

PHILADELPHIA 2035



Implementation Update 2023

PHILADELPHIA 2035

Philadelphia2035 is the city's Comprehensive Plan. Created through a public process managed by the Philadelphia City Planning Commission (PCPC), the Comprehensive Plan serves as a guide for the city's long-term growth. Philadelphia2035 is a two-phase effort:

I. Citywide Vision

The Citywide Vision lays out broad goals and policy for all aspects of the city. These include neighborhoods, vacant land, economic development, open space, and transportation.

II. District Plans

District Plans apply the concepts of the Citywide Vision to specific areas of Philadelphia.

IMPLEMENTATION

PCPC staff work with city agencies, City Council, and non-profit partners to see the District Plans become reality. This document highlights our implementation progress so far.

BENEFITS OF PLANNING

ENVIRONMENT

Natural and man-made surroundings provide safe and healthful conditions for current and future generations.

ECONOMY

Economic development generates jobs, income, wealth, revenue and city services.

EQUITY

Planning helps ensure that everyone benefits from programming and funding, regardless of race, ethnicity, class or any other dimension of identity.

HEALTH & WELL-BEING

Philadelphia's built environment encourages active living and supports fair access to the resources and amenities necessary for residents of all ages to improve their physical, mental, and social well-being.

ENGAGEMENT

Many stakeholders come together to shape a common, future vision.

DISTRICT PLAN RECOMMENDATIONS

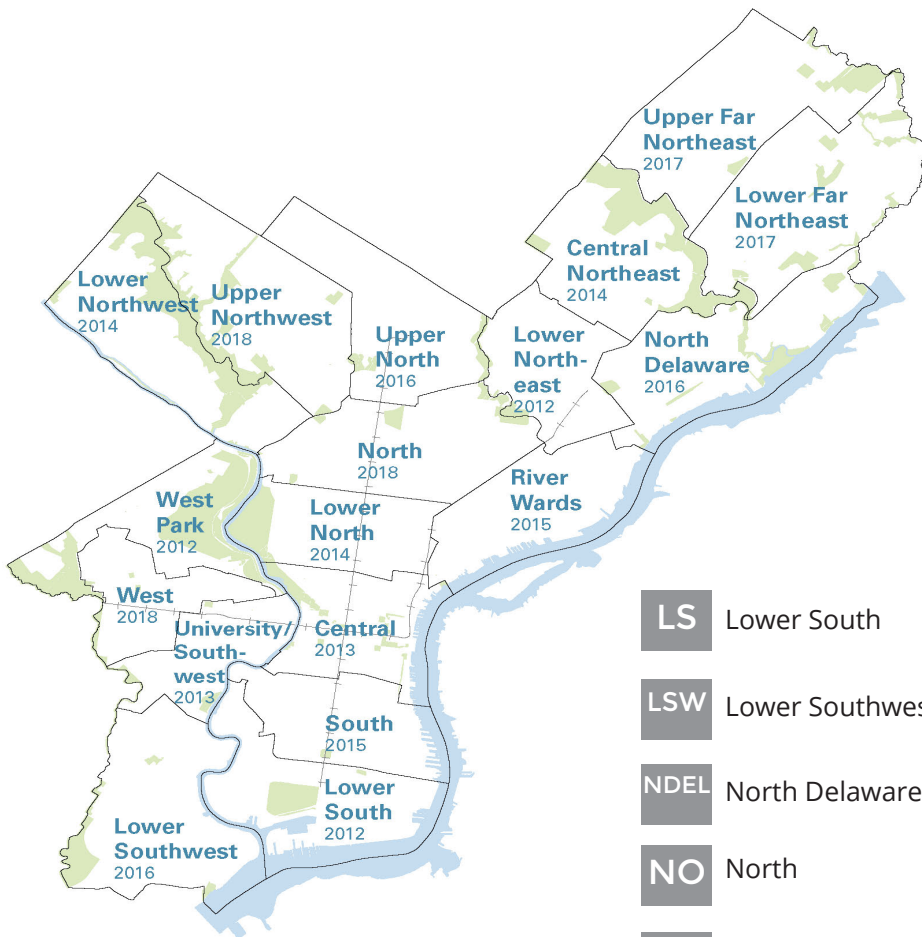
The City of Philadelphia has 18 Planning Districts, each with their own District Plan. These plans made recommendations across three themes:

Specific recommendations are identified as follows:

District Abbreviation

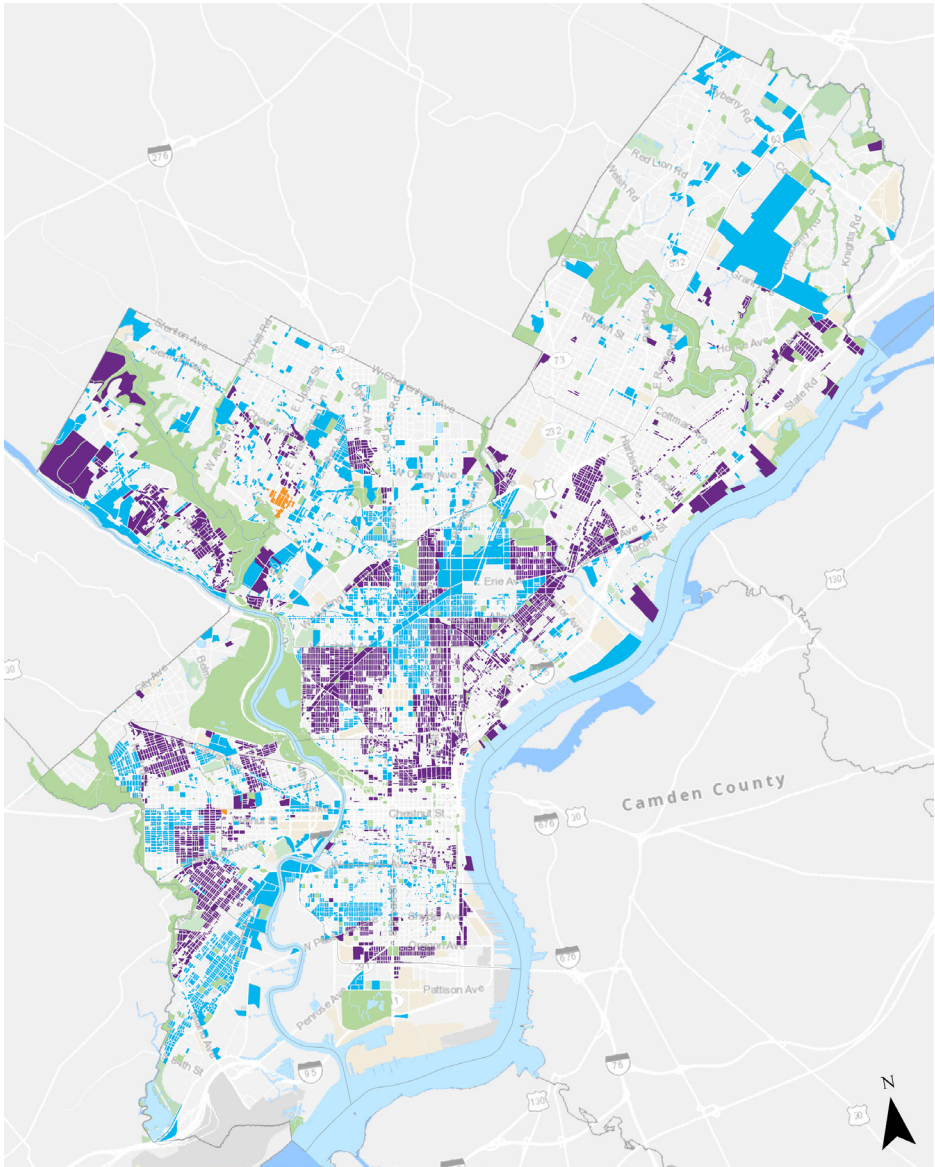
Recommendation Number

- Thrive:** Neighborhoods, Economic Development, Land Management
- Connect:** Transportation, Utilities
- Renew:** Environment, Open Space, Historic Preservation, Public Realm



- CNE Central Northeast
- CTR Central
- LFNE Lower Far Northeast
- LN Lower North
- LNE Lower Northeast
- LNW Lower Northwest
- LS Lower South
- LSW Lower Southwest
- NDEL North Delaware
- NO North
- RW River Wards
- STH South
- UFNE Upper Far Northeast
- UNO Upper North
- UNW Upper Northwest
- USW University Southwest
- WP West Park
- WST West

ZONING REMAPPING PROGRESS



44.7%
6,959 ACRES REMAPPED

0.5%
71 ACRES IN PROGRESS

54.8%
8,533 ACRES PROPOSED

One of the tools to make Phila2035 a reality is zoning. PCPC works with City Council to make sure the zoning matches existing uses and points the way for future projects.

Thank you to our Implementation Partners:

- African Cultural Alliance of North America
- Alliance HSP
- Arts & Crafts Holdings
- Beech Interplex
- Belfield -Logan-Olney Collaborative (BLOC)
- Bicycle Coalition of Philadelphia
- Bridesburg Civic Association
- Bridesburg Community Action Alliance
- Brixmor Property Group
- Called To Serve
- Castor, Bustleton & Cottman Business Association
- Center City District (CCD)
- Central Roxborough Civic Association
- Clean Air Council
- Colliers Engineering & Design
- Comcast and the Cordish Company
- Community Design Collaborative (CDC)
- Council President Darrell L. Clarke
- Councilmember Cindy Bass
- Councilmember Michael J. Driscoll
- Councilmember Jamie Gauthier
- Councilmember Kenyatta Johnson
- Councilmember Curtis Jones, Jr.
- Councilmember Brian J. O'Neill
- Councilmember Cherelle Parker
- Councilmember Mark Squilla
- CSX
- Dearnley Park Civic Association
- Delaware River Port Authority (DRPA)
- Delaware Valley Regional Planning Commission (DVRPC)
- East Falls Community Council
- East Falls Development Corporation
- East Kensington Neighbors Association (EKNA)
- Eastwick Friends and Neighbors Coalition
- Eastwick United
- Empowered Community Development Corporation (CDC)
- Esperanza Health Center
- Fairmount Park Conservancy
- Free Library of Philadelphia (FLP)
- Friends of Mount Moriah Cemetery
- Friends of Pennypack Park
- Friends of the Rail Park
- Friends of the Wissahickon
- Germantown and Erie Business Association
- Greater Bustleton Civic League
- Greater Northeast Philadelphia Chamber of Commerce
- Greater Philadelphia Community Alliance
- Habitat for Humanity
- Hinge Collective
- Historic Philadelphia, Inc
- Hunting Park NAC
- Hunting Park United
- Impact Services Community Development Corporation (CDC)
- Jefferson University, East Falls Campus
- Kimco Realty
- Knight Foundation
- La Salle University
- LISC Philadelphia
- Lower Merion Township Planning Department
- Make the World Better Foundation
- Manayunk Development Corporation
- Manayunk Neighborhood Council
- Mayfair Business Improvement District
- Mayfair Civic Association

- Mayor Jim Kenney
- Michael Baker, International
- MOSAIC Development Partners
- Mount Vernon Manor CDC
- National Park Service (NPS)
- North Broad Renaissance
- Olde Richmond Civic Association (ORCA)
- Oxford Circle Christian Community Development Corporation
- Oxford Circle Civic Association
- Partners for Sacred Places
- Penn Realty Group
- Pennrose Properties
- Pennsylvania Department of Conservation and Natural Resources (DCNR)
- Pennsylvania Department of Transportation (PennDOT)
- Pennsylvania Horticultural Society (PHS)
- Philadelphia Department of Commerce
- Philadelphia Department of Licenses and Inspections (L&I)
- Philadelphia Division of Housing and Community Development (DHCD)
- Philadelphia Health Department
- Philadelphia Historical Commission (PHC)
- Philadelphia Industrial Development Corporation (PIDC)
- Philadelphia International Airport (PHL)
- Philadelphia Office of the Managing Director
- Philadelphia Office of Transportation, Infrastructure, and Sustainability (OTiS)
- Philadelphia Parking Authority
- Philadelphia Parks and Recreation Department (PPR)
- Philadelphia Redevelopment Authority (PRA)
- Philadelphia Water Department (PWD)
- Philadelphia Streets Department
- Project H.O.M.E.
- Rebuild Residents of Shawmont Valley Association
- Ridge Park Civic Association
- Roxborough Development Corporation
- Schuylkill River Development Corporation (SRDC)
- SEPTA
- Somerset Neighbors for Better Living
- Southwest Community Development Corporation
- State Representative Kevin Boyle
- State Representative Jason Dawkins
- State Representative Pamela A. DeLissio
- State Representative Joanna McClinton
- State Representative Jared Solomon
- State Senator Art Haywood
- State Senator John Sabatina
- Tacony Community Development Corporation
- Take Back Your Neighborhood
- The Center for Returning Citizens
- Tioga-Nicetown Improvement Team
- TransitCenter
- Trust for Public Land
- University City District (UCD)
- Upper Roxborough Civic Association
- US Department of Transportation (USDOT)
- Westrum Development Group
- William Penn Foundation
- Wisahickon Interested Citizens Association
- Wisahickon Neighbors Civic Association
- Zion Baptist Church

CENTENNIAL COMMONS

CONNECTING NEIGHBORS TO WEST FAIRMOUNT PARK



Source: Fairmount Park Conservancy

Centennial Commons is envisioned as a key entryway to the Centennial District area of Fairmount Park. The Parkside Edge phase was recently completed, which includes passive recreation areas, seating and picnic areas, landscaping, a seat wall, a rain garden, and softened

park edges. The second phase proposes a youth area that includes features like naturalistic planted hillsides inscribed with play “rooms” that provide views over Memorial Hall, a skating rink, water jets and an open lawn.

RECOMMENDATION

WP
64

Make Centennial District improvements such as creating neighborhood amenities, including picnic areas or community gardens, between South Concourse Drive and Parkside Avenue near intersections along Parkside Avenue to increase neighborhood use of the Park.

WEST MARKET DEVELOPMENT

NEW OFFICE, LABORATORY, COMMERCIAL AND RESIDENTIAL SPACE

4101 Market Street



4519 Chestnut Street



More than 1.5 million square feet of new development, spread over 50 projects, were added or made significant progress in University City over the past year. The projects span a variety of uses including new offices, laboratories, medical facilities, apartments and retail. Many of these new projects are located along the West Market Street corridor. Notable projects include the Provident Campus at 4601 Street, the Wexford Science + Technology building at 3838 Market Street, and the Schuylkill Yards Life Sciences building at 3151 Market Street.

4300 Chestnut



POWELTON VILLAGE HISTORIC DISTRICT

LARGEST HISTORIC DISTRICT IN 20 YEARS



RECOMMENDATION

USW
35

Identify and designate a group or groups of buildings that best represent the historical development of Powelton Village

The Powelton Village Historic District was added to the Philadelphia Register of Historical Places in November 2022. It is the largest historic district added to the City's local register in 20 years. The Powelton Village Civic Association submitted the nomination, which includes over 800 buildings. The new district includes 19th century residential buildings of a variety of types, such as rowhouses, twins and freestanding homes.

BARTRAM'S VILLAGE

A MIXED-USE, MIXED-INCOME COMMUNITY



Source: Philadelphia Housing Authority

Philadelphia Housing Authority (PHA) has received a Choice Neighborhood Implementation grant from the Department of Housing and Urban Development (HUD) to renovate the entire Bartram Village site in Southwest Philadelphia. PHA had previously worked with residents and other stakeholders on a redevelopment plan for the site back in 2018. This new grant will help to implement that vision for a mixed-use, mixed-income community. A \$25M federal Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Discretionary grant has

also been awarded to SEPTA to implement trolley modernization and Complete Streets improvements for parts of southwest Philadelphia, including the streets surrounding Bartram Village.

RECOMMENDATION

USW
5

Redesign Bartram's Village public housing complex to provide better connections to the existing street grid and the proposed River Road as well as Bartram's Garden and the 58th Street Greenway

NEW MARKET WEST

AFFORDABLE HOUSING IN COBBS CREEK



Mission First Housing Group completed the construction of apartments at New Market West in 2021. The Apartments is Phase 2 of New Market West, a 93,000 square foot mixed use, transit-oriented development located near SEPTA's 60th and Market Street El stop in the Haddington/Cobbs Creek neighborhood of West Philadelphia. The Apartments

provides affordable workforce rental housing to 41 low income households in a 52,000 square foot, five-story building. The building includes 28 one-bedroom apartments and 13 two-bedroom apartments. In addition, it is certified under the 2015 Enterprise Green Building criteria. Six units are fully accessible, and two units are equipped for sensory-impaired individuals. The project is a significant force in turning the tide of disinvestment that this area has experienced due to the reconstruction of the El over a ten year period. New Market West created an asset that supports long-term residents by creating much-needed affordable housing, while spurring private sector investment.

RECOMMENDATIONS

WST
4

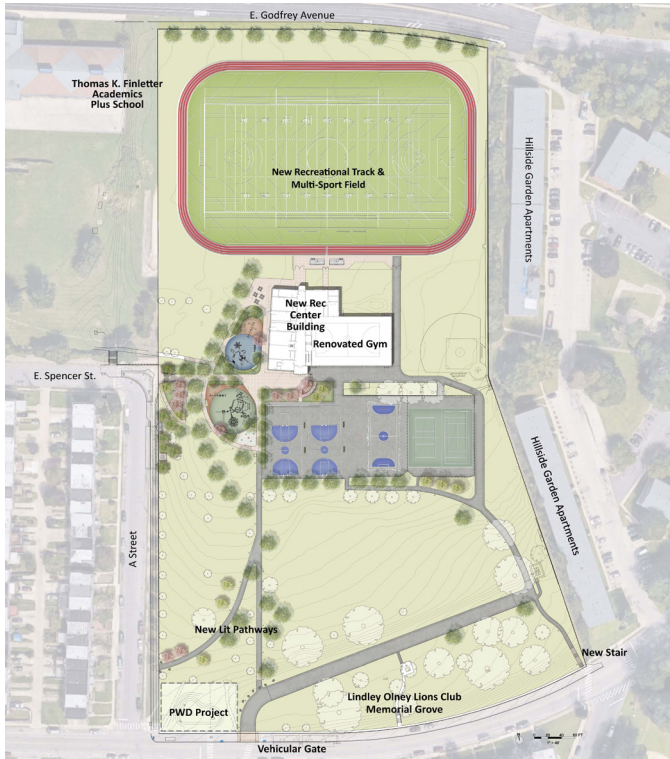
Preserve single-family neighborhoods by directing new multifamily development to major arterials and transit nodes through zoning remapping

WST
5

Locate new affordable and senior housing development near transit and other services

OLNEY REC CENTER

REVITALIZING COMMUNITY FACILITIES



Construction continues on the Olney Recreation Center, a \$15.5 million multi-year renovation project that includes a new recreation center building, indoor gym, playground and spray ground, an outdoor track and a new multi-sport field. In addition, Charles Barrett Playground has completed the design phase and is expected to complete construction in 2024. Residents helped guide the renovation of Cherashore Playground, which has received funding and will see finalized designs in the near future.

RECOMMENDATION

UNO
4

Make critical repairs to community-serving public facilities, prioritizing deficiencies that affect programming.



Source: Mt. Airy CDC

VARE RECREATION CENTER

BRAND NEW FACILITY IN SOUTH PHILADELPHIA



RECOMMENDATION

STH
31

Establish Parks & Recreation facilities as priorities for investment to bring them to a state of good repair

A groundbreaking took place in June of 2022 for the construction of the new Vare Recreation Center. This project is a collaboration between the city's Rebuild program and the Make the World Better Foundation (MTWB). Per MTWB, the updated site will include:

- The Vare Studio Yearbook, A research & archiving project with TILT and Monument Lab to collect, preserve & share photographic & oral histories from Vare Recreation Center
- A Community Plaza for events and performances by community groups
- A brand-new state of the art facility for the legendary Vare Gymnastics Team

POINT BREEZE AVE COMMERCIAL CORRIDOR

REVITALIZING A HISTORIC CORRIDOR



In November 2022, Councilmember Johnson's office teamed up with the Department of Commerce and the Greater Philadelphia Community Alliance to lead a revitalization of the Point Breeze Avenue Commercial Corridor. The study area is along Point Breeze Avenue between Federal and Moore Streets. The project began with an existing conditions assessment as well as a public survey which remained open until April 2023. There have been two public workshops, the creation of illustrative plan alternatives, a Community Day celebration, and monthly steering committee meetings. A final implementation strategy is expected by January 2024.

RECOMMENDATIONS

STH
24

Redesign inefficient intersections to increase safety for all modes of travel

STH
35

Create gateways to demarcate commercial corridors

WISSAHICKON GATEWAY

AN ANCHOR FOR PUBLIC TRANSIT, RIVERFRONT GREEN SPACE,
AND RECREATION TRAILS



SEPTA broke ground on the new Wissahickon Transportation Center in May 2023, which will improve bus service for thousands of residents in northwest Philadelphia. Design is ongoing for the Wissahickon Gateway Trail that will connect the Schuylkill River Trail to the Pencoyd Bridge. A feasibility study to convert the Mule Bridge to a bike and pedestrian trail, connecting the Pencoyd Trail in Lower Merion to the Manayunk Tow Path, also kicked off this year.

Concept Rendering



RECOMMENDATION

LNW
12

Enhance service at the Wissahickon Transportation Center and Regional Rail Station with the following improvements:

- Relocate and reconstruct the Wissahickon Transportation Center to allow for more modern

and efficient bus operations

- Create a barrier-free, ADA-compliant Wissahickon Train Station

FDR PARK

IMPROVEMENTS UNDERWAY IN FDR PARK



RECOMMENDATIONS

LS
97

Provide revenue-generating activities in FDR Park such as paddle boats, managed parking or parking permits, and special events to help fund ongoing park maintenance

LS
98

Identify reuse opportunities for the historic structures in FDR Park such as concessions at the boathouse and community and office space in other buildings

The Philadelphia International Airport (PHL) and the Philadelphia Department of Parks and Recreation have started a wetlands mitigation project, which will turn a 33-acre portion of the park into an “ecologically functioning mosaic of tidal wetlands.” Meanwhile, the Fairmount Park Conservancy (FPC) and partners have begun implementation of their updated master plan, including the opening of a new playground, as well as the adaptive reuse of the former guardhouse and stables as a visitor center and event space.

NAVY YARD

EQUITABLE GROWTH AND INCREASED ACCESSIBILITY

Concept Rendering



Source: Navy Yard

In 2022, the Navy Yard completed an update to its Master Plan, guiding the next 20 years of investment and development. The update's major focus areas include job creation, equitable growth, and increased accessibility. SEPTA and the Navy Yard collaborated on transit options, including improved bus service, as well as a zero-emissions shuttle service that links the employment center to SEPTA's NRG Station at Broad and Pattison streets.

RECOMMENDATIONS

LS
20

Update the Navy Yard Master Plan to reflect recent development, sale of the East End to the PRPA for the Southport expansion, and opportunities for future development, infrastructure, and environmental mitigation

LS
22

Improve transit access to the Navy Yard by increasing the frequency of and extending transit service, improving Broad Street for pedestrian and bicycle access, and creating better access to southbound I-95 at Broad Street

PHILA PORT

IMPROVING HIGHWAY ACCESS



Source: OTIS

Conceptual Lower South Study Area

RECOMMENDATIONS

LS
55

Coordinate with PennDOT in its next phase of reconstructing I-95:

- Allow better truck access to the I-95 Oregon Avenue/I-76 Walt Whitman interchange by reconfiguring and adding ramps that accommodate tractor trailers
- Encourage any redesign or additional ramps at the I-95 and Oregon/I-76 Walt Whitman interchange to create direct access to industrial and port areas and avoid the busy Oregon Avenue commercial corridor

LS
37

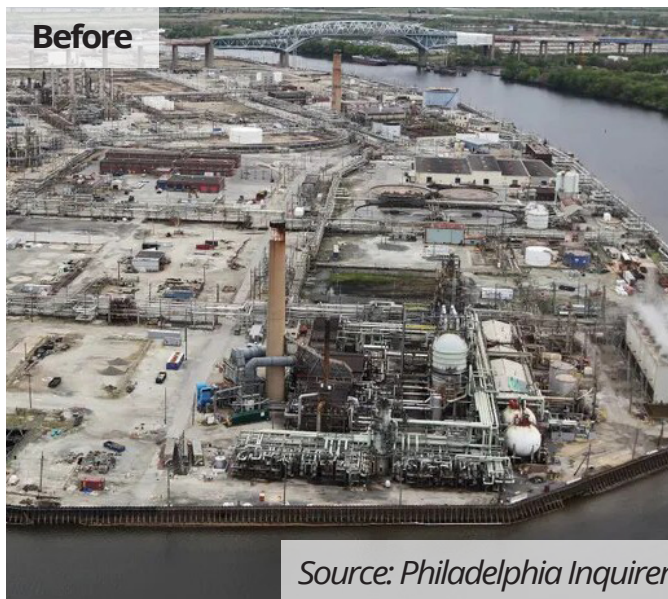
Improve highway access particularly at the I-76 Packer Avenue and I-95 Oregon Avenue interchanges to allow easy movement of tractor trailers

Multiple layers of transportation needs are being evaluated as part of the I-95 Central to South Philadelphia Section (I-95/CSP) Planning Study and the Lower South Resilient Infrastructure Collaborative. PennDOT has released alternative designs to address the access needs of the port and other users as part of the long-term reconstruction of I-95/CSP. PhilaPORT is also slated to release an updated strategic plan for land use and transportation to stakeholders in early 2024.

BELLWETHER DISTRICT

REDEVELOPING A FORMER REFINERY

Hilco Redevelopment Partners (HRP) has acquired the former Philadelphia Energy Solutions oil refinery site and is in the process of clearing the refinery infrastructure, conducting environmental remediation, and planning the initial stages of redevelopment. Working with regulatory agencies, HRP is redeveloping parts of the former refinery east of the Schuylkill River as the “Bellwether District.” This district is proposed to be 10 million square feet of logistics facilities south of Passyunk Avenue and 5 million square feet of life science facilities and related development north of Passyunk Avenue.



RECOMMENDATIONS

LS
41

Coordinate reuse and redevelopment of the Sunoco property with the Lower Schuylkill River Master Plan

LS
42

Reuse the Sunoco site for an array of modern industrial uses, such as research and development, advanced manufacturing, warehousing and distribution, green industries, and petrochemical and energy production

LS
46

Ensure continued environmental analysis and remediation of the site



POQUESSING CREEK TRAIL

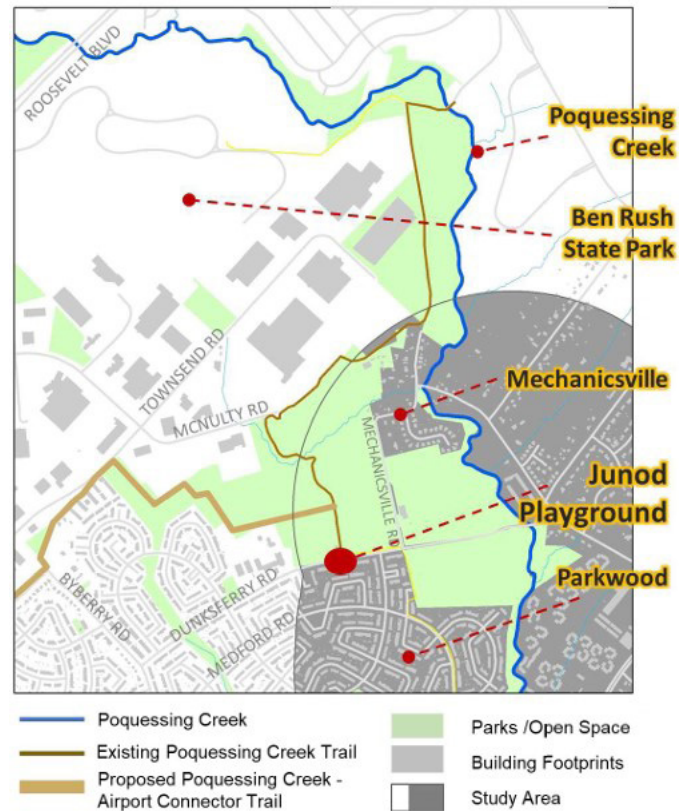
COMPLETING A NATURAL COMMUNITY ASSET



Source: Parks and Recreation

The City is considering an extension of the Poquessing Creek Trail from Junod Park to Glen Foerd on the Delaware River. The new trail segment would be 4.3 miles long and would run along the boundary of Philadelphia and Bucks Counties.

PCPC and Parks and Recreation, with support from Michael Baker International and sister agencies, recently wrapped up a feasibility study for the proposed trail. The study engaged future users, neighbors, and experts to determine where and how to build the trail, how to maintain it, and how much it will cost. This study builds on previous environmental analyses of the creek. The next phase will involve design concepts for the trail.



RECOMMENDATION

FNE
32

Complete the Poquessing Creek Trail

BROAD, GERMANTOWN & ERIE

PEDESTRIAN PLAZAS AND SAFETY IMPROVEMENTS



The Broad, Germantown & Erie (BG&E) project began in 2017, envisioned as two pedestrian plazas to increase safety and support businesses at the intersection. In addition to the new public space, the project will deliver traffic safety improvements such as new bus lanes and boarding platforms, raised bike lanes, street trees, and improved pedestrian crossings. Construction on the plazas started in July of 2023 and the City's portion of the project is expected to be completed in summer of 2024. SEPTA will start construction on the elevators serving the Broad Street Line stop in the summer of 2024.

RECOMMENDATIONS

NO
2

Re-establish Broad Street and Erie and Germantown Avenues as an accessible "downtown" of the North District

NO
20

Improve multimodal transit connections at Broad Street and Erie and Germantown Avenues



Source: WHYY

DELAWARE RIVER TRAIL

PROGRESS CONTINUES ON THE PLANNED 11-MILE NETWORK



With the completion of the trail portion between Washington Avenue and Spring Garden Street, the Delaware River Trail is now 5.8 miles long. Progress continues with the opening of the Baxter Trail, as well as Phases 1 and 2 of the Kensington and Tacony Trail. The Tacony-Holmesburg Trail is in design, while the State-Rhawn Pennypack Connector is under construction.



RECOMMENDATIONS

NDEL
24

Coordinate with PennDOT in its reconstruction of I-95 to ensure safety, connectivity, and improved highway access for goods movement, including associated roadway construction on State Rd, Cottman Ave, Princeton Ave, Bridge St and Tacony Street

NDEL
28

Connect the trail network within the North Delaware District as recommended in the Trail Master Plan

ROUTE FOR CHANGE

A FEDERAL BOOST ON ROOSEVELT BOULEVARD



The City of Philadelphia launched the Route for Change project in 2021, a project intended to transform Roosevelt Boulevard through \$134 million of safety improvements. Various safety proposals include reconstructing pedestrian crossings, widening medians, and adding additional sidewalk infrastructure along the 12-mile stretch. In 2023, the project took a big step forward as it received a \$78 million grant from the U.S. Department of Transportation as part of President Biden's infrastructure bill. Work on short-term projects along the boulevard are expected to be underway by 2025.

RECOMMENDATION

CNE
13

Implement the recommendations of DVRPC's Alternatives Development for Roosevelt Boulevard Transit Enhancements study in order to incrementally transform Roosevelt Boulevard into a multimodal corridor with expanded transit service, automobile circulation improvements, and pedestrian and bicycle upgrades

ARAMINGO AVENUE COMPLETE STREETS

NEW PHASE LAUNCHED IN VISION ZERO SAFETY IMPROVEMENTS



Vision Zero improvements continue on Aramingo Avenue as the Office of Transportation, Infrastructure, and Sustainability (OTIS) launched a Complete Streets study to evaluate safety upgrades to Aramingo Avenue from Allegheny Avenue to Wheatsheaf Lane. While this study has just begun, a preliminary traffic study is finished and outreach to the community and business groups is ongoing. The engineering phase is expected to continue through 2025, while construction is expected to start in 2026.

RECOMMENDATION

RW
25

Implement Complete Streets improvements along corridors and intersections to improve walkability, safety, transportation mode choice, stormwater management, and aesthetics for all users

I-95 REVIVE

RECONSTRUCTING A CRITICAL CONNECTOR



Source: PhilaPort

RECOMMENDATIONS

RW
20

Coordinate with PennDOT in its next phase of reconstructing I-95 to ensure safety, connectivity, and improved highway access for goods movement, including associated roadway construction on Allegheny Avenue, Castor Avenue, North Delaware Avenue, and Richmond Street

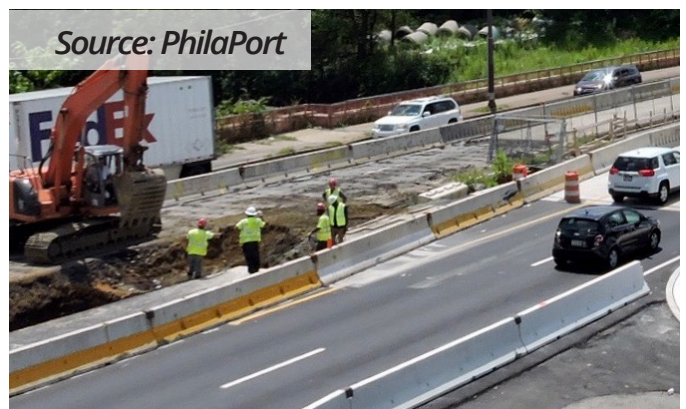
RW
23

Increase the amount of parking in key commercial and industrial locations throughout the district, including the neighborhoods of Kensington, Olde Richmond, Port Richmond, and Bridesburg. Avenue, North Delaware Avenue, and Richmond Street

RW
28

Ensure that I-95 improvements recognize existing and proposed bicycle and pedestrian networks connecting to the future river trail (i.e., greenways to the river)

PennDOT continues work on the five sections of I-95 reconstruction. Completed work at the Girard Avenue Interchange includes a construction access road, a bicycle/pedestrian sidepath, and water retention basins and rain gardens. Additional neighborhood parking and greenwater infrastructure was installed from Palmer Street to Aramingo Avenue and from York Street to Ann Street. Construction of the Allegheny Avenue underpass to connect the two sides of Monkiewicz playground is currently underway.



Source: PhilaPort

ROUTE 15 TROLLEY CARS

IMPROVEMENTS TO THE CLASSIC TROLLEY LINE



Source: SEPTA

The 18 trolley cars on SEPTA's Route 15 were pulled from circulation in January 2020 for maintenance and rehabilitation. At a cost of roughly \$250,000 per trolley, improvements include new flooring and windows, air conditioning systems, and SEPTA Key card scanners. Buses have been serving the line since the trolleys were pulled. Trolley service was expected to return in September 2023, but its initial re-launch was delayed and is expected to return sometime later in the fall. The work on the loop at Westmoreland Street is also complete.

RECOMMENDATION

RW
18

Improve Route 15 trolley service, in conjunction with light rail fleet modernization and I-95 reconstruction; Reconstruct the loop at Richmond Street and Westmoreland Street including installation of signage, shelters, ADA accessibility, trees, bicycle parking, and other features to retain and grow ridership.

GERMANTOWN AVENUE

ZONING OVERLAY PROMOTES EXTENDED COMMERCIAL AREA

In 2018, the Upper Northwest District Plan recommended zoning changes in Germantown, a neighborhood that had not seen significant rezoning in nearly 40 years. City Council recently adopted a zoning bill that extended the Germantown Avenue Commercial Corridor Area from Washington Lane to Cheltenham Avenue. The overlay includes new design controls to encourage high-quality development, corrects the zoning in residential areas so the sizes and shapes of existing buildings no longer conflict with the zoning, and limits housing in areas that flood along Belfield Avenue.

RECOMMENDATIONS

UNW
1

Renew streets and sidewalks and support businesses along neighborhood commercial corridors in Germantown, Mount Airy, and Chestnut Hill

UNW
5

Direct multifamily housing development to commercial streets and train stations to increase the number of people using public transportation and shopping at local businesses

UNW
40

Extend the Central and Lower Germantown Neighborhood Commercial Area Overlay (NCA) to cover Germantown Avenue from Wayne Junction to Cresheim Creek and Cheltenham Avenue. Promote development that complements the scale and function of buildings on these commercial streets



Source: Cyclomedia

WINGOHOCKING FLOODING

INFRASTRUCTURE INVESTMENTS IN FLOOD RISK AREAS



Source: PHL Water Dept.

In 2019, the Philadelphia Water Department studied a variety of infrastructure investments designed to reduce the risk and impact of flooding and combined sewer overflows in the Wingohocking and Tacony-Frankford watersheds. The study recommended a solution of tunneling to store and transport stormwater. A Request For Proposals (RFP) for additional planning, hydraulic analysis, and community engagement was released in 2023.



Source: PHL Water Dept.

RECOMMENDATION

UNW
27

Mitigate severe flooding along the former Wingohocking Creek in Germantown and Mount Airy

VACANT LAND

NEW HOUSING UNITS ON CITY-OWNED VACANT LOTS



RECOMMENDATION

LNO
6

Direct City housing subsidies and redevelopment assistance to vacant land and buildings adjacent to:

- Recreation centers: Athletic Square, Cruz Recreation Center, MLK Recreation Center
- Shopping centers: Borinquen Plaza, and Strawberry Square
- Diamond Street Historic District

Nearly 14,500 housing units have been approved or built in the Lower North District, resulting in a 20% decrease of vacant lots in the district since data collection began. Of those approved or built units, approximately 80% were in multi-family buildings, half of which were in 2-4 unit buildings. In the last year, the Philadelphia Land Bank has approved of selling approximately 460 City-owned vacant lots for non-profit housing construction, side yards and business expansion. This will deliver at least 450 new housing units, most of which will be priced at or below 100% of Area Median Income.

CECIL B MOORE REC CENTER

REBUILD DESIGNATED FACILITIES

Cecil B. Moore Rec Center



Source: Kelly Maiello Architects

The Department of Parks and Recreation has repaired many facilities recommended in the Lower North District Plan. Since the plan's release, the City designated the Cecil B. Moore Recreation Center as a REBUILD site. Initial plans for the site included renovation, but following community feedback, the new plan includes demolishing and replacing the current recreation center with a new building and an additional auditorium. The Art Commission reviewed the proposal and issued its approval in June 2023.

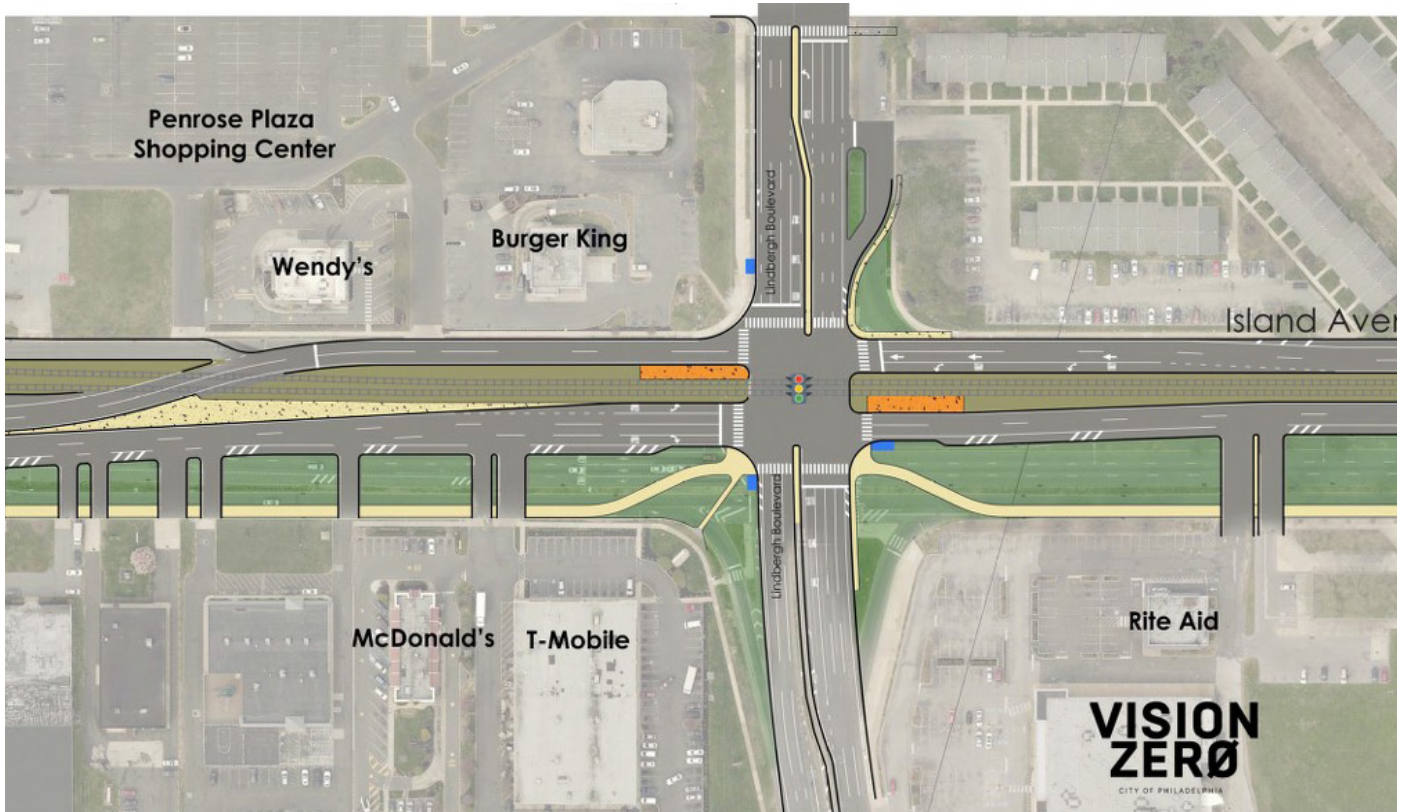
RECOMMENDATION

LNO
24

Improve public recreation facilities by repairing a leaky roof, removing mold, providing ventilation in bathrooms and reinforcing the ceiling in the basement weight room at the Cecil B Moore (a.k.a. Connie Mack) Recreation Center.

ISLAND AVENUE

IMPROVED SAFETY MEASURES AND TROLLEY INFRASTRUCTURE



RECOMMENDATIONS

LSW 18 Complete streetscape and intersection improvements on roads with excess capacity dedicating more space to pedestrians, bicycle network improvements, and stormwater management

LSW 20 Improve safety at dangerous intersections and corridors through traffic calming measures

Long-awaited improvements are underway on Island Avenue from Elmwood Avenue to Suffolk Avenue. The project aims to reduce congestion and improve safety for all transportation modes, and includes major upgrades to trolley infrastructure, in partnership with SEPTA. Anticipated completion is in spring of 2025.

N. BROAD DEVELOPMENT

NEW POLICE HEADQUARTERS AND RESIDENTIAL DEVELOPMENT

435 N. Broad St



Source: Trulia

The former Inquirer building at 400 N. Broad Street now houses the Philadelphia Police Department Headquarters, as well as the 6th and 9th Police Districts, Medical Examiner's Office, Central Detectives, Homicide Unit, and the Shooting Investigation Group. Development approvals continue to bring more residents to North Broad between City Hall and Girard Avenue. 510 N. Broad Street was recently completed and has 410 dwelling units. Approved projects include 344 dwelling units at 435 N. Broad Street, and 160 dwelling units at 922 N. Broad Street.

510 N. Broad St



Source: LVL North

RECOMMENDATIONS

CTR
4

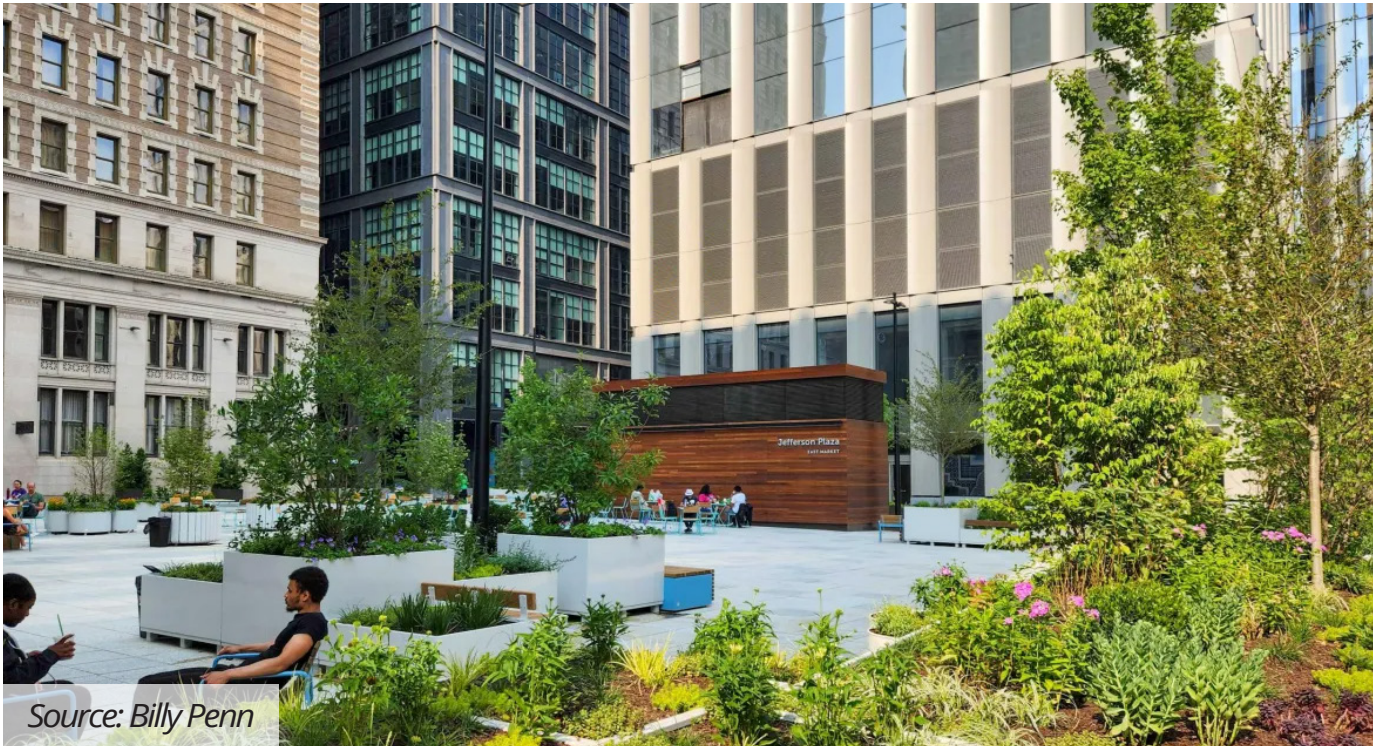
Build new combined 6th and 9th Police District building on a major street north of City Hall to replace inadequate facilities

CTR
20

Increase residential population on the Avenue of the Arts (North and South) through new zoning and RFP guidelines for city-owned sites such as Broad & Lombard and Broad & Washington

JEFFERSON PLAZA

NEW PUBLIC PLAZA



Source: Billy Penn

RECOMMENDATIONS

**CTR
50**

Install new neighborhood parks and recreation facilities in underserved areas.

**CTR
58**

Create stormwater management parks and open space in the former Callowhill Industrial District to help manage the area's stormwater and incentivize development.

More than a decade in the making, Jefferson Plaza opened in 2023 as the newest public space in a developing East Market Street area. The plaza sits adjacent to the forthcoming Honickman Center, a 19-story medical building that will be part of Jefferson Health's Center City campus. The plaza is a piece of a larger placemaking effort in the area, connecting to the pedestrian plaza as part of the East Market development at 1100 Market Street.

EAST CALLOWHILL

CONNECTING THE NEIGHBORHOODS OF NORTHERN LIBERTIES AND OLD CITY

East Callowhill is a former industrial neighborhood that lies between Old City and Northern Liberties. The Philadelphia City Planning Commission created a plan for the area in 2009 that included recommendations to guide development in the area. One suggestion was to rebuild the street network, breaking up large blocks to increase walkability. The next suggestion was to provide open space and stormwater management. This would help prevent flooding during rain events. Another proposal was to redevelop underused lots. This would bring more life to the area. The Central District Plan included many of these recommendations in 2013. City Council adopted these changes into the zoning code in 2015.

Goals of the East Callowhill Zoning Overlay include:

- Encourage sustainable development
- Create open space and stormwater management
- Maintain existing public art and encourage new installations
- Connect Old City and Northern Liberties with a mixture of uses
- Improve safety for pedestrians, bicyclists, and transit users

There are proposed projects that take advantage of the overlay, several of which are currently under construction.

1201 Callowhill



Source: JKRP Architects

5th & Callowhill



Source: Bernardon

RECOMMENDATIONS

CTR
17

Promote IRMX and ICMX at locations on historically industrial corridors to foster industrial uses that are compatible with surrounding commercial and residential areas.

CTR
69

Extend existing streets to reinstate grid connections: Prioritize Noble Street in Callowhill and Cherry Street from 7th to 8th Streets.

ROUNDHOUSE / POLICE HQ

REINVISIONING A COMPLICATED LEGACY



Source: Philly Voice

RECOMMENDATIONS

CTR
1

Upon relocation of Police Headquarters issue RFP for redevelopment of site

CTR
4

Build new combined 6th and 9th Police District building on a major street north of City Hall to replace inadequate facilities

The Roundhouse, the former headquarters of the Philadelphia Police Department, was vacated in 2022 when the department moved in to 440 North Broad Street. The Roundhouse sits on a 2.7-acre parcel with a 56,000 square foot surface parking lot. The building contains 125,000 square feet over four floors. “Framing the Future of the Roundhouse” is a report that documents a six-month process of public engagement that will inform how the building is redeveloped.

The Department of Planning and Development contracted with Connect the Dots and Amber Art and Design to lead the engagement process. The concept of meaningful placemaking shaped the multiple engagement efforts implemented throughout the process. Meaningful placemaking connects people's stories and lived experience to a site during a period of transition in use or form, creating public engagement that connects people to the site and to each other.

The team used surveys and focus groups as well as artmaking, youth-led discussion groups, and other community-building events.



Source: PCPC



Source: PCPC

