LOWER SOUTH
> DISTRICT PLAN

City of Philadelphia
MAYOR MICHAEL A. NUTTER
LIFE · LIBERTY · AND YOU!

PCPC
Philadelphia City Planning Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

EXECUTIVE SUMMARY
PHILADELPHIA 2035

PHILADELPHIA2035 IMPLEMENTATION

>MAKING IT HAPPEN

The Lower South District Plan recommends next steps that Philadelphia government and its many partners can take to transform our city according to the vision set forth by *Philadelphia2035*. The City has numerous tools at its disposal to implement plan recommendations, including **zoning,** blight certifications, historic designations, grant programs, partnerships with a variety of private and nonprofit entities, and the capital budget process. The PCPC coordinates the creation of a six-year Capital Program each year, which includes the following year's capital budget and five additional years of priority investments. *Philadelphia2035* district plans can inform this annual process and help the City allocate resources to maximize efficiency and long-term impact.

The full *Citywide Vision* and district plans can be downloaded at **www.philia2035.org**

Zoning is the PCPC's most direct tool for influencing future development patterns and fulfilling its City Charter obligation to "guide the orderly growth of the city." After four years of input from thousands of Philadelphians, City Council adopted a more modern and predictable zoning code in August 2012. City Council and the PCPC can now work together and use this new code to remap areas of the city where current zoning does not align with current and future land use, community and economic development goals. The chart below describes the major zoning recommendations of the Lower South District Plan.

Zoning Summary

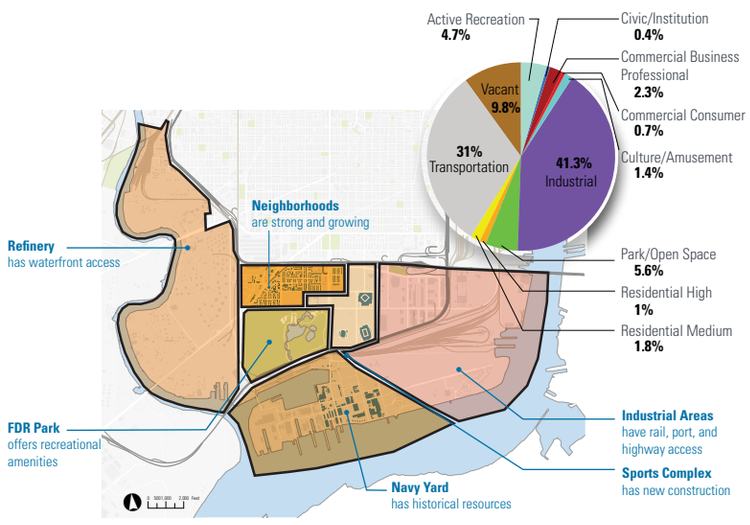
	Areas for Zoning Remapping	Reason for Remapping
Corrective Zoning	Penrose Avenue Triangle	Align zoning to the existing land use. These areas are where the "mismatch" may cause unnecessary zoning variances or certificates or allow an inappropriate use.
	Southern Boulevard	
	CSX	
Zoning to Advance the Plan	Naval Hospital Site	Encourage mixed-use development and active ground-floor uses.
	Sports Stadium District	Codify appropriate lease agreement controls; Modify if necessary to ensure future develop is consistent with the sports complex operators, community, and city's vision of the district.

LOWER SOUTH DISTRICT
BUILDING ON OUR STRENGTHS PRIORITY RECOMMENDATIONS

Unique Land Uses

Lower South is a corner of Philadelphia that attracts thousands of visitors and employees to the sports complex and the Navy Yard from across the region. But to most it remains an unexplored place with unknown potential. Lower South is very different than other planning districts because it is primarily nonresidential in character and broken into large, distinct areas with limited access and use.

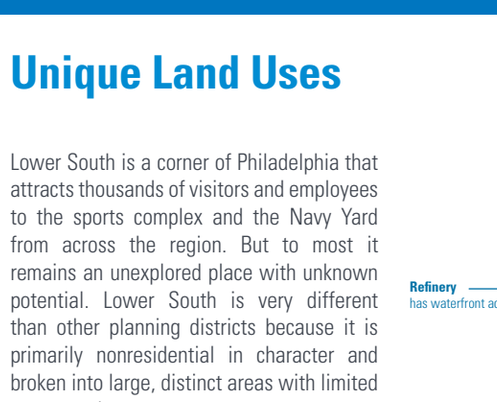
Much of Lower South's legacy of vast properties and large-scale use is tied to its early development as an industrial and military hub located far from the populous city center on land unsuitable for other uses. Today, Lower South has the highest percentage (45 percent) of publicly owned land among all of the 18 planning districts. This concentration of public ownership allows for greater predictability and public input for physical development.



Lower South has six distinct areas: the refineries, the Navy Yard, sports complex, Franklin D. Roosevelt Park, the residential neighborhoods, and the port and food distribution area. All of these areas have clear boundaries created by infrastructure such as streets, highways and freight rail lines. Investing in properly designed infrastructure is crucial to Lower South's continued growth.

Opportunities for Development and Employment Growth

Employment Trend



Lower South comprises a large portion of a metropolitan subcenter, including the Navy Yard, sports complex, and the Philadelphia International Airport (PHL). Metropolitan subcenters are major destinations that serve the entire metropolitan area and offer a mix of economic activities. It is estimated that over 15,000 people are employed in the district—almost three times the number that live in Lower South—and comprising two percent of the city's total employment base. Lower South is expected to gain 7,000 permanent, nonconstruction jobs in the retail, office, and industrial sectors by 2022. The district will continue to perform a vital role as an economic engine for the city and the metropolitan area.

Environmental Assessment

Lower South has specific environmental constraints that affect land use, development, construction techniques, public health and safety. Constraints include air and ground pollution, a high water table, floodplains, and noise.

Map on the right: Federal Emergency Management Agency (FEMA) Floodplain Data, 2007
The Athenaeum of Philadelphia, 2012

> THRIVE

Neighborhoods

LS 8 Complete a Phase 2 Environmental Analysis of the Naval Hospital site to remediate any contamination on-site from the previous hospital use. Release a request for qualifications (RFQ) for the Naval Hospital site to test developer interest and market for this site.

LS 17 Refine the language of the sports stadium zoning district to include phasing, a street grid, streetscape standards, signage standards, bulk and height requirements, parking requirements, and preservation of viewsheds.

Economic Development

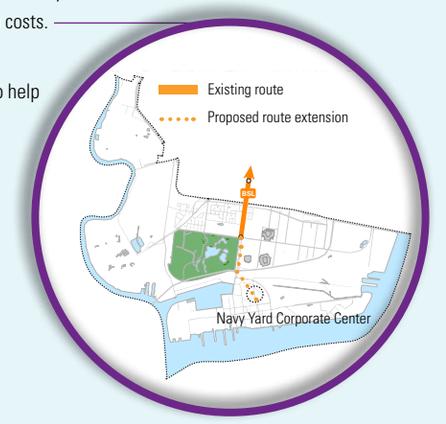
LS 20 Update the *Navy Yard Master Plan* to reflect recent development, sale of the East End to the PRPA for the Southport expansion, and opportunities for future development, infrastructure, and environmental mitigation.

> CONNECT

Transportation

LS 73 Apply for federal transportation funding using ridership numbers from SEPTA bus extensions and Navy Yard shuttle to advance the Broad Street Line (BSL) extension to the Navy Yard. Use funds to support engineering and soil studies, ridership studies, and construction costs.

LS 108 Improve Terminal Avenue and extend 7th Street at the sports complex to help mitigate traffic congestion related to large events.



> RENEW

Open Space

LS 92 **LS 94** Complete the Delaware River Trail through the Navy Yard in order to connect Lower South to the citywide trail network. Increase waterfront access along the Lower Schuylkill River as redevelopment occurs, where appropriate.

Historic Preservation

LS 97 Provide revenue-generating programs in FDR Park such as paddleboats, managed parking or parking permits, and special events to help fund ongoing park maintenance. Identify reuse opportunities for the historic structures in FDR Park such as concessions at the boathouse and community and office space in other buildings.

Public Realm

LS 107 Create a street grid to encourage pedestrian access through the large parcels of the sports complex, the Naval Hospital site, and the Sunoco property as the sites are developed.

PHILADELPHIA 2035

Vision for new neighborhood at Naval Hospital site

Naval Hospital

Opportunity to create a neighborhood with connection to adjacent public sites

Focus Area Goals

> Analyze site for potential development

> Establish neighborhood access to park amenities

> Provide a wider variety of housing options and commercial services for an aging population

Navy Yard

Opportunity to enhance the new industry site with an access to the city

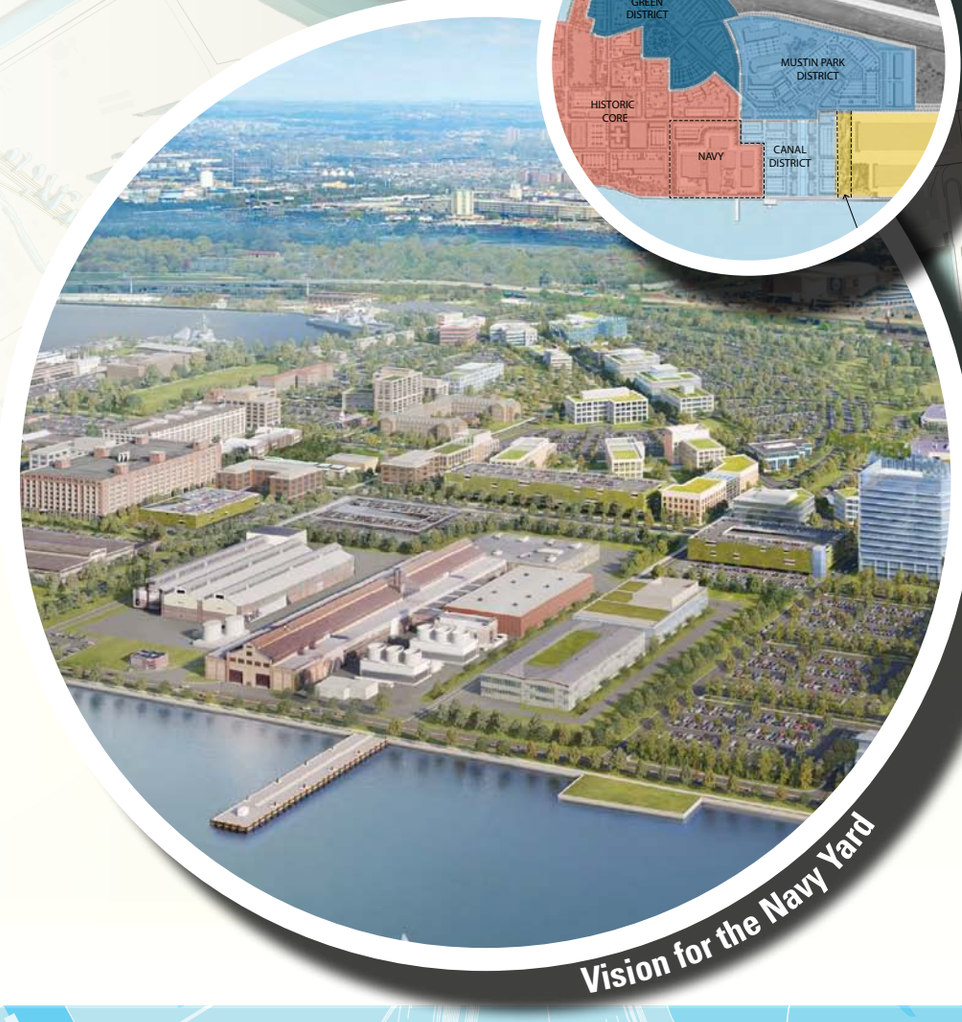
Focus Area Goals

> Update the *Navy Yard Master Plan* and the *Broad Street Line Extension Study*

> Complete projects under construction and near-term proposals

> The Navy Yard becomes the premier regional hub for industrial, commercial, and energy research activities

(Image Source: The *Navy Yard Master Plan 2013 Update* Plan)



Vision for the Navy Yard

Sports Complex

Opportunity to provide well-functioning public spaces

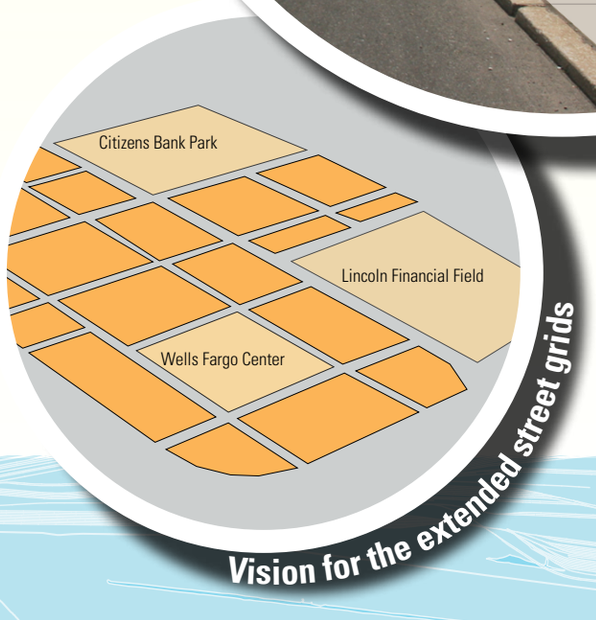
Focus Area Goals

> Energize existing public space through programming

> Create new streets

> Make the sports complex a destination beyond scheduled events

Vision for the Stadium District



Vision for the extended street grids

Refinery
Neighborhoods
LS 8
LS 107
LS 97
FDR Park
Broad Street Line
Pattison Avenue
LS 108
Sports Stadium District
LS 107
LS 17
LS 54
LS 73
LS 20
The Navy Yard
LS 92,94

LOWER SOUTH DISTRICT