

PHILADELPHIA CITY PLANNING COMMISSION



IMPLEMENTATION UPDATE



Ingersoll Park

LOWER NORTH 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 North District Plan in **March 2014**. The plan makes **31** recommendations across three themes:

Specific recommendations are identified as follows:

District Abbreviation

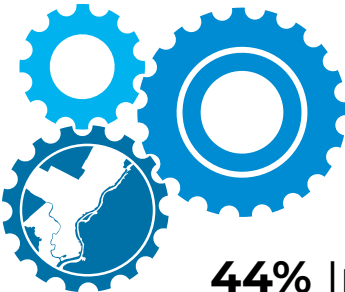
Recommendation Number

LNO
#

12 THRIVE
Neighborhoods | Economic Development | Land Management

5 CONNECT
Transportation | Utilities

14 RENEW
Open Space | Environmental Resources
Historic Preservation | Public Realm



With the help of our Implementation Partners, we've advanced 62% of plan recommendations:

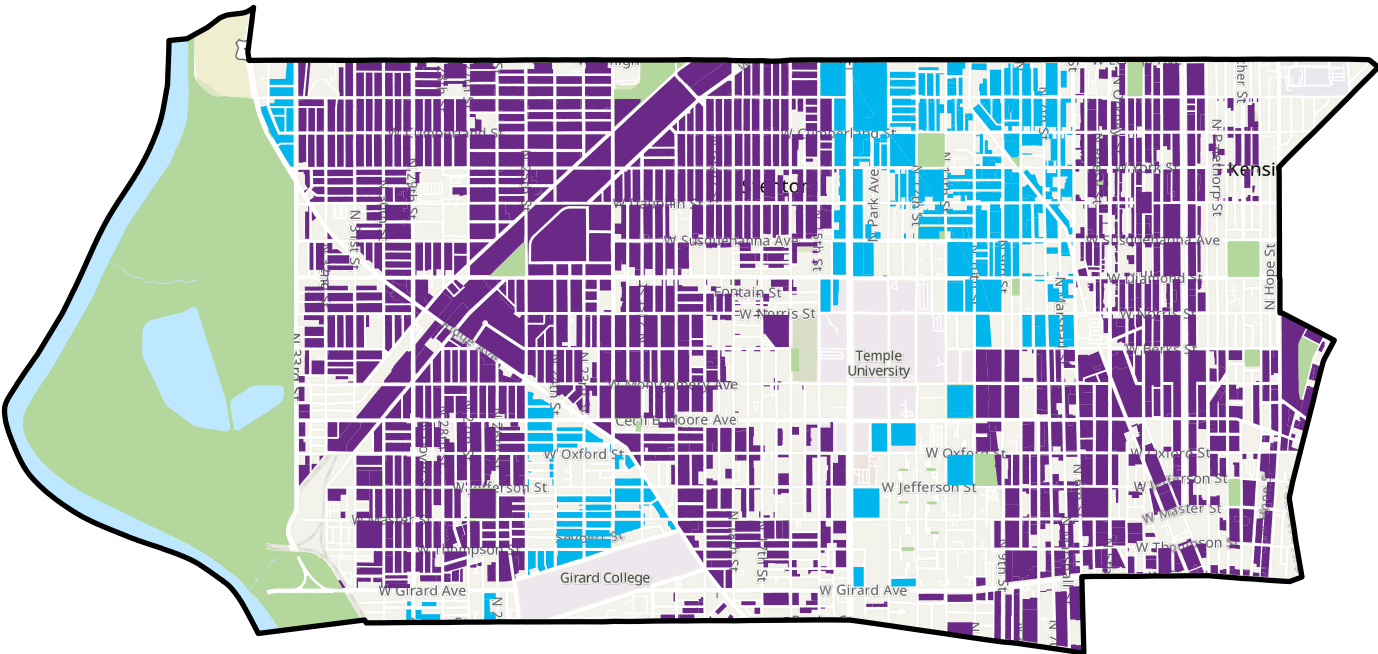
44% In Progress // **7%** Ongoing // **49%** Complete

Thank you to our Implementation Partners:

- Association of Puerto Ricans on the March
- Council President Darrell L. Clarke
- Councilmember Maria Quiñones-Sánchez
- Commerce Department
- Habitat for Humanity
- Mayor Jim Kenney
- MM Partners
- MOSAIC Development Partners
- Philadelphia Division of Housing and Community Development (DHCD)
- Philadelphia Housing Authority (PHA)
- Philadelphia Redevelopment Authority (PRA)
- Philadelphia Streets Department
- Philadelphia Department of Water (PWD)
- Project H.O.M.E.
- Westrum Development Group

ZONING REMAPPING PROGRESS

As of Spring 2022



REMAPPED
PROPOSED

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.



WATERLOO PLAYGROUND

IMPROVING WATERLOO PLAYGROUND



Waterloo Playground

RECOMMENDATION

LNO 24 Improve public recreation facilities by installing entrance signs and gateway features at the Waterloo Playground, resurfacing basketball courts, replacing excess concrete with active play space, and condemning additional land adjacent to the center if needed.

Waterloo playground is at 2051 N Howard Street in Norris Square. The Make the World Better Foundation helped the neighbors reimagine this public space. Phase one of improvements began in 2018. Phase two of improvements, led by the City's Rebuild program, began in 2021.

Partners included Men In Motion, the Friends of Waterloo Playground, Councilmember Maria Quiñones-Sánchez, and Philadelphia Parks and Recreation.

VACANT LAND

LOCAL INTERVENTIONS IN VACANT LAND



César Andreu Iglesias Community Garden

New homes near Arlington Street and Lawrence Street were built as traditional Philadelphia rowhomes. Since the 1970s as population decreased, many houses were demolished, leaving vacant land. That land remained vacant until about 2010. Activists claimed it for community gathering and farming.

As real estate development began in the early 2000s, investors bought most of the vacant lots. The Philadelphia Land Bank will sell their lots to Asociación Puertorriqueños en Marcha for affordable housing. They reserved a collection of lots for the César Andreu Iglesias Community Garden. This is the type of unique local intervention that the District Plan encourages.

RECOMMENDATIONS

LNO 6 Direct City housing subsidies and redevelopment assistance to vacant land and buildings adjacent to

- Recreation centers: Athletic Square, Cruz Recreation Center, MLK Recreation Center
- Shopping centers: Borinquen Plaza, and Strawberry Square
- Diamond Street Historic District

PHILADELPHIA CITY PLANNING COMMISSION

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Village of Arts
& Humanities

www.phila2035.org

Spring 2022