Corporation established in the New Deal, graded Eastwick in its lowest category because of the large number of African American and immigrant residents, colored it red (redlining) effectively preventing the use of Federally-backed loans and starving the area of capital. This, as well as the environmental burdens on the neighborhood, paved the way for a blight designation in the 1950s. Eastwick became the largest Urban Renewal project in the country, displacing 8,300 residents and demolishing over 2,500 structures. The goal was to create a new “Town” within the City, complete with homes, schools, parks, commercial, and industrial areas. Over 20 miles of new streets with water mains and sewers, and more than 4,200 housing units accompanied with shopping centers, public schools, churches, industrial buildings, library, and parks and playgrounds. Tensions and anxieties are still high, and the community is uneasy with government actions.

<http://www.nis.cml.upenn.edu/redlining/PDFs/HOLC1937/libroD23.pdf>



***Recommendation***

Following the first sentence on page 47: *Today’s environment of Lower Eastwick... and a nearby wildlife refuge.*

Add:

- Over 70% of Lower Eastwick is located in a FEMA-designated Special Flood Hazard Area in which most home and business owners are required to purchase flood insurance. Due to recent Federal legislation, the cost of flood insurance is escalating rapidly creating additional financial burdens for property owners.

**14 Lower Eastwick Site Constraints and Challenges p 50**  
**Constraint Challenge (middle column)**

**A. Existing Buildings:**

***Recommendation:***

- Residential land uses are generally incompatible with higher intensity uses such as dense commercial, transportation, and industrial development;

**B Flood plain:**

***Recommendation:***

- Over 70% of Lower Eastwick is located in a FEMA-designated Special Flood Hazard Area requiring additional financial burdens for development.

**C. Add a category: Community Health and Environmental Burdens:**

***Recommendation:***

- Include language that describes Lower Eastwick as a DEP-designated Environmental Justice Community because residents already have a high environmental burden from existing transportation and industrial uses.

**15. Design Principles for Lower Eastwick p 50**

**A. Educational Uses**

***Recommendation:***

- add after... Communications Technology High School and “a relocation of a third, Motivation High School out of the district”...
- at end of sentence, clarify what site is under consideration.

**B. Flood Protection**

***Recommendation:***

- change 100-year flood plain to FEMA-designated Special Flood Hazard Area;
- add: areas for incorporation of large-scale green infrastructure projects that can mitigate the effects of increased flooding, sea level rise, and climate change should be designated.

**C. Philadelphia International Airport Compatible Development**

The term “wildlife attracting uses” lacks specificity with respect to the species that, in fact, pose a danger in relation to air travel.

***Recommendation:***

- change to: “habitat for nuisance species causing potential aircraft-bird conflicts should be discouraged...”

**D. Lower Eastwick As An Environmental Resource p. 51**

***Recommendation:***

- Add to list of new amenities in box: *urban agriculture, community gardening, “green infrastructure projects to mitigate flooding,” and passive recreation spaces.*

Alyssa Geoghan  
Sustainable Transportation Outreach Coordinator  
The Clean Air Council

## Lower Southwest District Plan Comment

The completion of the Philadelphia City Planning Commission's Lower Southwest District Plan is vital in order to mitigate the environmental and public health risks that adversely affect the Southwest Philadelphia neighborhoods contained within Eastwick, Paschall, and Elmwood, as well as offer these communities access to surrounding environmental attractions through the use of multi-use trails. A Parks and Trails Health Impact Assessment conducted by the CDC shows that individuals with access to green spaces are more likely to engage in healthy physical activity, which improves cardiovascular health and has the possibility of lowering overall obesity rates. Trails also provide residents with alternative modes of transportation (such as walking or biking) that are far more sustainable than driving a car, because they emit zero greenhouse gases, improving air quality. Finally, many trails feature buffering vegetation that acts as stormwater filtration that can absorb runoff from low-level storms, as well as filter nonpoint source pollutants. These benefits can be provided to the Lower Southwest District if this drafted plan is carried through, including all the trails featured in it.

The neighborhoods contained within Eastwick, Paschall, and Elmwood are disproportionately affected by stormwater flooding largely because industrial and transportation activities make up the greatest amount of the District's land use. The vast amount of impervious surfaces on the Eastwick Industrial Park, the United States Postal Service, and oil refineries makes it nearly impossible for most of the Lower Southwest District to absorb excess stormwater runoff. Also, most of the District is in a 100 year floodplain, which means that there is a 1 percent chance of a flood event occurring each year. This rate is only expected to increase as the rivers and streams surrounding the District are impacted by sea level rise brought on by climate change. Thankfully, many of the proposed trails outlined in this plan address the flooding issue in these neighborhoods; For example, the connector trail to the Heinz Refuge can provide more pervious surfaces to absorb stormwater runoff, as well as connect residents with the Refuge's educational greening and gardening project programs. Exposing residents to educational opportunities will empower communities to regain control over the environmental factors and decisions that shape their everyday lives.

Southwest Philadelphia communities deserve a more functional transportation network complete with bicycle and pedestrian connections. The proposed trails in the Lower Southwest District Plan will play an essential role in addressing the problem of disconnected street networks, which is particularly problematic in low-income neighborhoods like Eastwick. This plan can offer Lower Southwest residents accessible transportation to jobs, thus creating cooperative relationships between institutions and communities. Not only are low-income Southwest Philadelphia neighborhoods geographically isolated from getting to jobs, but they have poor access to outdoor recreational opportunities as well. It is crucial that the Philadelphia City Planning Commission follows through with the Lower Southwest District Plan, because of the integrated green network that will result and thus offer a wide variety of health and environmental benefits.

# Preservation Alliance of Greater Philadelphia

## Recommended Historic Sites within the Lower Southwest District

Submitted May 20, 2016

Questions please contact:

Patrick Grossi

Director of Advocacy, Preservation Alliance for Greater Philadelphia

215-546-1146 x5

patrick@preservationalliance.com

### Sites Currently Listed on the Philadelphia Register of Historic Places (6 in total)

82 Fort Mifflin Rd., Fort Mifflin

6208 Grays Ave., Our Lady of Loreto Church

6840 Paschall Ave., Mt Moriah Apostolic Church offices; former Bonsall/Price/Garrick/Paschall House; aka the "Yellow Mansion"

6838 Woodland Ave., St. James Episcopal Church

6942 Woodland Ave., Paschallville Branch of the Free Library

7303 Woodland Ave., Blue Bell Inn

### Commercial/Retail Sites

7030 Elmwood Ave., Celestial Church of Christ, former Embassy Theater

6200 Woodland Ave., Richman (sp?) corner store; now occupied by Metro PCS

6300 Woodland Ave., red brick corner store, c.1870s

6338 Woodland Ave., former theater, now Millennium Wireless

6500 Woodland Ave., Woodland Avenue State Bank; now Santander Bank

7343 Elmwood Ave., Fox's Cleaners (for MidCenturyModern fans)

### Industrial

2227 & 2240 Island Ave., former Fels & Co. Soap factory (partially in use as self-storage units)

Island Ave., btw. Woodland and Elmwood Aves., Philadelphia, Wilmington, and Baltimore Railroad bridge

Larry St. and Greenway Ave., former American Tobacco Company processing plant

5805 Woodland Ave., Philadelphia Rapid Transit Co. substation

6100 block of Woodland Ave., remnants of the Brill Streetcar Works (including 6026 Woodland Ave., Woodland Hall Bingo Parlor)

### **Institutional**

2401 S. 67<sup>th</sup> St., John Bartram High School, c. 1939 (MCM resource)

6601 Elmwood Ave., William T. Tilden Middle School

5801 Kingsessing Ave., Francis Myers Recreation Center; former Presbyterian Orphanage

6237 Woodland Ave., former social hall, now Vietnamese Mennonite Church

6448 Woodland Ave., 12<sup>th</sup> District Police Station (MCM resource)

7029 Woodland Ave., Georgian Revival yellow brick, now Greater Hope Christian Academy HQ

7031 Woodland Ave., early red-brick twin w/ yellow stucco, now Greater Hope Christian Academy Pre-K

7043 Woodland Ave., former Odd Fellows hall, c. 1890, now Greater Hope Ministries Life Center

### **Recreational**

64<sup>th</sup> and Elmwood, Connell Park

### **Religious**

St. James Episcopal Church: Sunday School, Rectory, and Churchyard (not currently protected)

7001 Woodland Ave., New Fellowship Baptist Church, formerly Siloam M.E. Church, 1867

7003 Woodland Ave., New Fellowship/Siloam Parish House, c. 1887

### **Residential**

2101-03 S. 61<sup>st</sup> St., yellow brick twin w/classical details at roof and cornice line

2101 S. 70<sup>th</sup> St., early brick row house

2115 S. 70<sup>th</sup> St., yellow frame house w/green trim, pressed tin siding (poor condition)

2304 S. 71<sup>st</sup> St., early frame house

2108-2110 S. 72<sup>nd</sup> St., mid-19<sup>th</sup> c. brick twin

2109 S. 72<sup>nd</sup> St., Second Empire house

2338 S. 72<sup>nd</sup> St., early brick row house

2424 S. 72<sup>nd</sup> St., small Italianate villa

6234 Chelwynde Ave., early frame twin  
5847 Elmwood Ave., large Queen Anne brick house  
6320 & 6322 Elmwood Ave., Second Empire single-family homes  
6400 Elmwood Ave., Italianate villa  
6410 Elmwood Ave., Eastlake single-family house  
6504 Elmwood Ave., Queen Anne single-family home (similar types at 6406 & 6412 Elmwood Ave.)  
6400 Paschall Ave., brick mansion now occupied by American Legion  
6834 Paschall Ave., turn-of-the-century speculative row house  
6939 Paschall Ave., Second Empire mansion  
7002 Paschall Ave., modified Italianate villa, now multi-family  
7112 Paschall Ave., early frame house  
7130 Paschall Ave., early frame house  
6637 Upland St., stuccoed, gabled cottage w/ brick cornice  
6940 Woodland Ave., house above former shop, Pompeiian brick  
6711 Woodland Ave., stone mansion, now occupied by Masjid Ahil Hadeeth Wal Athar  
6729 Woodland Ave., Second Empire brick twin  
5831 Yocum St., early wood house, possibly 18<sup>th</sup> c.