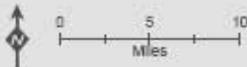
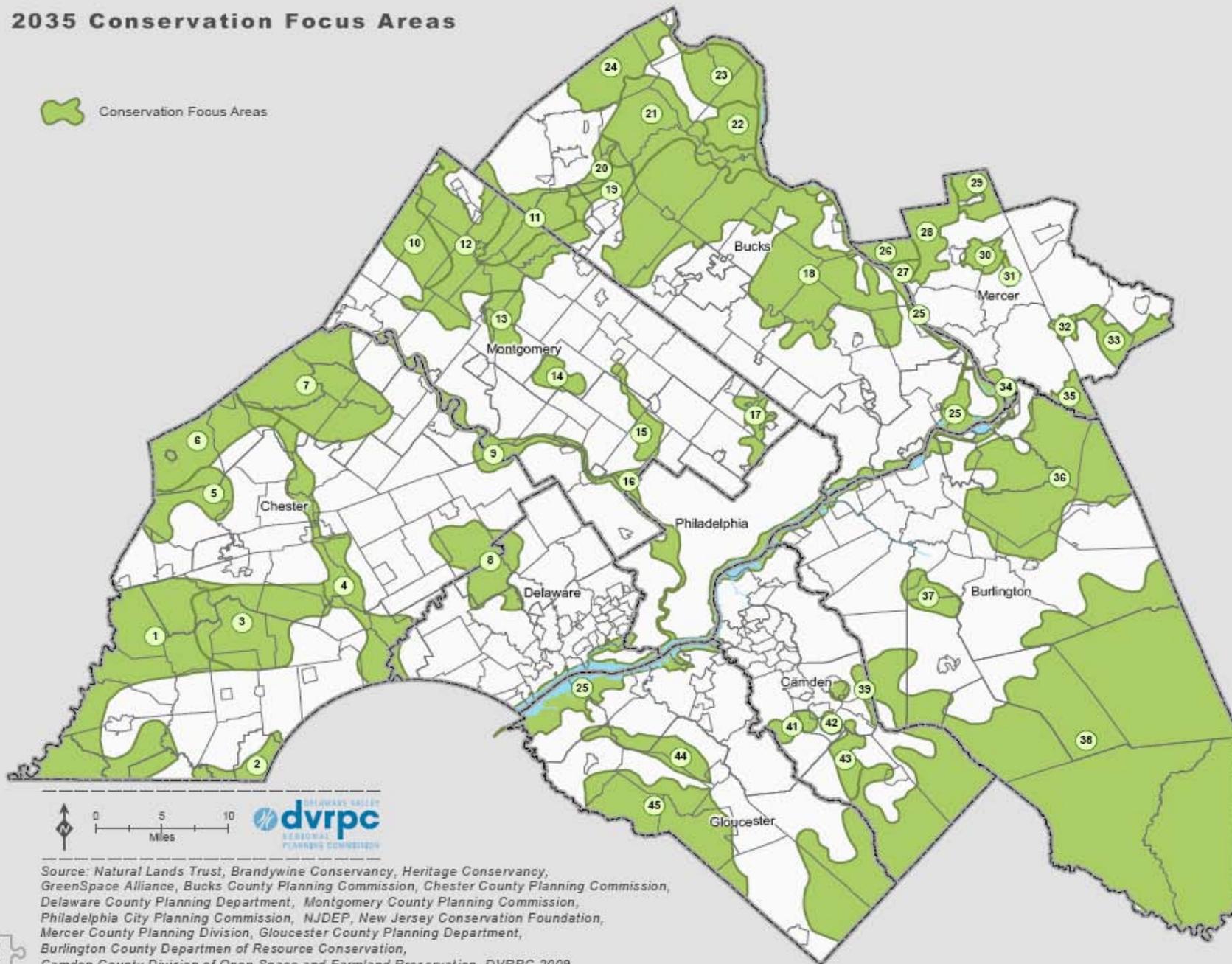




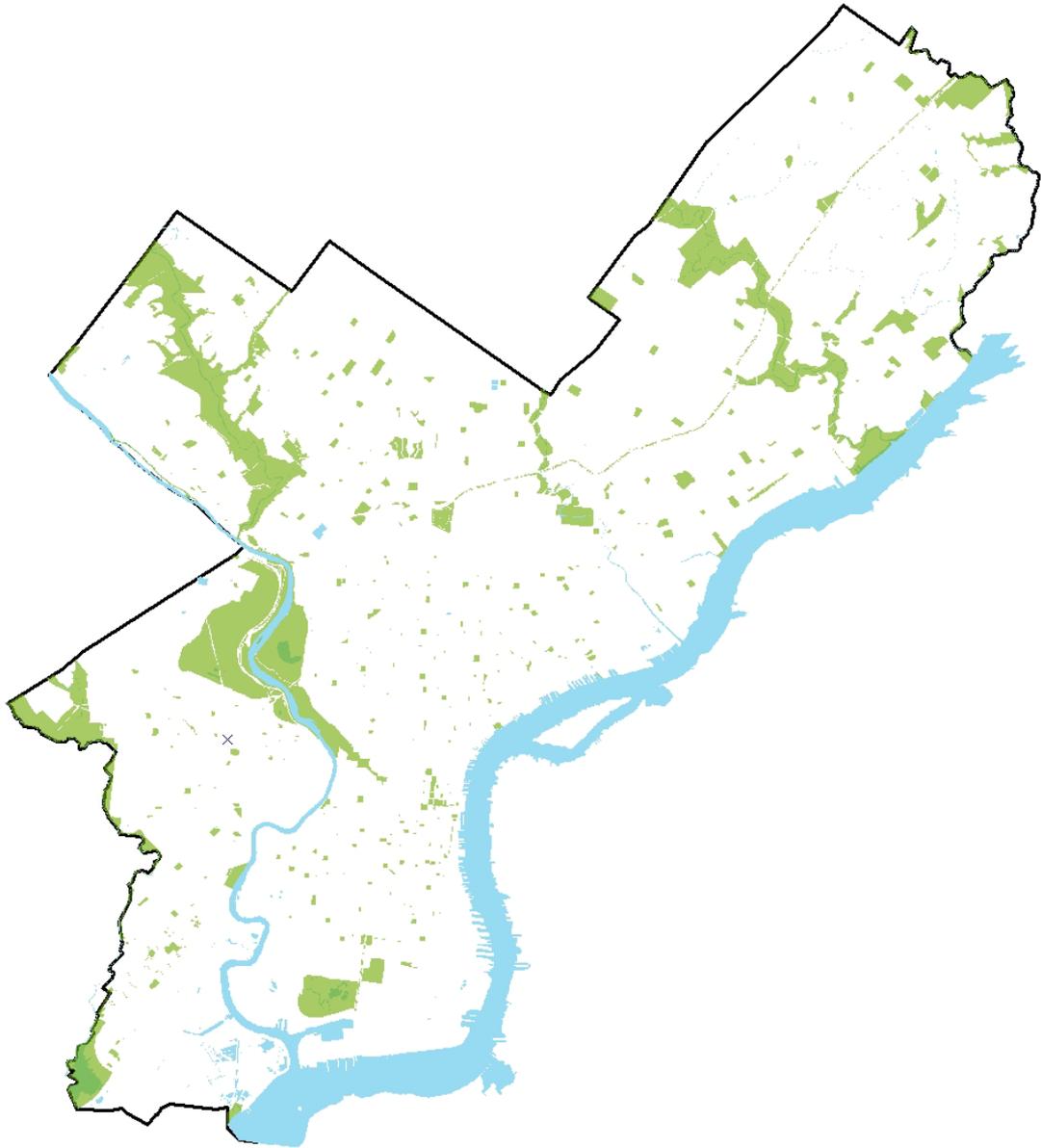
Philadelphia's Red Fields to Green Fields

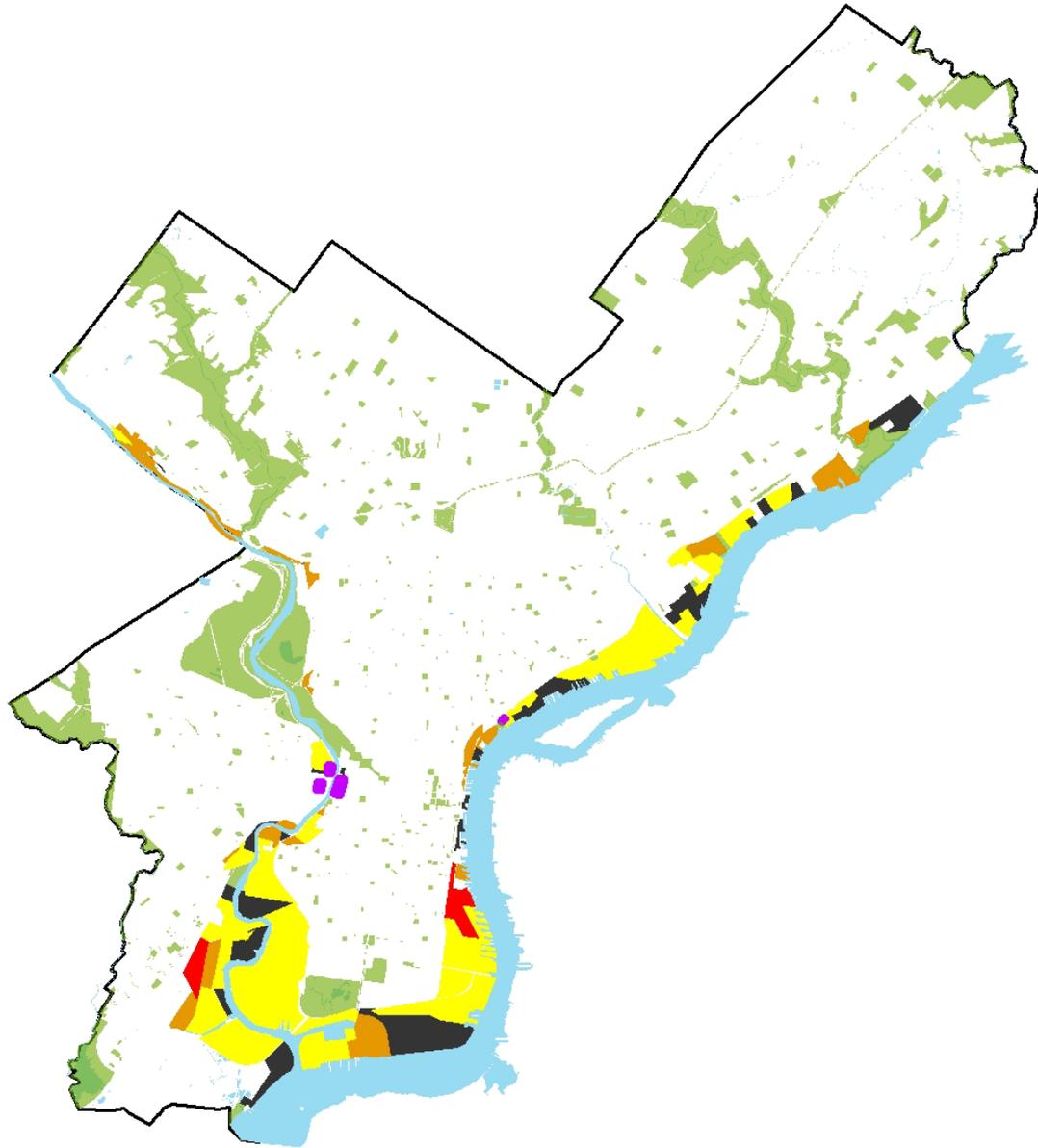
2035 Conservation Focus Areas

 Conservation Focus Areas



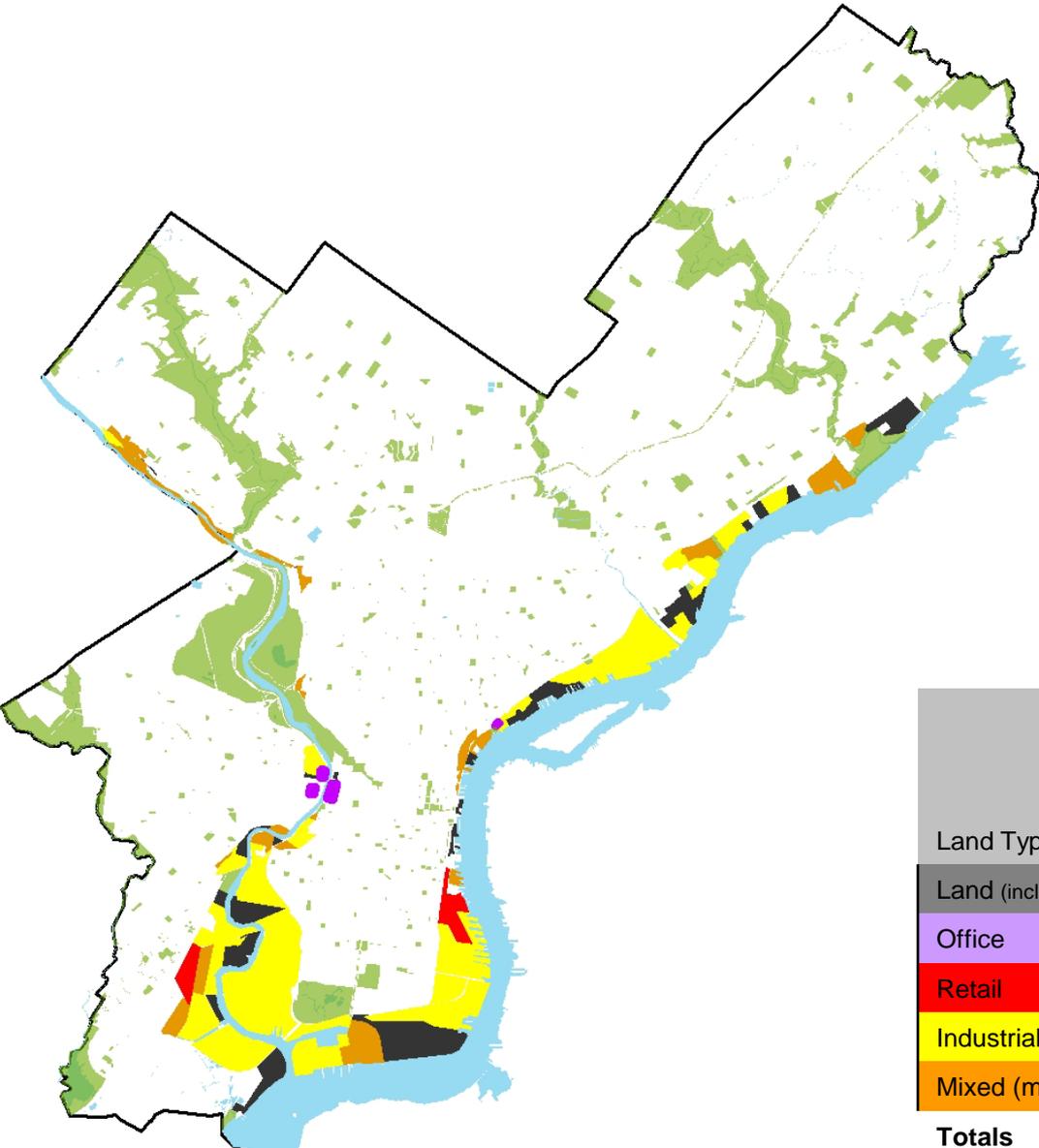
Source: Natural Lands Trust, Brandywine Conservancy, Heritage Conservancy, GreenSpace Alliance, Bucks County Planning Commission, Chester County Planning Commission, Delaware County Planning Department, Montgomery County Planning Commission, Philadelphia City Planning Commission, NJDEP, New Jersey Conservation Foundation, Mercer County Planning Division, Gloucester County Planning Department, Burlington County Department of Resource Conservation, Camden County Division of Open Space and Farmland Preservation, DVRPC 2009







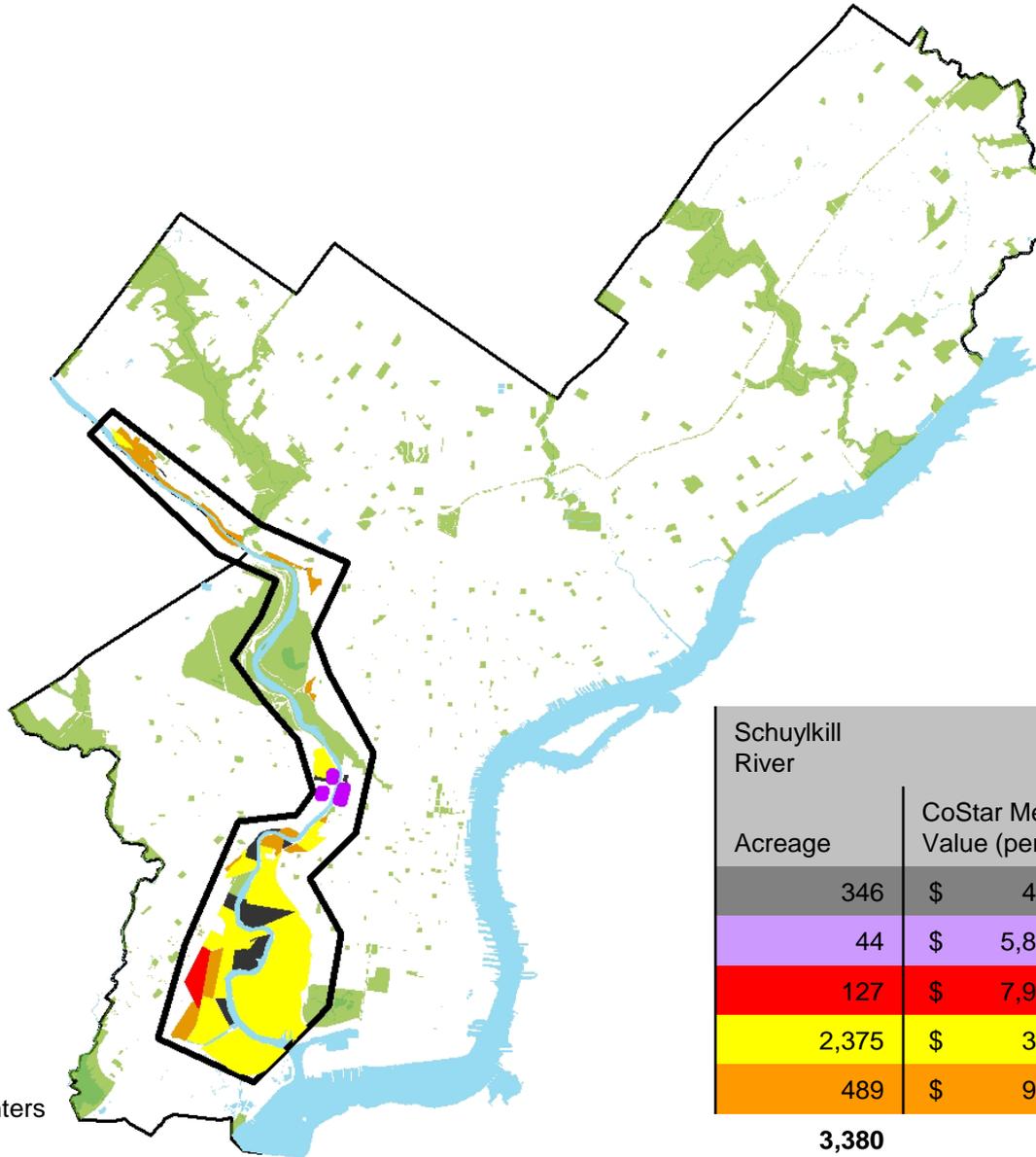
Generalized Riverfront Land Use



Land Types	Total Amounts adjacent to riverfronts	
	in sq. ft.	in acres
Land (includes large surface parking)	66,724,155	1,532
Office	2,024,070	46
Retail	13,286,134	305
Industrial	199,856,898	4,588
Mixed (mix of above)	49,161,383	1,129
Totals		7,600

Schuylkill River Vicinity

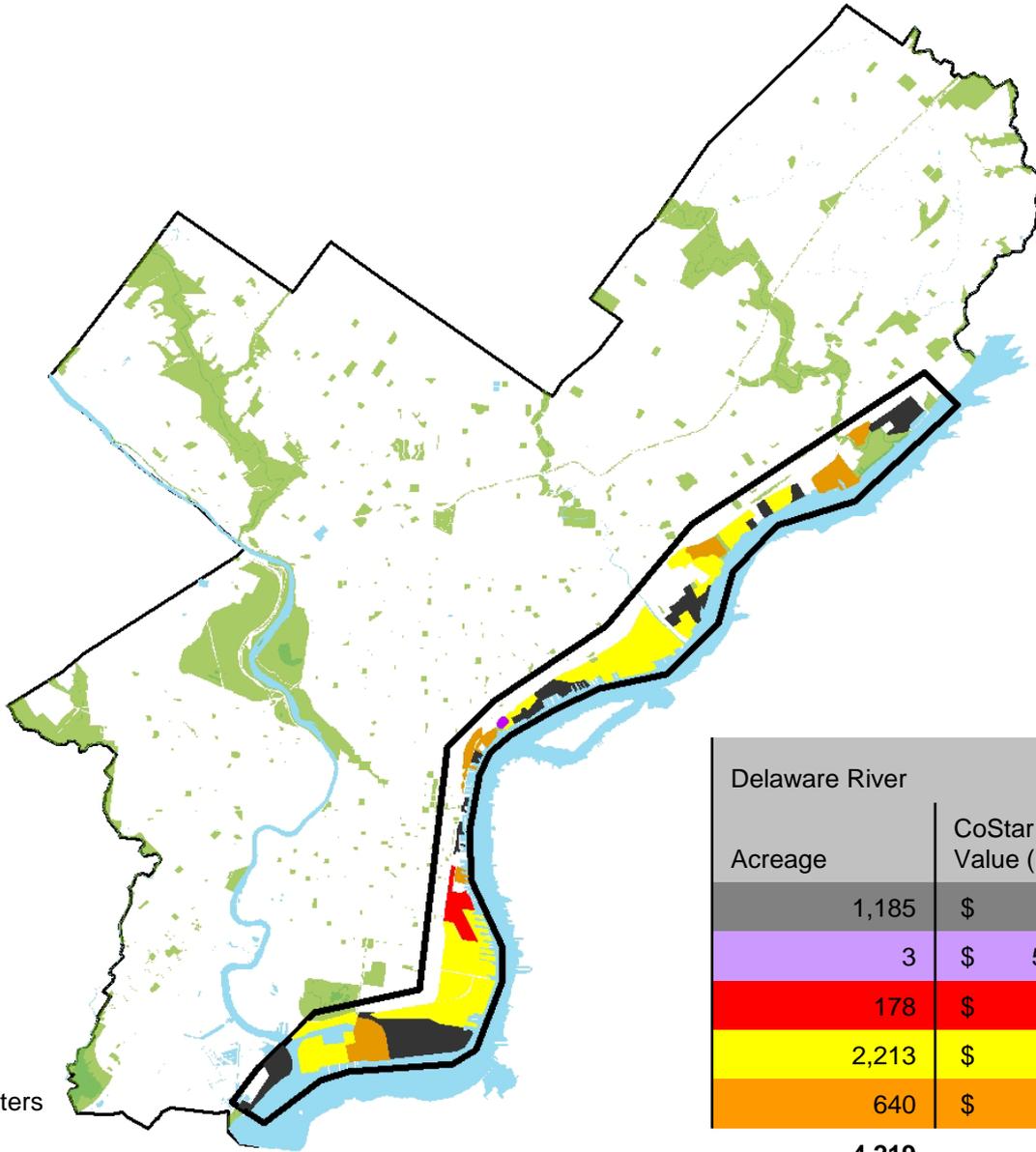
- Industrial
- Land
- Mixed
- Office
- Retail
- Parks and Recreation Centers
- Water



Schuylkill River		
Acreage	CoStar Median Value (per acre)	Acquisition cost
346	\$ 462,963	\$ 160,407,693
44	\$ 5,854,203	\$ 256,356,080
127	\$ 7,992,500	\$ 1,015,248,780
2,375	\$ 368,120	\$ 874,105,302
489	\$ 985,000	\$ 481,191,690
3,380		\$ 2,787,309,545

Delaware River Vicinity

- Industrial
- Land
- Mixed
- Office
- Retail
- Parks and Recreation Centers
- Water



Delaware River		
Acreage	CoStar Median Value (per acre)	Acquisition cost
1,185	\$ 706,614	\$ 837,546,211
3	\$ 5,854,203	\$ 15,667,105
178	\$ 505,830	\$ 90,028,880
2,213	\$ 385,906	\$ 853,901,771
640	\$ 401,460	\$ 256,962,735
4,219		\$ 2,054,106,704

Land Types	Total Amounts adjacent to riverfronts		Delaware River			Schuylkill River		
	in sq. ft.	in acres	Acreage	CoStar Median Value (per acre)	Acquisition cost	Acreage	CoStar Median Value (per acre)	Acquisition cost
Land	66,724,155	1,532	1,185	\$ 706,614	\$ 837,546,211	346	\$ 462,963	\$ 160,407,693
Office	2,024,070	46	3	\$ 5,854,203	\$ 15,667,105	44	\$ 5,854,203	\$ 256,356,080
Retail	13,286,134	305	178	\$ 505,830	\$ 90,028,880	127	\$ 7,992,500	\$ 1,015,248,780
Industrial	199,856,898	4,588	2,213	\$ 385,906	\$ 853,901,771	2,375	\$ 368,120	\$ 874,105,302
Mixed	49,161,383	1,129	640	\$ 401,460	\$ 256,962,735	489	\$ 985,000	\$ 481,191,690
Totals		7,600	4,219		\$ 2,054,106,704	3,380		\$ 2,787,309,545

Cost to purchase all land = \$4,841,416,249

That would purchase 7,599 acres

Goal is to spend 60% (\$2.1 B) on acquisition

Average cost per acre (based on above) = \$637,106

\$2.1 Billion would purchase 3,296 acres @ \$637k per acre

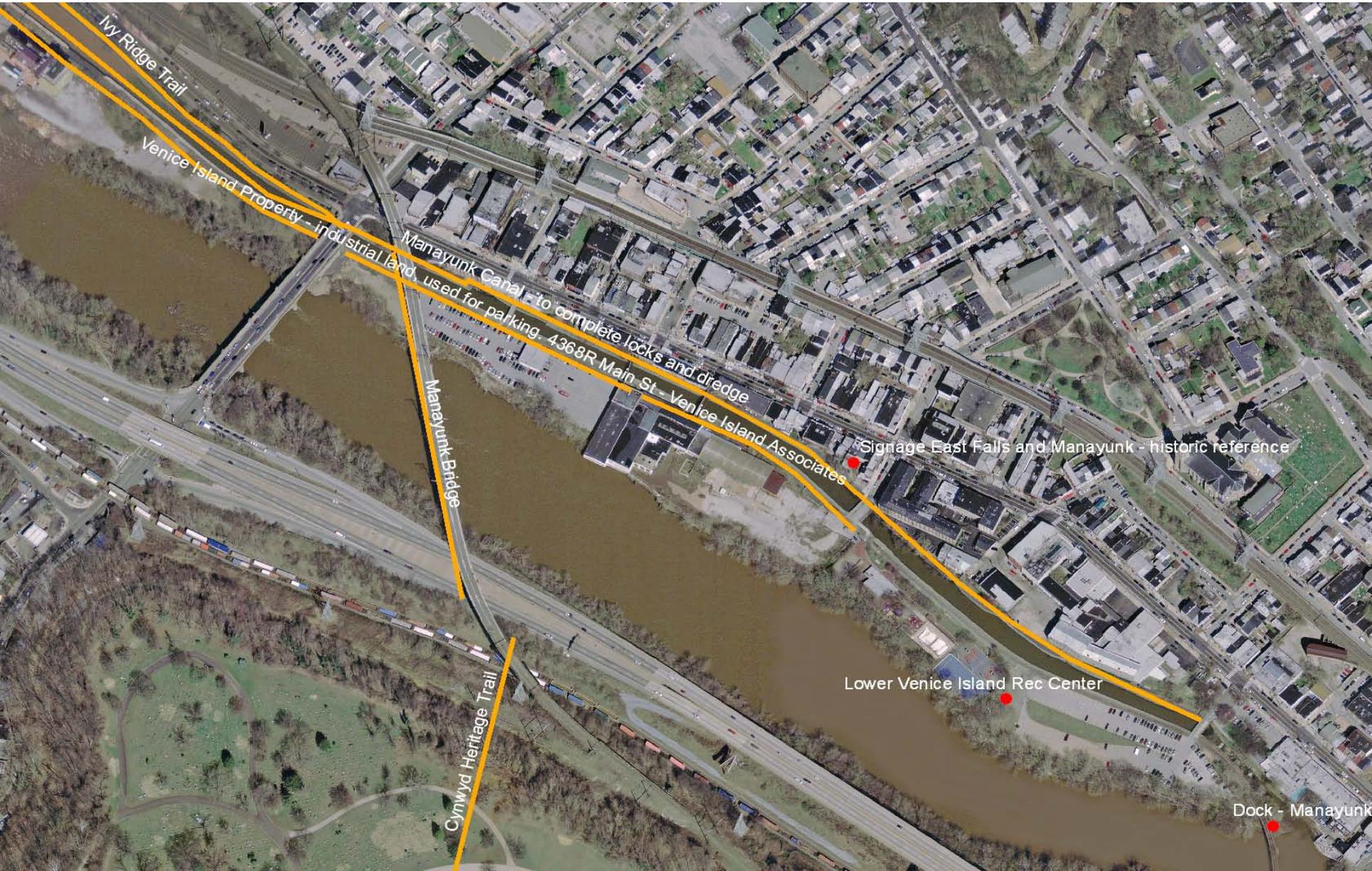
Strategic Considerations for Acquisition

- **Land cost & level of distress**
- **Environmental contamination**
- **Public health benefits**
- **Equitable access to parks**
- **Neighborhood recreational need**
- **Suitability for interim & permanent park or green space**
(including regional park and green space systems)
- **Future land use considerations**
- **Likelihood of near term development considerations**
- **Type of disposition**
- **Type of “ownership”**
(role of easements, site control, permission to enter & build etc.)

Citywide Park & Green Space Project Inventory

Project Name	Lead Organization	Type	Size	Acq_Cost	Design Cost	Construction Cost	Priv_Land?	Readiness	Notes
Gustine/Wissahickon Trailhead	Fairmount Park	Trailhead for Schuylkill Trail/Wissahickon Trail	1 acre - directly across Ridge Avenue from off ramp (to be built) from I-76	City owned	\$50,000	\$500,000	No		
Dock - East Falls	The Schuylkill Project	Dock in park for non-motorized boats	The dock would be in the vicinity of the East Falls Catwrest St Bridge and would allow public access of small craft to river	City owned	\$125,000	\$1,250,000	No		This portion of the river has no formal access, access is needed for recreational purposes
Dock - Manayunk	The Schuylkill Project	Dock park area in Manayunk	This dock will be on Lower Venice Island and would be a small dock for non-motorized craft	City owned	\$125,000	\$1,250,000	No		The Manayunk section of the river has no formal access for recreational use.
Lower Venice Island Rec Center	Parks and Recreation	completion of rec facilities	Funding is in place for a recreational facility on Lower Venice Island, which will include a gateway to water recreation - there is a shortfall in the funding	City owned	completed	\$1,200,000	No		The Lower Venice Island Park and Recreation facilities to be built on Lower Venice Island are funded at \$24,000,000. An additional \$1,200,000 is needed to fully complete the riverside facilities.
Signage East Falls and Manayunk - historic reference	The Schuylkill Project	Along trail	Kelly Drive on either side of East Falls Bridge, Manayunk Canal from Lock Street to Fountain Street	City owned	\$10,000	\$75,000	No		
Signage East Falls and Manayunk - historic reference	The Schuylkill Project	Along trail	Kelly Drive on either side of East Falls Bridge, Manayunk Canal from Lock Street to Fountain Street	City owned	\$10,000	\$75,000	No		
Signage East Falls and Manayunk - historic reference	The Schuylkill Project	Along trail	Kelly Drive on either side of East Falls Bridge, Manayunk Canal from Lock Street to Fountain Street	City owned	\$10,000	\$75,000	No		
Logan Triangle	PCPC	Reuse of vacant land for some green purposes	35 acres	City owned	Unknown	Unknown	No	Preliminary stages of concept development (No design or engineering to date), no funding sources identified	
Race Street Par	DRWC	Park	1 acre	City owned	\$800,000	\$3,200,000	No	Design	To be completed summer 2010
Penn Treaty Park Master Plan	PHS/DRWC	Park Master Plan	3-4 Acres	City owned	Unknown	Unknown	No	Master Plan Phase	
Walmart Pier	DRWC	Park	< 1 acre	City owned	Unknown	Unknown	No	Preliminary stages of concept development	
Lardens Point	DRCC /PWD	Park	4.5 Acres	City owned	Unknown	Unknown	No		
Ivy Ridge Trail	Bicycle Coalition of Philadelphia	Trail	75 miles from the Manayunk Bridge (Cynwyd Trail) to the SEPTA Regional Rail Ivy Ridge station	N/A - anticipate	\$60,000 (see TC)	\$1 million (est.)	SEPTA ROW	This is a straightforward rail-trail conversion. We expect design to take roughly 12 months, after which the project will be ready for construction.	The Friends of Ivy Ridge Trail are the local partner for this project. The Bicycle coalition is sponsoring the project's TCDI application to DVRPC, and we expect Fairmount Park will manage the eventual SEPTA lease agreement and trail construction.
Cynwyd Heritage Trail	Lower Merion Township	Linear park and trail	65 acres - from Cynwyd Station over Manayunk Viaduct	\$580,000	\$105,000	approx. \$3 million	No	Trail in final design process - design complete by March 2010, riverfront development still in conditional use hearings.	The Master Plan for the Cynwyd Heritage Trail presents a comprehensive, long-range vision and implementation strategy for transforming acres of overgrown and underutilized land in Bala Cynwyd into a dynamic 21st century recreation trail and linear park. Will open up former industrial site to public access
Grays Ferry Crescent	SRDC	Trail/Greenway	34th Street to Wharton Avenue	N/A	Complete	\$2.5 million	Yes	Ready to bid for construction	
Locust St to South St Boardwalk Trail Extension	SRDC	Trail	Locust Street to South Street	N/A	\$1,000,000	\$10,600,000	No	Preliminary design of Boardwalk Structure is nearing completion	Critical link in Schuylkill Trail
South St to 34th St Trail Extension	SRDC	Trail/Greenway	South Street to 34th Street	\$2,000,000	\$1,000,000	\$12,000,000	Yes	Design could start once land is acquired	
South St Bridge to Grays Ferry Crescent Greenway via West Bank	SRDC	Trail/Greenway	South Street to University Avenue	\$500,000	\$500,000	\$2,000,000	Yes	Design could start once land is acquired	
Grays Ferry Crossing - Pedestrian Bridge over Schuylkill River	SRDC	Trail/Greenway	1 acre	\$400,000	\$600,000	\$8,000,000	Yes	Preliminary design underway	Critical link to historic Bartrams Garden
Bartrams Garden Link	SRDC	Trail/Greenway	Grays Ferry Avenue to Bartrams Avenue	\$400,000	\$500,000	\$2,000,000	Yes	Design could start once land is acquired	
Bartrams Garden to Passyunk Avenue Bridge	SRDC	Trail/Greenway	54th Street to Passyunk Avenue	\$5,000,000	\$2,000,000	\$20,000,000	Yes	Design could start once land is acquired	
Passyunk Avenue Bridge to Historic Fort Mifflin	SRDC	Trail/Greenway	Passyunk Avenue to Delaware River	\$20,000,000	\$10,000,000	\$40,000,000	Yes	Design could start once land is acquired	
Walnut Street Gateway	SRDC	Trail access	30th Street to 24th Street	N/A	\$400,000	\$4,000,000	No	Design underway	
Schuylkill River Trail at Bartrams Garden	John Bartram Association	Trail/Greenway	51st Street to Lindbergh Avenue/56th St	N/A	\$280,000	\$2,112,000	No	Preliminary design underway	
Shawmont Avenue to Port Royal Avenue	City of Philadelphia Fairmount Park	Trail/Greenway	Shawmont Ave to Port Royal Ave	\$100,000	\$100,000	\$1,000,000	Yes	Trail would occupy PECO easement	
58th Street Connector Greenway	Pennsylvania Environmental Council	Trail/Greenway	Lindbergh Avenue to Cobbs Creek Parkway	N/A	\$150,000	\$1,850,000	No		
Wissahickon Gateway	City of Philadelphia/Fairmount Park/Schuylkill	Trail/Greenway	Kelly Drive to Pencoyd Bridge	\$600,000	\$300,000	\$4,000,000	Yes	Concept developed	A critical missing link in the Schuylkill River Trail
Manayunk Bridge	Lower Merion Township/Friends of Ivy Ridge	Trail	Connects Philadelphia to Lower Merion	\$10,000	\$125,000	\$1,300,000	Yes	Preliminary design underway	
Venice Island Property - industrial land, used for parking, 4368R Main St - Venice Island Associates	The Schuylkill Project	Open ground along riverfront on Venice Island	3.5 acres starting approx. Levering St and running to the Green Lane Bridge	\$5,000,000	\$100,000	\$1,000,000	Yes	Owner speculated with this land and has left it in the use of parking for the time being.	This site is odd and narrow, but a center site on Venice Island immediately adjacent to the Green Lane Bridge.
Venice Island Property - industrial land, originally poised for apts. On hold. Waterford Properties	The Schuylkill Project	Open ground along riverfront on Venice Island	4 acres starting at Cotton St on Venice Island and extending to Levering St (no street on island)	\$6,000,000	\$100,000	\$1,000,000	Yes	Open lot, full of rubble and a partially demolished building	Real estate records show a sale of \$4.5 million plus at least \$1.5 million in legal costs to date.
Venice Island, Green Ln to Leverington Ave. #1 Leverington Ave - originally to be apartments	The Schuylkill Project	Open ground along riverfront, one aban building	6 acres starting at Green Lane and running to Leverington Ave on Venice Island	N/A	\$100,000	\$1,000,000	Yes	This is a significant property next to the Green Lane Bridge, in the flood plain, mostly open ground with one empty building.	No sales numbers though the property changed hands in 1999. This paper company after being acquired, moved into bankruptcy - immediately adjacent to both Manayunk and the Shawmont section of the City. Paper Company since the early 19th century.
4500 Flat Rock Road, Venice Island - Industrial land	The Schuylkill Project	G2 Industrial Land - for open park space	30 plus acres, plus seem parcels (not sure of size) preceding the 4500 address - industrial buildings and land	N/A	\$300,000	\$3,000,000	Yes	This is a combination of industrial buildings, some still in use - and vacant ground. Company is in bankruptcy.	To date \$8 million has been spent on canal restoration, with another \$1.2 million funded. Still need \$11 million to restore the locks and dredge.
Manayunk Canal - to complete locks and dredge	City of Philadelphia and the Schuylkill Project	Parallels river and Venice Island	1.5 miles long	City owned	\$0	\$11,000,000	No		This ground lies along the waterfront in the Shawmont section of the City. Currently we are creating a Conservation Plan for the site. The primary goal is to leave the site in its natural state as much as possible.
Shawmont Conservation District Restoration	City of Philadelphia and the Schuylkill Project	Parallels river	5 mile long tract of ground	City owned	\$30,000	\$200,000	No		
Frankford Creek Greenway	PWD	Trail/Greenway							
Cobbs Creek Vision	PWD	Stream restoration, Infrastructure protection	over seven miles of stream and riparian corridor	Unknown	\$7.5-11 million	\$51-75 million	portions	currently in design phase	
North Delaware Greenway	DRCC	Trail							
North Delaware Greenway	DRCC	Trail							

Citywide Park & Green Space Project Inventory



Citywide Park & Green Space Project Inventory

redfields_noaerials.mxd - ArcMap - ArcView

File Edit View Bookmarks Insert Selection Tools Window Help

Editor Task: Create New Feature Target:

1:4,418

Identify

Identify from: <Top-most layer>

Location: 2,675,261.416 261,549.184 Feet

Field	Value
OBJECTID	2
SHAPE	Polyline
Project Name	Cynwyd Heritage Trail
Lead Organization	Lower Merion Township
Type	Linear park and trail
Size/Extent	65 acres - from Cynwyd Station over Manayunk Viaduct
Cost for Acquisition	\$580,000
Design Cost	\$105,000
Construction Cost	approx. \$3 million
Private Land	No
Size of Private Land	N/A
Summary Adjacent Development	A 5+ acre industrial site (referred to as "M" district, for manufa
Level of Readiness	Trail in final design process - design complete by March 2010; ri
Notes	The Master Plan for the Cynwyd Heritage Trail presents a comp
SHAPE_Length	6319.974754

Identified 1 feature

- Red: Band_1
- Green: Band_2
- Blue: Band_3

Display Source Selection

Drawing Arial 10 B I U

2675736.947 261165.691 Feet

start 3 Microsoft Offi... maps 1 - Mozilla ... 2 ArcMap 2 Windows Expl... 2 Microsoft Pow... Adobe Acrobat P... Ps Adobe Photosho... 12:02 PM

Citywide Park & Green Space Project Inventory Preliminary Findings

- **370-500 acres of park and green space projects**
- **\$ 40,590,000 estimated acquisition costs**
many projects are on publicly-owned land
- **\$ 29,820,000 estimated design costs**
- **\$ 190,187,000 estimated construction costs**

Project Example: Cynwyd Regional Trail



Project Example: Cynwyd Regional Trail

65 acres total

Regional trail connections and new park and green spaces

Acquisition	\$580k
Design	\$105k
Construction	\$3,000,000

Timeline Design complete March 2010
Adjacent development Conditional use hearings



Project Example: Cynwyd Regional Trail



Project Example: Cynwyd Regional Trail



Economic Impact Example: North Delaware Greenway Trail



Economic Impact Example: North Delaware Greenway Trail



Economic Impact Example: North Delaware Greenway Trail

Greenway costs (3-4 different levels of greenway were contemplated)

- Lowest cost scenario \$10 million
- Highest cost scenario \$194 million

Assuming planned private sector projects occurred

- Lowest investment scenario \$828 million
- Highest investment scenario \$1.5 billion

Regional Benefit

- | | |
|-----------------------|--|
| • Spend \$838 million | potentially generates \$1.3 billion in total output
\$219 million in Earnings
5,800 jobs |
| • Spend \$1.7 billion | potentially generate \$2.2 billion in total output
\$320 million in Earnings
8,500 jobs |

Taxes Impacts (multiplier over time both recurring and one time)

- Local tax increase from \$12.4 million - \$22.5 million
- State tax increase from \$ 43.7 million - \$85 million

Residential Property Values

- Increase of between \$28 million – \$348 million

Annual Return on Investment for Net Public Investment

- 17% -28%

Annual Recreational Benefit (based on unit day values of \$1.50-\$3.10 per visitor)

- \$54,000 - \$1,980,000

Leverage

- TIFF supported by increased “increment” at \$40-70 million



PIDC Industrial Land Study: April/May 2010

ZONING Matters
The Official Site of the Philadelphia Zoning Code Commission

Home About Us Contact Us Site Map Search

Zoning Code Commission Zoning 101 Zoning & Planning in Philadelphia News & Events Get Involved

Timeline

There is much work ahead to prepare a new zoning code that is *fair, sensible and smart*.

The Charter Amendment creating the Commission requires an open and public process and contains a timeline for the following key events:

- Appointment of the Commission**
 - Appointments are required 60 days after the election results are certified.
- Publication of the Preliminary Report**
 - The Commission must meet at least 10 times and all meetings are open to the public.
 - The Commission must hold at least two public hearings.
 - A preliminary report is due by June 30, 2010. City Council may extend this date by a resolution.
- Public Hearings**
 - Within 60 days after the preliminary report is released, the Commission must convene public hearings to receive the recommendations.
 - City Council may extend this date.
- Commission Report**
 - The Zoning Code Commission has completed the first phase of the work, culminating in the publication of their Recommendations for a New Zoning Code and a Change Memo detailing revisions to the draft.

Zoning Code Rewrite 2010



Share your vision for our future...

- HOME** How do you imagine Philadelphia's neighborhoods, skyline, parks, and business districts in 2035?
- NEWS** Philadelphia is rising back with new housing, new residents, world-class architecture, and a new recognition that it's "America's Next Great City." People across the city have exciting visions for our future. It's time to pull it all together.
- COMMUNITY MEETINGS** "Imagine Philadelphia Laying the Foundation" is the Philadelphia City Planning Commission's effort to involve the citizens of Philadelphia in developing a vision for our city's physical future.
- PROJECT TIMELINE**
- REPORTS** Our first step is to conduct a series of civic-engagement sessions to provide an opportunity for broad public input.
- ABOUT THE PCPC** Share your vision and help lay the foundation for this important work. Come to an Imagine Philadelphia meeting at locations around the City in December and January. Click on the "Community Meetings" button for more information.
- SEND US YOUR IDEAS**
- LINKS**

Phila2035 Comp Plan 2011

Ongoing Investigations

- 1) The Future of Industry in Philadelphia**
- 2) Equitable Distribution of Parks**
- 3) Environmental Contamination**
- 4) Governance/Entity with Acquisition, Operations and Maintenance**
- 5) Job Creation**

