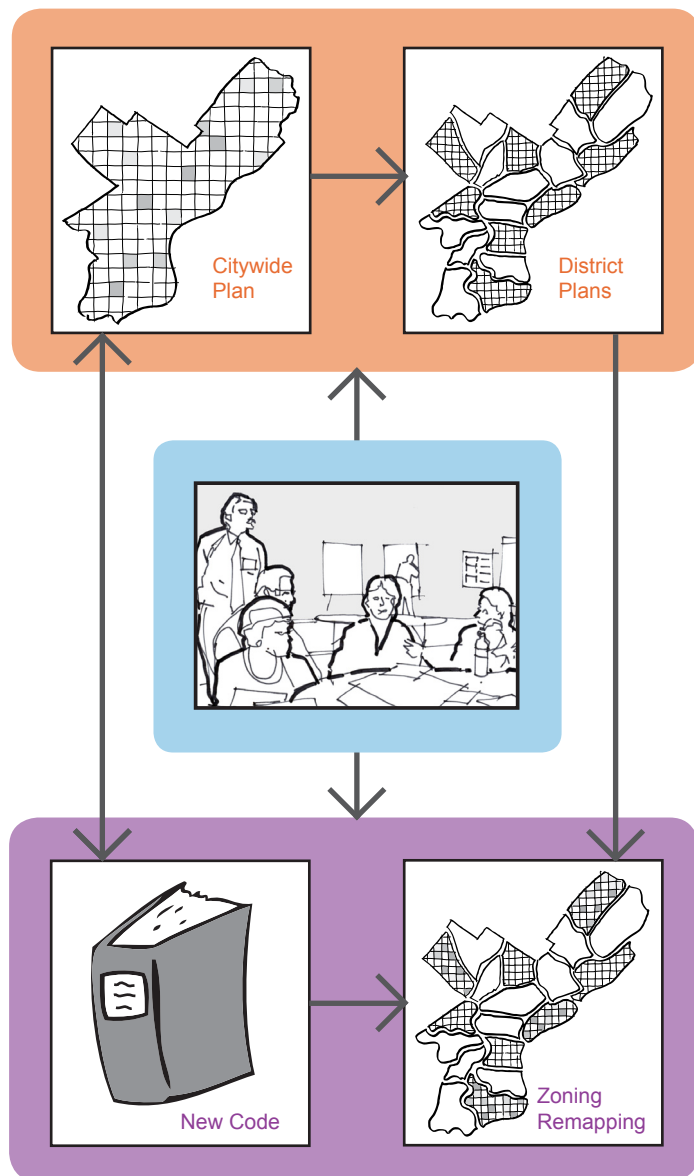


# Integrated Planning & Zoning Process

The Philadelphia City Planning Commission (PCPC) and Zoning Code Commission (ZCC) proposes to carry out an “integrated planning and zoning process” over the next several years to envision a bright future for Philadelphia, plan for it strategically, and take action to ensure success. Much of this work is already underway. Some of it needs additional support and resources. The process includes the following three interrelated components:



## Comprehensive Plan

Consists of two tiers: a Long-range Citywide Plan and nineteen Strategic District Plans. These coordinated efforts will yield a broad, long-term vision that is fully integrated with geographic-specific implementation strategies for communities across the city.

## Citizens Planning Institute

A formal structure to engage citizens and inform them about planning principles. The Institute will provide an accessible forum to discuss planning issues and increase the capacity of citizens and civic organizations to participate in planning their communities and the city.

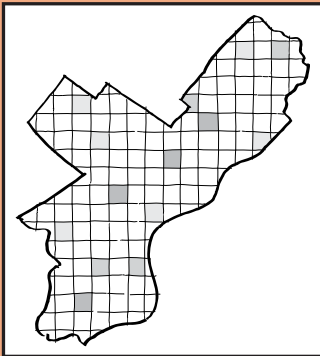
## Zoning Code Rewriting and Remapping

Results in a new code and the means for implementing it. Sections of the city will be remapped based on classifications established in the new code and the goals, principles, and recommendations of the Comprehensive Plan.

# Comprehensive Plan

PCPC will prepare the city's first comprehensive plan since 1960. This effort will build on the data-gathering and early public-outreach efforts of *Imagine Philadelphia: Laying the Foundation*, completed in summer 2009 and supported with grant funds from the Commonwealth of Pennsylvania and Delaware Valley Regional Planning Commission (DVRPC).

We envision the Comprehensive Plan to be composed of two tiers: (1) a Long-range Citywide Plan and (2) nineteen Strategic District Plans covering all corners of Philadelphia. The two-tier process will take several years to complete, with the stand-alone Citywide Plan completed first, and subsequently built upon—district by district—over time. The complete process will yield a broad, long-term vision that is fully integrated with geographic-specific implementation strategies for communities across the city.



## Long-range Citywide Plan

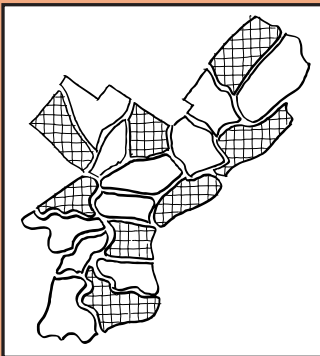
The Citywide Plan will have a 25-year horizon, targeting year 2035. This long-range focus will correspond with the just-released *Connections* plan for the region, prepared by DVRPC, and promote aspirational planning, including development of big, transformative ideas. The work will begin in fall 2009 and take approximately 18 months to complete. Preliminary recommendations will be ready in summer 2010 to inform the first of the District Plans.

The Citywide Plan's scope will be broad, holistic, and visionary. It will address issues at a citywide scale as well as connections to the region and regional plan. The Citywide Plan will establish a sustainable, 25-year framework for: growth, preservation, development, and the city and region's competitive position; public investment in transportation, open space, and community services; access to jobs and economic development; housing; management of environmental and energy resources; and the physical form of the city. It will be based on sound yet aspirational forecasts of population and other socio-economic and market characteristics, and will engage the public and elected officials in discussions about transformative ideas, future goals, assumptions, choices, and preferred alternatives.

The PCPC intends to update the Citywide Plan every five years thereafter, both to correspond to updates of DVRPC's regional plan and to make use of new data from the decennial census, generally made available in the early part of each decade.

## Strategic District Plans

Beginning in summer 2010, PCPC will prepare Strategic District Plans for nineteen geographic areas covering all of Philadelphia, each district larger than individual neighborhoods but smaller than whole quadrants of the city. These plans will be strategic in nature, meaning they will recom-



mend specific actions that can be taken (and measured) over a five- to ten-year period to realize the future envisioned in the Citywide Plan. A key outcome will be a land-use plan for each district—that in turn will be used as the basis of zoning remapping—as well as recommendations for public investment that will become part of the city’s annual six-year Capital Program.

It is envisioned that each District Plan will concentrate on such issues as major development opportunities, redevelopment of vacant land and buildings, areas in transition, transit-oriented development, commercial corridors, community facilities, and community needs, in ways appropriate to the character and growth patterns of the district.

The PCPC staff expects to prepare four District Plans per year, each taking approximately six months to complete. At this pace, plans for the entire city will be completed in approximately five years. At the end of the cycle, the District Plans will be updated—again taking a five-year period to complete all plans—to correspond to the updated Citywide Plan.

## Citizens Planning Institute

The PCPC will establish a Citizens Planning Institute (CPI) as a resource to assist with the integrated planning and zoning process. Planning institutes are used in jurisdictions across the country to provide a formal structure through which government entities can engage with citizens and inform them about planning principles, provide a common language to discuss planning issues, and increase the capacity of citizens and civic organizations to participate in planning their communities.

First by educating and then by encouraging citizens to engage at the “front end” of the planning process, the CPI will serve as a means to encourage input as zoning code reform is approved and more projects are built “as of right” than today, when many projects require variances and public hearings. The intent is not for the CPI to be the only means of participation, but instead to serve as a venue to educate and inform participants so they can be more effective at citizen planning activities.

Initial thinking is to establish a CPI curriculum consisting of three core courses and several elective and advanced courses over time, offered to the public three times per year. Citizens would receive a certificate upon completion of a prescribed number or series of courses.

The CPI will more broadly be involved in civic engagement related to planning activities and initiatives of citywide or regional interest, and could host or co-host a variety of public meetings and events. Additionally, the CPI will target its outreach efforts toward communities with less capacity, to help ensure an even playing field for shaping the future of Philadelphia.

We expect to develop the CPI curriculum in late 2009, with initial courses offered in 2010, timed to correspond to outreach efforts of the Citywide Plan, zoning code rewriting, as well as the first District Plans.

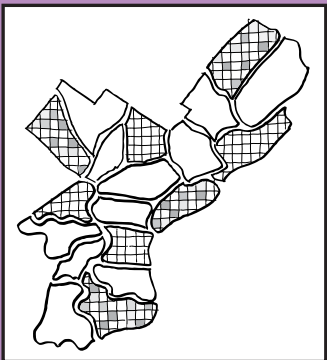


# Zoning Code Rewriting and Remapping



The first phase of the work of the Zoning Code Commission is coming to an end in summer 2009. That work identifies the opportunities and challenges posed by Philadelphia's existing zoning code, first authored in 1933, as the foundation on which a new code will be prepared. Phase 1 also recommends best zoning practices and approaches of other North American cities to further inform the rewriting effort and will conclude with a detailed "roadmap" and table of contents for a new code.

Phase 2 of the ZCC's work will result in a rewritten code document, prepared by technical experts and guided by significant public participation. This phase is being supported by the same consultant team as Phase 1, and is expected to take about one year to complete, beginning in fall 2009. A series of public-engagement activities associated with the completion of Phase 1 and launching of Phase 2 will occur in fall 2009 and then again in winter and spring 2010 as the first draft of the rewritten code is completed.



The ZCC anticipates that the rewritten zoning code and a plan for remapping the city will be adopted by the City Planning Commission in fall 2010 and subsequently enacted into law by City Council before the end of 2010. Once the recommended code becomes law, and District Plans are prepared, PCPC will begin to remap the city, district by district, thereby transferring the intent of the new code to "on the ground" development controls.

Districts will have varying needs for remapping, depending on several factors such as development pressure, extent of vacant or underutilized land, changing socio-economic patterns, and extent of the mismatch between existing land use and zoning maps. Like the District Plans' schedule, PCPC expects to remap four districts per year, so that the city is remapped within five years, by the end of 2015.

## Timeline

The timeline below illustrates the flow of work for each of the three components over the next several years. The timing of the start and finish of individual components is critical to the success of the overall integrated effort, as the outcomes of one component often inform the work of other components and subsequent deliverables.

		2009	2010	2011	2012	2013	2014	2015	2016
Comprehensive Plan	<i>Imagine Philadelphia: Laying the Foundation</i>	█							
	Long-range Citywide Plan	█	█				█	█	
	Strategic District Plans (4 plans/year)			█	█	█	█	█	█
Citizens Planning Institute	Curriculum Development		█						
	Sessions (3/year)		█	█	█	█	█	█	█
Zoning Reform	Recommendations (Phase 1)	█							
	Rewriting (Phase 2)		█	█					
	Remapping			█	█	█	█	█	█