

Physical Characteristics

- 712 Acres
- 2,617 Dwelling Units
- Majority of the City's minority population
- Primarily residential and public land uses

Redevelopment Strategies

- Conservancy of existing good-quality housing
- Rehabilitation or demolition/replacement of sub-standard housing
- Residential Infill Development

Geographic Objective

- *The residential Core shall remain a predominantly residential area. It shall be revitalized and rehabilitated in order to promote the stabilization of its residential neighborhoods.*

Southwest Sub-Areas

Sub-Area 4 – Residential Core

Physical Characteristics

- 75 Acres
- Mixed Use Area
 - Commercial
 - Light Industrial
 - Residential
 - Green Space (Cemetery)
- Within City's Series 20 Wellfield impact areas

Sub-Area 8: I-95/10th Street Area

Redevelopment Strategies

- Increase the amount of industrially zoned land in the area for clean industrial uses which will not impact the adjacent wellfield.
- Stabilization of the existing residential neighborhood through selective revitalization and rehabilitation programs.

Geographic Objective

The I95/10th Street area is encouraged to remain a mixed-use area. However, its light industrial orientation shall be increased through the addition of clean industrial uses on vacant property east of the existing light industry. The existing residential neighborhood shall be revitalized and rehabilitated in order to promote stabilization.