

**PROPOSED AMENDMENTS TO THE REGULATIONS OF THE
PHILADELPHIA CITY PLANNING COMMISSION REGARDING THE
CENTRAL DELAWARE RIVERFRONT OVERLAY DISTRICT**

[Additions are underlined]

9. REVIEW OF ZONING AND BUILDING PERMIT APPLICATIONS

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9.8. Additional Review Standards and Submission Requirements for Certain Zoning and Building Permit Applications in the /CDO, Central Delaware Riverfront Overlay District.

9.8.1. Authority.

Pursuant to the Zoning Code, certain developments within the /CDO, Central Delaware Riverfront Overlay District are entitled to review under an optional process. The Commission is authorized by the Zoning Code to:

9.8.1.1 Review zoning permit applications and building permit applications for applicable proposed developments; and

9.8.1.2 Certify to the Department of Licenses and Inspections that such proposed developments meet the requirements enumerated in the Zoning Code and as directed by these regulations.

9.8.2. Procedures.

9.8.2.1 The Commission shall review the application pursuant to the Zoning Code and these regulations.

9.8.2.2 Prior to the certification of the Zoning Permit application of any applicable development by the Commission to the Department of Licenses and Inspections:

.1 The applicant and the development's design professional must attend a meeting with the Executive Director to discuss the proposed development.

.2 The development must complete the Civic Design Review process as required by the Zoning Code.

9.8.2.3 The results of the Commission's review of the application shall be submitted by the Executive Director to the Department of Licenses and Inspections.

9.8.3. Submission Requirements.

9.8.3.1 At a minimum, an application must include:

.1 All applicable requirements of this Section 9, which may include, but are not limited to site plans, sky plane, landscape plans, public space, and facade review.

- .2 Any additional information the Executive Director deems necessary to determine compliance with these regulations and the Zoning Code.

9.8.4. Development Guidelines.

The review criteria outlined in subsections 9.8.5 and 9.8.6 shall be interpreted by the Commission within the context of the broad goals for the /CDO, Central Delaware Riverfront Overlay District outlined in the Zoning Code and articulated in greater detail as follows:

- 9.8.4.1 Site design, architecture, and circulation patterns should reinforce the Delaware River waterfront as a public amenity through clear visual and physical access to the Delaware River from public streets.
- 9.8.4.2 Open spaces and trails should have clear public access, active programming, and visual access to adjacent neighborhoods and developments.
- 9.8.4.3 Architecture should complement adjacent sites and public circulation to create a cohesive and welcoming public realm, including active and transparent ground floors.
- 9.8.4.4 A safe, walkable environment should be fostered through a mix of uses and a circulation network that prioritizes pedestrians and bicyclists.
- 9.8.4.5 Where applicable, site and building design should incorporate and help to animate the Delaware River Trail.
- 9.8.4.6 For projects adjacent to Columbus Boulevard or Delaware Avenue, site and building design should foster the transition of these high capacity roadways into ones that are safe, welcoming, and attractive to pedestrians and bicyclists.
- 9.8.4.7 Projects should utilize the best sustainable design practices to minimize and mitigate harmful environmental impacts, while also designing for resilience from climate change impacts.
- 9.8.4.8 Developments should be incorporated into and connected to existing neighborhoods and future developments, and, where applicable, should adopt internal street grids that consider and connect to adjacent sites.
- 9.8.4.9 Parking should not have a significant visual presence in the public realm.

9.8.5. Review of Zoning Permits.

In addition to any standards enumerated in the Zoning Code, the Commission will consider the following criteria in evaluating whether a development advances the purpose of the /CDO.

- 9.8.5.1 Site Plan and Circulation.

- .1 Developments must preserve public views of the Delaware River by providing public pedestrian and vehicular connections and river viewsheds from public streets. This standard may not be waived under the provisions of subsection 9.8.5.4.
- .2 Publicly accessible walkways, connections, and open spaces must have links to the waterfront trail and adjacent neighborhoods and all such spaces and links must be accessible to persons with physical impairments meeting all public access design and engineering requirements under the Americans with Disabilities Act and any implementing regulations adopted by the City. This standard may not be waived under the provisions of subsection 9.8.5.4.
- .3 Developments must include a diverse mix of uses, building types, and, if applicable, residential unit types.
- .4 Dead-end streets and alleys must be avoided.
- .5 Where feasible, the existing street and sidewalk grid must be continued through the site.
- .6 Development plans for large properties must provide for future street connections to adjacent properties.
- .7 Curb cuts from streets and private driveways must be minimized.

9.8.5.2 Sustainable Design Elements.

- .1 Developments must include site characteristics and building features to help reduce energy use and greenhouse gas emissions. This standard may not be waived under the provisions of subsection 9.8.5.4.
- .2 Shade trees must be included on public rights of way and any private pathways or vehicular driveways intended for public access. This standard may not be waived under the provisions of subsection 9.8.5.4.
- .3 Developments must incorporate existing on-site natural habitats and landscape elements into the project design.
- .4 Developments must help manage sea-level rise and foster wildlife habitats through the creation or preservation of undeveloped wetland areas.
- .5 Projects must manage additional stormwater above minimum Philadelphia Water Department requirements.
- .6 Projects must include generous tree plantings throughout to mitigate the heat island effect and climate change impacts.

9.8.5.3 Parking.

- .1 Contiguous surface parking lots larger than 4,000 square feet are prohibited. Properties may have more than one surface parking lot linked by internal access roads but they must be separated by landscape buffers and/or building footprints. The area of landscape buffers between lots should be equal to or greater than 25% of the combined area of the surface parking lots. This standard may not be waived under the provisions of subsection 9.8.5.4.
- .2 Surface parking lots, except those available for use by the public and providing public access to the waterfront, must be located at the rear of buildings and away from the waterfront trail. This standard may not be waived under the provisions of subsection 9.8.5.4.
- .3 Parking structures must be designed with consideration for future conversion to other, non-auto-oriented uses.
- .4 Where applicable and appropriate, mechanical systems must be incorporated to decrease the footprint of parking structures.

9.8.5.4 Except where otherwise stated, the Commission may waive one or more of the standards enumerated in subsections 9.8.5.1, 9.8.5.2, and 9.8.5.3, if it finds that:

- .1 When the entire development is considered, the development still advances the purpose of the /CDO; or
- .2 Certain development or site conditions make adherence to such standards infeasible.

9.8.6. Review of Building Permits.

In addition to any standards enumerated in the Zoning Code, the Commission will consider the following criteria in evaluating whether all proposed facades and public spaces are in harmony with the intended character of the /CDO:

9.8.6.1 Architectural Design.

- .1 Ground floors must include engaging facades, large areas of transparency, or primary entrances oriented toward streets or other public-serving driveways, walkways, or paths for any building that meets one or more of the following criteria, provided this standard may not be waived under the provisions of subsection 9.8.6.4:
 - (.1) The building includes non-residential uses;
 - (.2) The building includes multifamily uses; or
 - (.3) The building abuts Delaware Avenue or Christopher Columbus Boulevard.
- .2 The siting and massing of buildings must maximize daylight for exterior spaces and minimize shading on adjacent sites or public amenities.

- .3 Materials must be complementary to, and of a quality suitable for, a waterfront destination.
- .4 Mechanical systems, including individual unit systems, must be screened and should have a minimal visual impact on the public realm.

9.8.6.2 Sustainable Design Elements.

- .1 Environmental factors, including regional climate and solar orientation, must be reflected in the façade design.
- .2 Third-party sustainable design certification such as LEED, Passive House, or other comparable standards, that exceeds building code minimums must be attained.

9.8.6.3 Parking.

- .1 Above-ground parking garages must be screened using baffles, screens, or landscaped walls. This standard may not be waived under the provisions of subsection 9.8.6.4.
- .2 Any adverse visual impacts of vehicular service areas must be minimized.

9.8.6.4 Except where otherwise stated, the Commission may waive one or more of the standards enumerated in subsections 9.8.6.1, 9.8.6.2, and 9.8.6.3, if it finds that:

- .1 When the entire development is considered, all proposed facades and public spaces are in harmony with the intended character of the /CDO; or
- .2 Certain development or site conditions make adherence to such standards infeasible.

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