

Development Opportunity Sites

Updated August 2014

PSCA has created a list of “development opportunity sites” within the neighborhood that are either for-sale, recently purchased, and/or represent significant developable land that could have a major impact on the neighborhood once developed. PSCA seeks to link these physical sites with goals and recommendations established through previous plans (www.passyunksquare.org/planning) or best practices seen elsewhere. In general, PSCA prefers mixed-use and transit-oriented design features, along with green building and site designs, which enhance the existing fabric of the neighborhood.

PSCA encourages developers to incorporate these goals and recommendations in their proposals, which, if seeking a zoning variance, are subject to review by the PSCA Zoning Committee, as PSCA is a local Registered Community Organization through the Philadelphia City Planning Commission. PSCA welcomes developers who have by-right zoning to present their development proposals to the civic association at our regular general membership monthly meetings.

Please let us know your ideas for these specific sites in the comments section, or suggest other sites to add to our inventory. Information is current to the best of our knowledge as of August 2014. The goals contained herein are a guide, and are not intended to substitute for community input. The “Images of Recommended Infill” show scale and types of uses; opinions on aesthetics and market feasibility will vary. For an interactive map of the sites, go to: <http://goo.gl/maps/IPJML>

Neighborhood Development Goals

- Continue the revitalization of E. Passyunk Avenue and S. 9th Street as the community’s vibrant main streets. Continue to improve Washington Avenue as an important east-west connector and commercial corridor.
- Attract additional residents with appropriate infill development, such as row home-scale on interior streets with a transition to mid-rise buildings along Washington Avenue and Broad Streets.
- Encourage transit-oriented development and minimize front-loading garages on new homes, which detract from the overall streetscape.
- Enhance pedestrian and bicyclist safety using signage, lighting, better crosswalks, bulbouts, and bike lanes or sharrows.
- Create gateways at key intersections of Washington and Broad, Washington and S. 9th and Washington and E. Passyunk.

Current Large Development Sites

1. 1101-1107 S. 9th Street (Anastasi Seafood) and 1109-1133 S. 9th Street (Icehouse)
2. 1200-1206 Washington Avenue (Nardello)
3. 814-832 Latona Street (Latona Garages)
4. 1100-1118 E. Passyunk Avenue (Captain Jesse G. Inc. Crabs)
5. 1211-1221 East Passyunk Avenue (Food Cart Storage)
6. **NEW:** 636-638 Federal Street, 639 Manton Street, 1207-1209 S. 7th Street (Federal Pretzel)

1. 1101-1107 S. 9th Street (Anastasi Seafood)

Nearest intersection: S. 9th St and Washington Avenue

Owner: Ecu Stewart LLC (Office of Property Assessment, 2012)

Zoned: CMX-2 (new zoning as of August 2012), which allows for small-scale neighborhood commercial and residential mixed use. Maximum height 38 feet.

Land Area: 14,876 Square Feet

Current Use: Anastasi Seafood market and restaurant

and

1109-1133 S. 9th Street (Icehouse)

Nearest intersection: S. 9th St and Washington Avenue

Owner: 9TH ITALIAN LP; AMERICAN SAUGUS LLC (OPA, 2012)

Zoned: CMX-2 (new zoning as of August 2012)

Land Area: 14,057 Square Feet

Current Use: former Icehouse (warehouse) which was torn down; site is currently a vacant lot.

Status: Proposal for “Italian Marketplace”, 32,000-square-foot of retail space, by Midwood Investment (2012)



Photo Credit: Lynn Mandarano, 2012.

Recommendations for the Site

- Development should act as a gateway to the Lower Italian Market by reinforcing its local flavor and cultural diversity.
- Should include ground floor commercial spaces with frontage on 9th Street and Washington Avenue and housing on the upper floors, if the real estate market allows. Four to six stories with 16,000 - 18,000 square feet of commercial space and 32 - 50 residential units desired. Enhance the strong pedestrian environment by continuing a commercial frontage along S. 9th Street with shallow setbacks, large clear windows, no garage entrances or curb cuts, and limit the use of opaque roll-down grates.
- Should attract non-chain, high-quality retail anchors. First floor storefronts and space should be designed by retail experts who understand the space and design requirements of modern retailers.
- Parking should be shared between retail and residential users, either behind at-grade or in a structure, and accessed via Darien Street. No curb cuts on S. 9th St.
- LEED features and/or designation encouraged.
- See Lower Italian Market Revitalization Plan at <http://www.passyunksquare.org/planning/>

Images of Recommended Infill: Scale and Use



Photo simulation of SE corner of S. 9th and Washington. Photo Credit: Interface Studio, 2008.

2. 1200-1206 Washington Avenue (Nardello)

Nearest intersection: Corner of S. 12th Street and Washington, extends through to Alter Street.

Owner: MP-1200 L P (OPA, 2012)

Zoned: CMX-3 (new zoning as of August 2012), which allows for community commercial and residential mixed-use.

Land Area: 0.24 acres; 80 feet of frontage on Washington Avenue, 130 feet of frontage on S. 12 St.; Building is 1,400 Square Feet

Current Use: former Nardello Fuels, home heating oil distributor and truck storage

Status: For sale for \$1.5 million



Photo Credit: Lynn Mandarano, 2012.

Recommendations for the Site

- Encourage mid-rise, mixed-use development with first floor commercial frontage or other active first floor use.
- Embrace transit-oriented development and minimize curb cuts and off-street parking.
- Enhance the pedestrian environment by continuing a pedestrian commercial frontage along Washington Avenue with shallow setbacks, large clear windows, and limit the use of opaque roll-down grates. Care should be shown for façade on S. 12 Street, given the length of frontage on S. 12th.
- Use Alter or S. 12th Street to access off-street parking, if included.

Images of Recommended Infill: Scale and Use



1212-1220 South Street; Multi-story mixed use development with ground floor retail. Photo Credit: Lynn Mandarano, 2012.

3. 814-832 Latona Street (Latona Garages)

Nearest intersection: E. Passyunk and S. 9th Street

Owner: Frank Del Borrello

Zoned: CMX-2 (new zoning effective August 2012), which allows for small-scale neighborhood commercial and residential mixed use.

Land Area: 0.25 Acres total. Retail freestanding two-story structure built in 1929 is 5,780 Square Feet.

Current Use: Garages and vacant land.

Status: For sale for \$1 million.



Photo Credit: Trend Multiple Listing Service, 2012.

Recommendations for the Site

- Residential single family homes or multi-story (3-4) residential.
- Embrace transit-oriented development and minimize off-street parking. Do not allow front-loading garages that create too many curb cuts.

Images of Recommended Infill: Scale and Use



Thin Flats, W. Laurel St.; Multi-parcel duplex infill. Photo Credit: www.onionflats.com, 2012.



S. 2nd Street; Multi-parcel single family infill. Photo Credit: Karin Morris, 2004.

4. 1100-1118 E. Passyunk Avenue (Captain Jesse G. Inc. Crabs)

Nearest intersection: S. 8th Street, E. Passyunk Avenue and Washington Avenue

Owner: Gaetano Giordano Jr.

Zoned: CMX-2.5 (new zoning effective August 2012), which allows for a pedestrian-friendly neighborhood commercial corridor.

Land Area: 0.20 Acres, with curb cuts from Passyunk, Washington and S. 8th Sts. Building is 4,000 square feet plus 10 surface parking spaces.

Current Use: Captain Jesse G. Inc's market.

Status: For sale for \$1,900,500. Seller willing to discuss the price with a qualified buyer and is open to a long-term lease to a developer. Heavy foot traffic with previous \$10,000 per week lottery sales reported by owner.

Formerly this site housed 12 homes and businesses. Builders may want to investigate a combination of commercial and residential construction. The site was also an Exxon Mobile gas station. Its soil has been completely remediated and registered with the PA Department of Environmental Protection. Owner seeks a buyer who will develop the property.



Photo Credit: www.thejawn.com, 2013

Recommendations for the Site

- Encourage mid-rise, mixed use development with first floor commercial frontage or other active first floor use.
- Enhance the pedestrian environment by continuing a commercial frontage along Washington Avenue with shallow setbacks, large clear windows, and limit the use of opaque roll-down grates.
- Embrace transit-oriented development and minimize curb cuts and off-street parking.
- Discourage drive-through businesses.
- Create gateway at key intersection of Washington Avenue and E. Passyunk Avenue through signage, public art or streetscaping.

Images of Recommended Infill: Scale and Use



Example of mid-rise, mixed use building.

Photo Credit: www.toronto.ca/planning



Proposed South Star Lofts at Broad and South. Photo Credit: Dranoff Properties, 2012.

5. 1211-1221 East Passyunk Avenue (Food Cart Storage)

Nearest intersection: E. Passyunk and Latona (near E. Passyunk and Federal)

Owner: Passyunk Avenue Real Estate (OPA, 2014)

Zoned: CMX-2.5 (new zoning August 2012) which allows for a pedestrian-friendly neighborhood commercial corridor.

Land Area: 0.28 Acres. Lot is 79 x 157 feet. One-story 12,264 Square Foot building built in 1925.

Current Use: Building divided into 15 commercial garages and has been occupied by food cart vendors as their storage place for the last 20 years.

Status: For sale for \$1.575 million.



Photo Credit: LoopNet.com, 2014.

Recommendations for the Site

- Reuse existing structure with active commercial use, or build new mixed use building, with active ground floor use, with possible residential above.
- Embrace transit-oriented development and minimize adding off-street parking.

Images of Recommended Infill: Scale and Use



1212-1220 South Street; Multi-story mixed use development with ground floor retail. Photo Credit: Lynn Mandarano, 2012.

6. 636-638 Federal Street, 639 Manton Street, 1207-1209 S. 7th Street (Federal Pretzel)

Nearest intersection: S. 7th and Federal Streets

Owner: Poons Properties LLC (OPA, 2014)

Zoned: Federal Street property is CMX2 Commercial/Commercial Mixed Use, which allows for small-scale neighborhood commercial and residential mixed use; Manton Street property is CMX-2.5, which allows for a pedestrian-friendly neighborhood commercial corridor, and 7th Street property is RSA5 Residential/Residential Mixed-Use.

Land Area: To be sold as a portfolio, not individually. Total land area of three properties is 0.13 Acres. Total size is 7,730 square feet (636-638 Federal is 5,744 square feet, 639 Manton is 900 square feet, and 1207-09 S. 7th is 1,086 square feet).

Current Use: 636-638 Federal is a Class C food processing building, reinforced concrete, two stories, fully leased to Federal Pretzel Baking Company. Can be used for warehouse plus attached office space. 639 Manton is a one-story Class C warehouse masonry building, built in 1920, and fully leased. 1207-09 S. 7th is a one-story storefront building, built in 1918, fully leased.

Status: For sale for \$680,000. Went on market in June 2014.



636-638 Federal St. Photo Credit: CoStar, 2014.



639 Manton St. Photo Credit: CoStar, 2014.



1207-1209 S. 7 St. Photo Credit: CoStar, 2014.

Recommendations for the Site

- Properties are for sale but fully leased. Neighborhood has long-standing connection to pretzel baking. If properties are sold and pretzel business is not retained, then this could be a challenging site if all structures are to be re-used. Site is three connected parcels with three separate street-facing facades, and three different zoning classifications. Priority should be given to reusing the buildings on Federal and S. 7th Streets, while the one-story warehouse use on Manton could be demolished and/or improved upon when rebuilt. Reuse these structures with active commercial or mixed commercial and residential uses. Retain Federal Pretzel iconic chrome signage.