



Department of Planning and Development

Selected Highlights and Accomplishments



The Department of Planning and Development (DPD) aligns expertise and service delivery across a broad range of responsibilities in the built environment. DPD's divisions work in tandem to make Philadelphia a better place to invest in, work, and live.



Actively supporting **28** major projects with economic impact of **\$538M**

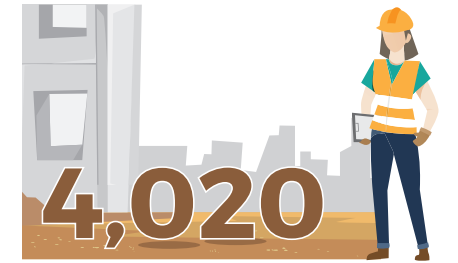
Production of



homes and apartment units



sq ft commercial and industrial development



construction jobs



Construction of senior housing complex, Frankford



Iovance Cell Therapy Center, Navy Yard



The Division of Development Services (DS) guides ambitious development projects from concept to completion.



The Division of Planning and Zoning (DPZ) promotes development of healthy, equitable, and resilient communities through its boards and commissions: Philadelphia City Planning Commission (PCPC), Philadelphia Historical Commission (PHC), Philadelphia Art Commission (AC), and Zoning Board of Adjustment (ZBA).



The Division of Housing and Community Development (DHCD) leads the City's efforts to address the ongoing national housing crisis in Philadelphia and advances neighborhood quality of life improvements.



Executive Administration provides leadership and support to the operational areas of the Department. It supports the Department's communications, fiscal, technology, facilities, and human resource needs.

Partnering to grow Philadelphia's life sciences ecosystem



The Mixed Income Housing Bonus administered by DS has generated 28.4 million private dollars for DHCD investments in affordable housing.



DPZ supports investment in private development and public infrastructure by coordinating multiple legally required approvals under one roof.

4,067
PCPC reviews in City's eCLIPSE permitting platform

630
AC reviews

195
PCPC Civic Design Reviews

4,059
PHC permit approvals and
774
detail reviews

3,256
zoning appeals filed

Philadelphia City Planning Commission

PCPC engages communities in long-range citywide and neighborhood planning and implementation.

Philadelphia's Comprehensive Plan

Implementation	Update
<p>The City's official Comprehensive Plan establishes the vision for the city's growth and is the road map to achieve that vision. Philadelphia2035 is the product of a multi-year planning process that included many stakeholders. It recommends strategies for achieving thriving and connected neighborhoods in every part of the city, including recommendations to change the zoning for 15,434 acres of land. More than two-thirds of the recommendations are underway or have been completed.</p>	<p>PCPC is preparing to update the Comprehensive Plan to address development issues that are facing the city today and that are likely to arise in the future. PCPC recognizes that planning previously has been used to harm communities of color and is committed to a Comprehensive Plan update that centers racial equity. Community engagement will again be central to the process and will focus on communities that are most vulnerable to change.</p>



PCPC's outreach and education arm—Citizens Planning Institute (CPI)—has trained

700 residents from
125 neighborhoods on zoning, planning, and the development process.

In addition to promoting principles of good design, the PCPC Civic Design Review process incorporates a full range of planning concerns including environmental, infrastructure, sustainability, affordability, and social impacts of large development proposals on public space.

Philadelphia Art Commission

AC promotes art in public spaces and upholds standards for high quality design on public property. AC collaborates with City-funded initiatives like Rebuild to make



MVP (photo courtesy of OACCE)

public resources more green, vibrant, and accessible, and advises businesses on the signs and streeteries that are helping to revitalize Center City and neighborhood streetscapes.



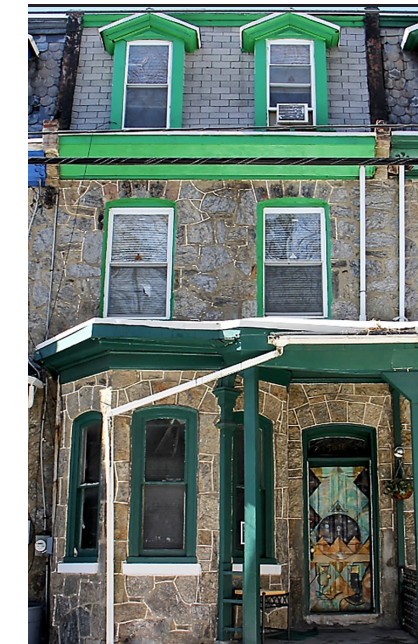
AC and PCPC, along with DHCD partners PHDC and its Percent for Art program, are collaborating with the Delaware River Waterfront Corp. and private developers to ensure significant public art at the Festival Pier Riverview project. The Riverview project includes housing, retail, entertainment, art installations, and trails and open space to dramatically improve public access along the Delaware River.

Philadelphia Historical Commission

Since 2016, PHC has designated 24 historic districts—more than in all previous years combined.

Recent designations important to Philadelphia Black history include Black Doctors Row and home of groundbreaking jazz musician Sun Ra.

Philadelphia's history is more than brick and mortar. PHC's Cultural Resources Project will engage residents of diverse races and ethnicities in identifying cultural assets meaningful to their communities and ways to celebrate and preserve them.



Home of Sun Ra



Black Doctors Row

Zoning Board of Adjustment

ZBA provides an independent forum to contest how City zoning ordinances have been applied.

In Spring 2020, ZBA moved quickly to establish legally compliant remote appeals procedures.

The virtual format has resulted in increased and more equitable public participation.

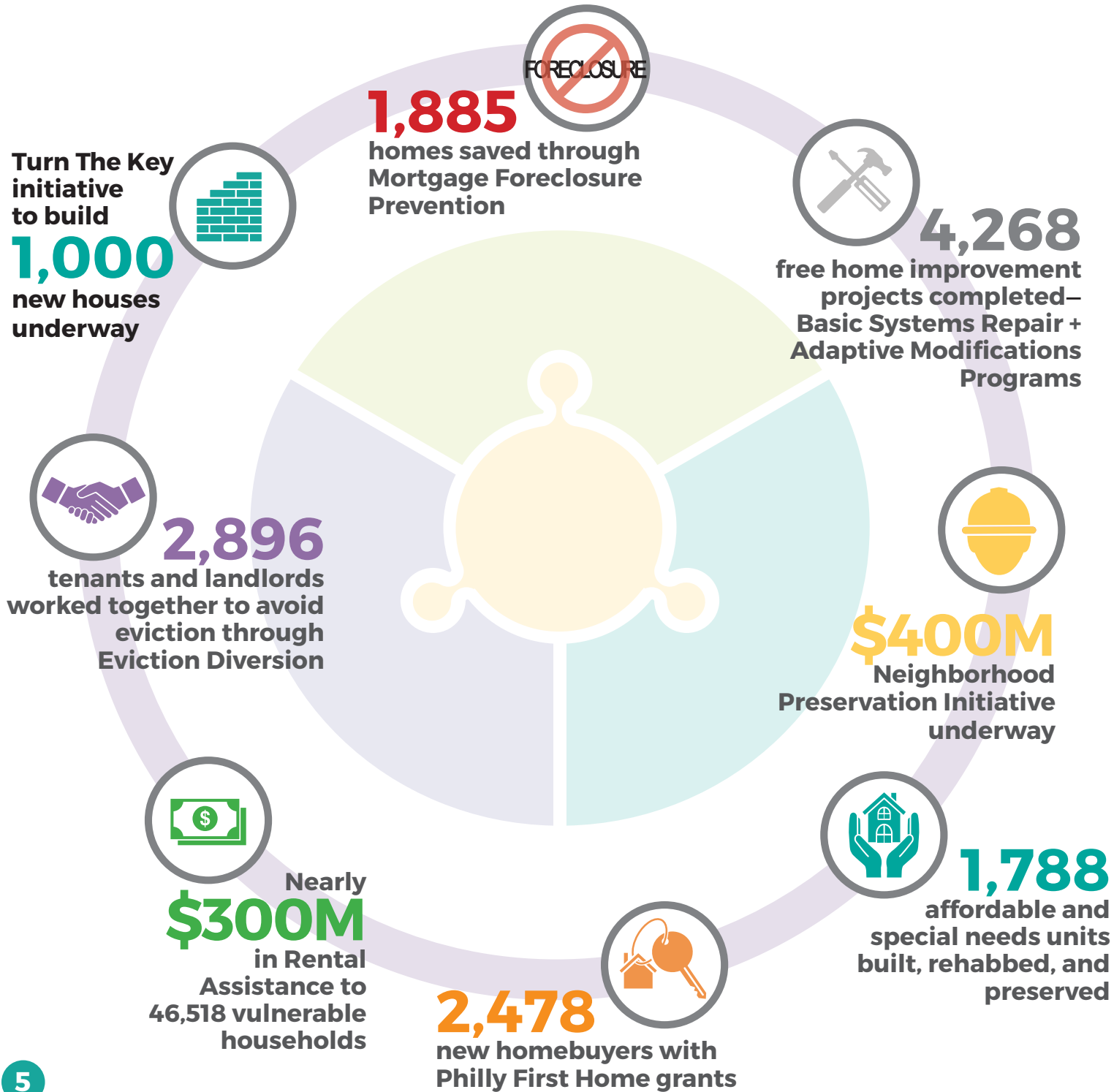
ZBA is working on a plan to allow for in-person options while continuing to provide broad access to the public.



PCPC assists ZBA by providing research and analysis on pending cases.

Housing and Community Development

DHCD partners with PHDC, Philadelphia's full-service community development organization, the Pennsylvania Horticultural Society (PHS), and dozens of community agencies including Neighborhood Advisory Committees, Housing Counseling Agencies, Energy Centers, and housing and legal services providers.



Housing and Community Development

Clean and Green with PHS

13,125 parcels and **17M** sq ft of land

5,781 Same Day Work and Pay jobs

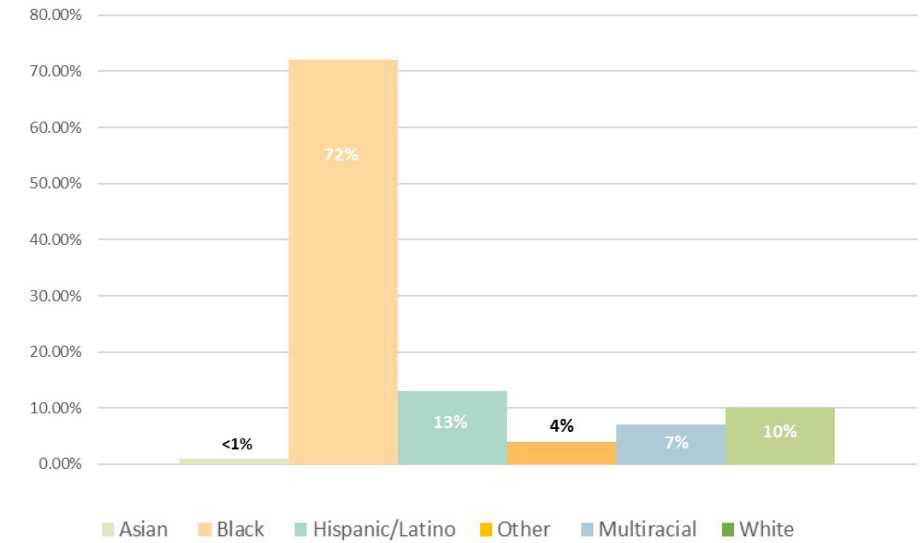


Managing **100+** construction projects including:

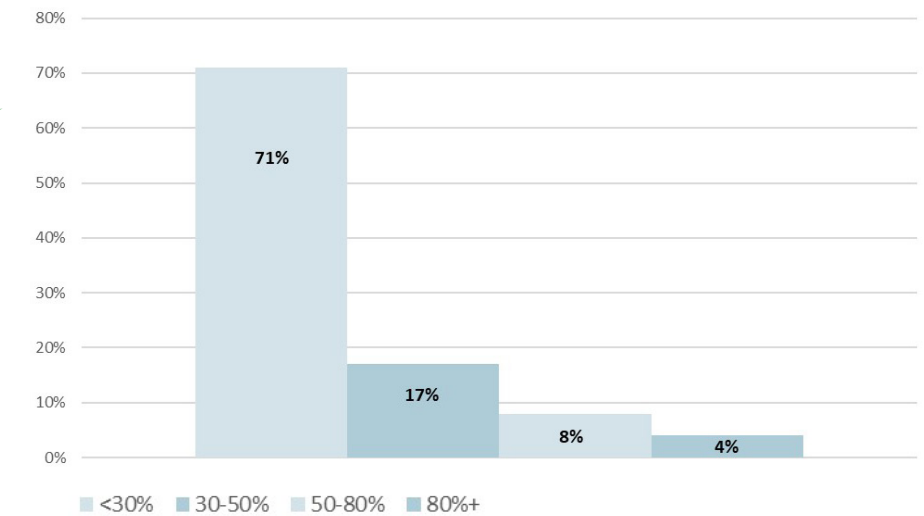
- 13** firehouses
- 1** zoo animal hospital
- 29** libraries and rec centers

Households Served Through City's Housing Action Plan

Racial and Ethnic Demographics



Household Income as Percentage of AMI



PHDC's Minority Developer Program alumni are turning deteriorated historic properties next to Fairmount Park into rehabbed affordable rentals.



For more about the Department of Planning and Development (DPD)
and its work, visit www.phila.gov/dpd.
Visit DPD's regularly updated dashboards at www.phila.gov/dpd/dashboards to track
progress on DPD projects and initiatives.



Anne Fadullon
Deputy Mayor and Director

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