

# South Street Headhouse

**Working Group Meeting 2**  
**December 9th, 2024**



# Meeting Agenda

- Introduction
- South Street Zoning and Development Potential
- Public Outreach and Engagement
- Wrap Up

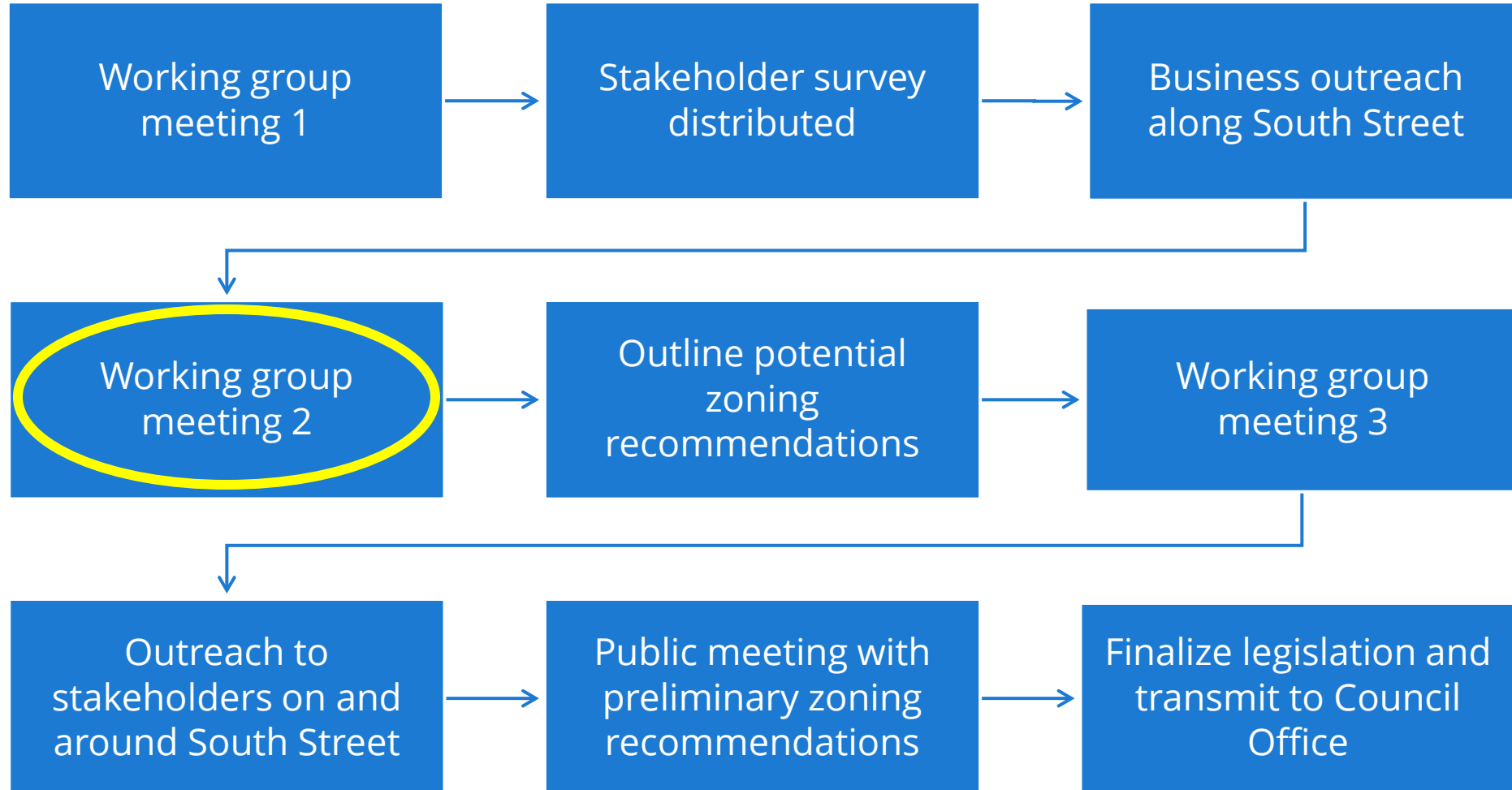
# Project Team

- Madison Matera – Project Steward
- Eliza Bower – Central District Planner
- Stephanie Pennypacker – Community Initiatives Specialist

# Why Are We Here Today?

To review the zoning on South Street and go over what we heard during our public engagement and outreach

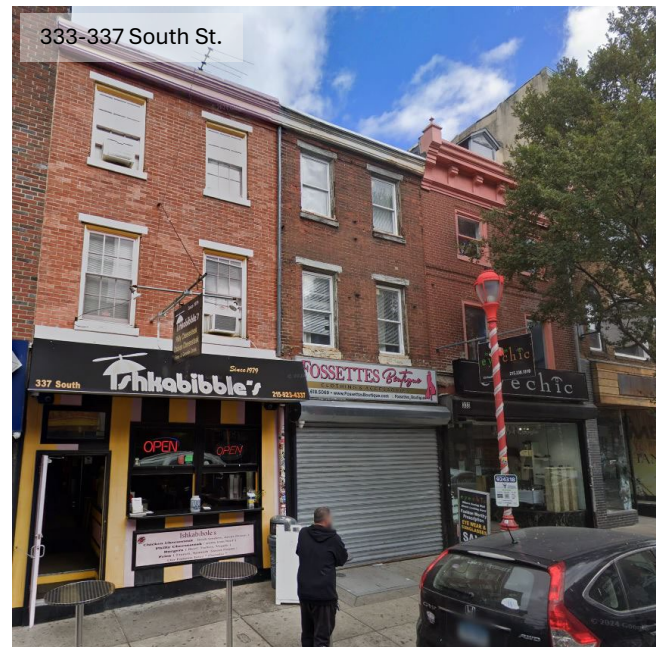
# Where Are We in the Process?



# South Street Zoning Comparison

# Historic Buildings

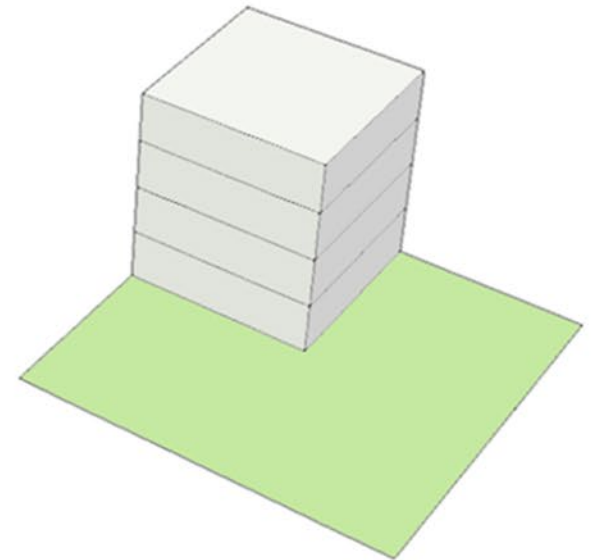
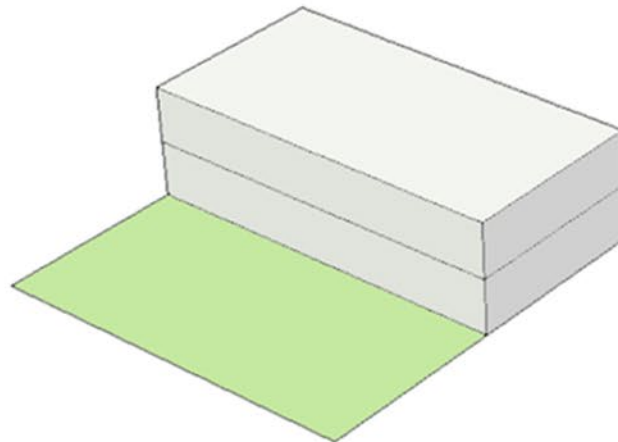
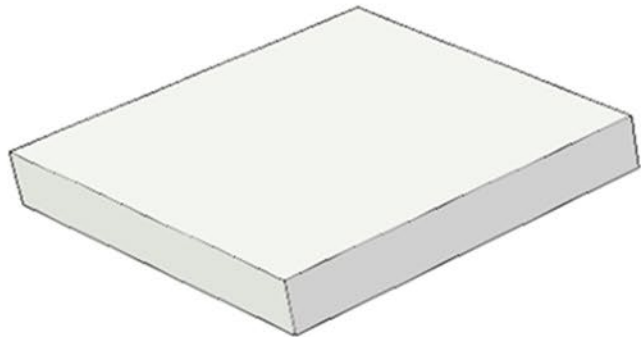
16 designated Philadelphia Historic Buildings facing South Street in our study area.



# Floor Area Ratio (FAR)

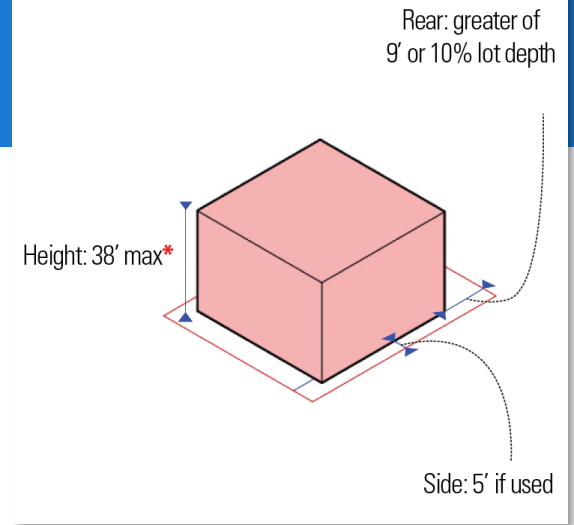
A ratio determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

*All three examples have a 100% FAR:*



# CMX-2

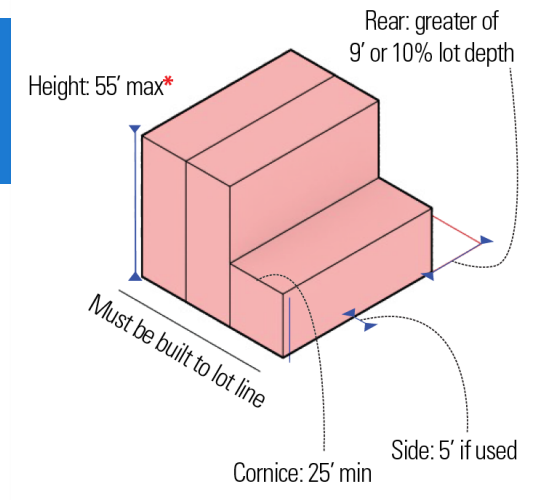
- **Maximum Height:** 38'
- **Maximum Occupied Area:** 75% or 80% on a corner lot
- **Parking Minimum:** no requirement



CMX-2 example: 226 South St.

# CMX-2.5

- **Maximum height: 55'**
- **Maximum occupied area: 75% or 80%** on a corner lot
- **Minimum cornice height: 25'**
- **Parking Requirement:** no requirement

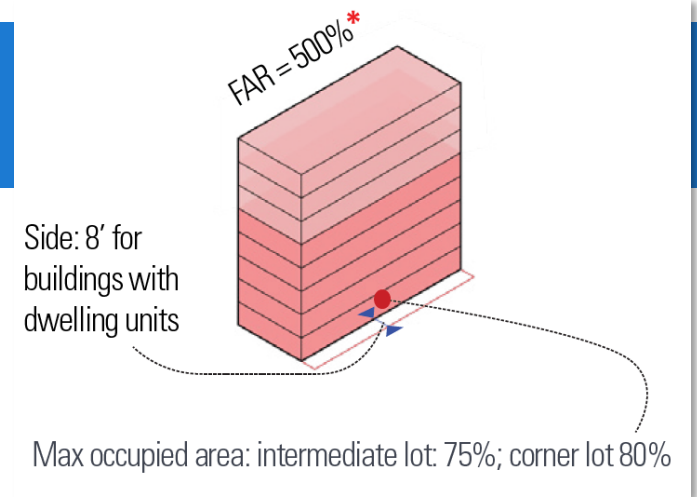


CMX-2.5 example: 600 South St.

# CMX-3

- **Maximum occupied area:** 75% or 80% on a corner lot
- **Maximum Floor Area Ratio:** 500%
- **Side yard:** 8ft if there are dwelling units
- **Parking requirements:** 3 spaces per every 10 units

CMX-3 example: 200 South St.



# Case Studies

# 514 South Street

- **Lot Area:** 7,255 sq ft
- **Zoned:** CMX-3
- **Height:** 60 ft
- **Parking:** 12 spots
- **Dwelling units:** 32
- **Street Frontage:** 3



# 200 South Street\*

- **Lot Area:** 1,858 sq ft
- **Zoned:** CMX-2
- **Height:** 38 ft
- **Parking:** 0 spots
- **Dwelling units:** 3
- **Street Frontage:** 3

This is a rebuild of the prior building that burnt down.



# 101 South Street / 526 South Front Street\*

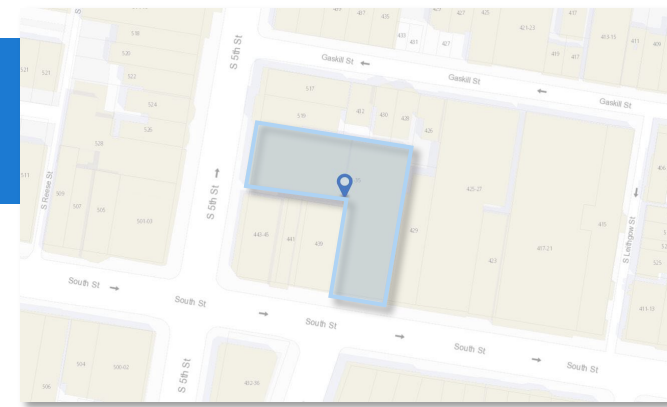
- **Lot Area:** 2,989 sq ft
- **Zoning:** CMX-1
- **Dwelling Units:** 13
- **Height:** 60' 9"
- **Parking:** 0
- **Rear Yard:** 6' 9"
- **Street Frontage:** 2



\* Approved by zoning board

# Massing Examples

# 431-35 South Street

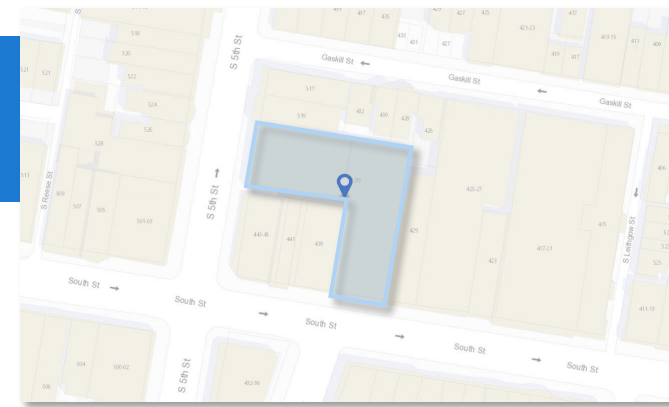
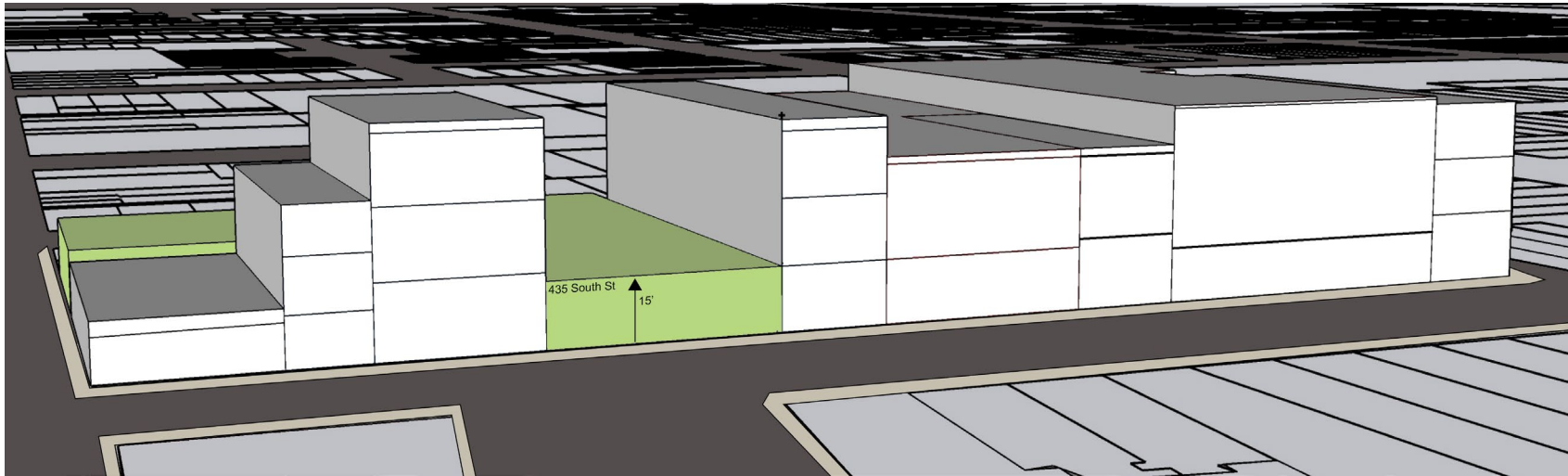


- **Zoning:** CMX-3
- **Area:** 8,175 sq ft (there are 2 buildings on the property)
- **Street Frontages:** 2
- **Use:** retail and restaurants
- **Parking:** 0
- **Height:** 15 ft
- Access to an ally breezeway

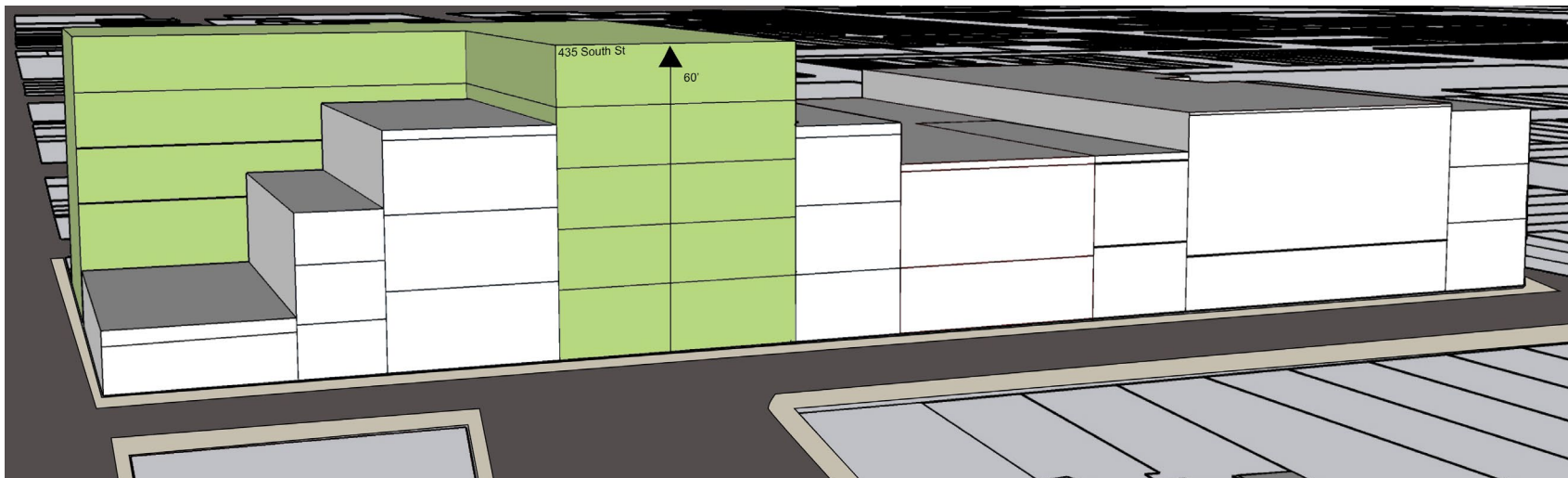


# 431-35 South Street

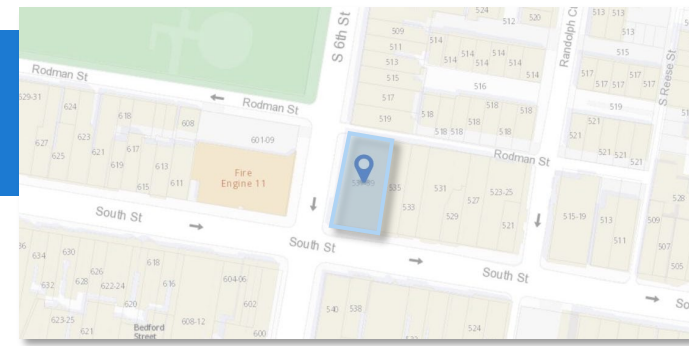
Current: 15'



CMX-3 Maximum Height: 60'



# 537-39 South Street

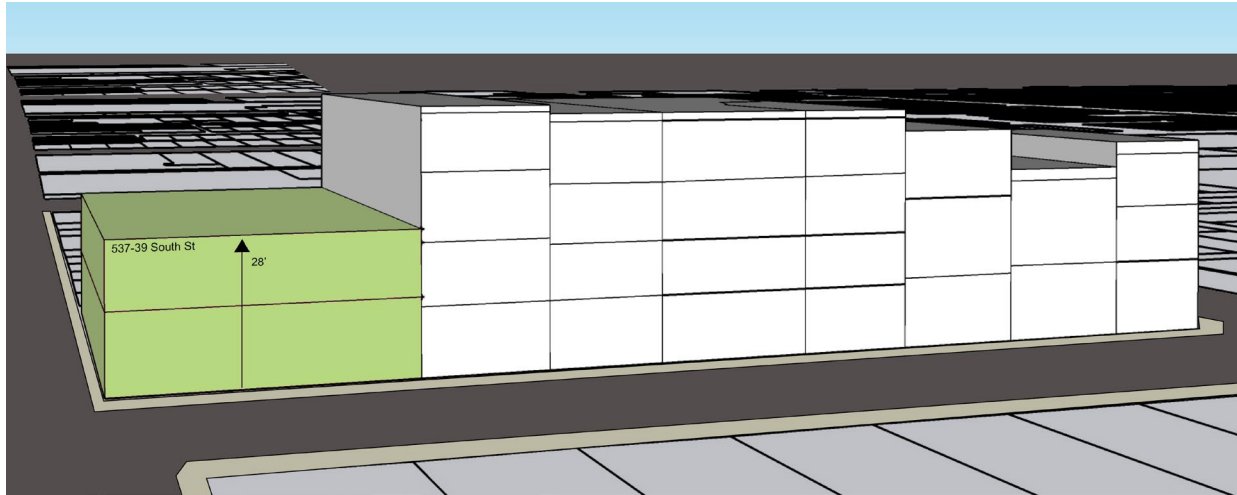


- **Zoning:** CMX-3
- **Lot Area:** 3,976 sq ft
- **Street Frontage:** 3
- **Use:** vacant
- **Parking:** 0
- **Height:** 28 ft

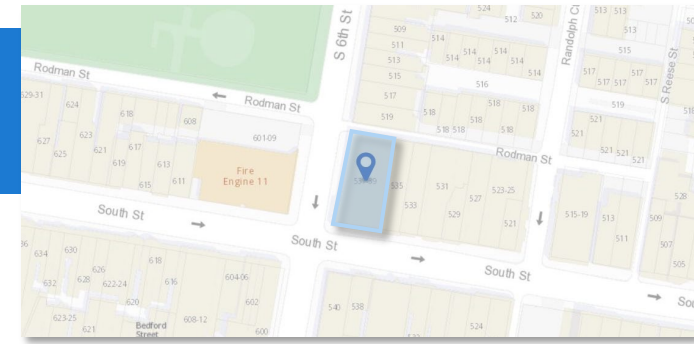
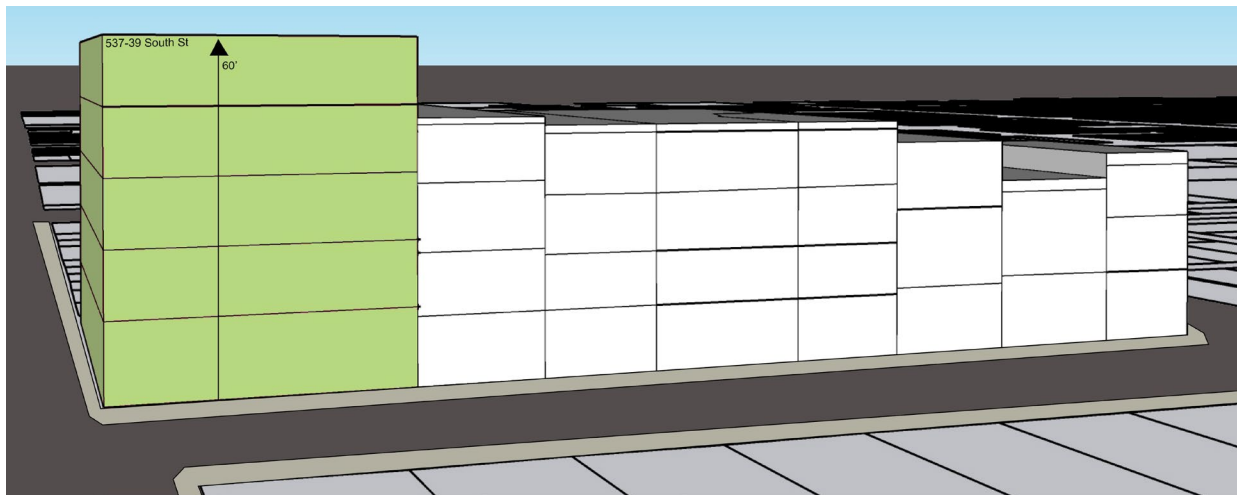


# 537-39 South Street

Current: 28'

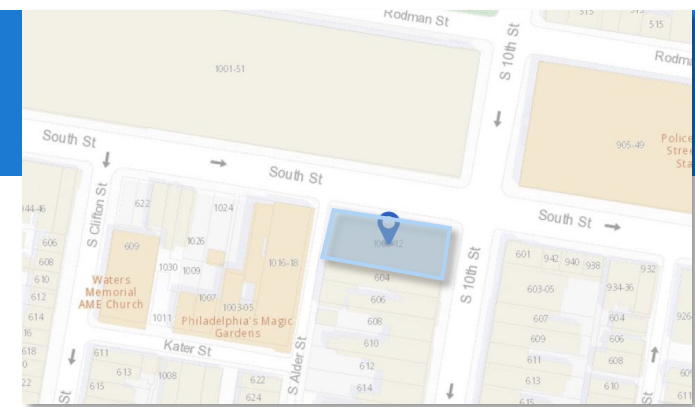


CMX-3 Maximum Height: 60'



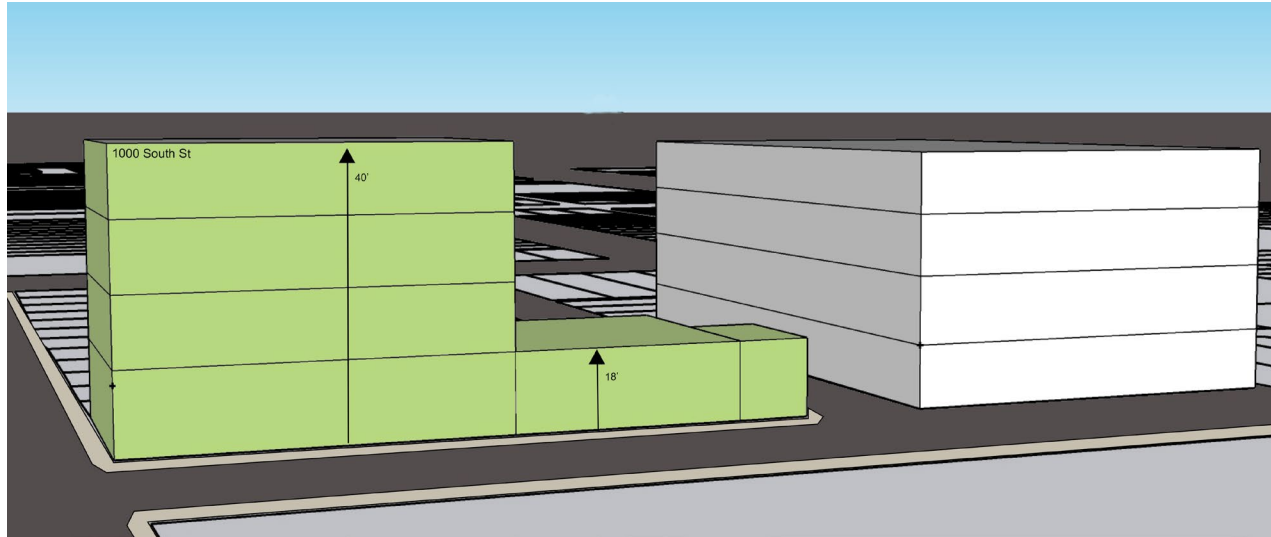
# 1000 South Street

- **Zoning:** CMX-1
- **Lot Area:** 3,833
- **Street Frontage:** 3
- **Use:** Bank and residential
- **Dwelling Units:** 5
- **Parking:** 0
- **Height:** 40 ft

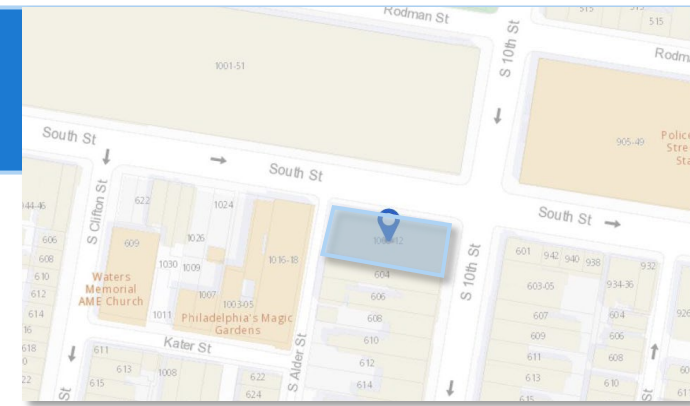
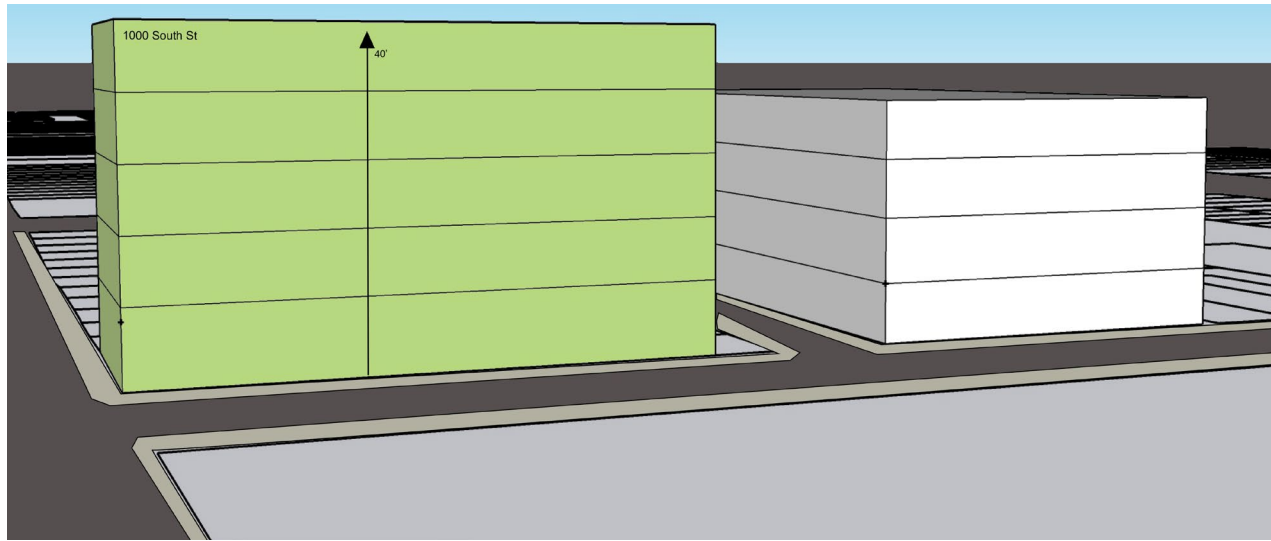


# 1000 South Street

Current: 18' to 40'



CMX-3 Maximum Height: 60'



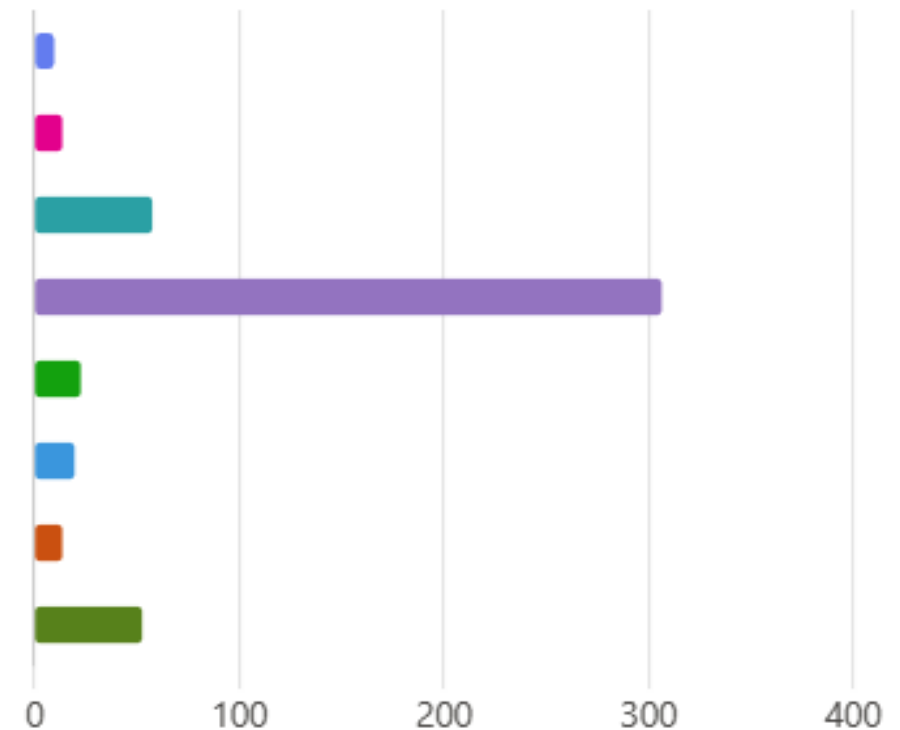
# Outreach and Engagement Efforts

# South Street Survey: Who we heard from

As of 12/9/2024, 448 individuals responded to the survey

2. Which option(s) describes you best (select all that apply)

● I live on South Street and rent a home	9
● I live on South Street and own a home	13
● I live on one of the surrounding blocks and rent a home	57
● I live on one of the surrounding blocks and own a home	306
● I work on South Street	22
● I own a business on South Street	19
● I own property on South Street	13
● Other	52



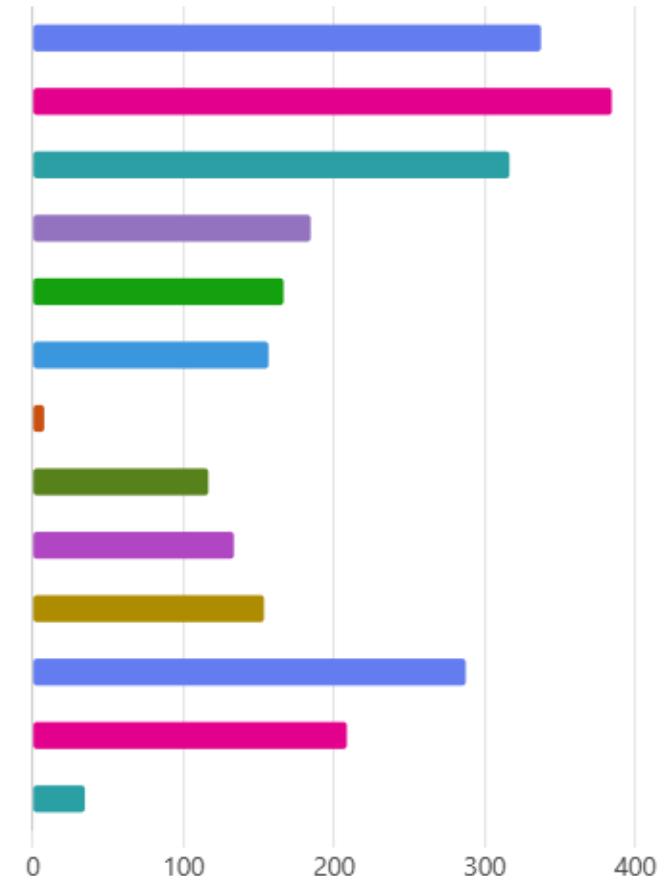
# South Street Survey: Why do you come to South Street?

## Top 5 reasons to visit:

1. Purchase take out food or go to a sit-down bar / restaurant
2. Grocery shopping
3. Visit retail shops for casual shopping
4. Attend festivals / events on South Street
5. Enjoy South Street's nightlife

## 4. What activities do you participate in on South Street? (select all that apply)

● Grocery shopping	337
● Purchase take-out food or go to a sit-down bar or restaurant	384
● Visit retail shops for casual shopping	316
● Go to the bank	184
● Buy household supplies	166
● See family, friends, or neighbors	156
● Attend church or a religious service	7
● Get a haircut or a manicure / pedicure	116
● See live entertainment	133
● Take a bus or train to another neighborhood	153
● Attend festivals / events on South Street	287
● Enjoy South Street's nightlife (bars, restaurants, etc.)	208
● Other	34



# South Street Survey: What do you like about South Street?

**The funky, weird, eclectic vibe. Nostalgia and atmosphere**

**Diverse restaurants, shops, bars, etc.**

**Its Walkability, convenience, proximity, and accessibility**

**Not much / nothing**

**Grocery Stores (Whole Foods, Acme)**

**Festivals, Farmers Markets, events**

# South Street Survey: How do you picture South Street's future?

**More housing , building residential over ground floor retail / overbuilds, more density**

**Less retail vacancy, more vibrancy, activation, and more diverse, higher quality businesses**

**More walkable, or completely pedestrianized – fewer or no cars / motorcycles**

**Fewer / no "nuisance" businesses**

**Cleaner and safer – family friendly. More like Frankford Ave or Passyunk Ave**

**Keep it weird / funky / eclectic**

# South Street Business Outreach

133 Businesses were visited on 11/15/24 ; through the survey we learned:

## **Business Owners and employees love**

The small business community

The diversity of businesses

The walkability of South Street

Neighborhood and Community events

## **Business Owners and employees would like to see**

Increased focus on safety – more police presence, etc.

Less cars and more foot traffic

Less vacancy and more vibrancy / activation

A continuation of the legacy of small businesses

# Next Steps

# Next Steps

- Follow-up email to be sent out after the meeting with a copy of this presentation and a recording
- Internal review of what we heard today and outline potential zoning recommendations
- Third meeting with working group to discuss options and present recommendations

# Contact Information

Please send any questions or comments to  
[planning@phila.gov](mailto:planning@phila.gov)



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