PHILADELPHIA 2035

LOWER NORTHEAST COMMUNITY MEETING 1

April 3, 2012
Friends Hospital

Ian Litwin
Project Manager

Philadelphia City Planning Commission
Contents

> Integrated Planning & Zoning Process
  • Philadelphia2035
  • Citizens Planning Institute
  • Zoning Reform

> The District Planning Process

> The Lower Northeast District

> Existing Conditions
  • Demographics
  • Economy
  • Zoning
  • Land Use

> Tonight’s Activity: Mapping Exercise
Integrated Planning and Zoning Process

**STATUS:**
- 90 citizen planners trained
- Classes on-going
- Training for new Zoning Code

**PHILADELPHIA 2035**

**STATUS:**
- New zoning code signed into law in December 2011 by Mayor Nutter
- Zoning Code Reform on-going:
  - Sign controls
  - Central Delaware Overlay
- New code goes into effect this August

**www.phila2035.org**  **www.citizensplanninginstitute.org**  **www.zoningmatters.org**
PHILADELPHIA 2035 = Citywide Vision + District Plans

Phase 1: Citywide Vision
Adopted by PCPC in June 2011

Phase 2: 18 District Plans
Currently on-going
District Plan Chapters

> Defining the Context
Existing Assets and Opportunity Areas
History of the District
Demographics and Economy
Existing Land Use and Zoning
District Plan Chapters

> Framing the Future
District-Specific Recommendations based on Philadelphia2035 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
District Plan Chapters

> Framing the Future
Long-Term Vision
Focus Areas
Zoning Recommendations

Sports Complex Focus Area from Lower South District Plan
Proposed Zoning

The zoning of a parcel is analyzed to ensure that it can implement the district future land use. Zoning is the process that regulates land use, where a building can locate on the property lot, and building size and bulk. The zoning in most of this district will remain since many of the uses are appropriate and should continue into the future. In some cases, the zoning does not match the existing and proposed land use, and therefore, requires corrective zoning. Other areas are targeted for long-term transition to new uses and development, and require different zoning to implement the vision for the district.

Please see a zoning change proposal outlined on the next page.

<table>
<thead>
<tr>
<th>Existing Zoning</th>
<th>Proposed Zoning</th>
<th>District Plan Recommendation</th>
<th>Reason for Rezoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>1: Howard Street, Overbrook Park</td>
<td>R2A-5, CMA-1</td>
<td>R2A-5, CMA-1</td>
<td>Align zoning to existing land use</td>
</tr>
<tr>
<td>2: St. Joseph's University</td>
<td>Mixed</td>
<td>Mixed</td>
<td>Mixed</td>
</tr>
<tr>
<td>4: Covenant Rehabilitation Center</td>
<td>1-2 RM-5, O2M-2</td>
<td>1-2 RM-5, O2M-2</td>
<td>1-2 RM-5, O2M-2</td>
</tr>
<tr>
<td>5: Phila Business and Technology Center</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
</tr>
<tr>
<td>6: Colubmus Foe Commercial</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
</tr>
<tr>
<td>7: N. 56th Street</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
</tr>
<tr>
<td>8: 56th Street and Lancaster Avenue</td>
<td>O2M-5, O2M-1, O2M-2</td>
<td>O2M-5, O2M-1, O2M-2</td>
<td>O2M-5, O2M-1, O2M-2</td>
</tr>
<tr>
<td>9: 46th Street Parking Lot</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
</tr>
<tr>
<td>10: 46th Street and 57th Avenue</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
</tr>
<tr>
<td>11: 46th Street and 56th Avenue</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
<td>O2M-5, O2M-1</td>
</tr>
</tbody>
</table>

Corrective Zoning

These areas where the “不合适” may cause unnecessary zoning variances or certificates, or allow an inappropriate use.

Zoning to Advance the Plan

Encourages new development and uses envisioned by the community through the planning process.

These are areas where revisions to the zoning code will enable development as recommended by this plan.
# District Plan Timeline

## Lower Northeast District Plan Timeline

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use / Vacancy / Facility Survey</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing Conditions Memos</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stakeholder Interviews</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban Design Analysis</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Draft Plan</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Draft Layout</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Defining the Context</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Draft Recommendations (T,C,R)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Focus Areas</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Draft Future Land Use</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Draft Recommended Zoning</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Document Text</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Final Revisions</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Outreach</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Steering Committee Meetings</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Meetings</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCPC Action</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PCPC Plan Presentation &amp; Adoption</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Comment Period</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Plan Release</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Overlap with WP and LS**

**Overlap with USW**

**Tonight's Meeting**

- Update
- Presentation
- Adoption

- DRAFT
- FINAL
Lower Northeast District
Lower Northeast District

Major Neighborhoods:
Frankford
Northwood
Summerdale
Oxford Circle-Castor Gardens
Lawncrest

District boundaries were determined by Census Tracts
Existing Conditions

> Demographics

> Lower Northeast Economy

> Current Zoning

> Current Land Use

> Public Land Ownership & Capital Facilities
Demographics

Total Population

Racial Composition

<table>
<thead>
<tr>
<th>Year</th>
<th>White</th>
<th>Black</th>
<th>Asian</th>
<th>Other Race</th>
<th>Latino (ethnicity)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1990</td>
<td>89%</td>
<td>6%</td>
<td>2%</td>
<td>3%</td>
<td>4%</td>
</tr>
<tr>
<td>2000</td>
<td>60%</td>
<td>6%</td>
<td>8%</td>
<td>12%</td>
<td>13%</td>
</tr>
<tr>
<td>2010</td>
<td>30%</td>
<td>46%</td>
<td>8%</td>
<td>12%</td>
<td>23%</td>
</tr>
</tbody>
</table>

- 37,244 Housing Units
- 2.56 Household Size
- 72.4% Home Ownership
- 11.5% Poverty Rate
- 37,287
- 2.92
- 55.8%
- 25.4%
Demographics

Population Age Distribution
1980 - 2010

- Percentage of Population under the age of 20
- Percentage of Population 65 years and older

Year

Population Change
by Census Tract 2000 - 2010

- Lower Northeast
- City of Philadelphia

- 12.1% - 19%
- 8.1% - 12%
- 0.1% - 8%
- -5% - 0%
Lower Northeast Economy

25,000 Jobs (4% of Citywide Total)

**Major Employers:**
- Naval Support Activity (NSA): 5,900
- Cardone Industries: 3,000 +

35,000 Workers
2,000 residents also work in the district

Unemployment Rate Trend, 1980 - 2010

- Lower Northeast
- City of Philadelphia
Current Zoning

Residential: 63.7%
- 45.9% RSA-1; RSA-2; RSA-3; RSA-5
- 0.1% RTA-1
- 17.7% RM-1; RM-2; RM-3; RM-4

Commercial: 10.3%
- 1.7% CA-1; CA-2
- 5.7% CMX-1; CMX-2
- 2.9% CMX-3
- 0.5% I-1
- 18.8% I-2
- 0.4% ICMX
- 0.6% SP-INS
- 5.8% SP-PO
**Current Land Use**

- **Residential:** 35.8%
  - 10.1% Residential Low
  - 22.7% Residential Medium
  - 3.0% Residential High
- **Commercial:** 7.2%
  - 5.9% Comm. Consumer
  - 0.3% Comm. Business
  - 1.0% Comm. Residential
  - 10.8% Industrial
  - 5.4% Civic / Institution
  - 26.6% Transportation
  - 0.3% Culture / Amusement
  - 3.8% Active Recreation
  - 3.5% Park / Open Space
  - 4.4% Cemetery
  - 2.1% Vacant Land

*PCPC staff spent 220 hours over 3 months surveying the Lower Northeast*
Tonight’s Activity: Mapping Exercise

> Introductions

> Existing Conditions

> Future

> Share Your Work
Tonight’s Activity: Mapping Exercise

Existing Conditions:

⭐ Landmarks/Destinations

🪅 Barriers
Tonight’s Activity: Mapping Exercise

Future Conditions (10 years):

☐ Will Remain the Same
☐ Will Change
☐ Focus Areas
Tonight’s Activity: Mapping Exercise

Example Map

🌟 Landmarks/Destinations
foundland

 السيد

Will Change

Focus Areas
THANK YOU

Ian Litwin
Project Manager

215-683-4609
ian.litwin@phila.gov

www.phila2035.org