

ANALYSIS_ZONE_6

Bounded by... Jersey Avenue on the north; Charles Street on the southeast and Water Street on the southwest. This zone forms a triangle.

ZONING - This area is primarily zoned I-1 Light Industrial with a strip along Jersey Avenue zoned B-2 Commercial.

Analysis Zone 6 is a mixture of residential, retail and industrial uses. Dwellings are attached (row or twin) and often are located next to piles of industrial refuse. As a residential area it is rather unpleasant. The approximately 38 residences are left over from an earlier period and are now incompatible with industrial uses and do not belong there. However, retail uses located on Jersey Avenue do not generally conflict with the industrial uses, although the atmosphere is not particularly conducive to drawing retail clientele.

	<u>DWLGS</u>	<u>CMRCL</u>	<u>INDSTL</u>	<u>PUB</u>	<u>VACANT</u>	<u>TOTAL</u>
No.	38	9	16	1	11	75
%	51%	12%	21%	1	15%	100%

ASSETS

From the residential standpoint there are virtually no assets. There are a few historic dwellings of the Second Empire style, but they are located adjacent to a chemical company decreasing their desirability as homes.

From the industrial point of view, being situated on the Jersey Ave. truck route is advantageous. The industry, such as PRC Chemicals and Corson Foods, provides economic benefit to the area. Part of the closed GAF plant is located within Zone 6, and this land could eventually be redeveloped to attract new tax rateables or turned into a park. Additionally, there is one city block that is 90% vacant land and has added development potential.

DELAWARE



AWN

ANALYSIS ZONE #6

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LIABILITIES

As a residential area this zone has no strengths. It is not a particularly pleasant zone to live in. The proportion of renter vs owner occupied homes is approximately 37%, rather high but not surprising considering the environment. Dwellings are old but, because of their location, have no historic renovation potential. The Mansion House, a bar in the northwestern tip of the zone and a part of the city's history, has been stripped of any architectural value.

As an industrial area this zone has a few weaknesses. GAF's closing certainly is a loss but also represents an opportunity for another and perhaps cleaner use. Streets are in poor condition, mostly rating 3's, and storm drainage is poor. Water service to this area is only fair and the system cannot produce the volume required for fire fighting purposes.

TYPE OF HOUSING STOCK

An analysis of the housing data for this zone by Type is shown below:

<u>TYPE</u>	<u>NO.</u>	<u>%</u>
Single	9	23.68
Twin	15	39.47
Row	11	28.95
Apt.	3	07.89
TOTAL	38	100.00

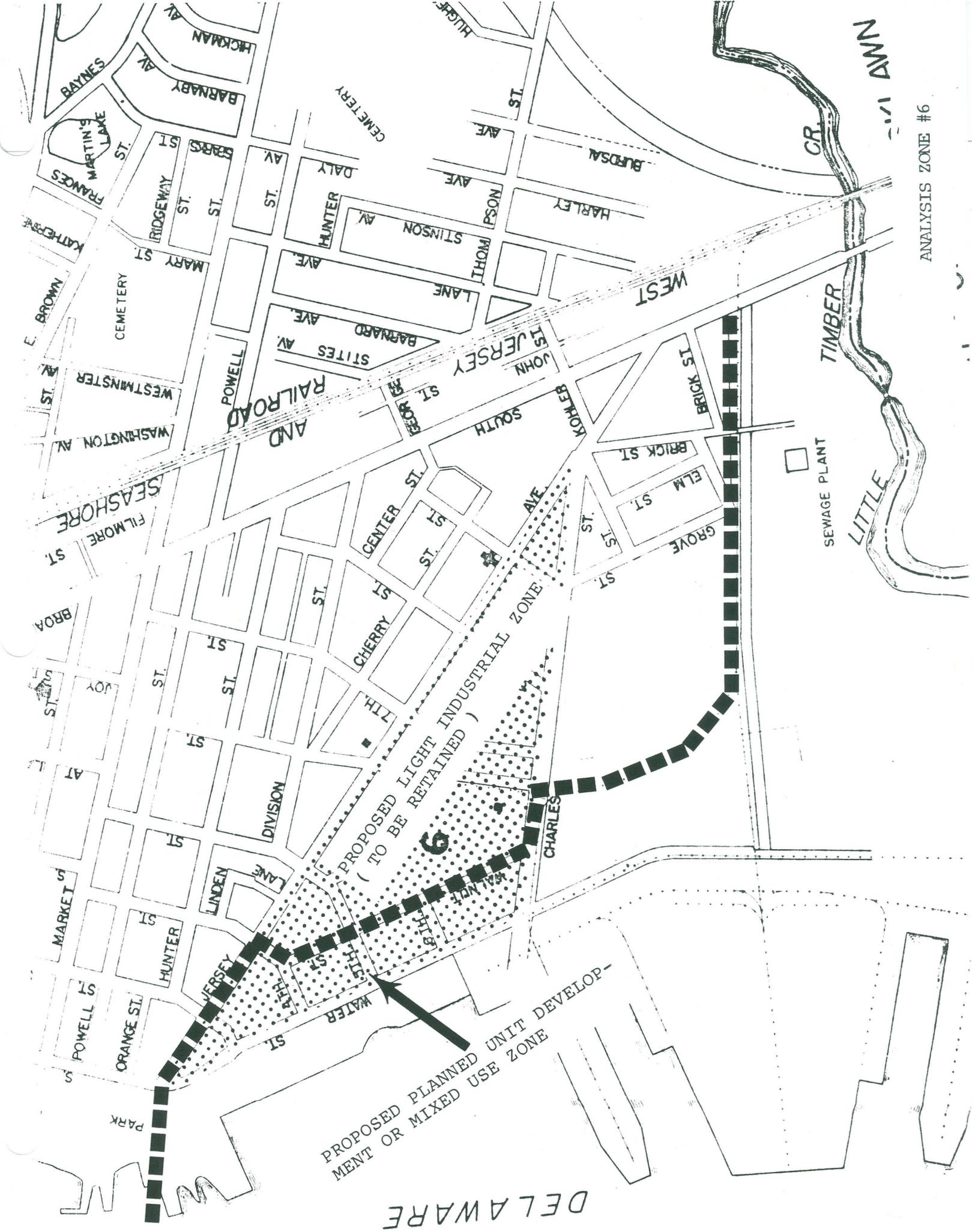
CONCLUSIONS AND RECOMMENDATIONS

1. The Light Industrial Zoning (I-1) should be enlarged to encompass the entire zone 6 area and the B-2 zone along Jersey Avenue should be eliminated;

DELAWARE

PROPOSED PLANNED UNIT DEVELOPMENT OR MIXED USE ZONE

PROPOSED LIGHT INDUSTRIAL ZONE (TO BE RETAINED)



SEWAGE PLANT

TIMBER CR. LITTLE

WEST

SOUTH

RAILROAD AND

CHARLES

PARK

ORANGE ST

HUNTER ST

LINDEN LANE

DIVISION ST

CHERRY ST

CENTER ST

SOUTH JERSEY AVE

BRICK ST

ELM ST

GROVE ST

BRICK ST

ELM ST

2. The Industrial Zone should be amended to prohibit any B-2 zone uses from the I-1 zone;

3. The City should authorize the City Engineer to study the feasibility of extending and improving Stinsman Avenue (a paper street adjacent to the railroad spur) all the way from Water Street to Route 130 in order to relieve Jersey Avenue, Broadway, and King Street of the truck and other business related traffic as well as open up access to the vacant lands in Zone 6 and Zone 3.

4. The I-1 Zone buffer requirements should be strengthened in order to screen industrial, visual, and noise intrusions from the residential area on the north side of Jersey Avenue.

5. The land bounded by Walnut Street on the east; Water Street on the West; Charles Street on the south; and Jersey Avenue on the north should be included as part of the "Planned Unit Development" zone designated for the contiguous lands to the west and south in Analysis Zone 3.