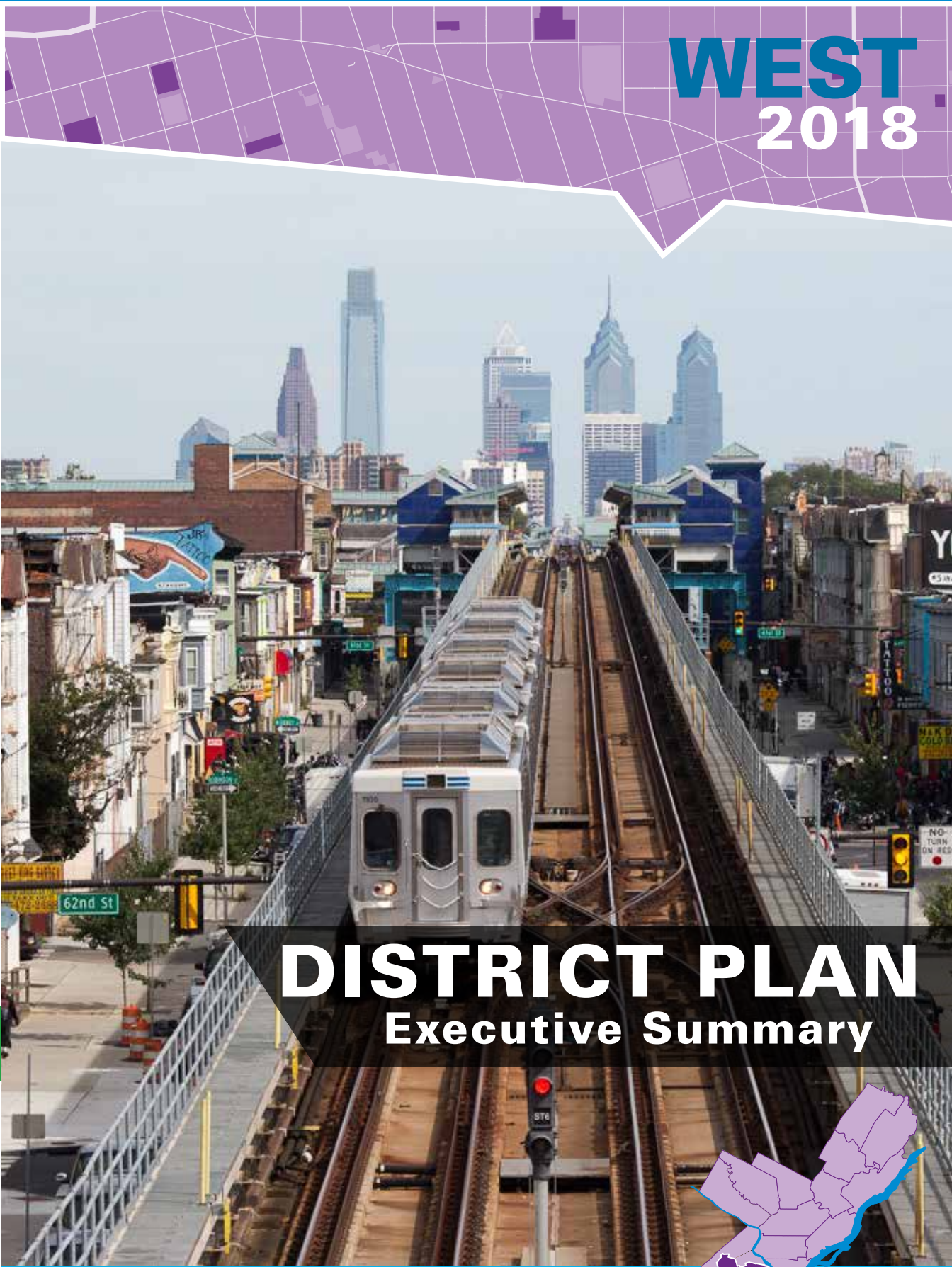
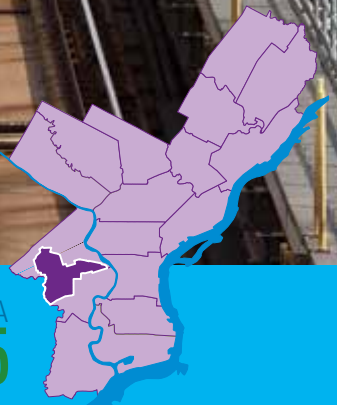


WEST 2018



DISTRICT PLAN Executive Summary



Philadelphia City Planning Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102
www.phila.gov/cityplanning

PHILADELPHIA 2035



MAKING IT HAPPEN

The *West District Plan* recommends next steps that Philadelphia government and its many partners can take to transform our city according to the vision set forth by *Philadelphia2035*. The City has numerous tools at its disposal to implement plan recommendations, including zoning, blight certifications, historic designations, grant programs, partnerships with a variety of private and nonprofit entities, and the capital program process. The PCPC coordinates the creation of a six-year Capital Program each year, which includes the following year's capital budget and five additional years of priority investments. *Philadelphia2035* district plans can inform this annual process and help the City allocate resources to maximize efficiency and long-term impact.

The full *Citywide Vision* and district plans can be downloaded at www.phila2035.org

Zoning is the PCPC's most direct tool for influencing future development patterns and fulfilling its City Charter obligation to "guide the orderly growth of the city." City Council and the PCPC work together to use the zoning code to remap areas of the city where current zoning does not align with existing and future land use, to achieve community and economic development goals. The chart below describes the major zoning recommendations of the *West District Plan*.

| Corrective Zoning | | |
|--------------------|-----------------|--|
| Existing Zoning | Proposed Zoning | Reason for Rezoning |
| RM-1; RSA-5 | SP-PO-A | Preserve existing parks and open space |
| I-2; CA-1 | ICMX; CA-2 | Adjust industrial/commercial zoning to match current use |
| RM-1; CMX-1; CMX-2 | RSA-5 | Preserve existing single-family housing |
| RSA-3; RSA-5 | RTA-1; RM-1 | Match existing multifamily housing |

| Zoning to Advance the Plan | | |
|----------------------------|-----------------|--|
| Existing Zoning | Proposed Zoning | Reason for Rezoning |
| Various | CMX-2.5, CMX-3 | Encourage development around transit |
| RSA-5, CMX-2 | RM-1 | Increase density along major streets and transit nodes |
| Various | CMX-1, CMX-2 | Concentrate and strengthen commercial corridors |
| Various | ICMX | Support community schools |

PHILADELPHIA2035 IMPLEMENTATION

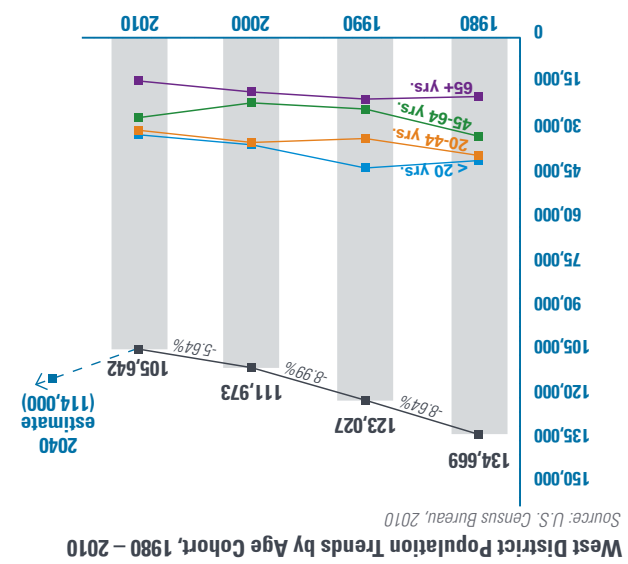


WEST DISTRICT BUILDING ON OUR STRENGTHS PRIORITY RECOMMENDATIONS

Please see inside map for recommendation locations

A District Poised for Growth

After decades of decline, population in the West District is stabilizing and poised for growth. The district maintains above average percentages of youth and senior populations, as well as high homeownership rates and high percentages of long-term residences and family households. Though representing a small portion of households, there are increasing numbers of Caribbean and African residents adding to the diversity of the district. While an aging population creates stability within the neighborhoods, many households need additional support to maintain the beauty and integrity of their housing.



Economics: Local Employment Opportunities

The West District serves as a homebase for residents working in the adjacent metropolitan center, comprising of Center City and University City, and other nearby employment centers. The well-developed transit system easily connects West residents with citywide and regional job hubs. Jobs within the district itself are primarily in the healthcare and educational services industries. The numerous neighborhood-serving commercial corridors are home to jobs in the retail, personal and professional services, healthcare and social assistance, and food services industries.

| Employment Sector Comparison | |
|-----------------------------------|----------------------------|
| % of All Jobs | West District Philadelphia |
| Health Care and Social Assistance | 44% |
| Educational Services | 20% |
| Retail Trade | 14% |
| Food Services | 6.5% |
| Industrial-Related Trades* | 6.8% |
| | 20.2% |

*Industrial-related trades include wholesale, professional, scientific, and technical services, construction, manufacturing, transportation, and warehousing, and utilities. Sources: Longitudinal Employer Household Dynamics, 2014

Transit: Well-Connected Neighborhoods

The West District enjoys rich transit service, providing convenient access for residents to Center City, University City, and beyond. The district is served by multiple SEPTA options, including the Market-Frankford Line (MFL), which is elevated throughout the district, three trolley routes, and 12 bus routes. The MFL stations and elevated structure between 69th Street Transportation Center and 44th Street were completely reconstructed from 1999 to 2009.



An abundance of trolley lines assist in bringing Center City, University City, and western suburbs West District residents to and from job centers in Center City. Source: SEPTA/PHILLY

RENEW

Transportation

- WST 9** Implement SEPTA Trolley Modernization program, Transit Signal Prioritization, ADA accessible streetscape improvements, and depot and loop improvements.
- WST 13** Improve pedestrian safety under the Market-Frankford Line.
 - Increase enforcement of traffic violations.
 - Reduce existing cross-traffic turning from Market Street.
 - Ensure street furniture and pedestrian amenities are not placed within intersection sightlines.
 - Install LED and pedestrian-scaled lighting.
- WST 16** Implement traffic calming and safety measures to eliminate fatalities and serious injuries in accord with the City's Vision Zero action plan.

CONNECT

Neighborhoods

- WST 1** Strengthen neighborhood-oriented retail opportunities and maintenance of existing commercial corridors, particularly Market Street, Lancaster Avenue, 52nd Street, 60th Street, Lansdowne Avenue, and Baltimore Avenue.
- WST 4** Preserve single-family neighborhoods by directing new multifamily development to major arterials and transit nodes through zoning remapping.
- WST 8** Redevelop vacant land via the Land Bank and other transparent, comprehensive processes.

Land Management

THRIVE

Open Space

- WST 20** Build the Mantua Greenway.
- WST 21** Establish the West Mill Creek Park system as a cohesively designed "green corridor," including programmed open spaces, defined circulation systems, green stormwater infrastructure (GSI), and new passive recreation uses.
- WST 29** Install GSI to increase community green space at strategic locations throughout the district, including schools, recreation centers, and the public right-of-way.
- WST 31** Evaluate and nominate potentially eligible resources in the West District for listing on the local historic register, including the Locust Theater at 228 Pennsylvania Railroad Branch at 4025-69 Westminister Avenue, and Hunter Residences at 5427 and 5429 Hunter Street.

Historic Preservation

Environmental Resources

Green Stormwater Infrastructure (GSI) Project Source: PHD

Mantua Greenway Rendering Source: WMA

53rd Street Commercial Corridor

