

LOWER NORTH

Second Public Meeting Summary

On October 29th, 2013, the City Planning Commission staff hosted a fourth public meeting for the Lower North District Plan. This document summarizes the information gathered from this meeting. Staff began with a Power Point presentation which gave a general overview of the location of the planning area, the major context, timeline for the planning process, and the evening's exercises.

Participants then convened in small groups to prioritize public investments in seven areas that shared two of three characteristics: large numbers of vacant property, large numbers of City owned vacant land, and high levels tax delinquency. These are also areas, where, according to a City Council bill introduced in March 2013, purchasers who buy City-owned land to develop would be eligible for a discount on the purchase price. As of this writing, the Council bill has not been approved.

Participants placed 19 investment pieces within these areas. Pieces represented housing units, targeted code enforcement, community open space, cleaned and greened lots, stormwater management, and formalizing informal parking arrangements.

Once each group was finished, participants reviewed draft zoning recommendations and voted on draft interventions in the American Street and Ridge Avenue Focus Areas.

Public Comments Summary

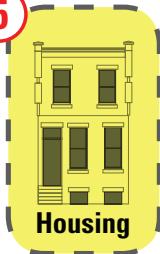
- Don't want group homes
- Very smart zoning plans
- Huntington and 29th - good to keep as single family
- No more drug rehab, too many already
- wants a Walmart in vicinity of 17th and Oxford
- More activity centers
- more schools
- PHDA needs to sell properties to homeowners
- Mander recreation center is too small, needs capital expansions
- access to full plan summaries available, hard copy and on-line
- please do something in the area from Lehigh and 5th to York and 21st over to Germantown Ave, vacant land from former factories is wasted!
- Affordable housing entertainment venues - like uptown theatres
- More recreational areas
- American Street corridor is a failure



DEFINING PRIORITIES > Vacant Property Interventions

Participants were given a range of interventions of varying amounts. They were then tasked with prioritizing the interventions by choosing which pre-selected areas had high rates vacancy, tax delinquency, and/or city ownership.

5



1 Piece = 50 Housing units, or 1 city block

4



1 Piece = Targeted code enforcement for 5 city blocks

1



1 Piece = Community open space of 4 rowhome lots

3



1 Piece = Clean and green 25 lots or 1/2 city block

3



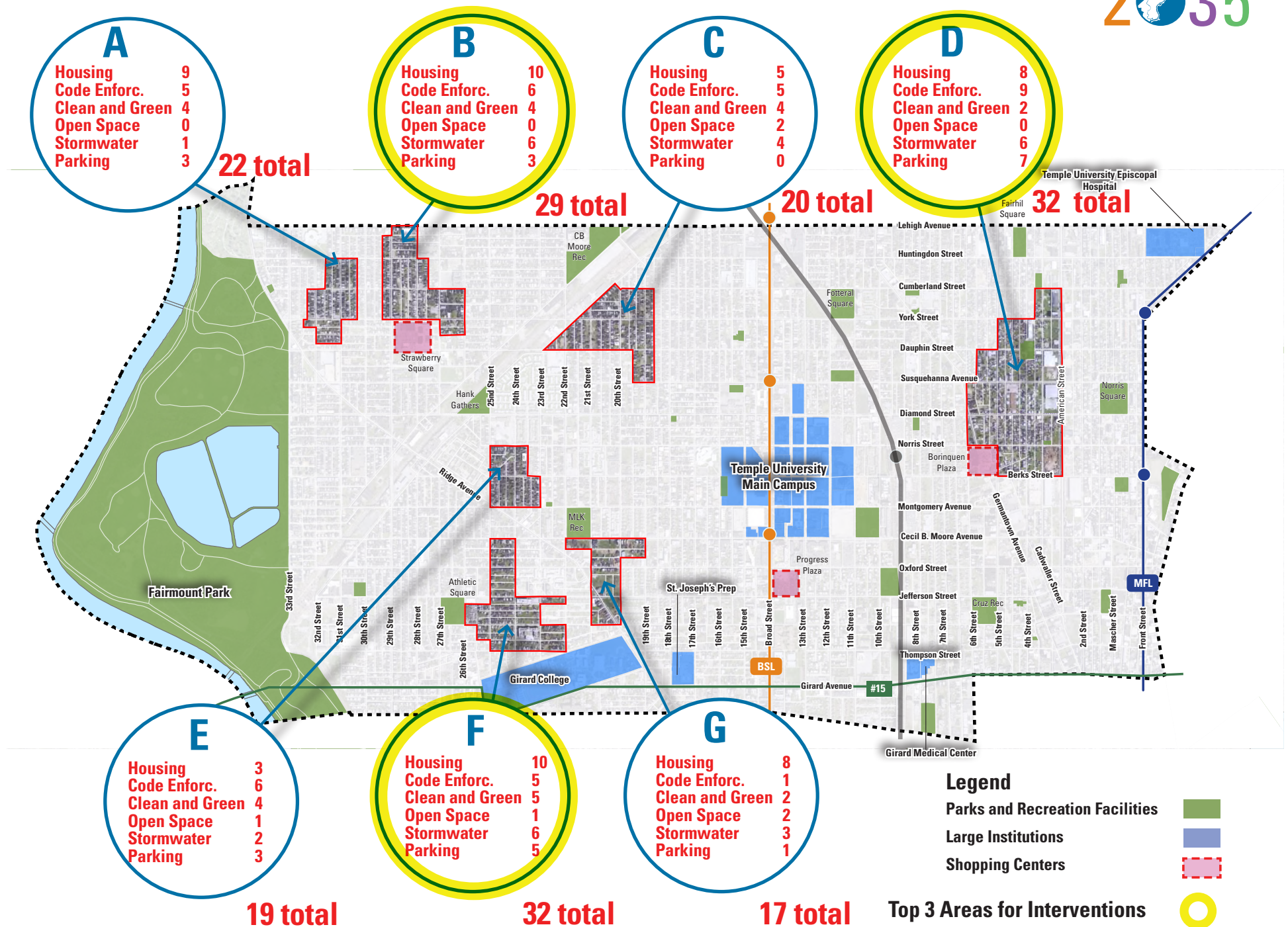
1 Piece = Stormwater management for 3 rowhome lots

3



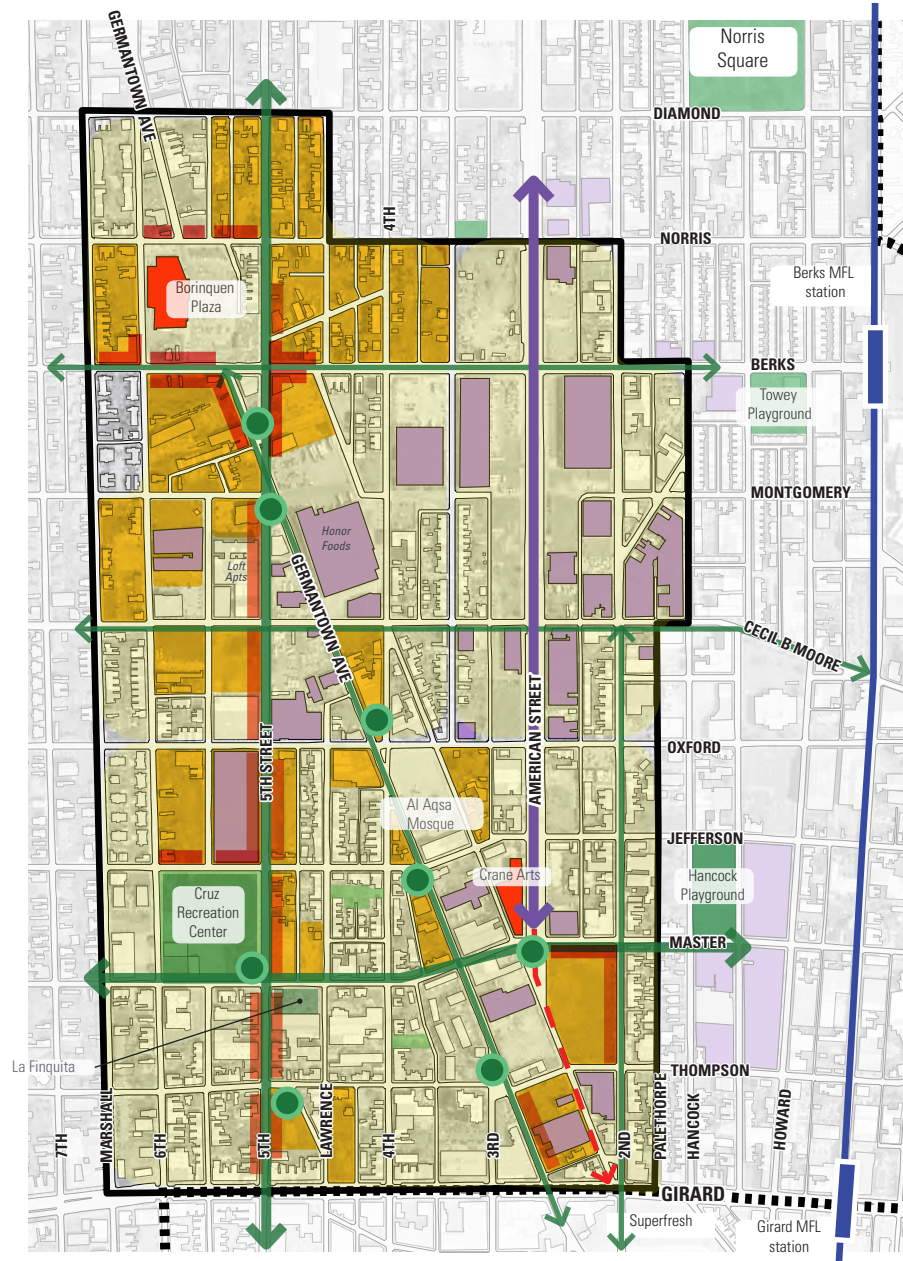
1 Piece = Designated parking area for 3 rowhome lots










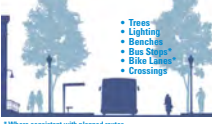


DEFINING PRIORITIES > Vacant Property Interventions Tallies



American Street Focus Area - Draft Recommendations

Participants were asked to prioritize recommendations for the Focus Areas. The numbers below represent how many considered each recommendation a priority.



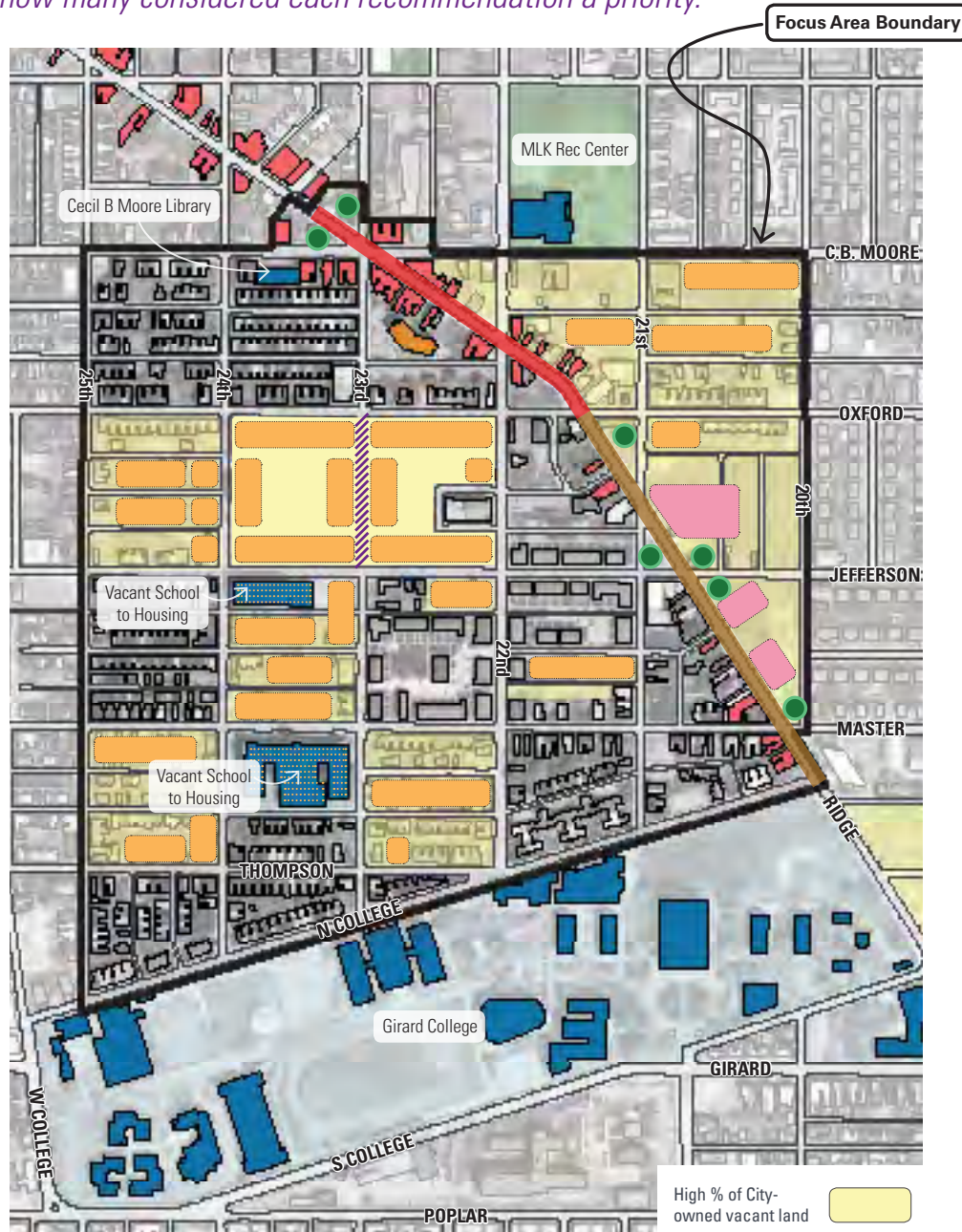
Draft Recommendation	Priority
Explore residential redevelopment and infill  	26%
Explore commercial zoning and/or retail uses  	11%
Maintain and enhance the industrial core  	19%
Allow a transition away from industry  	26%
Improve important connector streets   <p><small>* Where consistent with planned routes</small></p>	11%
Develop small open spaces and manage stormwater  	7%




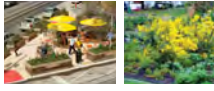
Additional Public Comments on Focus Area

- Bicycles and pedestrian need to be considered for American St corridor
- Would rather see more single family development, especially at Crux recreation center
- Support Ludlow School
- American Street should be a business corridor, industry is incompatible, the need is for jobs

Ridge Avenue Focus Area - Draft Recommendations

Participants were asked to prioritize recommendations for the Focus Areas. The numbers below represent how many considered each recommendation a priority.



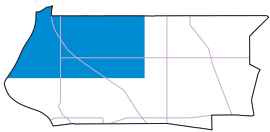
Draft Recommendation	Priority
Maintain and enhance existing commercial blocks 	19%
Develop "large format" retail uses on clusters of vacant land 	19%
Redevelop the PHA Blumberg Apartments into a mixed-income neighborhood consisting of a variety of housing types 	22%
Reintroduce 23rd Street from Oxford to Jefferson 	14%
"Right size" Ridge Avenue commercial corridor through rezoning 	14%
Beautify prominent intersections 	12%

Additional Public Comments on Focus Area

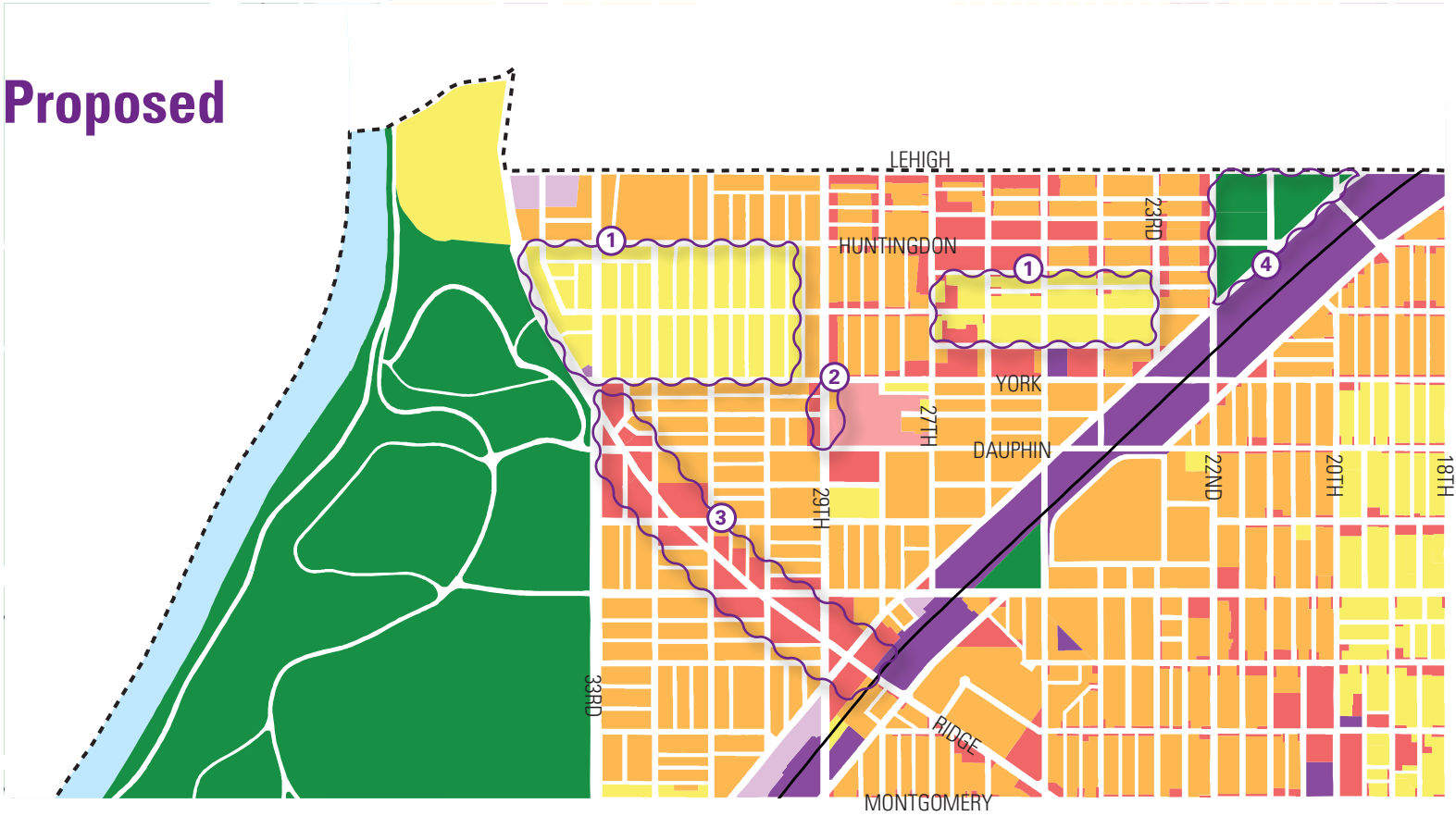
- In order for area to grow, there needs to be financial and tax-based change
- Don't take down Blumberg and replace with the same thing
- Need homeowners, something new
- Need a new school, elementary and high school
- Add green space around Blumberg
- Add public art, attractive lighting, walkways.

LOWER NORTH DISTRICT PLAN


Draft Zoning Recommendations | Strawberry Mansion



Proposed

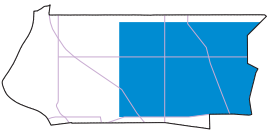


- Legend
- Multi-Family
 - Single Family
 - Industrial
 - Industrial Commercial Mix
 - Commercial
 - Active Recreation

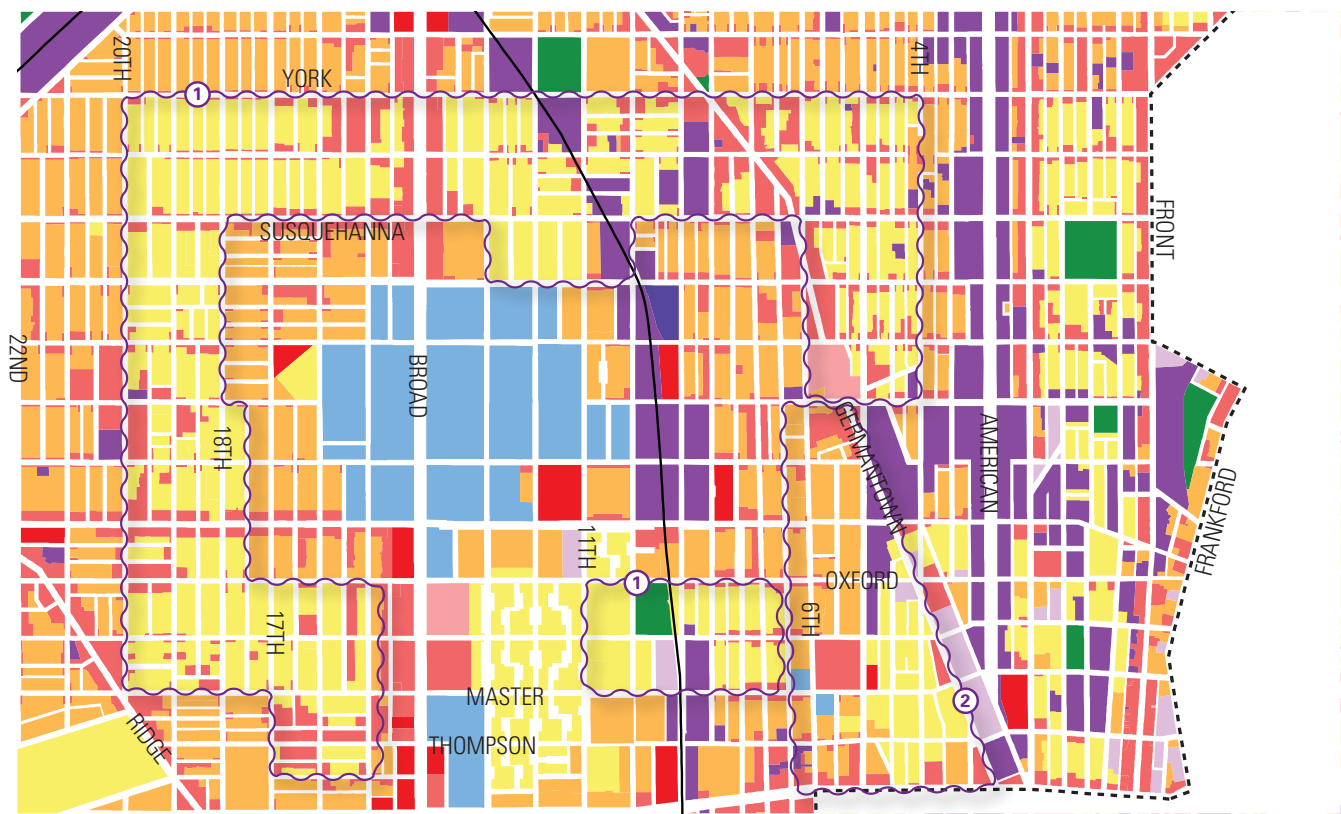
	Existing Zoning	Proposed Zoning	Reason for Rezoning
 Area of Proposed Zoning Change			
1. North Residential Blocks	Multi-Family Residential	Single-Family Residential	Preserve single-family housing stock
2. 29th Street	Multi-Family Residential	Commercial	Reinforce existing commercial corridor
3. Ridge Avenue	Multi-Family Residential	Commercial	Align to the existing land use
4. Reyburn Park/C.B. Moore Playground	Multi-Family Residential	Recreation	

LOWER NORTH DISTRICT PLAN

Draft Zoning Recommendations | Temple University Environs



Proposed



- Legend
- Multi-Family
 - Single Family
 - Industrial
 - Industrial Commercial Mix
 - Commercial
 - Active Recreation
 - Institution

	Existing Zoning	Proposed Zoning	Reason for Rezoning
1. Neighborhoods around Temple University	Multi-Family Residential	Single-Family Residential	Preserve single-family housing stock
2. Olde/South Kensington	Industrial and Industrial/Commercial Mix	Single or Multi-Family Residential	Transition obsolete industrial and vacant sites to residential