

PHILADELPHIA CITY PLANNING COMMISSION



IMPLEMENTATION UPDATE



Carpenter Lane
and Greene
Street in
Mount Airy

UPPER 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 Upper Northwest District Plan in **October 2018**. The plan makes **42** recommendations across three themes:

Specific recommendations are identified as follows:

District Abbreviation

Recommendation Number

UNW 1

13 **THRIVE**

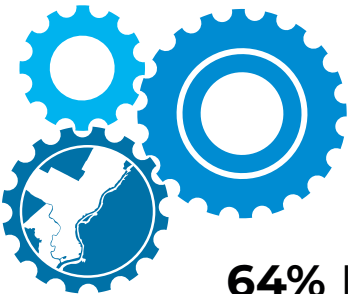
Neighborhoods | Economic Development | Land Management

14 **CONNECT**

Transportation | Utilities

15 **RENEW**

Open Space | Environmental Resources
Historic Preservation | Public Realm



With the help of our Implementation Partners, we've advanced 61% of plan recommendations:

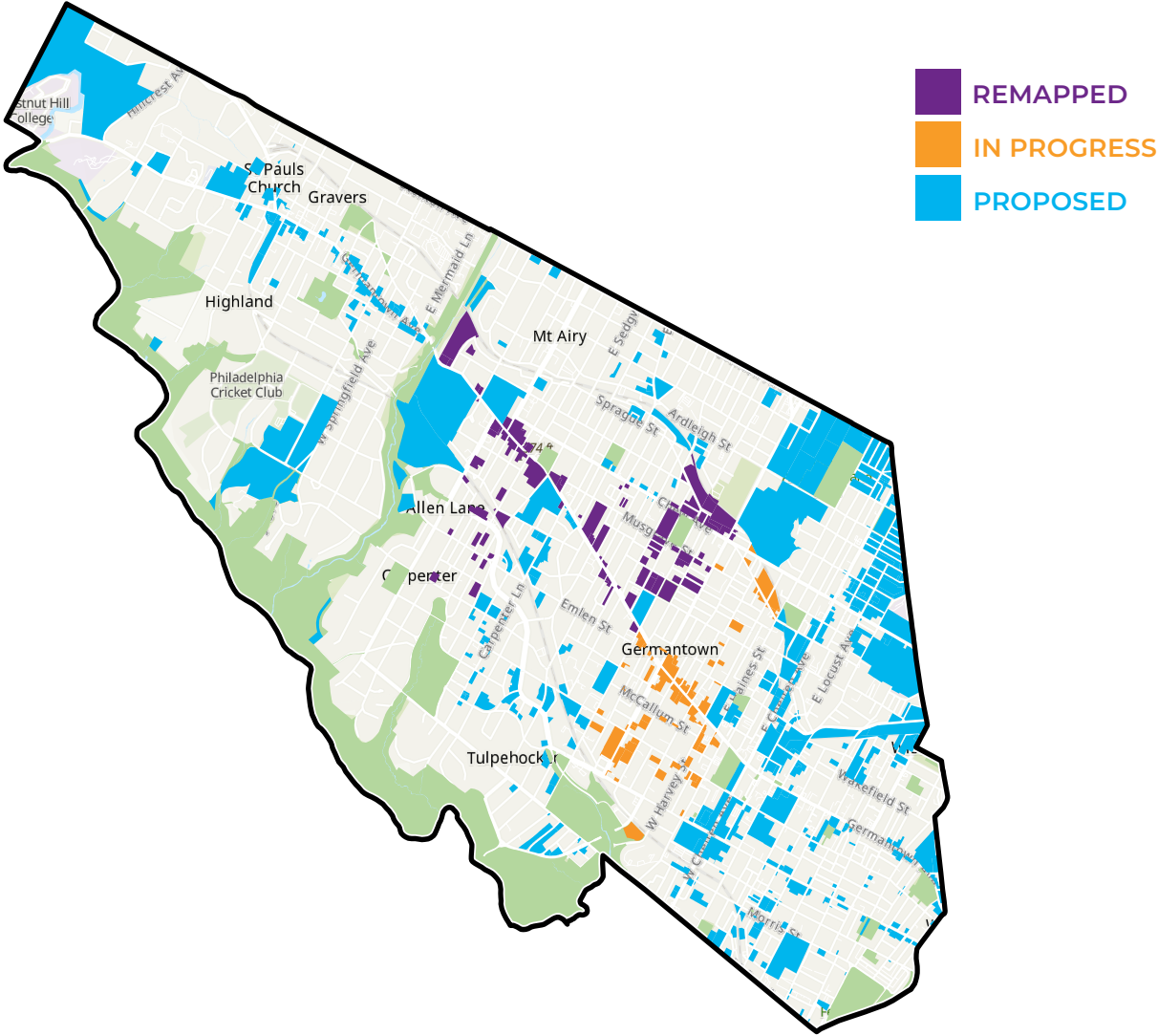
64% In Progress // **24%** Ongoing // **12%** Complete

Thank you to our Implementation Partners:

- Councilmember Cindy Bass
- Mayor Jim Kenney
- Pennsylvania Department of Transportation (PennDOT)
- Philadelphia Department of Commerce
- Philadelphia Department of Streets
- Philadelphia Office of Transportation, Infrastructure, and Sustainability (OTIS)
- Philadelphia Water Department (PWD)
- SEPTA

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.



GERMANTOWN AVENUE

SUPPORTING GROWTH WHILE PRESERVING THE PAST



Germantown Avenue

RECOMMENDATION

- 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 to promote development that complements the scale and function of buildings on this commercial street

The pace of development along Germantown Avenue has increased. PCPC is using a three-part strategy to help manage growth. City Council has updated the base zoning along the Avenue. This will make the size of new development more consistent and predictable. A new zoning overlay is in place to promote good design and require off-street parking for large residential developments. PCPC has started to write nominations of properties to the Philadelphia Register of Historic Places. This designation will help protect buildings and districts from demolition. These policies have been implemented in the Mount Airy section of Germantown Avenue. A zoning study and outreach completed in October 2021 recommended a similar approach for northern Germantown.

MAPLEWOOD MALL

REANIMATING A UNIQUE SHOPPING STREET



The new Maplewood Mall

Maplewood Mall was turned into a pedestrian street closed to cars over 40 years ago. But the street did not have enough maintenance. PCPC coordinated a makeover of this unique public space. The Commerce Department paid for the renovation with neighborhood commercial corridors capital funding. The street, sidewalks, and plazas were rebuilt with high-quality materials. It now has new lighting, trees, seats and tables. Although the street allows some cars, it is still pedestrian friendly. And the work will support businesses on the street and encourage new businesses to open. Germantown now has a useful, beautiful “outdoor room” for community events.

RECOMMENDATION

- UNW 1** Renew streets and sidewalks and support businesses along neighborhood commercial corridors in Germantown, Mount Airy, and Chestnut Hill

WINGOHOCKING FLOODING

STRATEGIC INVESTMENTS TO SAVE LIVES AND PROPERTY

RECOMMENDATION

UNW 27 Mitigate severe flooding along the former Wingohocking Creek in Germantown and Mount Airy



In the late 1800s and early 1900s, the Wingohocking Creek was changed from an open waterway to a large sewer. This was done to carry away storm and wastewater. Much of the area surrounding this sewer is paved or built on. This means heavy rain storms fill the tunnels. During severe storms, water can quickly back up into basements and flood streets. . In 2019, City Council changed the zoning in Cliveden Park to significantly reduce flood risk exposure. The Philadelphia Water Department (PWD) has a task force, which includes community residents and government offices. It will identify flooding problems and offer solutions. The task force is looking for flood insurance at a lower cost for low-income residents. And it is coordinating an art grant to increase community awareness of flood issues. PWD continues to update concepts for infrastructure projects.

CHELTEN & GREENE

MAKING NEW CONNECTIONS IN GERMANTOWN



The corner plaza at Cheltenham Avenue & Greene Street has been renovated into Cheltenham Greene. The plaza was in poor condition and collected trash. PCPC worked with residents and business owners to design a more open-feeling plaza. PennDOT and the Philadelphia Commerce Department paid for the construction. The plaza now connects to Vernon Park and continues to be an important bus transfer stop.

RECOMMENDATION

UNW 1 Renew streets and sidewalks and support businesses along neighborhood commercial corridors in Germantown, Mount Airy, and Chestnut Hill

PHILADELPHIA CITY PLANNING COMMISSION

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Cheltenham Avenue
Germantown

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Spring 2022