

PHILADELPHIA CITY PLANNING COMMISSION



IMPLEMENTATION UPDATE



PHILAPort

LOWER SOUTH 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 Lower South District Plan in **March 2012**. The plan makes **112** recommendations across three themes:

Specific recommendations are identified as follows:

District Abbreviation

Recommendation Number

LS #

- 48

THRIVE

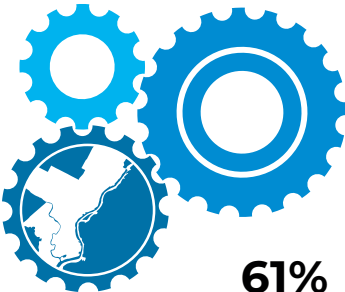
Neighborhoods | Economic Development | Land Management
- 43

CONNECT

Transportation | Utilities
- 21

RENEW

Open Space | Environmental Resources
Historic Preservation | Public Realm



With the help of our Implementation Partners, we've advanced 25% of plan recommendations:

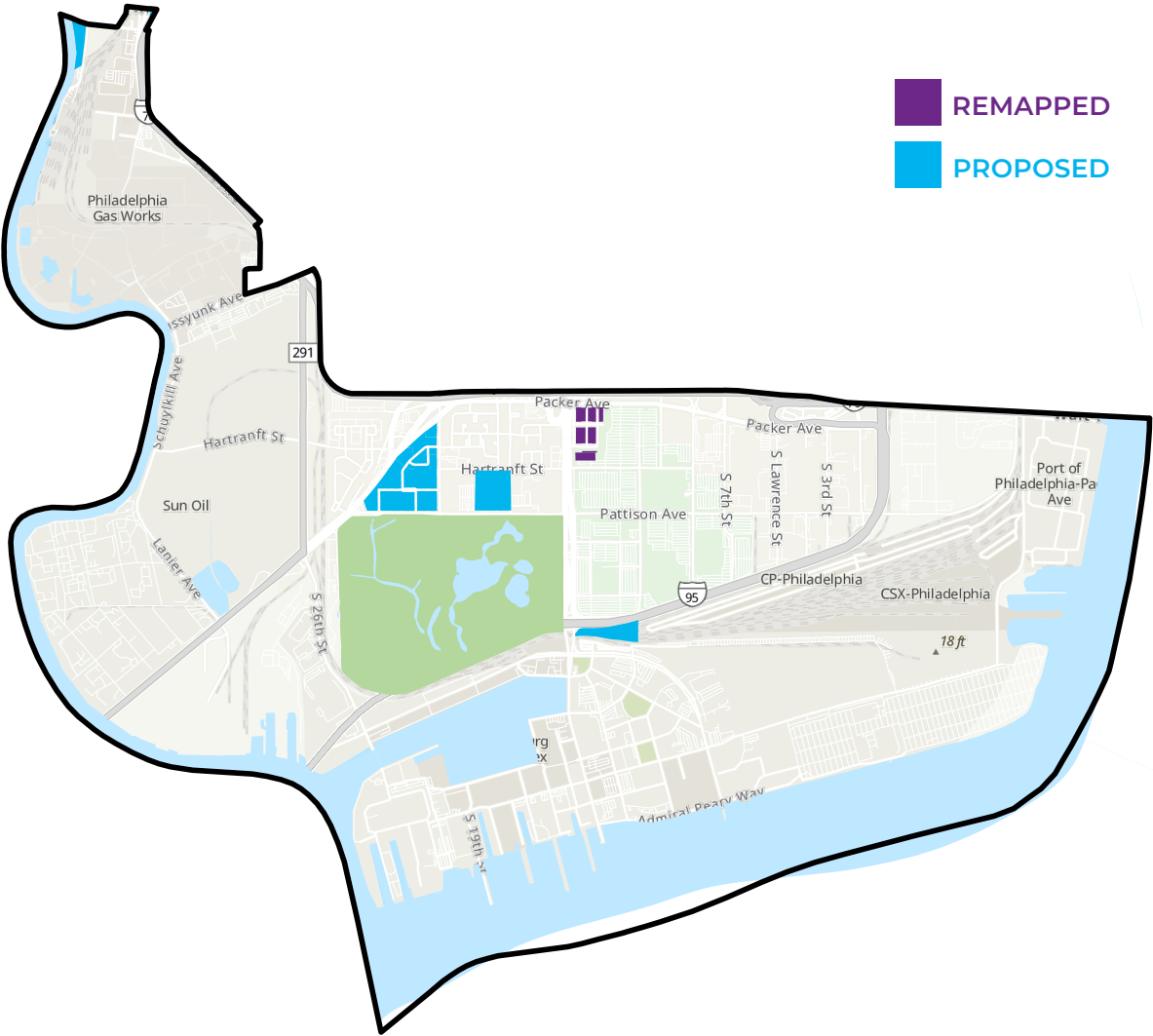
61% In Progress // **18%** Ongoing // **21%** Complete

Thank you to our Implementation Partners:

- CSX
- Comcast and the Cordish Company
- Councilmember Kenyatta Johnson
- Councilmember Mark Squilla
- Delaware Valley Regional Planning Commission (DVRPC)
- Mayor Jim Kenney
- Pennsylvania Department of Transportation (PennDOT)
- Philadelphia Industrial Development Corporation (PIDC)
- Philadelphia Office of Transportation, Infrastructure, and Sustainability (OTiS)
- Philadelphia Parks and Recreation Department (PPR)
- Philadelphia Water Department (PWD)
- Schuylkill River Development Corporation (SRDC)
- SEPTA
- US Department of Transportation (USDOT)

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.



FDR PARK

IMPROVEMENTS PLANNED FOR FDR PARK



Source: WRT

RECOMMENDATIONS

- LS 97** Provide revenue-generating activities in FDR Park such as paddle boats, managed parking or parking permits, and special events to help fund ongoing park maintenance.
- LS 98** Identify reuse opportunities for the historic structures in FDR Park such as concessions at the boathouse and community and office space in other buildings.
- LS 99** Implement an event management plan for FDR Park that designates parking locations and ensures staffing.

A master plan for FDR park was completed in 2019. Philadelphia Parks and Recreation is working on transforming the park. New wetlands will help with flooding issues. The park’s former stable and guardhouse will become a Welcome Center and event space. New playground and picnic areas are also planned.

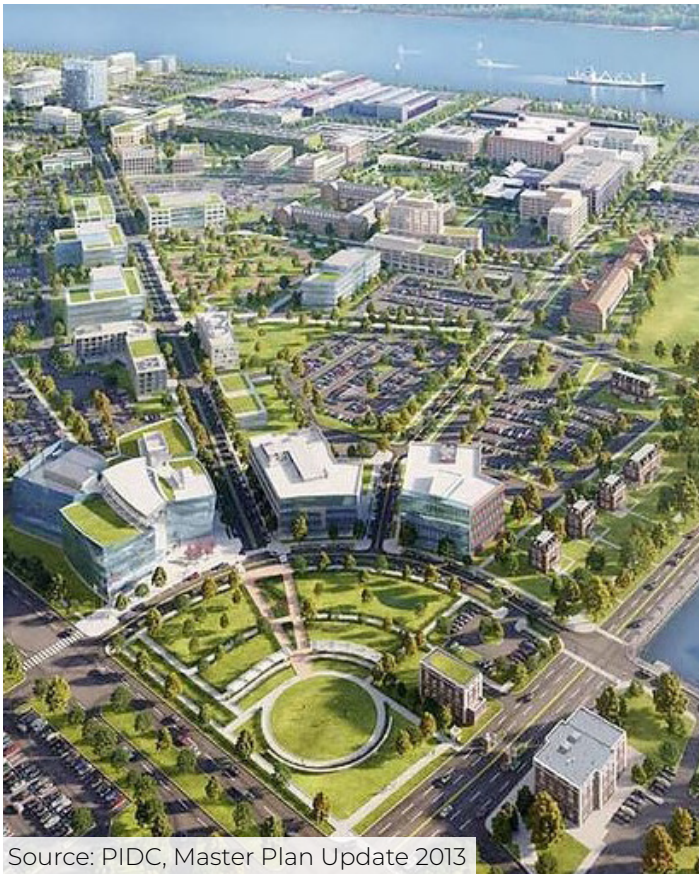
- LS 100** Evaluate use of the spaces under I-95 by incorporating green infrastructure that complements the skateboard park, recreation, and stormwater management for the highway.

THE NAVY YARD

NAVY YARD LAUNCHES NEXT PHASE OF REDEVELOPMENT



Source: PIDC, Langley Avenue Reconstruction



Source: PIDC, Master Plan Update 2013

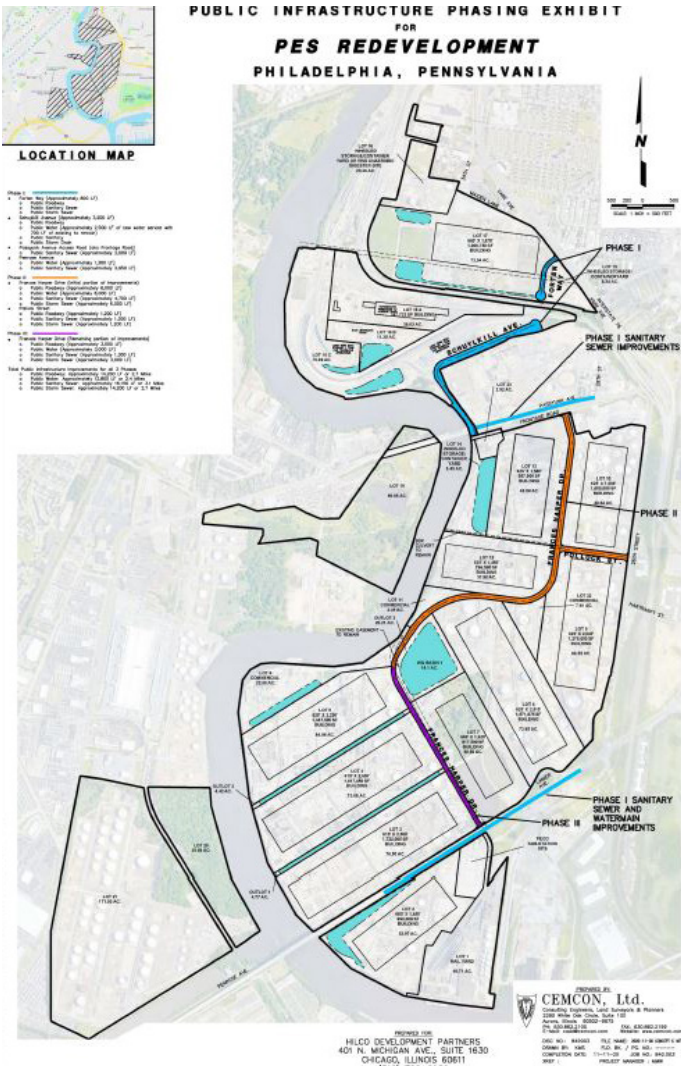
The Navy Yard is major employment center with about 15,000 jobs. It also has space available to host more employers and jobs. The Navy Yard is updating its Master Plan to understand how to move forward. They are looking to understand how to expand commercial, industrial, and residential space. To support this growth, Langley Avenue was recently reconstructed.

RECOMMENDATION

- LS 20** Update the Navy Yard Master Plan to reflect recent development, sale of the East End to the PRPA for the Southport expansion, and opportunities for future development, infrastructure, and environmental mitigation.

PES REDEVELOPMENT

REMEDICATION AND REUSE PLANNING AT FORMER REFINERY



The Sunoco/Philadelphia Energy Solutions operated in Philadelphia for over 150 years. After an explosion in 2019, the refinery was closed. The refinery was sold to Hilco Redevelopment Partners in 2020. Hilco is planning new development for the site. They are planning to build offices, warehouses, and other commercial uses. For now, Hilco is cleaning up the site from the many years of polluting activity.

RECOMMENDATION

- LS 42** Reuse the Sunoco site for an array of modern industrial uses, such as research and development, advanced manufacturing, warehousing and distribution, green industries, and petrochemical and energy production.

PHILAPORT

UPGRADES BOOST PORT ACTIVITY



Source: PhilaPORT

Philadelphia's port is a major site of imports and exports. The port has increased its import volume recently because of several investments. The depth of the shipping channel was deepened to 45 feet. New cranes were purchased to help unload containers faster and more easily. There is a new auto import processing facility. An additional distribution center is under construction. Continued Commonwealth investments will increase PhilaPort's inventory of land and warehouse space.

- LS 29** Deepen the shipping channel of the Delaware River to 45 feet.
- LS 30** Complete the new Norfolk Southern intermodal freight terminal.

RECOMMENDATIONS

- LS 31** Provide secured access to the port by limiting access to the existing Delaware Avenue truck service lanes, securing port entrances along Delaware Avenue while maintaining access to other private properties, and encouraging port employees not to travel by personal vehicle to work.
- LS 32** Improve circulation within, in, and out of the port by constructing a secured access road to Southport, improving the intersection at Packer Avenue and Columbus Boulevard, and improving truck access to the I-95 Oregon Avenue interchange.
- LS 36** Revise the port area zoning map to reflect existing and future land use.

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Navy Yard
Master Plan
Update 2013

www.phila2035.org

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