

## CONNECTING TO THE CITY'S COMPREHENSIVE PLAN

**Philadelphia2035** is Philadelphia's comprehensive plan. It sets forth a **vision for growth and development** throughout the city. Philadelphia has 18 planning districts, each with its own part of the plan, called a District Plan. This remapping area is part of the **North District**. The Planning Commission completed the North District Plan in 2018. Philadelphia2035 recommendations are categorized into three themes: **Thrive**, **Connect**, and **Renew**. The North District Plan includes several recommendations in the Thrive and Renew categories for this remapping area. These recommendations will **help us consider zoning changes within the neighborhood**.

## THRIVE

### Recommendations from Philadelphia2035:

- Concentrate new **housing development** adjacent to existing **transit resources**.
- Increase the allowable **density near major transit stations** by changing base zoning and/or adding a Transit Oriented Development (TOD) area.
- **Preserve single-family housing stock** through zoning.
- **Encourage the redevelopment** or reuse of underutilized industrial land and buildings.
- Correctly zone existing **health centers and schools**.

## RENEW

### Recommendations from Philadelphia2035:

- **Reposition former industrial sites** for new users.
- Develop **transition plans** and update zoning for obsolete industrial sites and districts, preserving industrial heritage where appropriate.
- Apply industrial mixed-use zoning in **transitioning areas**.
- **Encourage arts and creative industry** live-work activity in new and existing developments where appropriate.

»» You can review the **North District Plan**, including all notes from community meetings at: [www.phila2035.org/north](http://www.phila2035.org/north)



You can learn more at:  
[bit.ly/RemappingHuntingPark](http://bit.ly/RemappingHuntingPark)



If you have feedback or comments you haven't yet shared with us, you may reach out to [planning@phila.gov](mailto:planning@phila.gov)

# Erie Avenue to Sedgley Avenue

## NEIGHBORHOOD REMAPPING

### FACT SHEET



This report explains the **neighborhood remapping process**. It includes information about the **neighborhood assets** within the geographic boundaries, and map **recommendations from Philadelphia2035**, the City's comprehensive plan.

## PLANNING TERMS

First, some definitions for terms and concepts we use in the remapping process.

**"Land use"** or sometimes just **"use"** is a term to describe how a parcel of land is being used at a given moment. Land use is usually described as residential, commercial, or industrial. Putting a parcel's land use category on a map helps neighbors and planners identify how different properties could enhance an area's quality of life or economic productivity. Most importantly, land use guides development regulations such as zoning.

**"Zoning"** is a set of rules that govern land use and development. These rules regulate:

- What type of land use can occur (referred to as **"use"**).
- Where buildings can be located on a property (or **"area"**).
- The size of the building (or **"bulk"**).

Sometimes the land use doesn't match what is technically allowed under the zoning. This can happen when a property owner receives a zoning variance, or when the use existed before the zoning laws were enacted.

**"Parcel"** is an individual land unit for ownership and zoning.

**Zoning variances** and **special exceptions** are requests to break zoning rules.

## TYPES OF ZONING ACTION

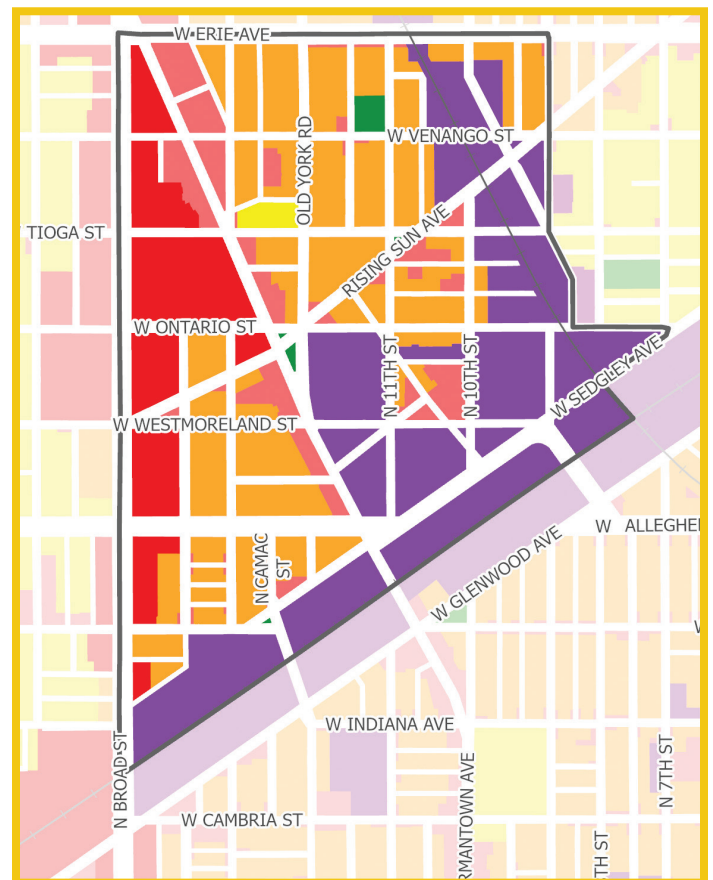
### Corrective Zoning

When recommending new zoning for a parcel, a **corrective zoning** recommendation means the recommended zoning matches the current land use. The new zoning would avoid unnecessary **zoning variances** or **special exceptions** and help prevent inappropriate uses. An example of **corrective zoning** is when a school is zoned residential. Hence, the Philadelphia City Planning Commission recommends changing the zoning to Institutional (Special Purpose) District, a zoning designation that allows for the development and preservation of public-serving institutions.

### Zoning to Advance the Plan

A zoning recommendation that encourages new development or uses that are described in Philadelphia2035 is called **zoning to advance the plan**. These recommendations were envisioned by the community through the comprehensive planning process. These recommendations are based on future land use maps, not what exists today. An example of zoning to advance the plan is when the Planning Commission increases commercial zoning density to support an active commercial corridor.

## CURRENT ZONING MAP



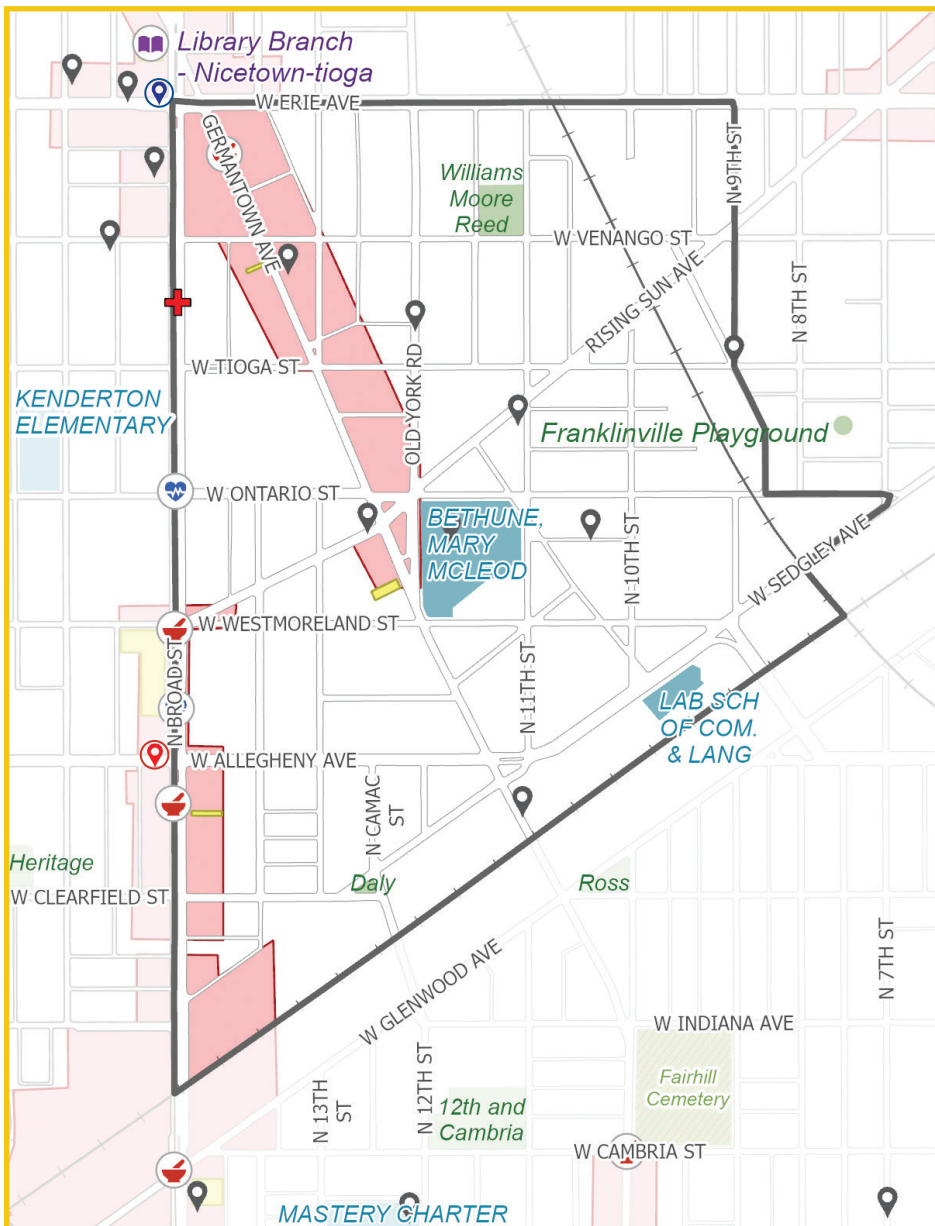
|                                    |                                       |
|------------------------------------|---------------------------------------|
| Residential Single-Family Attached | Center City Core Commercial Mixed-Use |
| Residential Multi-Family           | Light Industrial                      |
| Auto-Oriented Commercial           | Medium Industrial                     |
| Neighborhood Commercial Mixed-Use  | Industrial Commercial Mixed-Use       |
| Community Commercial Mixed-Use     |                                       |



## MAPPING NEIGHBORHOOD ASSETS

Planning Commission staff identified several neighborhood assets that can help advance the Philadelphia2035 remapping recommendations. These include:

- The **12th and Cambria Rec Center** offers a public space for residents to gather, play, and swim.
- The newly renovated **Williams Moore Reed Memorial Park** offers a great public space for recreation and community interaction.
- SEPTA's **Erie and Allegheny Stations** on the Broad Street Line (B Line), and the **16, 23, 53, and 56** bus lines provide significant transit access to the community.
- Major commercial corridors, featuring numerous businesses are:
  - The Broad, Germantown and Erie intersection.
  - Broad Street.
  - Allegheny Avenue.



## ASSETS MAP

- Child Care Centers
- Health Centers
- Hospitals
- Pharmacies
- Commercial Corridors
- Financial Establishments
- Erie B Line Stop
- Allegheny B Line Stop

## RECOMMENDED MAP CHANGES

