

## Module 2 - Districts & Uses

# Summary of Civic Engagement



Portfolio Associates, Inc.

# Overview

- Unbiased assessment of public perception
- Roughly 300 participants
  - ▣ Community and industry workshops
  - ▣ Online survey
  - ▣ Written testimony
  - ▣ Ongoing communication

# Key Changes

## □ Identified 11 draft Key Changes

Public Notice & Meetings

Wissahickon Watershed Overlay District

Industrial Mixed Use District

Use Categories

Center City Overlay District

Daycare Use Regulations

Neighborhood Commercial Corridor Overlay District

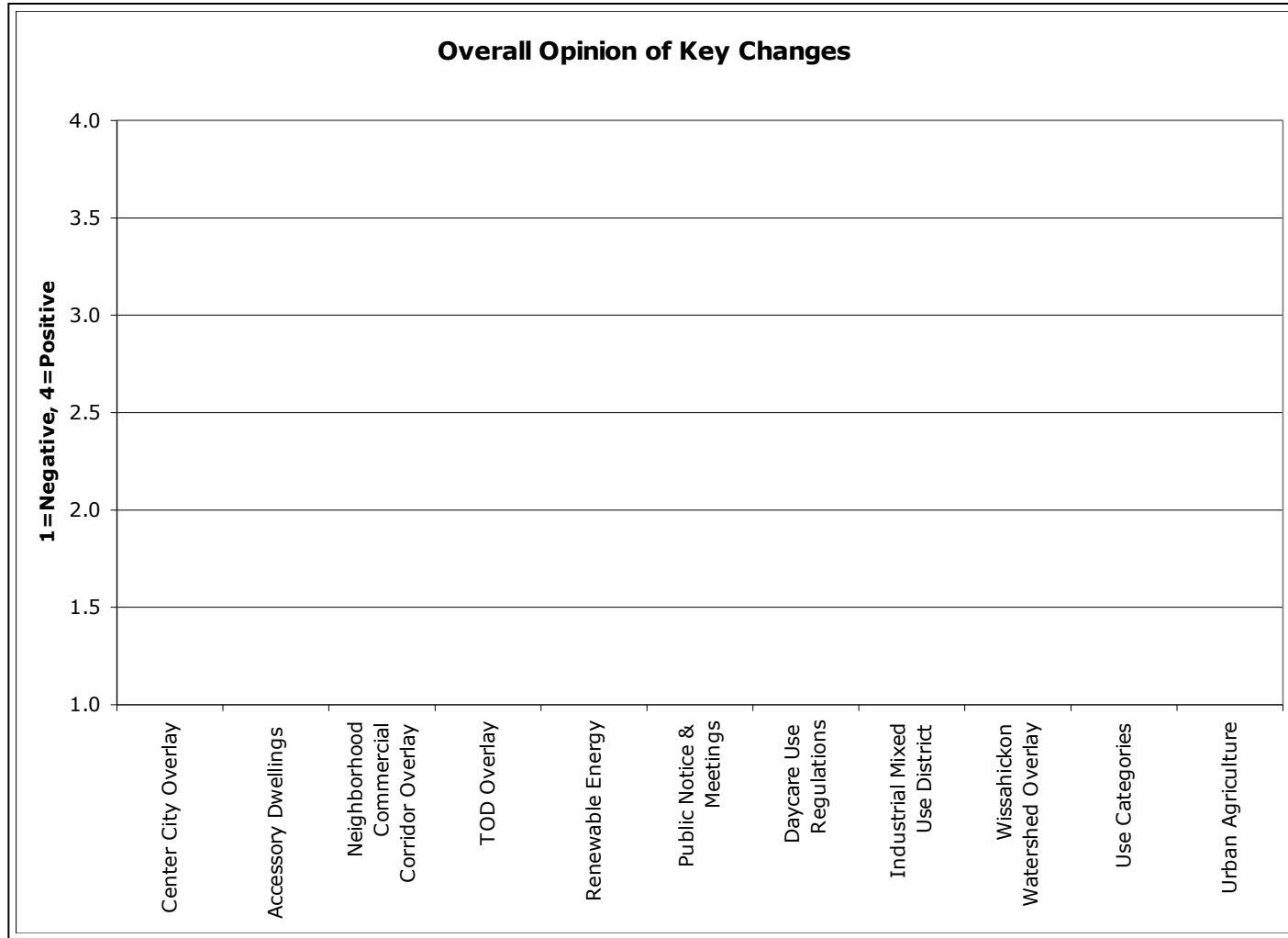
Urban Agriculture

Transit Oriented Development (TOD) Overlay District

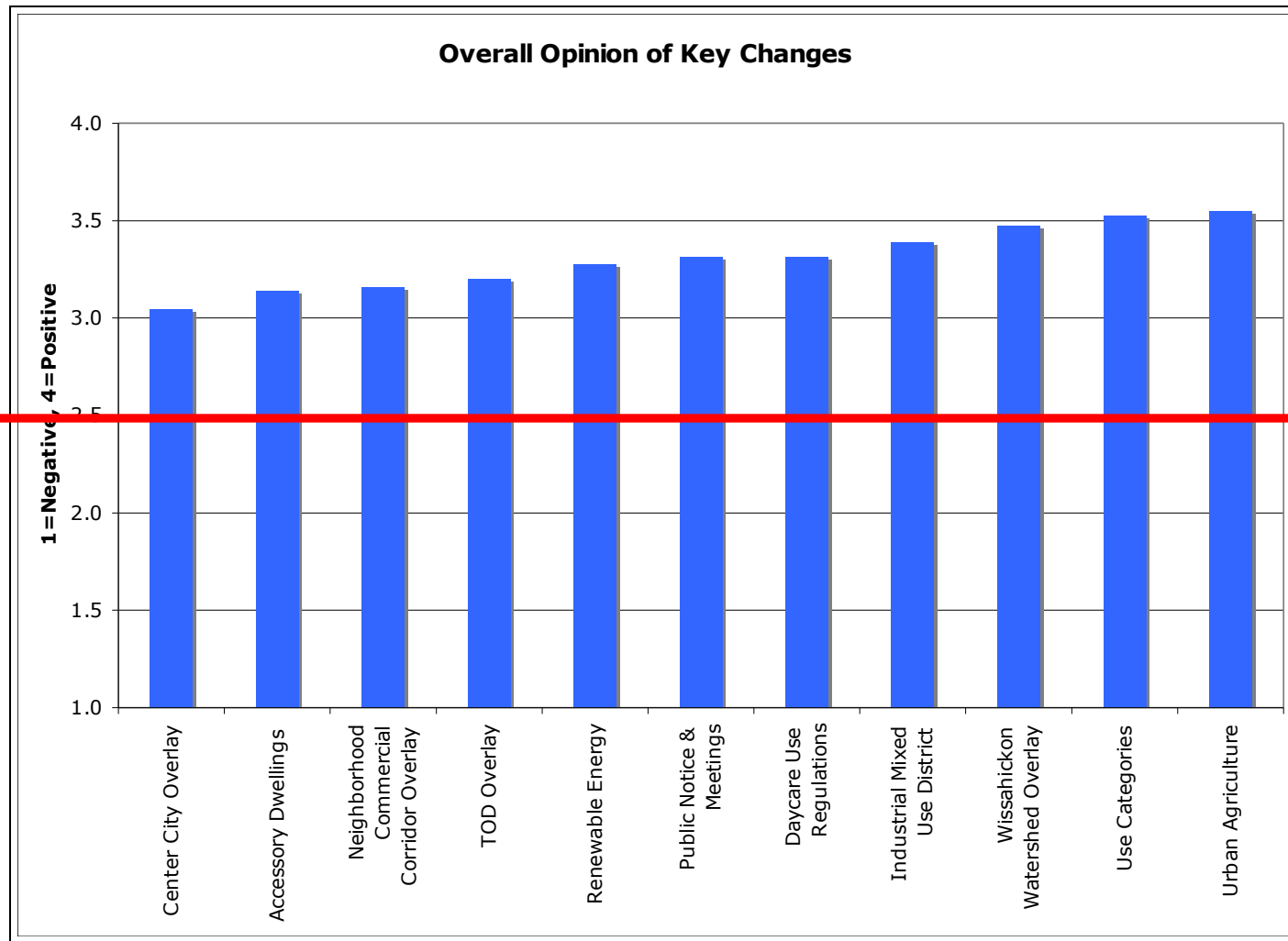
Renewable Energy Production

Accessory Dwellings

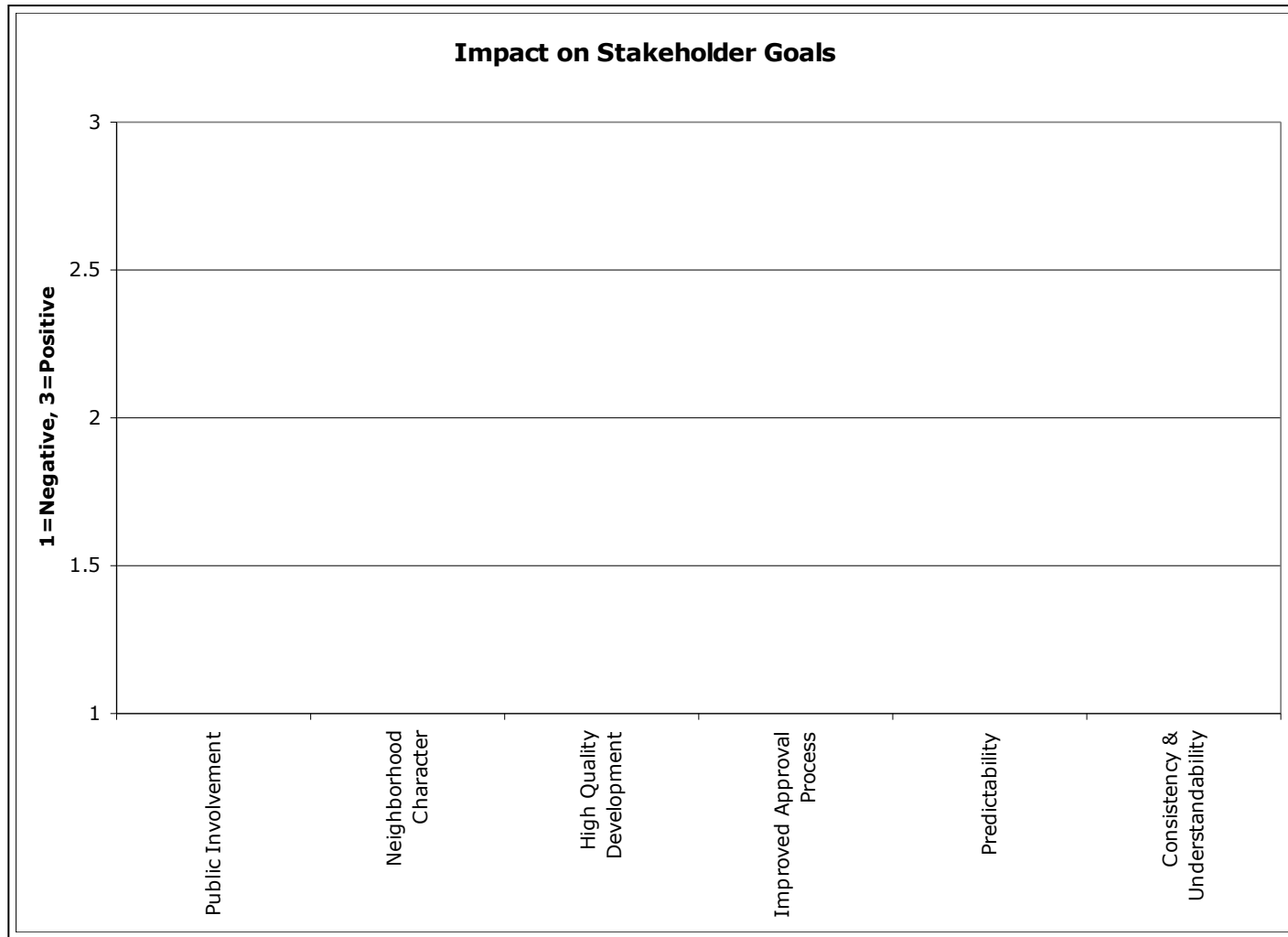
# Overall Opinion - All Participants



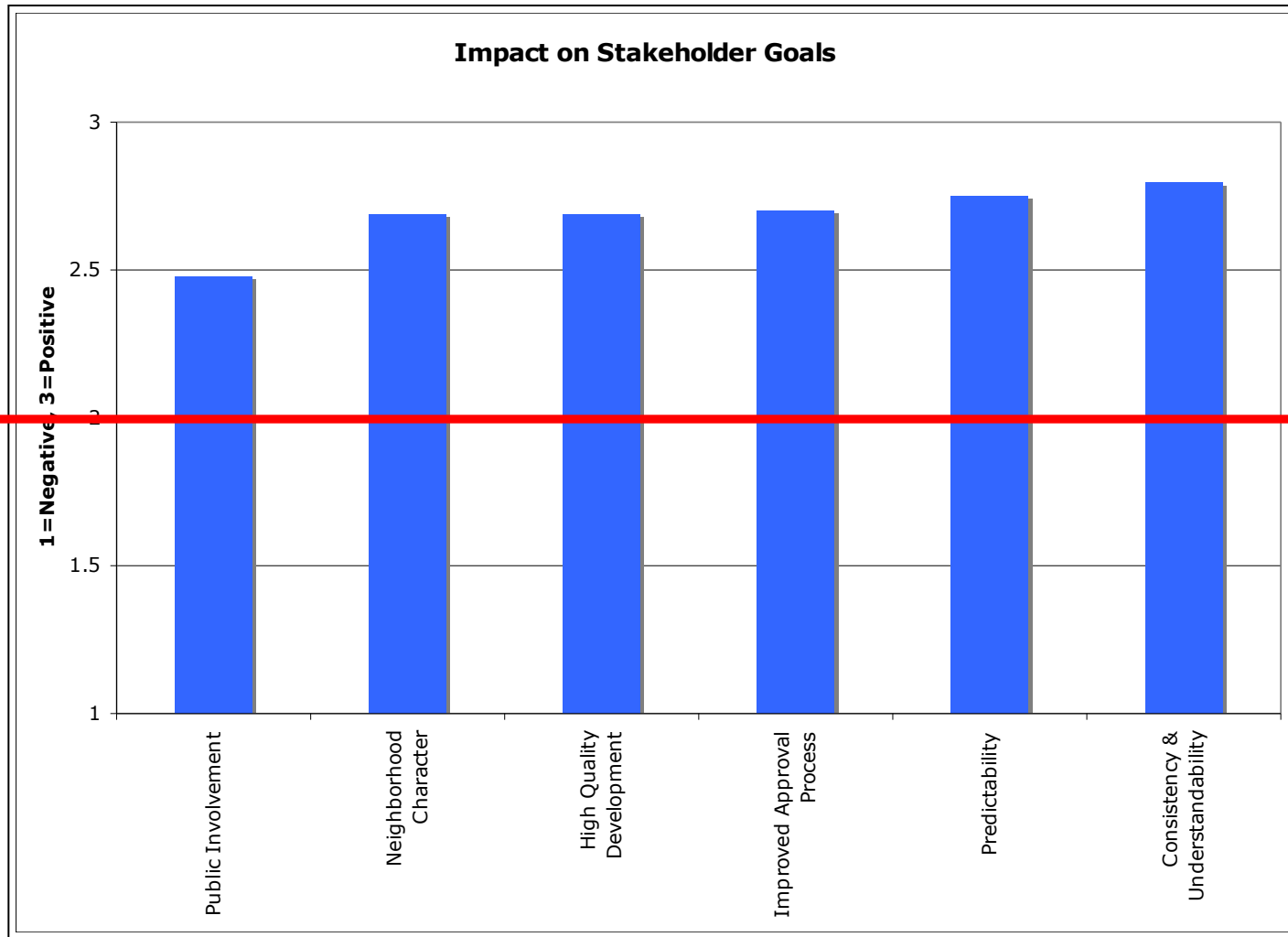
# Overall Opinion - All Participants



# Stakeholder Goals - Survey



# Stakeholder Goals - Survey



# Priorities - Workshop Participants

Top Tier Priority	Public Notice & Meetings
	Neighborhood Commercial Corridor Overlay District
	Use Categories
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Middle Tier Priority	Industrial Mixed Use District
	Wissahickon Watershed Overlay District
	Urban Agriculture
	Transit Oriented Development Overlay District
	Accessory Dwellings
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Bottom Tier Priority	Daycare Use Regulations
	Renewable Energy Production
	Center City Overlay District

# Public Notice & Meetings

- Thresholds will drive project size
- Weight of community input unclear
- Documentation by ZBA / PCPC on role community input played in decision
- Recourse for missed meeting and inconsistent documentation
- Guidelines to facilitate process and “self-governing”

# Neighborhood Commercial Corridor Overlay

- Potential for a generic commercial corridor
- Consider writing controls into base district instead
- Corridor controls should accommodate evolution of corridors
- Careful review of permitted and prohibited uses required

# Use Categories



- Preparedness of L&I staff
- Transition period
- Mechanisms to support transition
- Evolving documentation of use interpretations and opportunities for feedback

# Accessory Dwellings

- Indistinguishable from a duplex
- Unit “self-sufficiency” should be required
- Criteria too stringent
  - Square footage
  - Building types
  - Parking



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