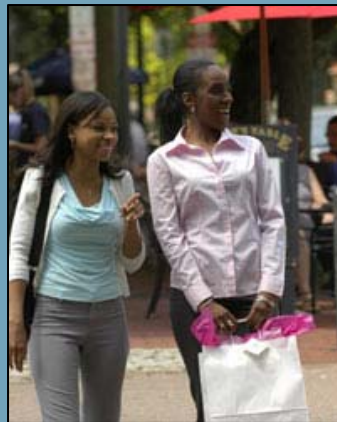


# PHILADELPHIA ZONING CODE REFORM PROJECT



# Meeting Overview

- Project Team
- Schedule
- Public Involvement
- Zoning Basics
- Next Steps
- Discussion



# Project Team

**Philadelphia Zoning Code Commission**

**Clarion Associates**  
Project Management  
Research & Drafting

**Duncan Associates**  
Research & Drafting

**Clafien**  
Urban Design

**WRT**  
Sustainability

**CHPlanning**  
Outreach

**Portfolio**  
Outreach

**Dyett & Bhatia**  
Downtowns

**Hurley-Franks**  
Form-based

**Montgomery  
McCracken**  
Legal

**VIC Group**  
Web Tools

# Zoning Code Reform Project

## Five Step Project:

### 1. Public Involvement

- ▣ What does Philadelphia think?

### 2. Evaluation

- ▣ How does the current code work?

### 3. Best Practices

- ▣ What has succeeded in other cities?

### 4. Alternative Code Scenarios

- ▣ What are the best “fits” for our city?

### 5. Recommendations



# Project Schedule

Task	Firms	2008				2009								
		Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	
1. Public Involvement	Clarion CHPlanning Portfolio													
2. Evaluation	Clafien WRT													
3. Best Practices	Clarion Clafien WRT													
4. Alternative Code Scenarios	Clarion													
5. Recommendations	Team													

# Public Involvement Steps

- Local Community Meetings
- Code User Interviews
- On-line Surveys
- City Website
- Open E-Mail Notice List

Questions, links, information:

[www.zoningmatters.org](http://www.zoningmatters.org)



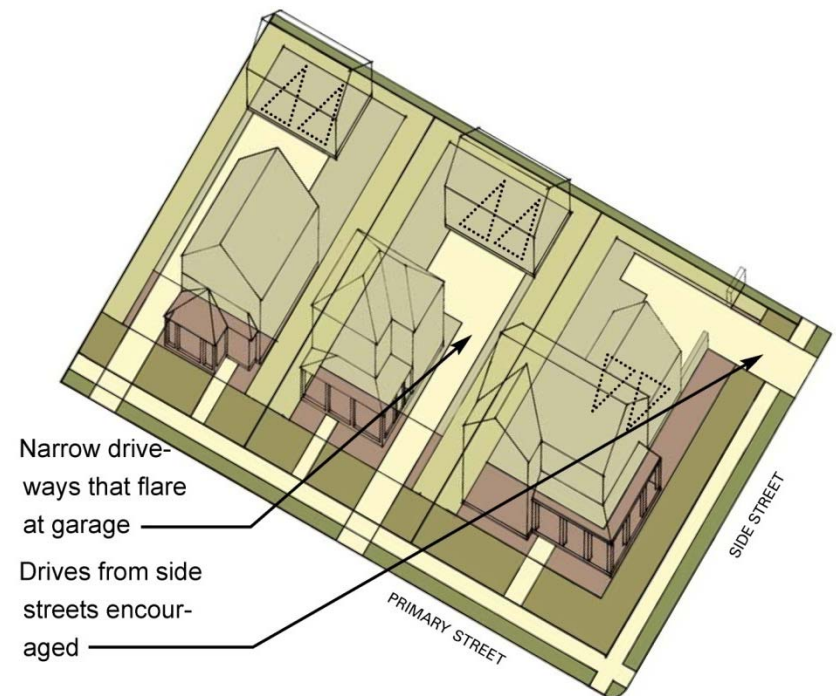
# Zoning Basics

# Text

## Zoning Defines:

- Zones/Districts
  - Residential, Commercial, Industrial, Mixed-use
- Uses
- Building Envelope
- Site Design
  - Parking
  - Landscaping

## Zoning Illustrates:





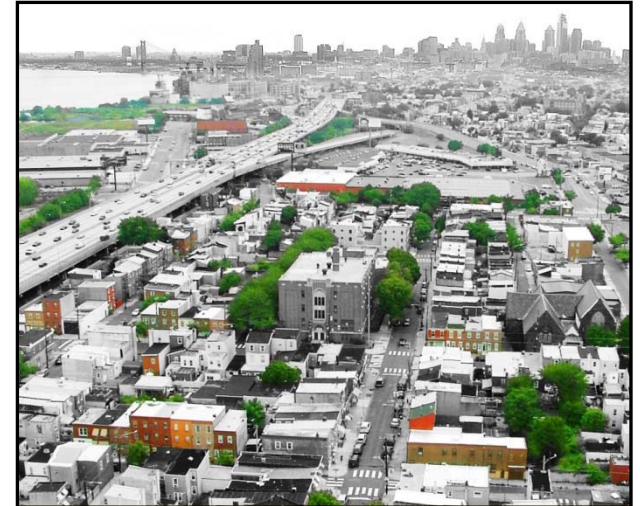
# Reasons to Update

- Usability:
  - ▣ Reduce inconsistencies
  - ▣ Reduce variance requests
- Innovation: New land uses and building types are now available
- Quality: To encourage high quality, creative, and sustainable design



# Reasons to Update

- **Economic Strength:** Keep the engine of reinvestment going
- **Efficiency:** Approval processes can be made more efficient
- **User-Friendliness:** The whole code can be made much more user-friendly



# Next Steps

□ Public Neighborhood Meetings

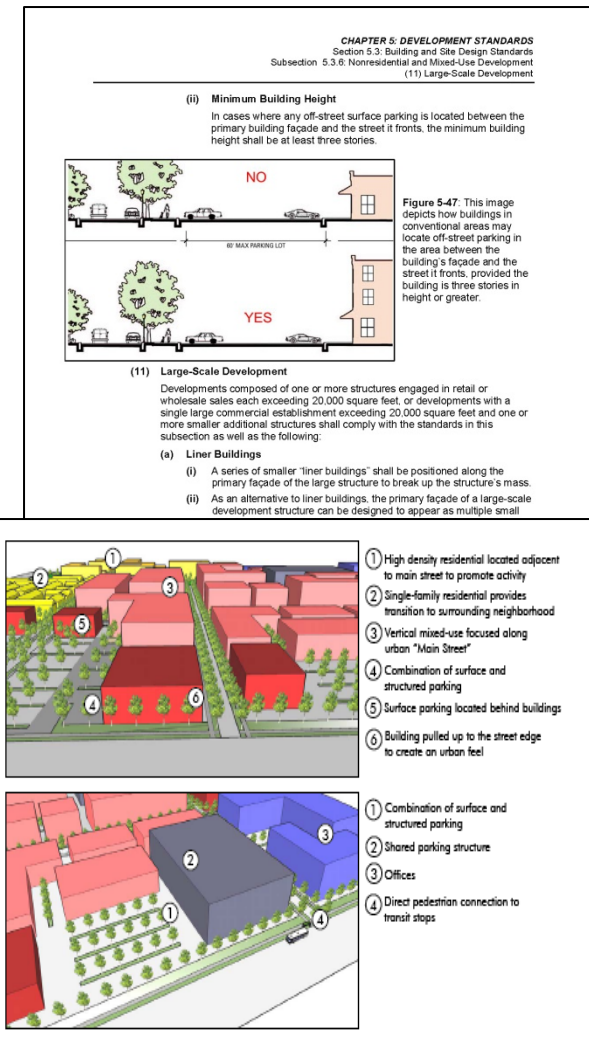
□ On-Line Survey

[www.zoningmatters.org](http://www.zoningmatters.org)

□ Evaluation of Current Code

□ Public Zoning Code Commission Meetings

Next Zoning Code Commission Meeting:  
Wednesday, Dec. 10, 2008 at 8 a.m.  
Location: 1515 Arch Street,  
Philadelphia, PA 19102

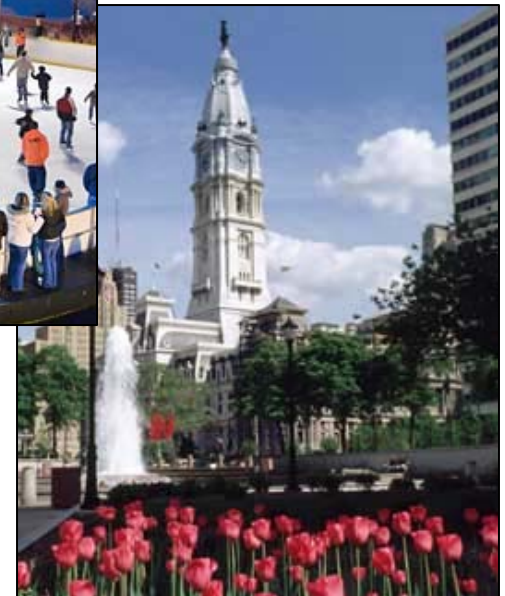


# We Are Listening for Your Comments

- How would you like to see the code made more user-friendly?
- How could the code be changed to make Philadelphia a better place to live and work?



G. Widman for GPTMC



T. O'Keefe for GPTMC

# We Are Listening for Your Comments

- What about zoning needs to be simplified, and how?
- What recent zoning or development decisions have had a positive or negative impact on your neighborhood?



# We Are Listening for Your Comments



- Do you have comments about:
  - Building Design
  - Parking
  - Housing
  - Environment/Sustainability
  - Appropriate Land Uses
  - Modernization



[www.zoningmatters.org](http://www.zoningmatters.org)