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> Code for America: Textizen

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Integrated Planning and Zoning Process

Since June 2011:
- Citywide Vision released
- Two adopted district plans
- Two district plans in progress
- 120 Citizen Planners
- Zoning Code passed, December 2011
- Zoning Code effective August 22, 2012

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Integrated Planning and Zoning Process

**Phase I**
- Citywide planning and zoning
  - **CITY WIDE VISION**
    - **ADOPTED** June 2011
  - **ZONING CODE**
    - **ADOPTED** December 2011

**Phase II**
- District planning and remapping
  - **LOWER SOUTH DISTRICT PLAN**
  - **LOWER NORTH DISTRICT PLAN**
  - **CENTRAL DISTRICT PLAN**
  - **WEST PARK DISTRICT PLAN**
  - IN PROGRESS

- Land use and proposed zoning plans (to guide zoning map revisions)
- Planning focus areas (locations where multiple or significant interventions are needed)
- Recommendations for changes to the physical environment, including transit infrastructure and neighborhood facilities
Lower Northeast District

Major Neighborhoods:
Frankford
Northwood
Summerdale
Oxford Circle-Castor Gardens
Lawncrest

District boundaries were determined by Census Tracts
Results of the First Community Meeting
First Community Meeting

🌟 Destinations / Landmarks

💧 Barriers

🔵 Areas of Stability

🟦 Change Areas
Top Destinations

1. Frankford Transportation Center
2. Aria Health
3. Margaret-Orthodox Station
4. Globe Dye Works
5. Juniata Golf Course
6. Friends Hospital
7. Northeast Tower Center
8. Naval Depot / Cardone
9. Castor Avenue Restaurants
10. Lawncrest Rec Center/Library
Top Barriers

1. Market-Frankford El
2. Roosevelt Boulevard
3. Naval Depot / Cardone
Areas of Stability

1. Northwood Neighborhood
2. Friends Hospital / Cemeteries
3. Naval Depot / Cardone
Change Areas

1. Market-Frankford El
   improve lighting, circulation, and aesthetics; consolidate commercial corridor; attract new investment

2. East Frankford
   transform industrial properties; increase housing options

3. Frankford Creek
   transform the creek into an open space and recreation amenity

4. Roosevelt Boulevard
   improve pedestrian safety; provide new transit options

5. Naval Depot / Cardone
   improve circulation; attract new industry

6. Castor Ave Commercial Corridor
   mixed-use development

7. Rising Sun Ave
   create a neighborhood center for Lawncrest
Focus Areas

1. Frankford Transportation Center

2. Castor Avenue

3. Frankford Gateway
Frankford Transportation Center

- **Public Realm Improvements**
  Improve Thriftway Plaza, improve streetscape along Frankford Avenue where the EI does not cover it, reduce bus circulation in front of the station

- **Redevelop surface parking lot on Frankford Avenue**
  A need for health center services has been identified in the area, a public-private partnership might work well in this location

- **Redevelop parking lots behind commercial buildings**
  Subsidized housing might work well here

- **Add solar panels to roof of bus depot and parking garage**
Castor Avenue

+ 5,062 people

- **Upzone commercial properties along Castor Avenue**
  Castor Avenue has the infrastructure to support higher density than the current CMX-1 and CA-1 classifications

- **Build multi-family housing on soft sites**
  Rear surface parking lots could support mixed-use housing

- **Create more pedestrian-friendly streets**
  Levick Street and Cranford Avenue have potential for greening efforts and stormwater improvements

- **Brand Castor Avenue**
  Signage standards, street trees, and pedestrian lighting would highlight the existing international restaurants
• **Revitalize the node around Frankford Avenue and Torresdale Avenue**
  Through phased adaptive reuse and new construction, create a vibrant IRMX or ICMX node that functions as the gateway to Frankford

• **Extend Womrath Park to the Frankford Creek**
  Create a green connection between these two elements through the adjacent underutilized parcel

• **Transform Church Street into a major pedestrian corridor**
  Streetscape improvements, corner pocket parks, and nearby redevelopment would create a safe route among the station, Globe Dye Works, and other neighborhood resources such as the Frankford Friends Meeting House
Topics and Preliminary Recommendations

> THRIVE

- Neighborhoods
  Improve neighborhood livability

- Economic Development
  Make Philadelphia more competitive in the metropolitan region

- Land Management
  Capitalize on land assets

> CONNECT

- Transportation
  Improve transportation safety, efficiency, and convenience

- Utilities
  Adapt utility services to changing technology and consumption patterns

> RENEW

- Open Space
  Increase equitable access to our open-space resources

- Environmental Resources
  Fulfill city obligations to meet ambitious federal environmental standards

- Historic Preservation
  Preserve and reuse historic resources

- Public Realm
  Achieve excellence in the design and quality of Philadelphia’s built environment
Neighborhoods > Housing

Preserve single-family building stock:

- Rezone to RSA-5 portions of Oxford Circle, Lawncrest, and Whitaker that are currently zoned RM-1 in order to reduce conversions to multi-family housing
- Step-up enforcement of rental license violations and illegal conversions of single-family homes to multi-family housing
CONNECT | Preliminary Ideas

Transportation > Transit

Update the 2003 *Roosevelt Boulevard Corridor Study* in order to consider more cost-efficient options for utilizing the Boulevard’s generous right-of-way to increase transit options in Northeast Philadelphia.

Transportation > Streets and Highways

Realign the intersection of Oxford and Frankford Avenues in order to simplify pedestrian and auto circulation and create a welcoming entrance plaza at Margaret-Orthodox Station.
RENEW | Preliminary Ideas

Open Space

Create a greenway along both sides of the Frankford Creek from Castor Avenue to Torresdale Avenue. Include a recreational trail, riparian buffer, and storm water management infrastructure where space permits.
Would you use rapid transit along the Boulevard to get to Center City?

Y: yes
N: no

Would you be willing to transfer to the Broad Street Subway to complete your trip?

y: yes
n: no
Tonight’s Exercise: Scenario Building

> Discuss seemingly opposing ideas

> Help us determine priorities and set the tone of the plan

> Look for solutions that work across scenarios:

**THRIVE: Commercial Corridors & Strip Retail**

**CONNECT: Transit Expansion & Roadway Improvements**

**RENEW: Frankford Creek Greenway & Existing Rec Facilities**
Tonight’s Exercise: Scenario Building

> Facilitator will write comments within the gauge
> Each participant will share with the group where they would place the arrow and the facilitator will record it with a tick mark
> Facilitator will place the arrow to reflect the consensus
THRI

Where should commercial growth be focused?

Mix of Both

Neighborhood Commercial Corridors

Strip Malls/Shopping Centers
Which would better improve mobility on the Boulevard?

Mix of Both

Transit Expansion

Roadway Improvements
RENEW | Where should the plan recommend investment?

Mix of Both

Existing Rec Centers

Frankford Creek Greenway
THANK YOU

NEXT MEETING:
Tuesday, August 7th
Globe Dye Works
4500 Worth Street

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