

Roosevelt Boulevard to Erie Avenue

NEIGHBORHOOD REMAPPING

FACT SHEET



This fact sheet explains the **neighborhood remapping process**. It includes information about **neighborhood assets** within the boundaries, and **recommendations from Philadelphia2035**, the 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 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 allowed under the Zoning Code. This can happen when a property owner receives a zoning variance, or when the use existed before the zoning laws were enacted.

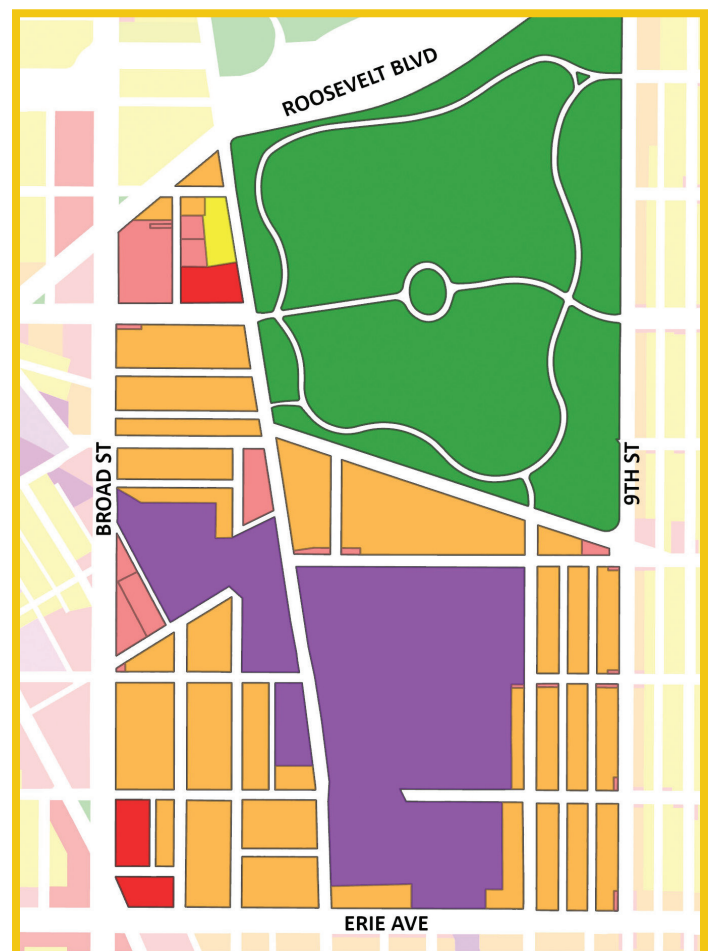
"Parcel" is an individual land unit for ownership and zoning.

Zoning variances and **special exceptions** are exemptions from otherwise applicable zoning restrictions on a specific parcel.

Mixture of land uses along Old York Road



CURRENT ZONING MAP



- | | |
|------------------------------------|--------------------------------|
| Residential Single-Family Attached | Community Commercial Mixed-Use |
| Residential Multi-Family | Medium Industrial |
| Neighborhood Commercial Mixed-Use | Parks and Open Space |

MAPPING NEIGHBORHOOD ASSETS

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

- **Little Flower High School** and the **Multicultural Academy Charter School** are two major schools.
- **Hunting Park** offers a public space for residents to gather, garden, play, and learn to ride bikes.
- SEPTA's **Erie and Hunting Park Stations** on the Broad Street Line (B Line), and the **1, 4, 16, 23, 53, 56, and R** bus lines provide significant transit access to the community.
- Major commercial corridors, featuring numerous businesses, include the Broad, Germantown, and Erie intersection and the Broad Street and Hunting Park intersection.



ASSETS MAP

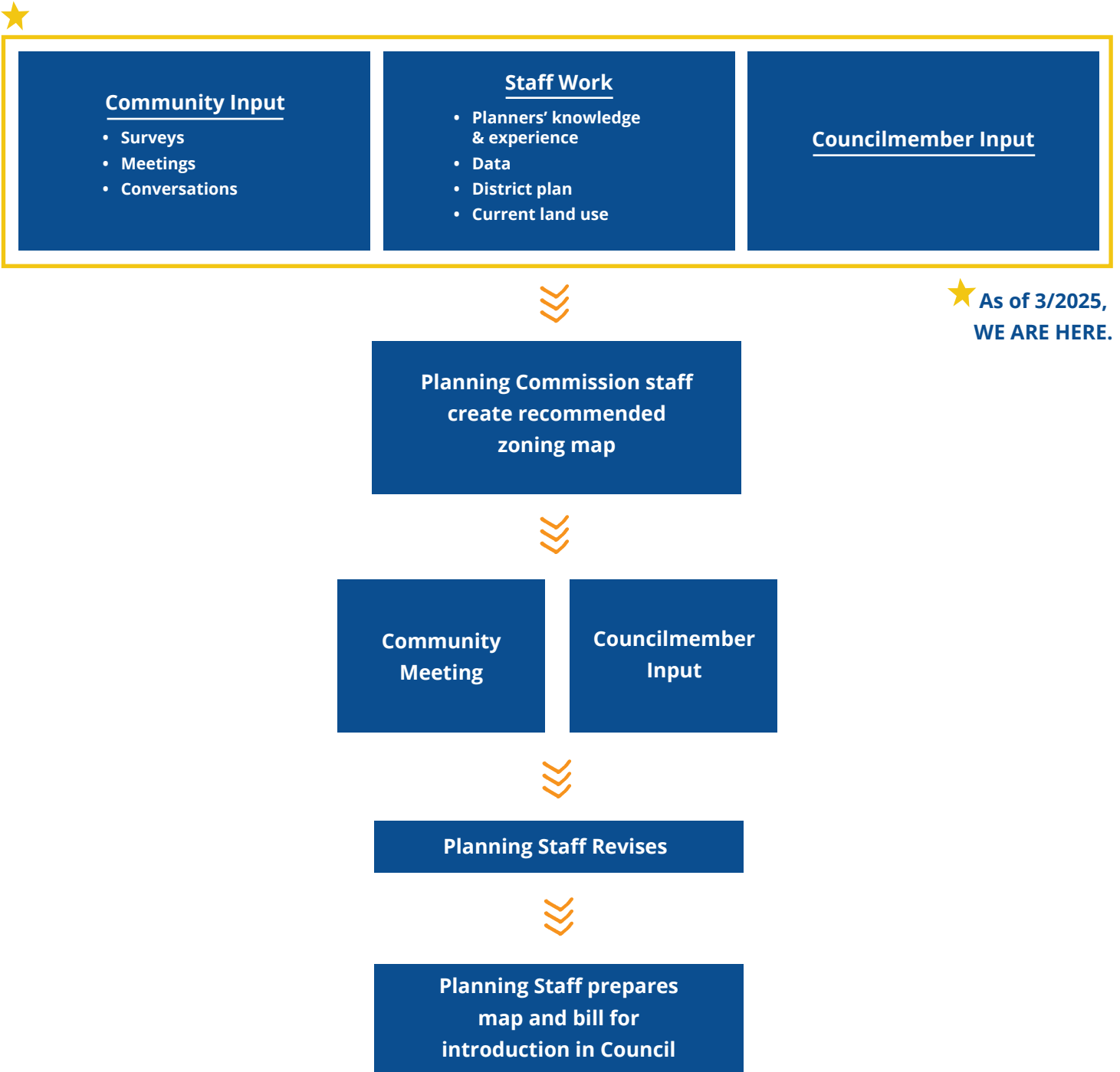
- B Line Stops
- Childcare Center
- Community or Recreation Centers
- Health Centers
- Libraries
- Pharmacies
- Commercial Corridors
- Financial Establishments
- Schools

Bus Lines

- 1
- 4
- 16
- 23
- 53
- 56
- R

CONSIDERATIONS IN ZONING MAP RECOMMENDATIONS

Planning Commission staff create zoning map bills in partnership with the community and City Council. There are many voices and factors that come into play.



CONNECTING TO THE CITY'S COMPREHENSIVE PLAN

Philadelphia2035 is Philadelphia's Comprehensive Plan. It sets forth a **vision for 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) overlay.
- **Preserve single-family housing stock** through zoning.
- **Encourage the redevelopment** or reuse of underutilized industrial land and buildings in the Hunting Park West Industrial Area.
- **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 *about the plan*, at: www.phila2035.org/north.



You can learn more at:
bit.ly/RemappingHuntingPark



If you have feedback or comments you haven't yet shared with us, you may reach out to planning@phila.gov