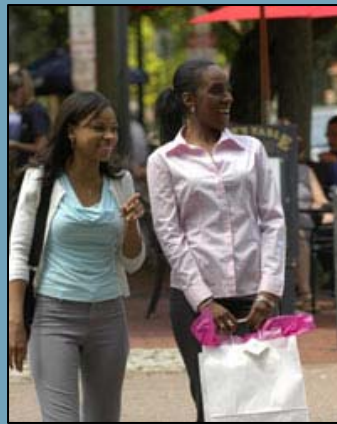


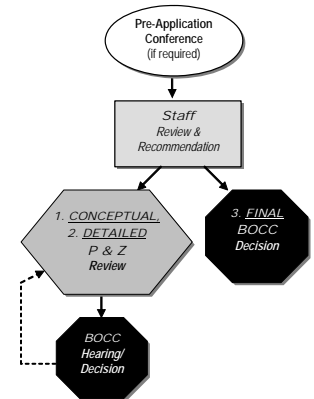
BEST PRACTICES REPORT



Scope of the Report

Best practices review

- **Review and Approval Procedures**
- **Sustainability**
- **Downtown Zoning**
- **Form Controls outside Downtown**
- **Parking**
- **Modular Zoning**
- **Web-Based Zoning**



Review and Approval Procedures

Best practices review

Practices reviewed

- ▣ Public comment periods without a hearing
- ▣ Neighborhood meeting requirements
- ▣ “Call-up” provisions
- ▣ “Bump-up” provisions
- ▣ Hearing officers

**Effective, efficient, timely notice
is key to all approaches**



Review and Approval Procedures

Best practices review

Potential Best Practices

- Authorize planning staff to make more decisions on minor permits and approvals based on objective criteria and conditions in the zoning code.
- Ensure that decision criteria reflect the city's planning goals and are specific enough to produce predictable results.
- Provide the public notice of those decisions and an opportunity for public input and/or to appeal or request review by the zoning board.



Sustainability

Best practices review

General Zoning Priority Topics

- ❑ Climate change / greenhouse gas reduction through VMT reduction / energy standards / carbon absorption
- ❑ Renewable energy / energy conservation
- ❑ Water conservation
- ❑ Food production
- ❑ Community health



Greenworks Philadelphia priorities

- ❑ Energy efficiency / solar energy
- ❑ Alternative transportation / parking
- ❑ Heat islands
- ❑ Stormwater
- ❑ Open space
- ❑ Community gardens and commercial scale farms



Sustainability

Best practices review

□ Potential best practices

- Change zoning rules to allow developments that:
 - Reduce vehicle miles travelled and related carbon emissions
 - Encourage renewable energy and energy conservation (and address heat islands)
 - Encourage water conservation
 - Allow urban food production
 - Promote walking and community health
- Remove zoning barriers to sustainability first, then consider incentives, and focus on regulatory mandates when the first two approaches will not produce results



Downtown Zoning

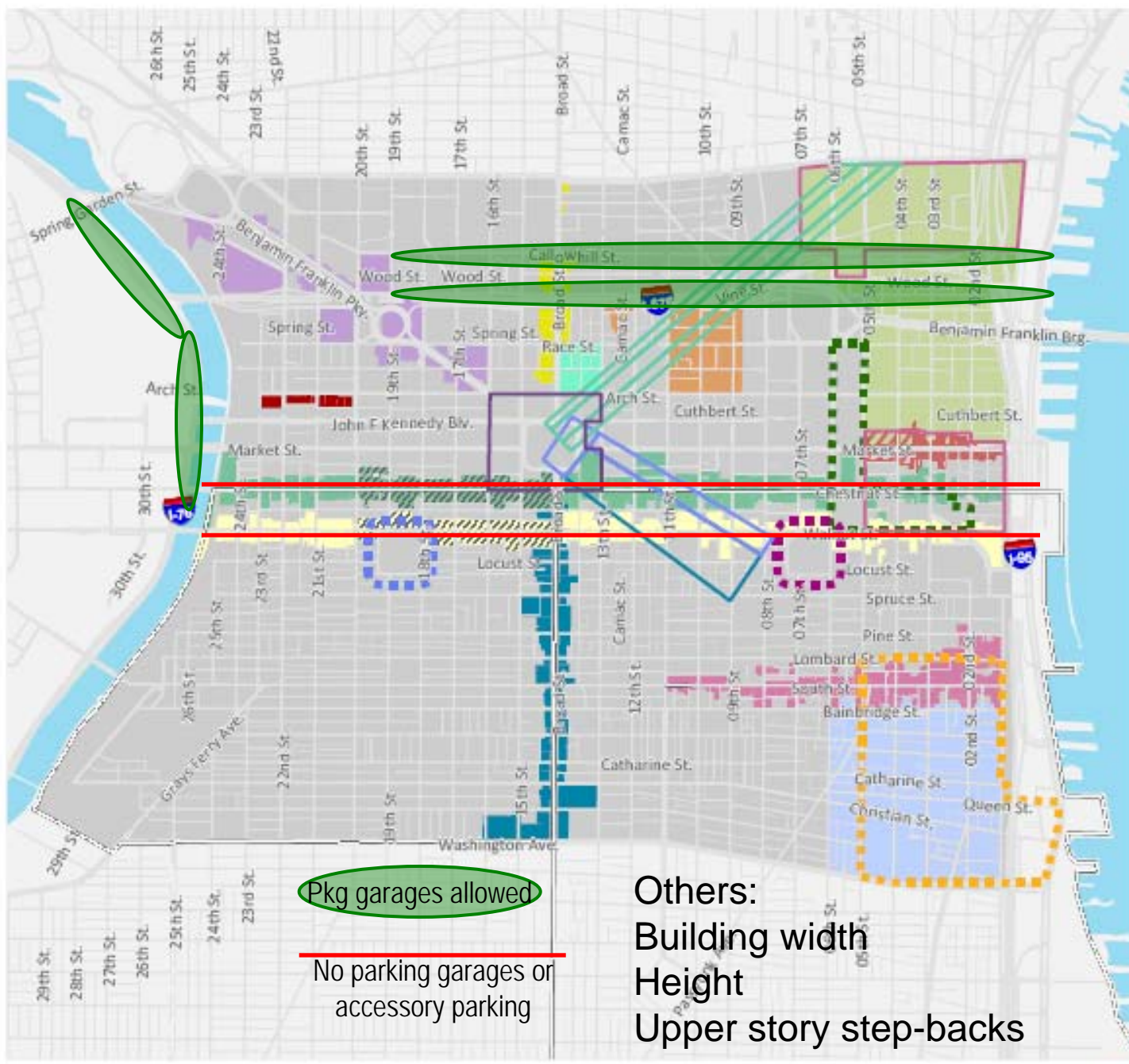
□ Key Topics

- Consolidation the existing special form and use controls
- Understanding the roles played by different types of streets is important
- Think in terms of pedestrian streets, transit streets, and service streets, as well as major auto routes
- Think through connectivity and walkability
- Manage the visual and pedestrian impacts of parking



Existing Center City Special Control Districts

- Center City District
- Center City Height Controls
- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Ave of the Arts North
- Arch Street
- Benjamin Franklin Parkway
- Chinatown
- Convention Center Expansion District
- Old City Overlay District
- Rittenhouse Row
- South St. - Headhouse Square
- Queen Village NCD
- Center City Commercial Area
- Market Street
- Broad Street
- Chestnut Street
- Walnut Street
- Old City Residential Area
- Independence Mall & Park
- Southwark National Historic District
- Rittenhouse Square Special Controls
- Washing Sq. Special Controls
- Off-Street Parking Controls



Pkg garages allowed

No parking garages or accessory parking

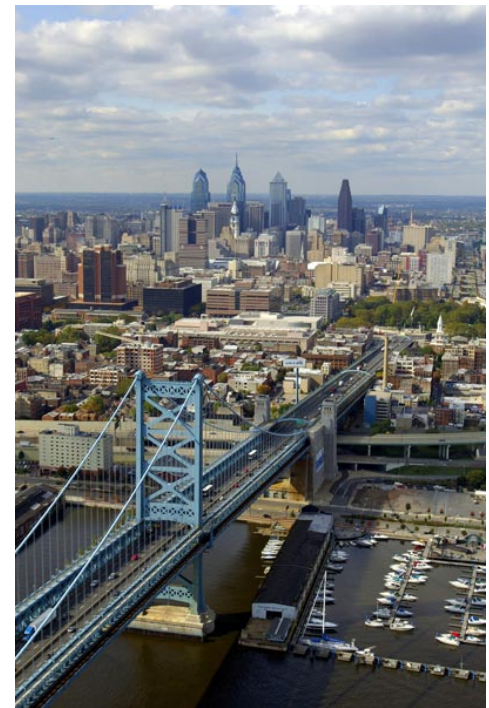
Others:
 Building width
 Height
 Upper story step-backs

Downtown Zoning

Best practices review

□ Potential best practices

- Begin by mapping street typologies, and adopt building form and use controls based on that map.
- Map height and density controls separately.
- Consolidate building form controls into as few overlay zones as possible.
- Focus on walkability and pedestrian comfort.

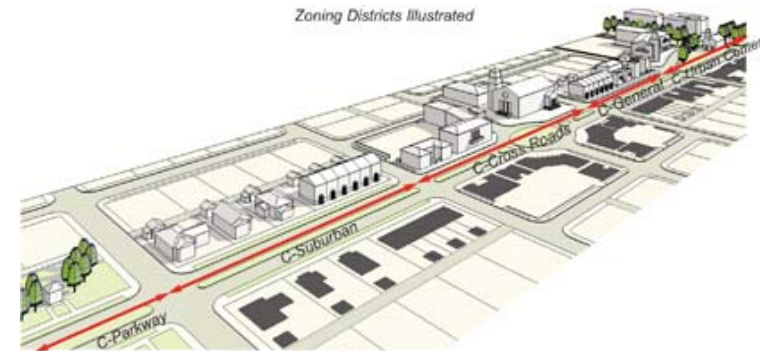


Form Controls Outside Downtown

Best practices review

Key Topics

- Form-based controls are labor and money-intensive to develop and administer
- Most cities limit their applicability to key areas outside downtown
 - ▣ People & transit nodes / image areas
 - ▣ Boundaries conditions
- Most cities limit the list of form elements addressed outside downtown
 - ▣ Key topics addressed include parking lot locations, height transitions, and buffering.



Form Controls Outside Downtown

Best practices review

Potential best practices

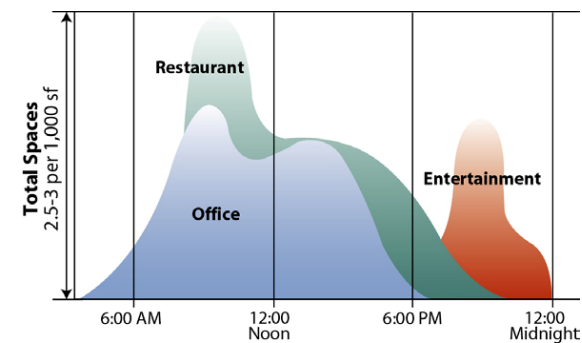
- Focus form controls on three key situations – boundaries between residential neighborhoods and non-residential areas, redeveloping commercial strips, and transit oriented development.
- Focus on the height and massing of buildings and the location of parking areas.
- Tailor transit oriented development controls to the type of transit involved and the scale and character of the surrounding neighborhood.

Off-Street Parking

Best practices review

Topics Addressed

- Minimum requirements
 - ▣ Are Philadelphia's too high?
 - ▣ Adjustments for shared parking?
 - ▣ Elimination of minimums in some areas?
- Maximum parking caps
- Restrictions on commercial parking lots /garages
- Restrictions on curb cuts and vehicle access
- Requirements for side or rear parking areas
- Incentives for underground parking
- Requirements to “wrap” parking garages
- Tailored neighborhood parking districts

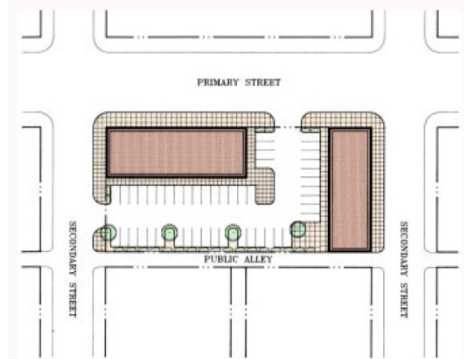


Off-Street Parking

Best practices review

Potential best practices

- Philadelphia's minimum parking requirements are relatively low— but there may be opportunities to reduce requirements in high and medium density residential districts and near transit
- Adopt shared parking provisions reducing required parking based on complementary peak hour use
- Consider parking maximums near transit, or where large surface parking lots are discouraging reinvestment or harming adjacent neighborhoods, or where roads are nearing capacity
- Consider wrapping or façade treatments to minimize the visual impacts of large parking structures



Good site design can accommodate off-street parking (above) without interrupting the retail continuity of the street. Transparent storefronts (below) make sidewalks safer and more pleasant.



Modular Zoning

Best practices review

□ Example

□ San Diego: RM-1-1

(Residential – Multifamily – low density – 3000 sq. ft. lot per/du)



□ Key Issues

- Modular zoning complicates drafting and may reduce understandability of the zoning ordinance.
- Modular zoning can be designed to:
 - Increase flexibility by making module-specific rezoning changes easier
OR
 - Increase detailed tailoring of development to match neighborhood character

Modular Zoning

Best practices review

Potential best practice

- Consider whether more complicated structure produces offsetting benefits to the city
- Consider modular zoning only for areas where it would add flexibility to the code by facilitating changes to key standards (such as height or density) as an alternative to a more dramatic rezoning.
- If modular zoning is used, allow a wide variety of module combinations, rather than limiting them to match the current city fabric.

Web-Based Zoning

Best practices review

Key Issues

- ❑ **Designed for specifics of zoning codes**
- ❑ **User-friendliness**
 - ▣ Usability on standard (not powerful) computers
 - ▣ Usability without training
 - ▣ Links to additional information
 - ▣ Links to mapping and GIS information



Web-Based Zoning

Best practices review

Potential best practices

- Plan for extensive graphics, and for those graphics to be visible when the code text is viewed (not in a separate window)
- Include pop-ups of key definitions as the substantive text is viewed.
- Include the ability to have non-binding commentaries and links to comprehensive plan policies to help the public understand the intent behind the code text.
- Anticipate future advances in address-based zoning queries -- answers to common zoning questions based on the address of the property.

Questions and Discussion

Best practices review

