

PHILADELPHIA CITY PLANNING COMMISSION



IMPLEMENTATION UPDATE



The Rail Park

CENTRAL 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 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.

PLAN IMPLEMENTATION PROGRESS

The Philadelphia City Planning Commission adopted the Central District Plan in **June 2013**. The plan makes **70** recommendations across three themes:

Specific recommendations are identified as follows:

District Abbreviation

Recommendation Number

CTR #

- 24

THRIVE

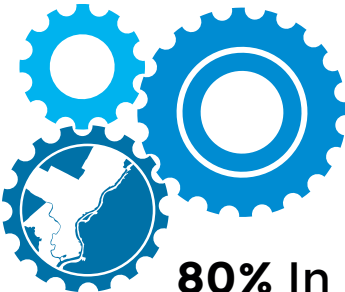
Neighborhoods | Economic Development | Land Management
- 23

CONNECT

Transportation | Utilities
- 23

RENEW

Open Space | Environmental Resources
Historic Preservation | Public Realm



With the help of our Implementation Partners, we've advanced 66% of plan recommendations:

80% In Progress // 11% Ongoing // 9% Complete

Thank you to our Implementation Partners:

- Alliance HSP

■ Arts & Crafts Holdings

■ Center City District (CCD)

■ Council President Darrell L. Clarke

■ Councilmember Kenyatta Johnson

■ Councilmember Mark Squilla

■ Delaware River Port Authority (DRPA)

■ Delaware Valley Regional Planning Commission (DVRPC)

■ Friends of the Rail Park

■ Historic Philadelphia, Inc

■ National Park Service (NPS)

■ Mayor Jim Kenney

■ Penrose Properties
- Philadelphia Department of Commerce

■ Pennsylvania Horticultural Society (PHS)

■ Philadelphia Office of Transportation, Infrastructure, and Sustainability (OTiS)

■ Philadelphia Parks and Recreation Department (PPR)

■ Philadelphia Redevelopment Authority (PRA)

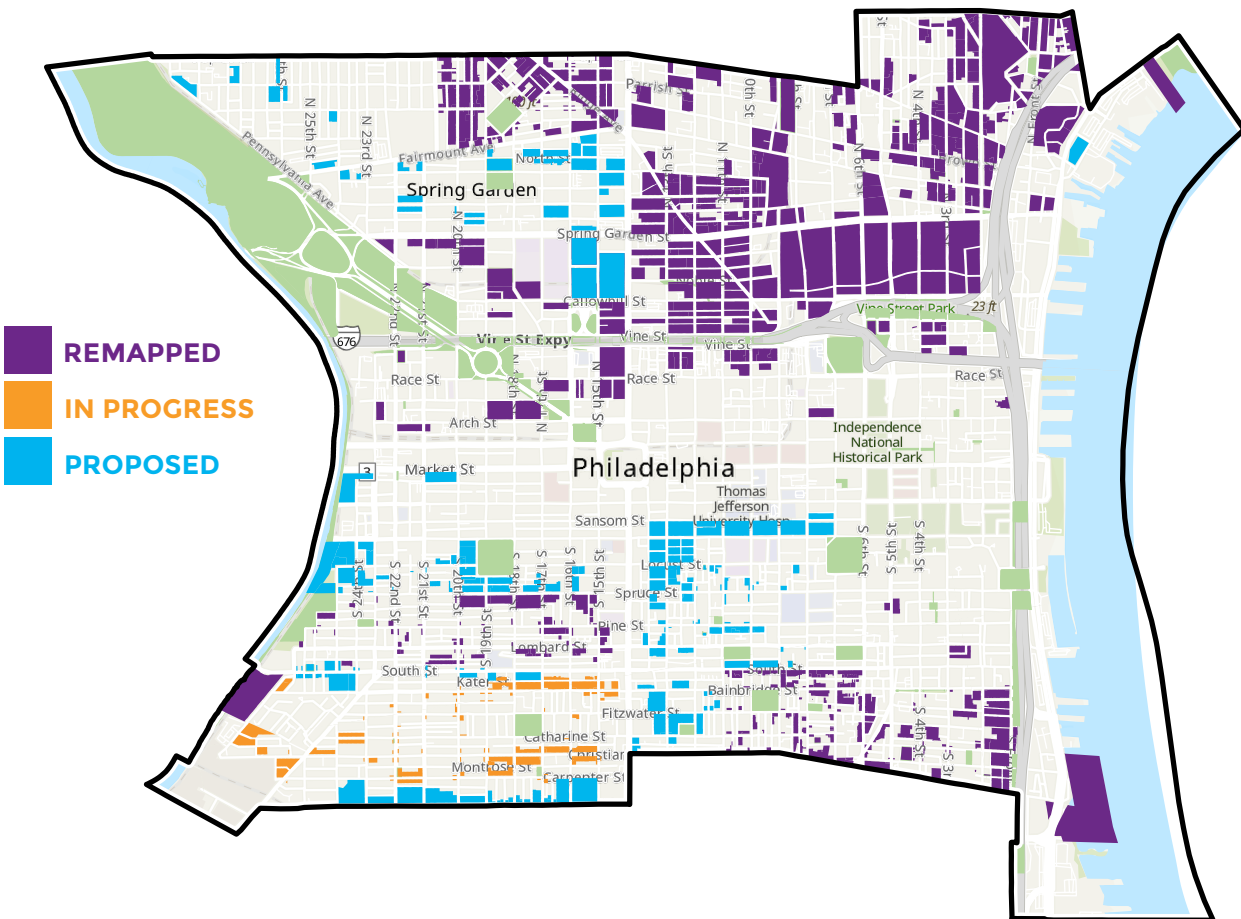
■ Philadelphia Water Department (PWD)

■ Streets Department

■ 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.



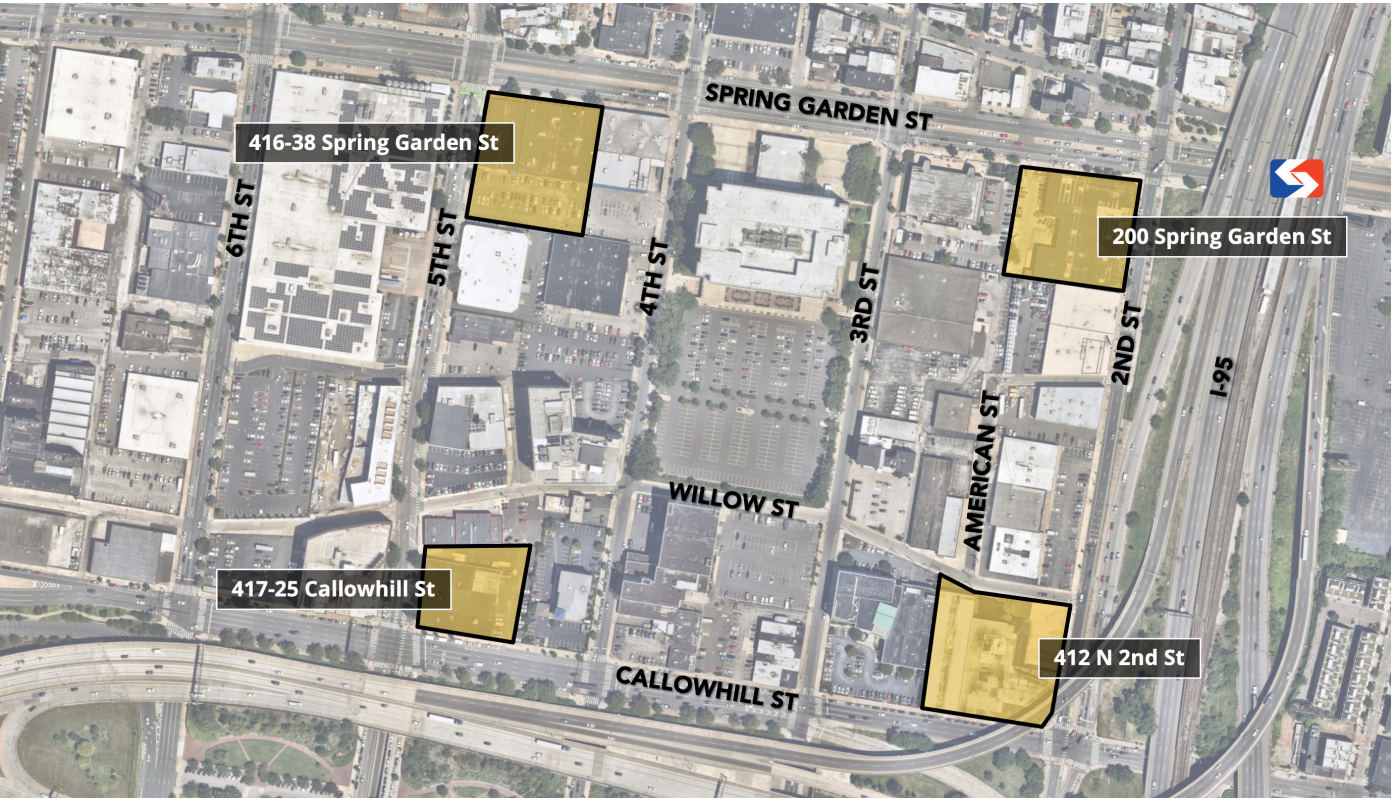
EAST CALLOWHILL

CONNECTING THE NEIGHBORHOODS OF OLD CITY AND NORTHERN LIBERTIES



RECOMMENDATIONS

- CTR 50** Install new parks and recreation spaces in the Callowhill/Chinatown North area
- CTR 58** Create stormwater management parks and open space in the former East Callowhill Industrial District
- CTR 69** Extend existing streets to reinstate grid connections: Prioritize Noble Street in Callowhill and Cherry Street from 7th to 8th Streets



East Callowhill is a former industrial neighborhood. It lies between Old City and Northern Liberties. The Philadelphia City Planning Commission created a plan for the area in 2009. The Plan included recommendations to guide development in the area. One suggestion was to rebuild the street network. This would break up large blocks. Smaller blocks help make an area more walkable. 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:
- 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 several proposed projects that take advantage of the overlay. These projects will begin construction in the next few years.

NORTH BROAD STREET

REVITALIZING AVENUE OF THE ARTS NORTH



LVL North Broad, Source: Volumetric Building Companies



The Met Philadelphia

RECOMMENDATIONS

- CTR 4** Develop new 6th and 9th Police Districts location north of City Hall
- CTR 20** Increase residential population on Avenue of the Arts, North and South



1300 Fairmount Avenue, Source: Thomas Koloski

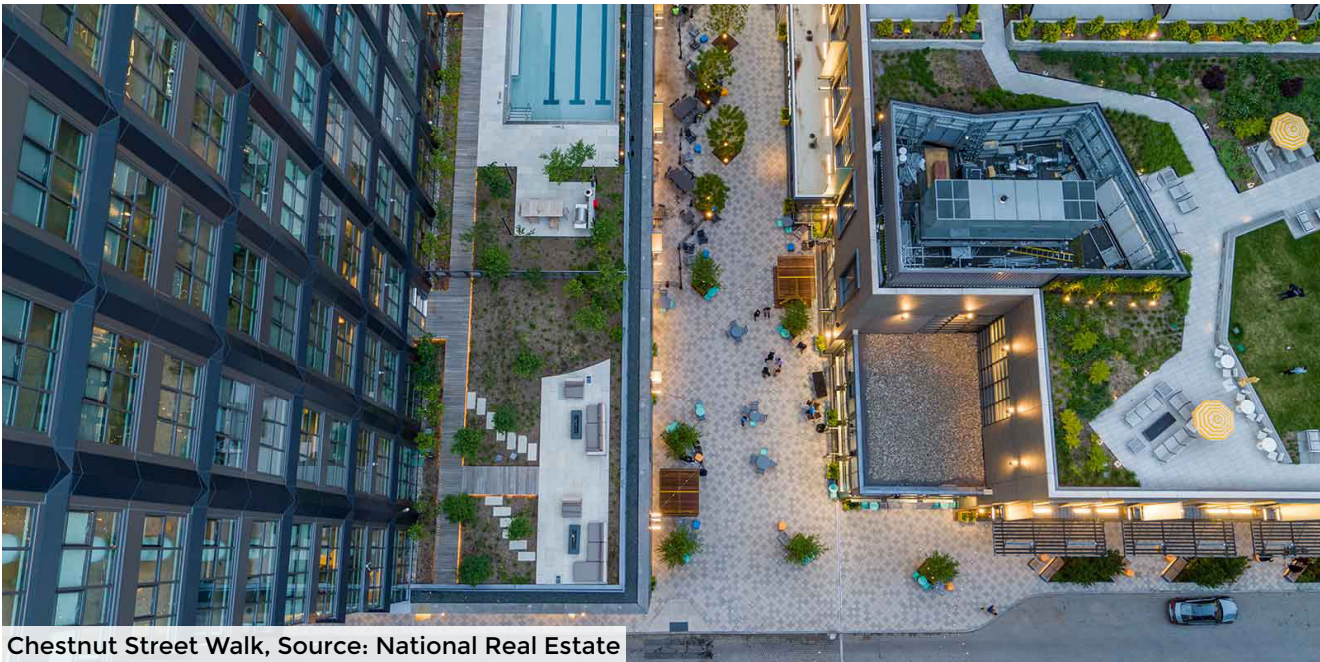
The Central District Plan encouraged the redevelopment of North Broad Street. The plan recommended preserving historic buildings on the North Broad corridor. It called for the development of multi-use buildings that would add new residents and businesses. And it recommended adding new public green space.

There are currently more than 50 major development projects proposed, underway, or recently completed along Broad Street, north of City Hall. Some examples include:

- The Aloft Hotel reused a historic building at North Broad and Arch Streets
- The Laborers' Training and Learning Center opened at N. Broad and Thompson Streets
- The new Police headquarters reuses the historic Inquirer Building at 400 N Broad Street
- The redevelopment of the historic Divine Lorraine created apartments and retail space
- Next door at 1300 Fairmount is a new building with 486 residential units, ALDI supermarket, a preschool, and parking garage with public spaces
- 427-43 North Broad Street is a proposed 19-story mixed-use building with a public open space connecting Broad Street to the Rail Park
- At Broad and Spring Garden Streets, LVL is a new building under construction. It will have 410 apartment units, underground parking, and commercial space with a full-service grocer on the ground floor.

NEW PUBLIC OPEN SPACE

BUILDING NEW PARKS AND PLAZAS



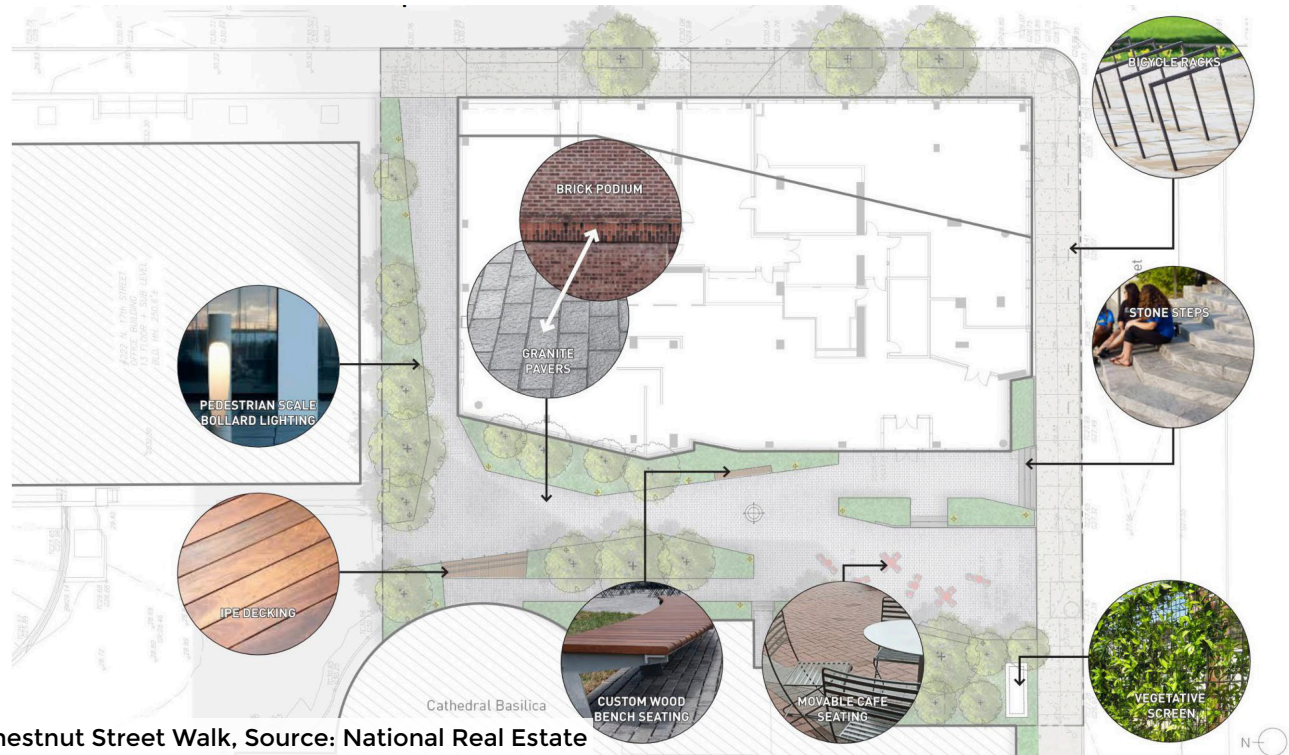
Chestnut Street Walk, Source: National Real Estate

RECOMMENDATIONS

- CTR 50** Install new parks and recreation centers in underserved areas
- CTR 58** Create stormwater management parks and open space in the former Callowhill Industrial District



Chestnut Street Walk, Source: National Real Estate



Chestnut Street Walk, Source: National Real Estate

In Center City, the many residents and workers need open space as a respite from the dense buildings. Several developments are now including new open spaces. Some of these new spaces are created as part of a zoning bonus that is available to larger developments.

East Market
East Market is a multi-phase development project for the block bounded by Market, 11th, 12th, and Chestnut Streets. A network of publicly accessible shared streets and pedestrian walkways tie the various buildings together into a cohesive whole.

Cathedral Square
The historic Cathedral Basilica of Saints Peter and Paul, head church of the Roman Catholic Archdiocese of Philadelphia, is located at 18th and Race Streets. The block, on the east side of Logan Square in Philadelphia, also includes an office building, the Holy Family Center and parking lots. The parking lots are being redeveloped with a mix of uses all connected by an open space network focused on the Basilica. Phase one is under construction now.

300 North Columbus Boulevard
The new development at 300 N Columbus Boulevard uses six zoning bonuses to achieve its height: Mixed-Income Housing, Green Building, Retail Space, Trails, Public Art, and Public Space. The new half-acre public open space includes several parts. It will manage stormwater for the site. It will have a children's play area. There will be an extension of the Delaware River Trail. And it will connect North Christopher Columbus Boulevard to the historic Water Street steps.

200 Spring Garden Street
The proposed 200 Spring Garden Street is one of three projects in the East Callowhill Overlay to take advantage of zoning bonuses. The proposal contains a public open space that will connect Spring Garden Street to North American Street. The space will also include relocated public art by James Fuhrman and Bernard Brenner. The space is accessed through a gateway to North American Street.



300 N Columbus Blvd



200 Spring Garden St

DELAWARE RIVER TRAIL

A NEW WATERFRONT FEATURE



Delaware River Trail, Source: DRWC

The main segment of the Delaware River Trail is now under construction. It will run between Washington Avenue and Spring Garden Street on the east side of Columbus Boulevard/Delaware Avenue.

The multi-use trail helps fill a gap in the city's existing bicycle network. It provides a protected lane for walkers, joggers, and cyclists along the high-trafficked Columbus Boulevard. It links waterfront parks and destinations like Race Street Pier, Spruce Street Harbor Park, and Washington Avenue Pier.

Key design features include a curb-separated, bi-directional asphalt bicycle path. There's a separate pedestrian sidewalk with landscaping, pedestrian lighting, and benches.

RECOMMENDATIONS

- CTR 48** Complete the Delaware River Trail from Penn Street to Washington Avenue
- CTR 49** Construct well-designed connector streets between neighborhoods and the Delaware River

PHILADELPHIA CITY PLANNING COMMISSION

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Source: Philly.com



LOVE Park

www.phila2035.org

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