

PHILADELPHIA CITY PLANNING COMMISSION



IMPLEMENTATION UPDATE



Main Street,
Manayunk

LOWER NORTHWEST DISTRICT PLAN

PHILADELPHIA2035

Philadelphia2035 is the city's Comprehensive Plan. Created and updated by the Philadelphia City Planning Commission (PCPC), this document 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 works with city agencies, City Council, and non-profit partners to see the District Plans become reality. PCPC has secured grants for follow-up studies, engineering, and construction totaling almost \$23 million. This document highlights projects being implemented and the 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.

PLAN IMPLEMENTATION PROGRESS

The Philadelphia City Planning Commission adopted the Lower Northwest District Plan in **December 2014**. The plan makes **40** recommendations across three themes:

Specific recommendations are identified as follows:

District Abbreviation

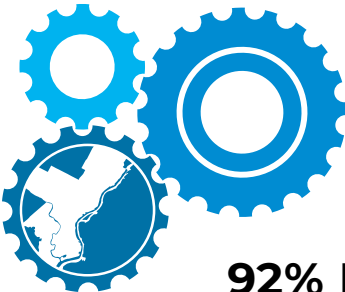
Recommendation Number

LNW
#

10 THRIVE
Neighborhoods | Economic Development | Land Management

16 CONNECT
Transportation | Utilities

14 RENEW
Open Space | Environmental Resources
Historic Preservation | Public Realm



With the help of our Implementation Partners, we've advanced 70% of plan recommendations:

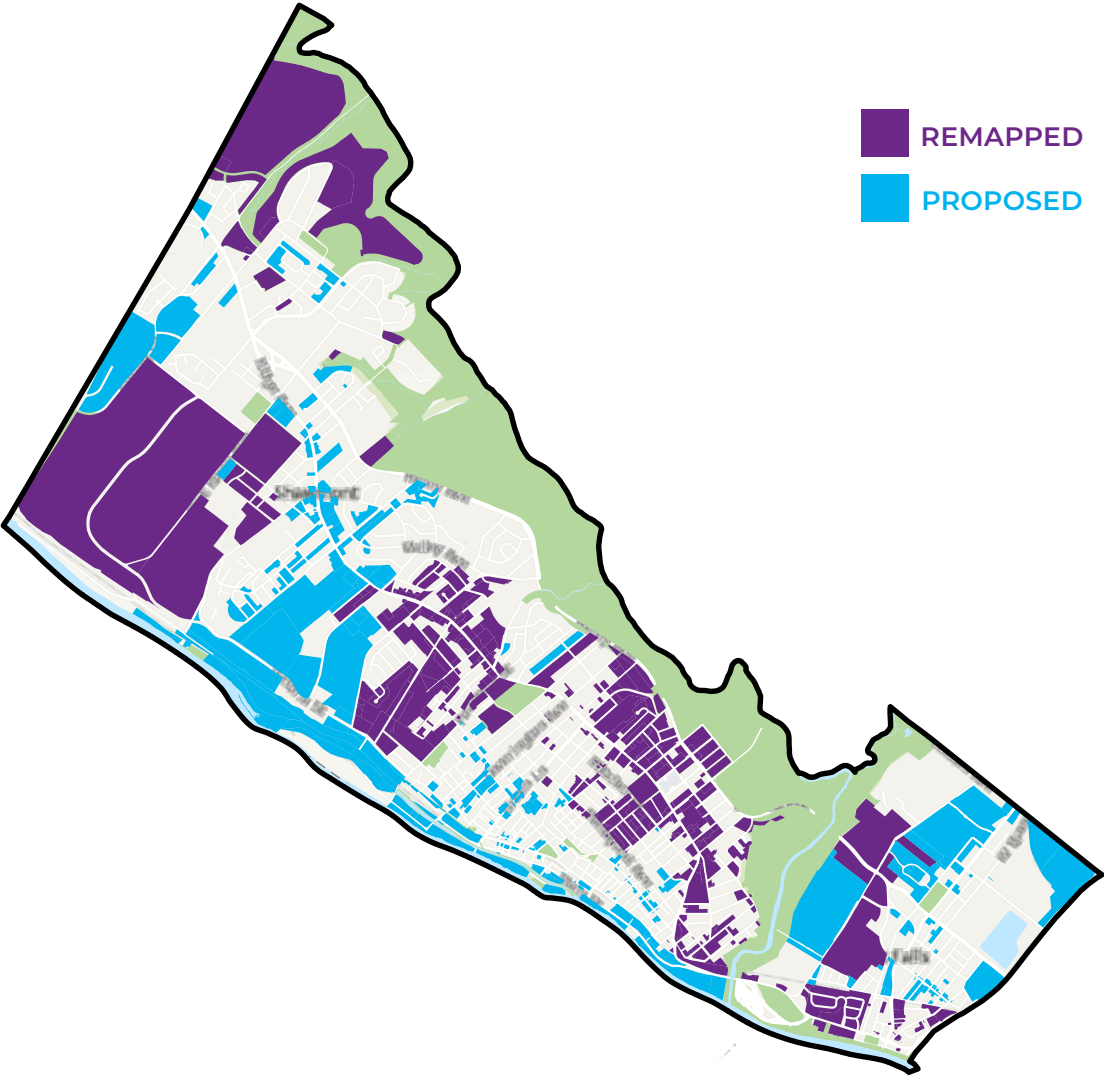
92% In Progress // **3%** Ongoing // **5%** Complete

Thank you to our Implementation Partners:

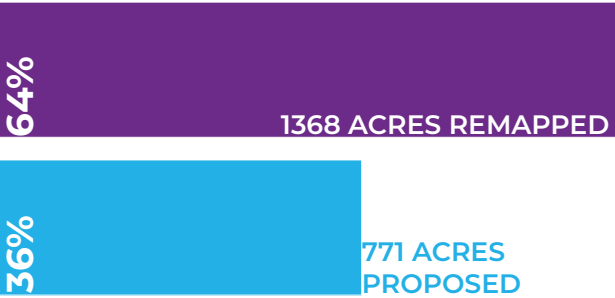
- Bicycle Coalition of Philadelphia
 - Central Roxborough Civic Association
 - Clean Air Council
 - Councilmember Curtis Jones, Jr.
 - Dearnley Park Civic Association
 - Delaware Valley Regional Planning Commission (DVRPC)
 - East Falls Community Council
 - East Falls Development Corporation
 - Friends of the Wissahickon
 - Jefferson University, East Falls Campus
 - Lower Merion Township Planning Department
 - Manayunk Development Corporation
 - Manayunk Neighborhood Council
 - Michael Baker, International
 - Penn Realty Group
 - Pennsylvania Department of Transportation (PennDOT)
- Pennsylvania Department of Conservation and Natural Resources (DCNR)
 - Philadelphia Department of Commerce
 - Philadelphia Historical Commission (PHC)
 - Philadelphia Office of Transportation, Infrastructure, and Sustainability (OTIS)
 - Philadelphia Parks and Recreation Department (PPR)
 - Philadelphia Redevelopment Authority (PRA)
 - Philadelphia Streets Department
 - Ridge Park Civic Association
 - Residents of Shawmont Valley Association
 - Roxborough Development Corporation
 - Schuylkill Center for Environmental Education
 - SEPTA
 - State Representative Pamela A. DeLissio
 - Wissahickon Interested Citizens Association
 - Wissahickon Neighbors Civic Association
 - Upper Roxborough Civic Association

ZONING REMAPPING PROGRESS

As of Spring 2022



A big part of making Philadelphia2035 a reality is updating Philadelphia's zoning maps. PCPC is working with City Council to make sure the zoning matches existing uses and points the way for future projects.



WISSAHICKON GATEWAY IMPROVEMENTS

AN ANCHOR FOR NEW SHOPS, OFFICES, HOUSING, PUBLIC TRANSIT SERVICE, RIVERFRONT GREEN SPACE, AND RECREATION TRAILS

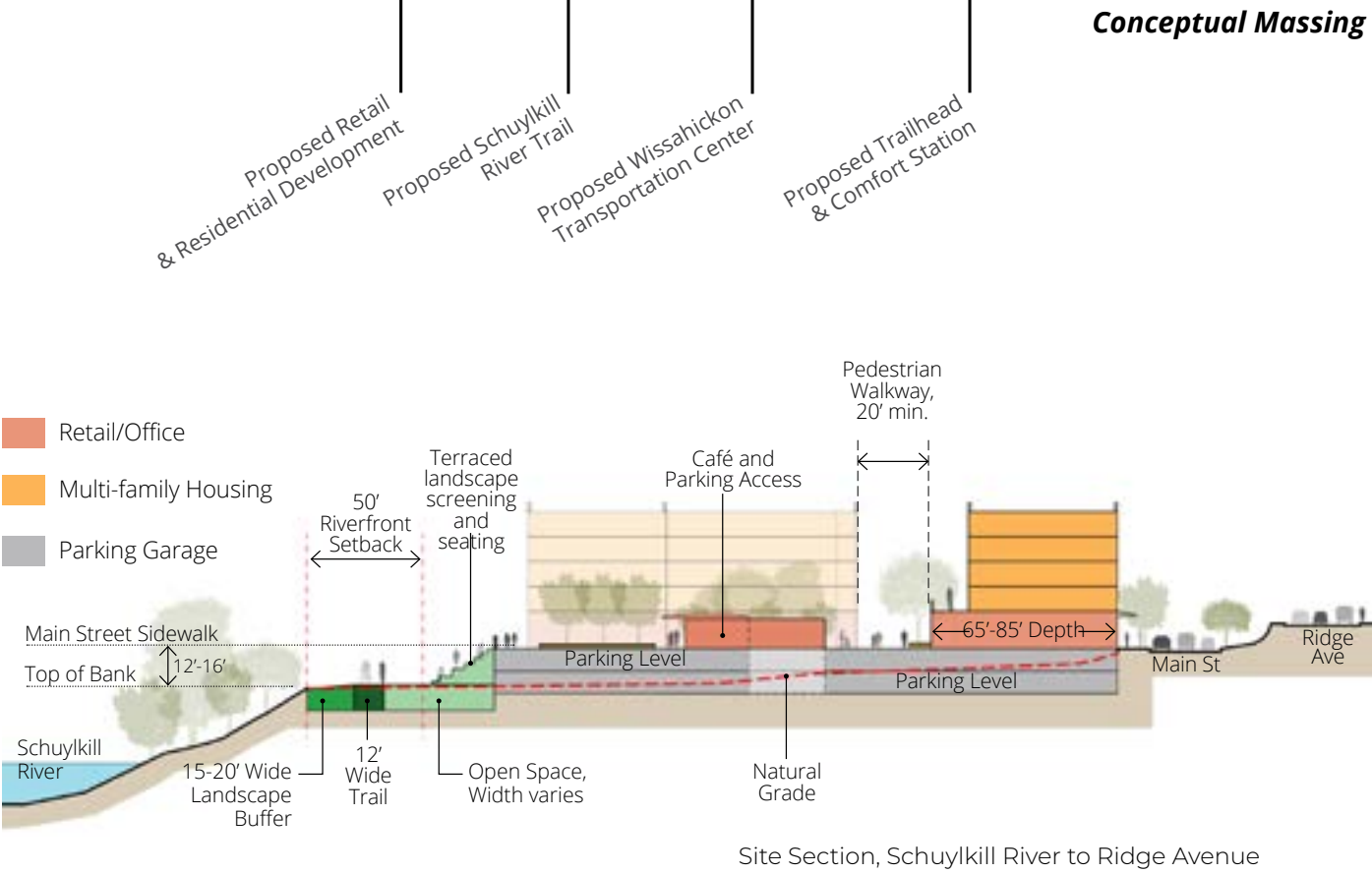
The meeting point of Main Street and Ridge Avenue in Manayunk is the Wissahickon Gateway. The City would like to see the development of a new neighborhood center that is built around transit and trails.

In 2018, PCPC finished a plan for this area. The plan included a redesigned transportation hub and facilities for trail users. The expanded Wissahickon Transportation Center (WTC) will link Philadelphia's bus and rail network. The Schuylkill River Trail (SRT) will connect Philadelphia and Pottsville. The project will also construct the last remaining segment of the SRT within the City.

SEPTA has begun design of the new WTC and upgrades to Ridge Avenue. This work is, in part, funded by a \$4 million grant from the Federal Transit Administration. The new facility will provide an attractive indoor passenger waiting area. It will also provide space for the new Boulevard Direct express-bus service. This line will connect across the city from WTC to Frankford Transportation Center. The State awarded the city \$900,000 for work to the WTC. The State also awarded the city \$100,000 for acquiring of the land needed for to complete the trail.

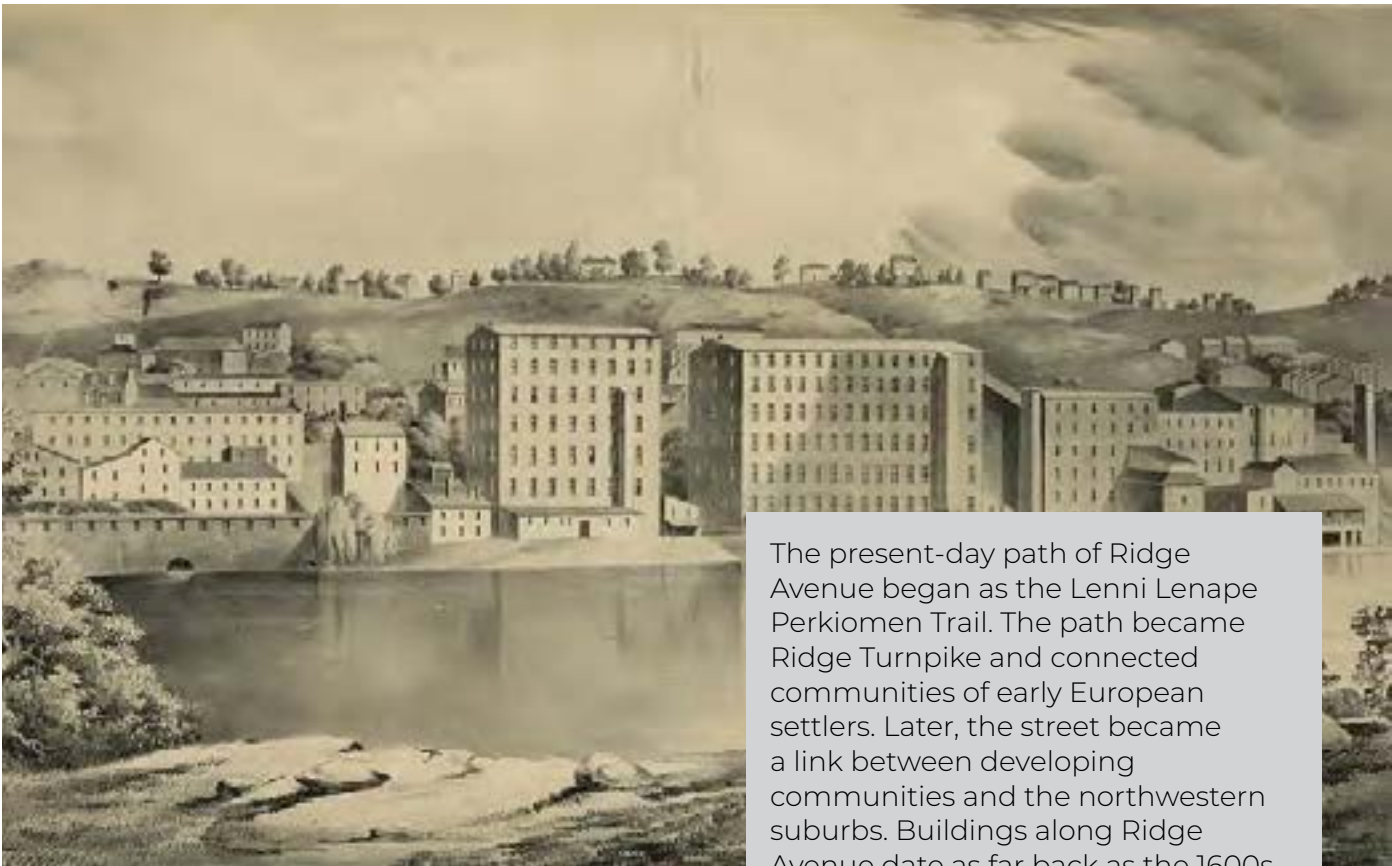
RECOMMENDATIONS

- LNW 3** Incentivize the location of small- to mid-size grocery stores within close proximity to the denser areas of Manayunk, Wissahickon, and East Falls
- LNW 6** Use zoning to incentivize the development of single-family, multifamily, mixed-income, and senior housing along commercial corridors, near public transit, in transitioning industrial areas, and on City-owned parcels
- LNW 12** Enhance service at the Wissahickon Transportation Center and Regional Rail Station
- LNW 19** Implement priority recommendations from the Philadelphia Pedestrian and Bicycle Plan
- LNW 28** Complete the extension of the trail network and develop trails as prioritized by the Philadelphia Trail Master Plan
- LNW 33** Incorporate amenities for public access to the Schuylkill River and Manayunk Canal into private development projects
- LNW 35** Improve the visibility, accessibility, safety, and lighting of Wissahickon Park trailheads
- LNW 41** Install gateway features at the Wissahickon Gateway



RIDGE AVENUE HISTORIC DISTRICT

PRESERVING “THE HISTORIC RIDGE”



The present-day path of Ridge Avenue began as the Lenni Lenape Perkiomen Trail. The path became Ridge Turnpike and connected communities of early European settlers. Later, the street became a link between developing communities and the northwestern suburbs. Buildings along Ridge Avenue date as far back as the 1600s.

RECOMMENDATION

LNW
37

Prepare nominations on the Philadelphia Historic Register for buildings, structures, or groups of buildings that contribute to the history of Ridge Avenue

This part of the Lower Northwest has experienced a lot of new growth and development. The Philadelphia Historical Commission, community groups, and Councilman Jones worked together to protect the remaining historic buildings. In 2018, the Historical Commission approved the Ridge Avenue Thematic Historic District. This district protects 188 buildings from demolition and alteration.



Protected buildings in the Ridge Avenue Historic District

MANAYUNK CANAL

RECLAIMING AN INDUSTRIAL WATERWAY FOR PUBLIC RECREATION

The Manayunk Canal was the focus of industrial development in the 19th. By the 1970s, though, the area’s mill industry shut down. The city built a recreational towpath along the canal to repurpose the waterway. Now, the Manayunk Development Corporation (MDC) and Parks & Recreation are investing money to repair the towpath and improve its appearance. The State awarded PPR \$1,300,000 for lighting, landscaping and repairs to the canal locks. PPR is also dredging the canal to create recreation opportunities and animal habitat. The project is currently in the design stage.



RECOMMENDATION

- LNW 30** Dredge and reintroduce flow to the Manayunk Canal to allow for waterborne recreational activity and improve aquatic wildlife habitat
- LNW 33** Incorporate amenities for public access to the Schuylkill River and Manayunk Canal into private development projects
- LNW 40** Stabilize and preserve the sluice house and locks of the Manayunk Canal



Source: Andropogon Associates

SHAWMONT STATION RESTORATION

RESTORING OUR TRANSPORTATION HERITAGE



Source: Reading Company Technical and Historical Society

RECOMMENDATION

- LNW 39** Encourage the reuse of Shawmont Station for commercial or another appropriate use
- Shawmont Station is in a secluded section of Upper Roxborough. The station is along SEPTA’s Manayunk/Norristown Line and closed in 1996. The building was built in the Greek Revival style and dates to 1834. It is listed on the Philadelphia Register of Historic Places and may be the oldest standing railroad station in the country. The State awarded the City \$1 million to restore the station for reuse. The design of the station rehabilitation is complete and construction is anticipated to begin in Winter 2021/2022.

PHILADELPHIA CITY PLANNING COMMISSION

LOWER NORTHWEST

District Planner

Ronald Bednar

215.683.4667

ronald.bednar@phila.gov



Valley Green,
Wissahickon Park

www.phila2035.org

Spring 2022