

# Implementing a Comprehensive Plan Through Zoning

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Philadelphia City Planning Commission

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# Home Rule Charter

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- Philadelphia along with Pittsburgh rule using a Home Rule Charter and NOT the PA Municipal Planning Code
- The PCPC has 3 major roles in the HRC:
  - Comprehensive Planning
  - Capital Program and Budget
  - Subdivision Review

# 1960 Comprehensive Plan for Philadelphia



**Penn Center**



**Transformative Ideas**



**Development of the Far Northeast**

**Center City Commuter Tunnel**



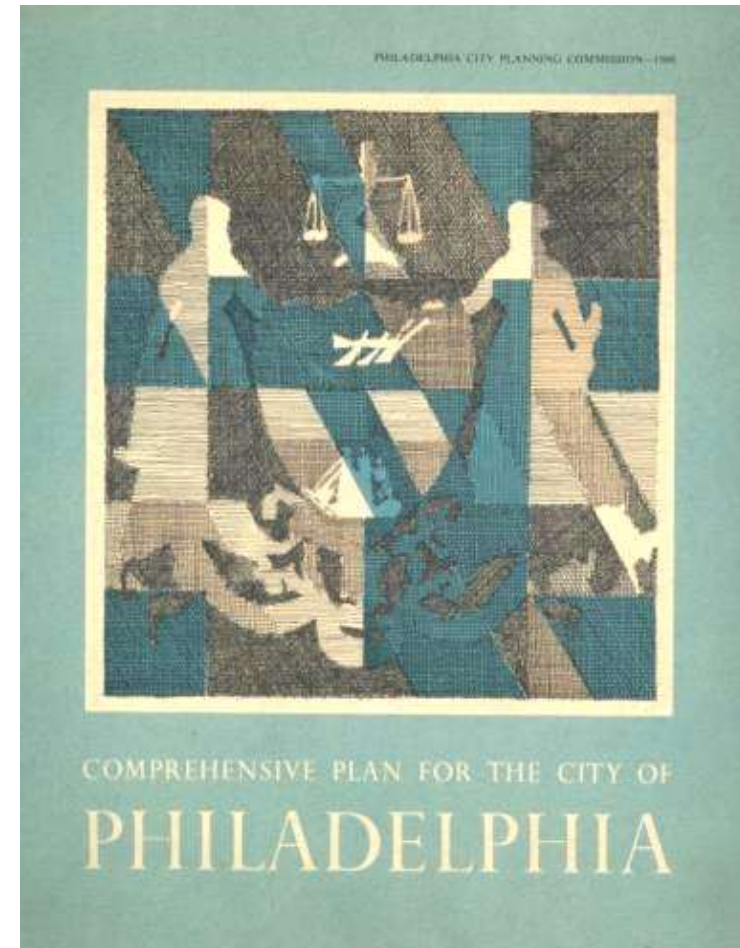
**Redevelopment of Society Hill**



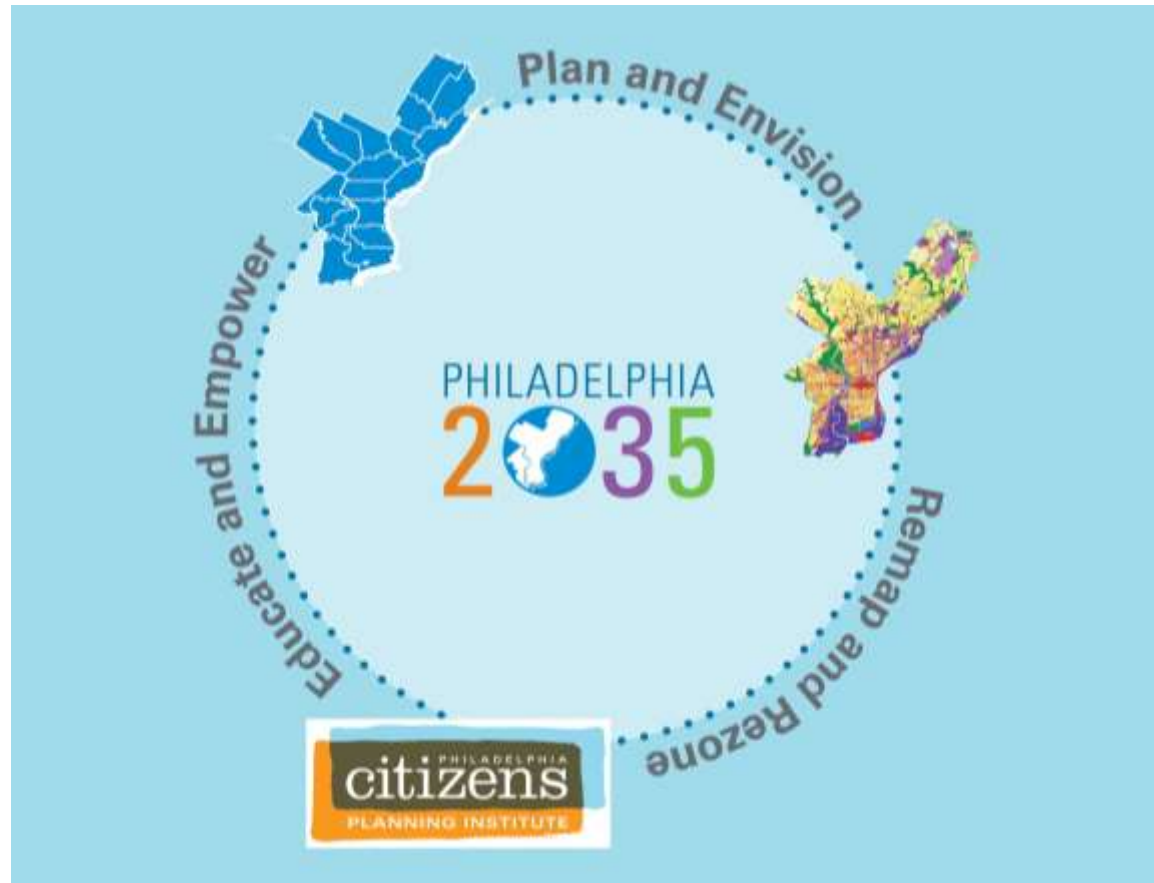
# 1960 Comprehensive Plan for Philadelphia



- Philadelphia had a population of 2 million people in 1960
- Projected growth of 500,000 people
- Philadelphia's current population is 1.5 million people
- No Comprehensive Plan was done until Phila2035, which began in 2010
- No Comprehensive Program for zoning change until present day



# Philadelphia 2035



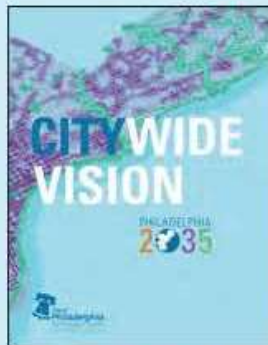


# Philadelphia 2035

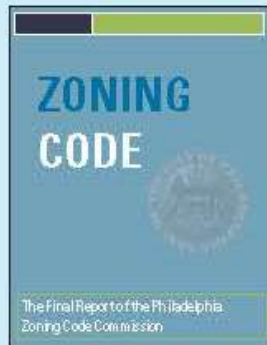


## Phase I

### Citywide planning and zoning



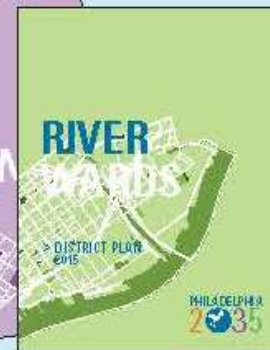
**ADOPTED**  
**June 2011**



**ADOPTED**  
**December 2011**

## Phase II

### District planning and remapping



**IN PROGRESS**

# Philadelphia 2035

***Philadelphia2035* is organized into three forward-looking and aspirational themes:**

## > THRIVE



### Neighborhoods

Improve neighborhood livability



### Economic Development

Make Philadelphia more competitive in the metropolitan region



### Land Management

Capitalize on land assets

## > CONNECT



### Transportation

Improve transportation safety, efficiency, and convenience



### Utilities

Adapt utility services to changing technology and consumption patterns

## > RENEW



### Open Space

Increase equitable access to our open-space resources



### Environmental Resources

Fulfill city obligations to meet ambitious federal environmental standards



### Historic Preservation

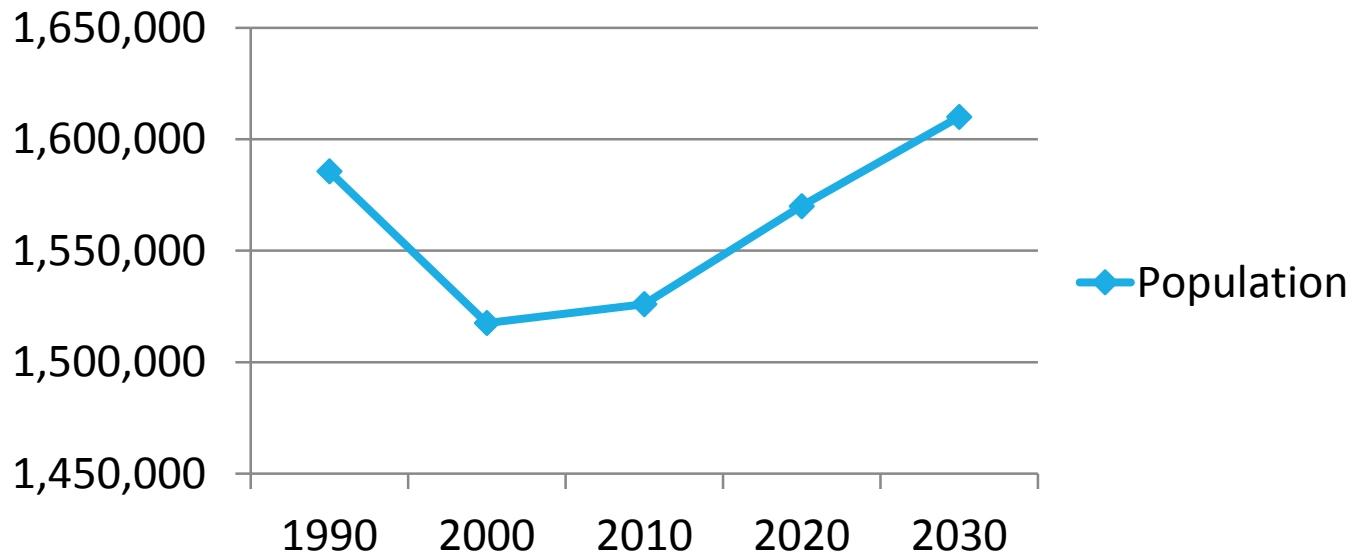
Preserve and reuse historic resources



### Public Realm

Achieve excellence in the design and quality of Philadelphia's built environment

# Population Projection



- 2035 Population Projection of 1,630,000
- +100,000 or 6.5%





# Philadelphia 2035 Goals

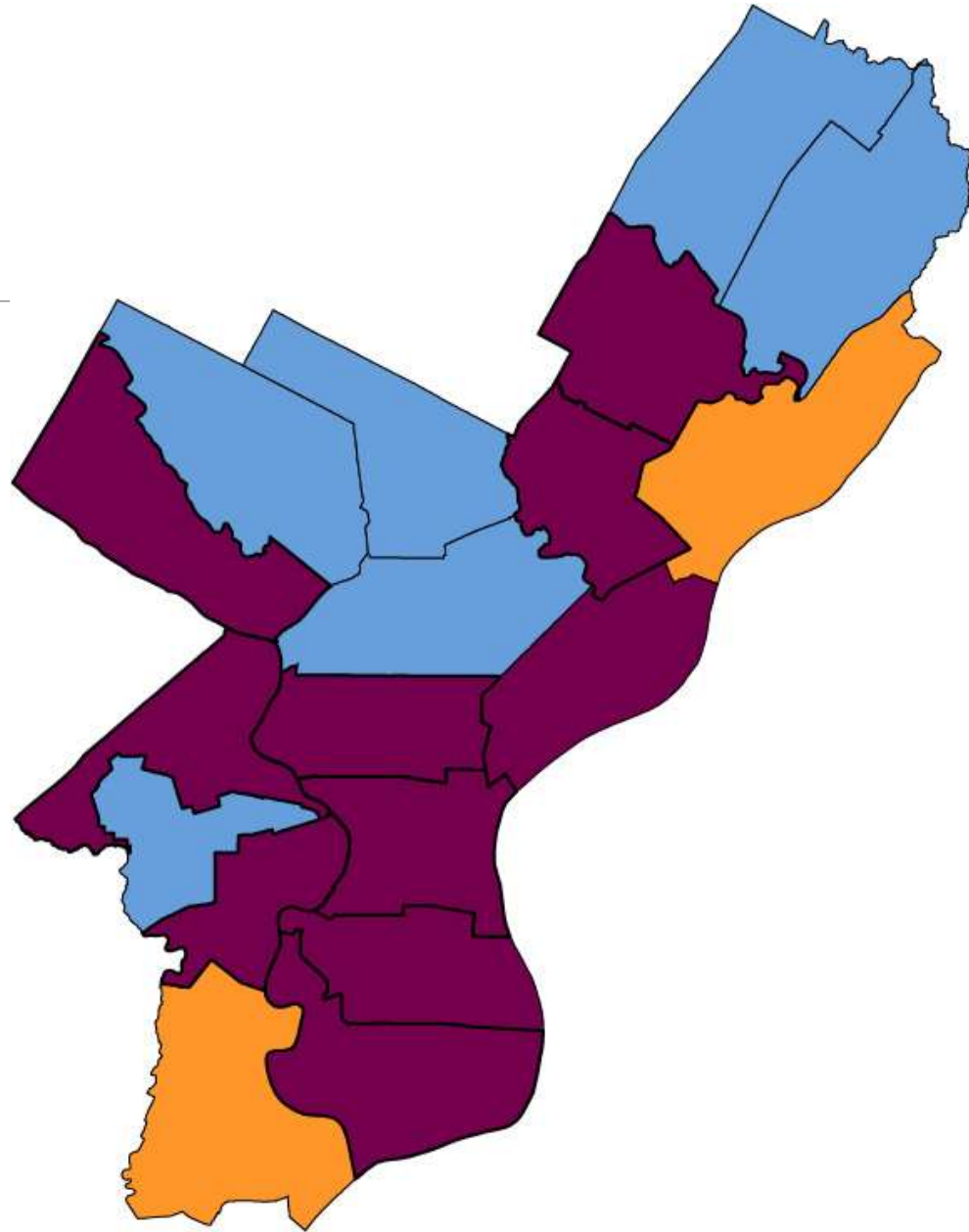
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- 1.1.2 – Strengthen neighborhood centers by developing viable commercial corridors
- 2.2.1 – Ensure and adequate supply and distribution of industrially zoned land
- 4.1.3 – Coordinate land-use decisions with existing and planned transit assets to increase transportation choices, decrease reliance on automobiles, increase access to jobs, goods, and services, and maximize the economic, environmental, and public health benefits of transit.
- 4.3.2 – Control automobile congestion through traffic management and planning
- 8.1.2 – Rehabilitate abandoned industrial infrastructure for new uses and reuse industrial buildings to create new neighborhood anchors
- 9.1.2 – Ensure that new development reinforces the urban scale

# Phila2035 status

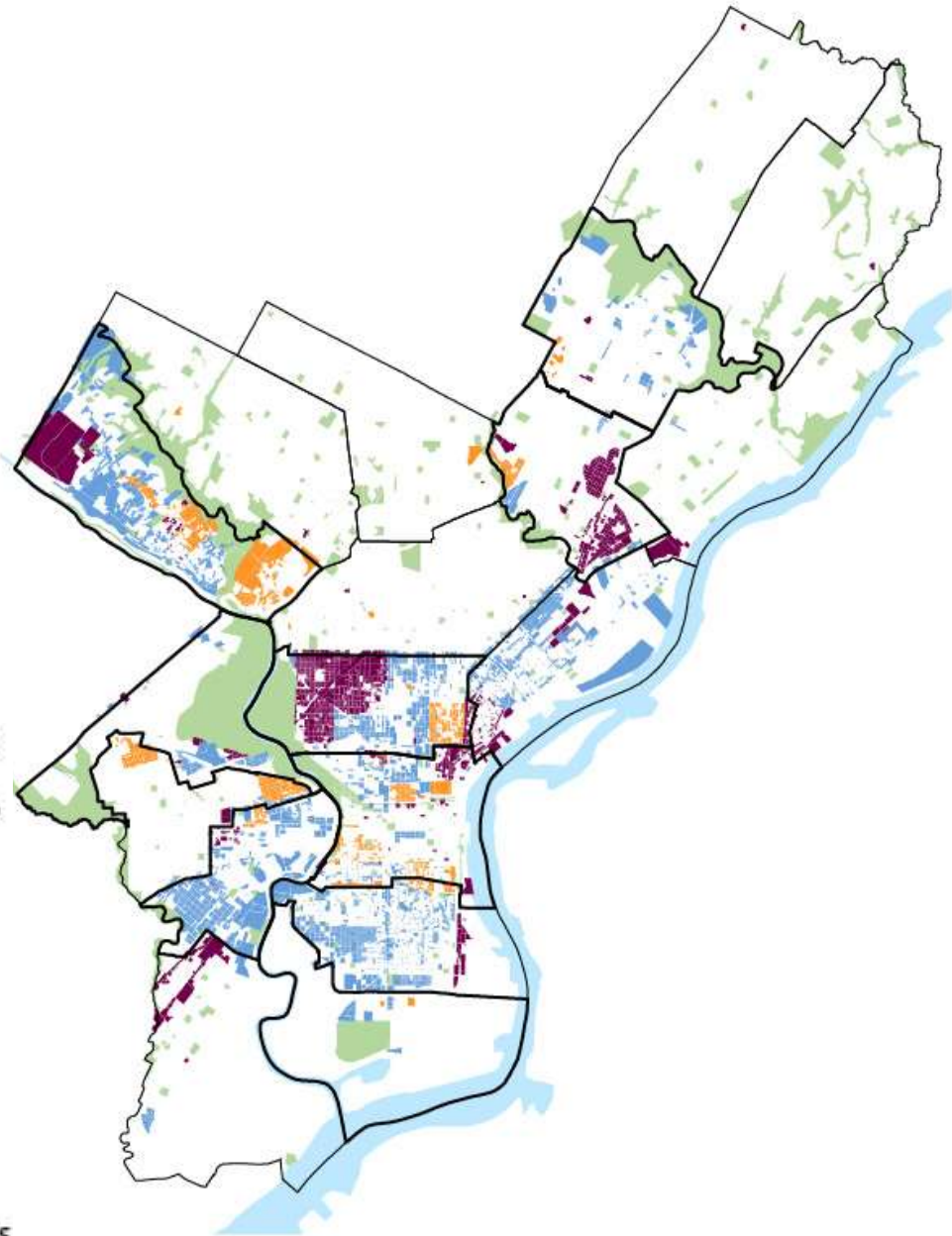
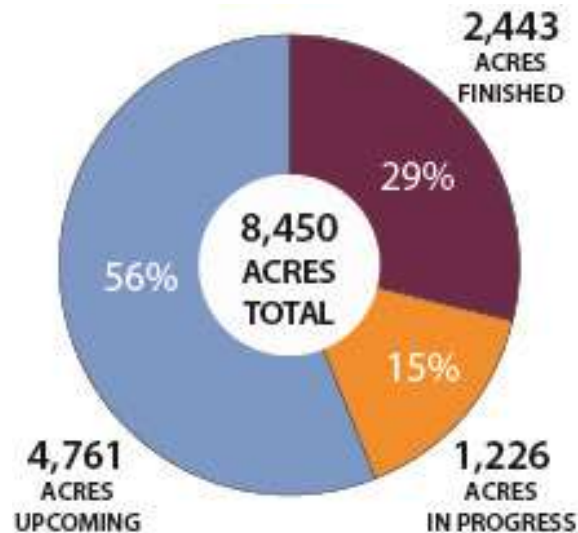
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- 10 of 18 District Plans Completed
- 2 underway
- Estimated 2018 completion date



# Remapping Progress

- 27,488 acres of land currently planned for
- 31% recommended for rezoning



# Remapping Process

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- 1 Formulation**
- 2 Prioritization and Drafting**
- 3 Recommendations and Revisions**
- 4 Bill Introduction and Review**
- 5 Legislative Action**
- 6 Map Amended and Updated**

# Remapping in East Callowhill

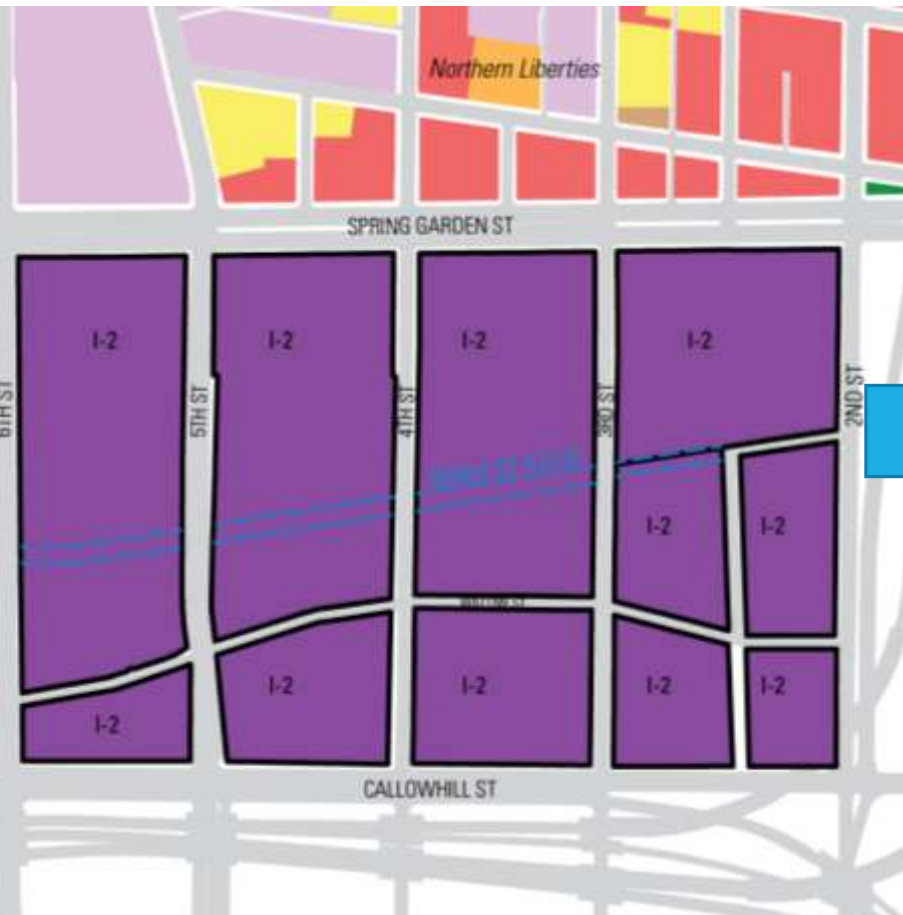


- 42 acres of underutilized and vacant
- Located within the Metropolitan Center
- High transit accessibility with high-speed, high-frequency elevated light rail stop





# Remapping in East Callowhill



# Remapping in East Callowhill

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## **STORMWATER OPEN SPACE [72' height bonus]**

### **1. Open Space [24']**

*Manage PWD requirements for SWM on surface of site w/in 20' of Willow Street (other requirements include public access)*

### **2. Street Drainage [12' for every 20% of area managed , up to 48']**

*Manage street drainage along perimeter of site within the site (can be subsurface)*

## **THROUGH BLOCK CONNECTIONS [up to 48']**

*Must extend entirely through the block, be located on/near the former Noble Street right-of-way, and meet all design criteria.*

- 200 linear feet or less [12']
- 201-350 linear feet [24']
- Greater than 350 linear feet [36']

# Remapping in East Callowhill

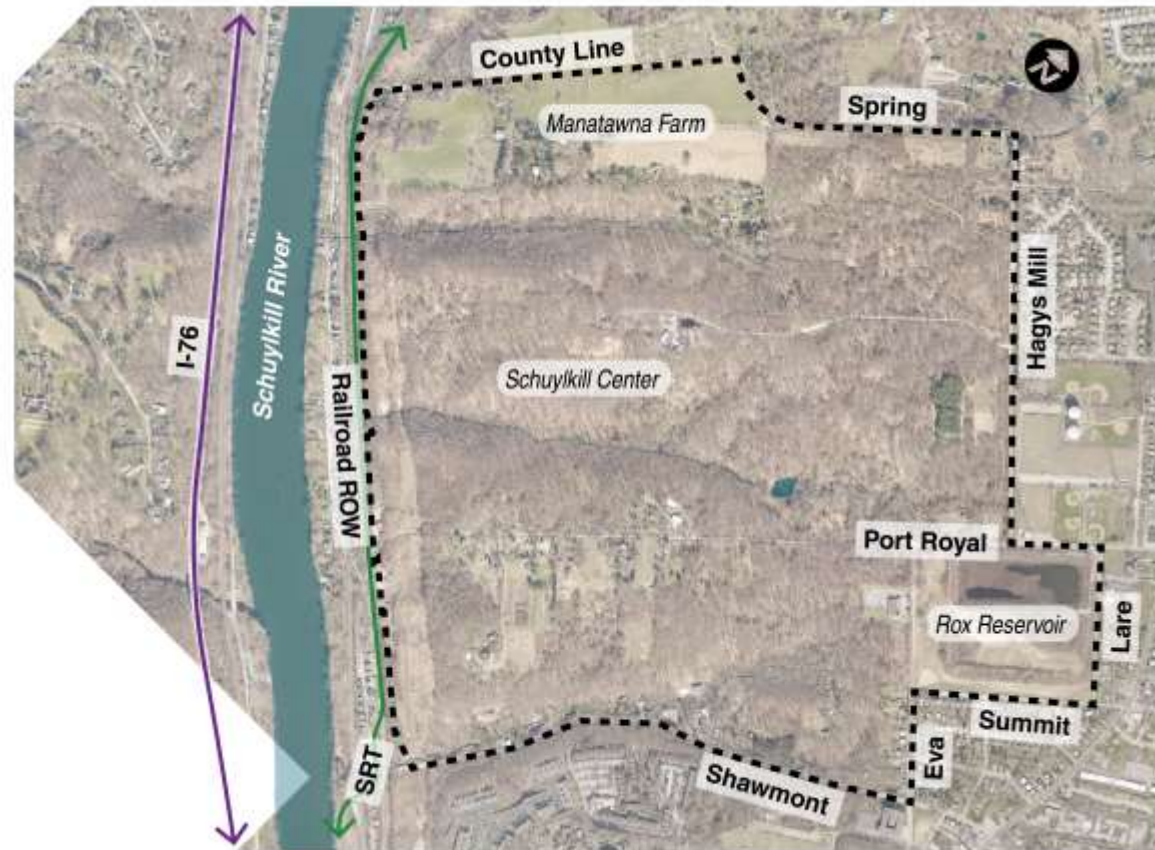
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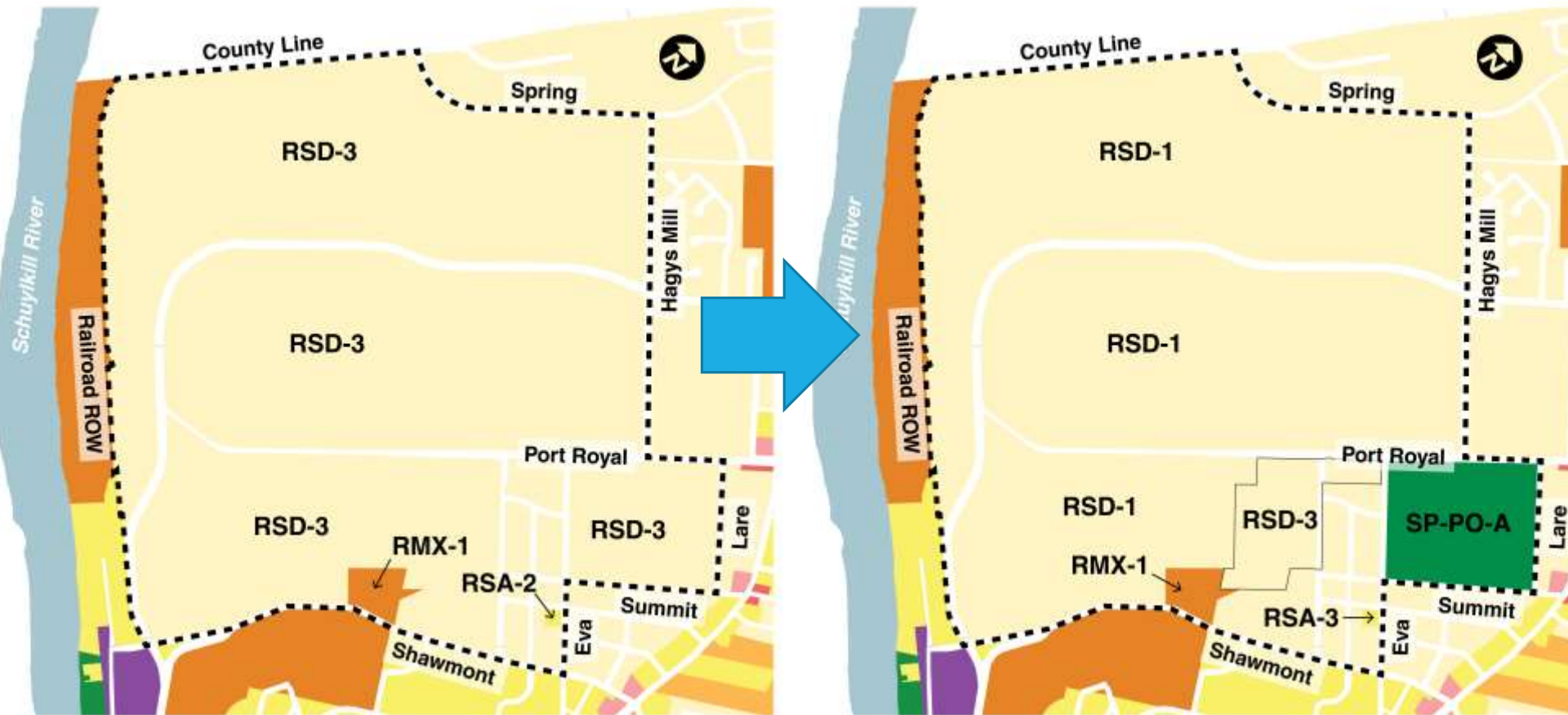
- 2.2.2 – Reposition former industrial site for new users
- 1.1.3 – Strengthen neighborhood centers by promoting transit oriented development are stations
- 2.1.1 – Support and promote Center City/University City as the primary economic center of the region
- 4.1.3 – Coordinate land-use decisions with existing and planned transit assets to increase transportation choices, decrease reliance on automobiles, increase access to jobs, goods, and services, and maximize the economic, environmental, and public health benefits of transit
- 9.1.1 – Preserve the walkable scale of the city

# Remapping Shawmont

- 818 acres of low density residential land
- Pressure for subdivision development
- Need for preservation of open space and conservation



# Remapping Shawmont







# Remapping Shawmont

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- Pursuing funding to hire a contractor to create a conservation overlay to help save open space and preserving tree cover and forested land.
- 7.3.1 – Increase the overall tree canopy across the city to 30%
- 7.3.2 – Enhance the cities forest to create a total of 7,200 acres
- 3.2.1 – Use topography to direct land development
- 1.2.2 – Ensure a wide mix of housing is available to residents of all income levels



# Changes to Zoning Code

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- In 3 years introduced 2 technical and 2 substantive code amendments
- IRMX – Industrial Residential Mixed Use
  - Promotes re-use of legacy industrial structures in innovative ways
  - Truly mixed-use
  - Builds off of creative economy
- Continuing Zoning Code revisions through Zoning Technical Committee

# Implementing a Comprehensive Plan Through Zoning

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## Questions and Discussion...

For more information:

[www.phila.gov/planning](http://www.phila.gov/planning)

[www.phila2035.org](http://www.phila2035.org)

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