



Evaluate and nominate potentially eligible resources in the West District for listing on the local historic register, including the Locust Theater at 228-36 S. 52nd Street, Misericordia Hospital at 5301 Cedar Avenue, Y.M.C.A. - Pennsylvania Railroad Branch at 4025-69 Westminister Avenue, and Hunter Residences at 5427 and 5429 Hunter Street.

Install GSI to increase community green space at strategic locations throughout the district, including schools, recreation centers, and the public right-of-way.

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.

Build the Mantua Greenway.

Improve pedestrian safety under the Market-Frankford Line.

Implement SEPTA Trolley Modernization program, Transit Signal Prioritization, ADA accessible streetscape improvements, and depot and loop improvements.

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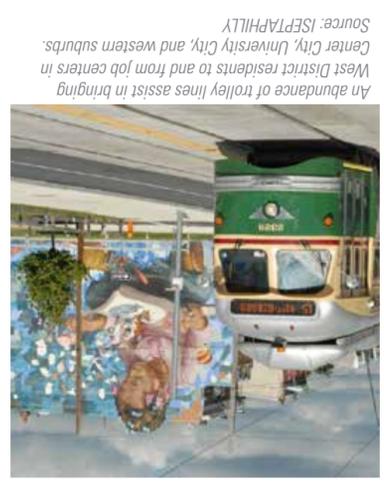
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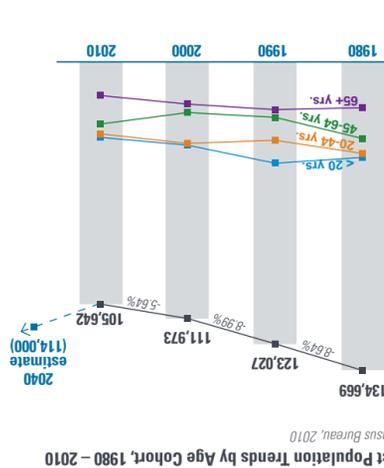
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The West District serves as a homebase for residents working in the adjacent metropolitan center, comprising of Center City and University City, and other nearby employment centers. The well-developed transit system easily connects West residents with 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.

### Opportunities: Local Employment



Source: U.S. Census Bureau, 2010

Almost half of all households (46.7 percent) in the West District do not own automobiles. This correlates with a transit commute share (47.5 percent) that is almost twice that of the citywide average (26.5 percent).

### 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 and 44th Street were completely reconstructed from 1999 to 2009.

### Employment Sector Comparison

% of All Jobs	West District Philadelphia	City of Philadelphia
Health Care and Social Assistance	44%	23%
Educational Services	20%	13%
Retail Trade	14%	8%
Food Services	6.5%	8%
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

## WEST DISTRICT BUILDING ON OUR STRENGTHS PRIORITY RECOMMENDATIONS

### 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](http://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



# DISTRICT PLAN Executive Summary

## PHILADELPHIA2035 IMPLEMENTATION



Philadelphia City Planning Commission  
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Philadelphia, PA 19102  
[www.phila.gov/cityplanning](http://www.phila.gov/cityplanning)



Cover Photo Source: Sam Horine