

Urban Planning and the Economic and Physical Development of Philadelphia

September 2023



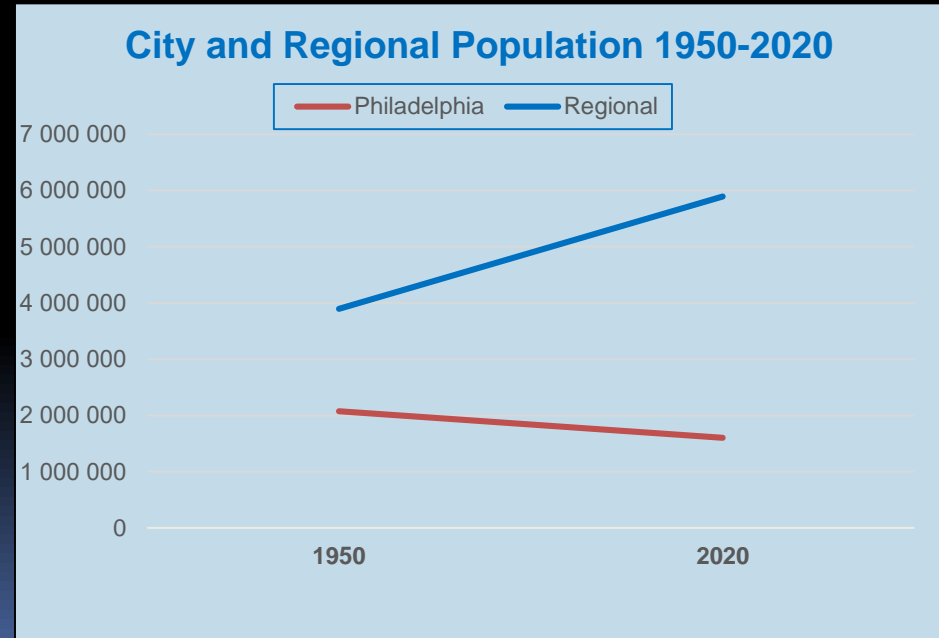
A. Public/Private Planning and Development Responsibilities

1. *Organization of the Public Sector*

- **Federal (National) Government**
 - Constitutional protections for private land ownership
 - \$ and Oversight
- **State of Pennsylvania**
 - Sector-specific laws (ie, environmental, transportation, housing, etc.)
 - \$ and Oversight
- **Regional – Delaware Valley Regional Planning Commission (DVRPC)**
 - \$ and Transportation Coordination
- **City of Philadelphia**
 - **Primary responsibility for city planning**

A. Public/Private Planning and Development Responsibilities

- Regional Development 1950-2020



A. Public/Private Planning and Development Responsibilities

2. Private Sector Functions

- **Developers**
 - Assess feasibility (profit potential/RISK)
 - Gain ownership
 - Design/Engineer the project layout/structures
 - Bid/oversee construction
 - Market property (rent/sell)
- **Investors**
 - Assess feasibility/Lend \$
- **Designers/Engineers**
- **Builders**
 - Hire/train/licensed construction workers, then construct
- **Legal**

A. Public/Private Planning and Development Responsibilities

3. Working together to achieve the “Public Good”

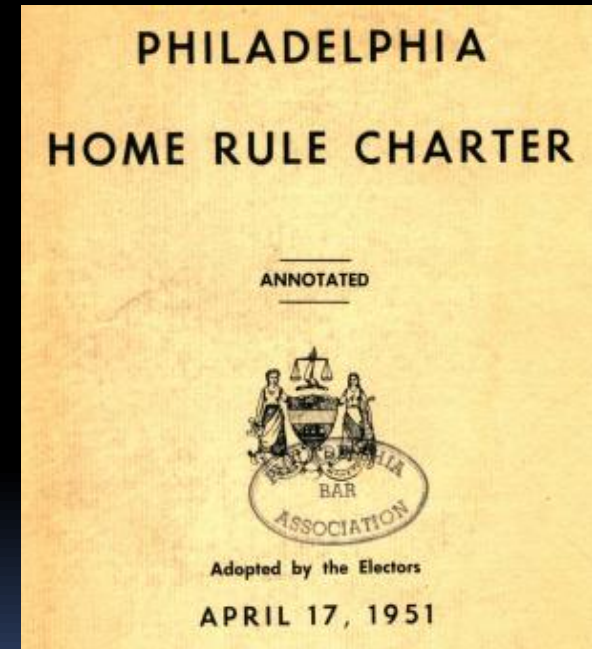
- Public Sector planning functions that support market development
 - Creating a shared vision – citizens/government/businesses/NGOs
 - Providing a shared base of information
 - Strategizing plans and regulations
 - Advocating
 - Reducing risk
 - Prioritizing investment

B. Local Governance in Philadelphia

1. Philadelphia 1951 Home Rule Charter

phila.gov/media/20181204100420/Home-Rule-Charter-4-106.pdf

- Local government is more **responsive** to citizens' everyday needs
- but, **oversight** is needed (external, internal, public)



B. Local Governance in Philadelphia

2. *Organization of City Government* <https://www.phila.gov/>

- *Mayor*
- *Cabinet*
 - Managing Director (Police, Fire, Health, Streets, Transit, etc.)
 - Finance
 - Commerce (land, capital, infrastructure, education, institutions)
- *City Council*
- *Independent Agencies, Boards and Commissions*
 - School Board
 - Southeastern Pennsylvania Transit Authority (SEPTA)
 - Airport
 - Comptroller (elected)

B. Local Governance in Philadelphia

2. Organization of City Government (continued)

- *Quasi-Public Development Authorities/Corporations*
 - Redevelopment Authority
 - Philadelphia Industrial Development Corporation
- *Key City Development-Related Departments*
 - Licenses and Inspections
 - Public Property
 - Streets
 - Water

B. Local Governance in Philadelphia

2. Organization of City Government (continued)

➤ **DEPARTMENT OF PLANNING AND DEVELOPMENT (DPD)**

<https://www.phila.gov/departments/departments-of-planning-and-development/>

- Division of Development Services
- Division of Housing and Community Development
- Philadelphia City Planning Commission
- Philadelphia Historical Commission
- Zoning Board of Adjustment
- Philadelphia Art Commission

Q&A

~5 minutes

C. Department of Planning and Development

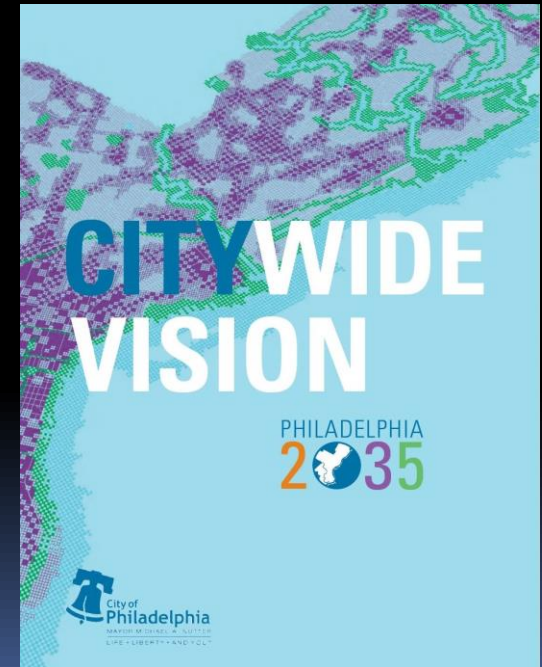
1. PHILADELPHIA CITY PLANNING COMMISSION

- **Comprehensive/Strategic Planning**

<https://www.phila.gov/programs/the-comprehensive-plan/>

Develops the City's Comprehensive Vision and District Plans, and various Strategic Plans, ie, Waterfront Plans, Downtown Plan, etc.

- **Not** Master Planning
- **Required** for zoning and other development controls
- Sets **patterns** of land use and development that are functional and “market oriented”



C. Department of Planning and Development

1. *PHILADELPHIA CITY PLANNING COMMISSION*

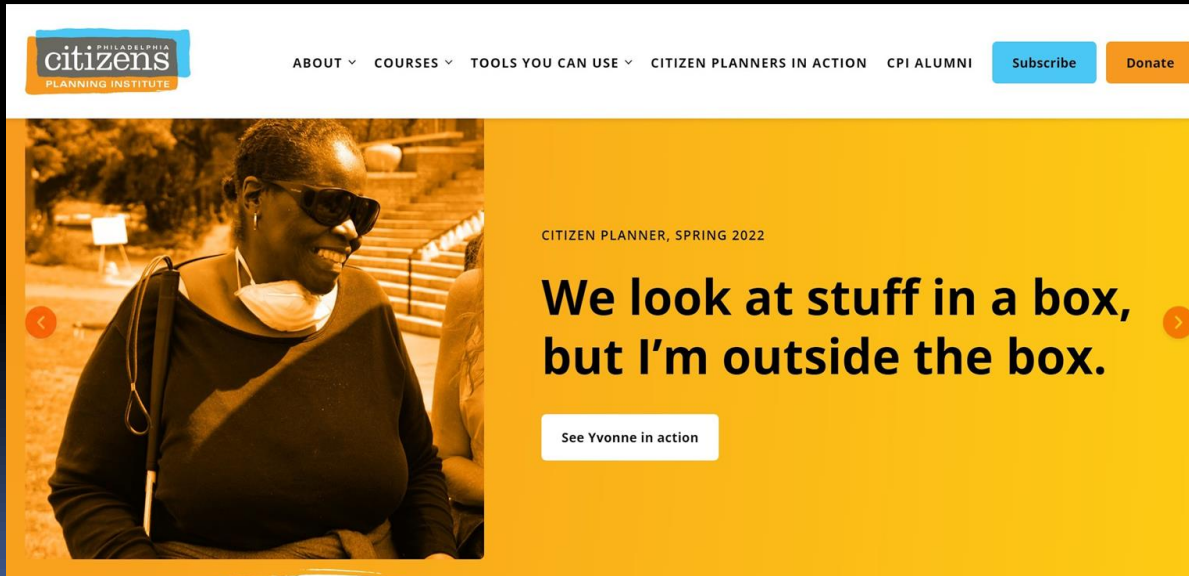
- **Community Planning**

- Acts as the development liaison with 200+ neighborhood associations
- Organizes direct and constant input and review from the public
- Collects and shares base information at the neighborhood level
- Works with the public to formulate preliminary recommendations
- Ensures fair and open public discussion of planning issues

C. Department of Planning and Development

1. PHILADELPHIA CITY PLANNING COMMISSION

- The Citizens Planning Institute (CPI)



The screenshot shows the website for the Philadelphia Citizens Planning Institute (CPI). The header includes the CPI logo, navigation links for 'ABOUT', 'COURSES', 'TOOLS YOU CAN USE', 'CITIZEN PLANNERS IN ACTION', and 'CPI ALUMNI', and buttons for 'Subscribe' and 'Donate'. The main content area features a photograph of a woman, Yvonne, wearing sunglasses and a face mask, smiling. To the right of the photo, the text reads 'CITIZEN PLANNER, SPRING 2022' followed by the quote 'We look at stuff in a box, but I'm outside the box.' Below the quote is a button that says 'See Yvonne in action'.

C. Department of Planning and Development

1. PHILADELPHIA CITY PLANNING COMMISSION

- **The Citizens Planning Institute (CPI)**

<https://citizensplanninginstitute.org/about-the-citizens-planning-institute/>

CPI introduces Philadelphians, who “love where they live”, to the activities of city planning, zoning and development so they can help shape and preserve their neighborhoods.”

CPI develops and implements:

- **Courses** to prepares citizens to advocate
- **Tools** to help get things done
- **Networking** of graduates to share stories of accomplishments

C. Department of Planning and Development

1. *PHILADELPHIA CITY PLANNING COMMISSION*

- **The Capital Budget and Program**

<https://www.phila.gov/programs/capital-program/>

PCPC has five primary responsibilities:

- assess department requests
- assign appropriate financial sources within mandated limits
- accommodate mayoral and council priorities
- incorporate citizen input
- set funding priorities

C. Department of Planning and Development

1. *PHILADELPHIA CITY PLANNING COMMISSION*

- **The Capital Budget and Program**

Projects are evaluated within revenue categories by the criteria below for priority funding:

- public health and safety
- economic development
- court mandated requirements
- operating budget impact
- benefit/cost ratio
- public support

C. Department of Planning and Development

1. PHILADELPHIA CITY PLANNING COMMISSION

- **Blight Certification and Redevelopment**

<https://www.phila.gov/departments/philadelphia-city-planning-commission/plans-and-reports/blight-certifications-and-the-redevelopment-process/>

The Philadelphia *City Planning Commission* is responsible for:

- Certifying blight
- Preparing a Redevelopment Plan

The Philadelphia *Redevelopment Authority* is responsible for:

- Implementing the Redevelopment Plan

C. Department of Planning and Development

1. PHILADELPHIA CITY PLANNING COMMISSION

- **The Zoning and Subdivision Code**

https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-286773

The Philadelphia *City Planning Commission* is responsible for:

- **Developing** and **updating** zoning maps and categories
- **Conducting** the official zoning review of developer proposals
- **Reviewing** and **advising** the ZBA and City Council on zoning updates and developer appeals

C. Department of Planning and Development

2. ZONING BOARD OF ADJUSTMENT

<https://www.phila.gov/departments/zoning-board-of-adjustment/>

The ZBA **adjudicates** zoning appeals

3. ART COMMISSION

<https://www.phila.gov/departments/philadelphia-art-commission/>

The Art Commission reviews the designs of:

- Construction projects located on City property or funded with City money
- Anything constructed or installed on or over the public right-of-way

C. Department of Planning and Development

4. HISTORICAL COMMISSION

<https://www.phila.gov/departments/philadelphia-historical-commission/>

- Identifies/designates historic landmarks
- Maintains the Register of Historic Places
- Runs public meetings on historic properties
- Works with owners to protect landmarks



C. Department of Planning and Development

5. DIVISION OF DEVELOPMENT SERVICES (DDS)

<https://www.phila.gov/departments/division-of-development-services/>

The DDS facilitates development by:

- Providing information about permits and approvals
- Answering questions, providing feedback, making connections with City departments, and advising on new or unique issues on complicated projects

C. Department of Planning and Development

6. DIVISION OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)

<https://www.phila.gov/departments/division-of-housing-and-community-development/>

DHCD uses **Federal and City funding** to help provide:

- Housing for people at lower income levels
- Commercial corridors with thriving businesses



Q&A

~15 minutes

D. Philadelphia Building, Construction, Occupancy Code

Overview

https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-269170

“The provisions of the Philadelphia Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, use, occupancy, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.”

Philadelphia Building Construction and Occupancy Code

https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-267468

The International Building Code

<https://www.iccsafe.org/products-and-services/i-codes/2018-i-codes/ibc/>

Classifications

https://codelibrary.amlegal.com/codes/philadelphia/latest/philadelphia_pa/0-0-0-267948#JD_4-101.0

D. Philadelphia Building, Construction, Occupancy Code

- **Administration – Department of Licenses and Inspections (DL&I)**

<https://www.phila.gov/departments/departments-of-licenses-and-inspections/>

DL&I assists contractors, businesses, property owners, landlords, and tenants comply with building safety standards and code requirements

- **Responsibilities**

- Issue trade, business and property **licenses**
- Review plans and issue construction and **zoning permits**
- Issue property **use permits**
- **Inspect** construction projects
- Respond to **complaints** regarding code violations

D. Philadelphia Building, Construction, Occupancy Code

- **Responsibility and Accountability – Ensuring buildings are safe and functional**
 - Licensing, permitting, and inspections are a **necessary but not sufficient** tool for full accountability
 - For full accountability, the **larger responsibility rests with the private sector**: the developers, engineering/architectural services, construction companies, lenders and insurers that together build and maintain the bulk of the physical environment
 - Their accountability results from their **understanding** that if something goes wrong they (whoever is proven to be at fault in a court of law) will be harshly penalized: under criminal law (if someone is killed or injured those responsible can go to jail), or civil law (the responsible party can be sued for substantial monetary damages)

E. Accountability of Planning and Development

1. Need to Assess the Extent and Impact of the Lack of Accountability

- Areas of vulnerability
- Level of political will
- The cost and impact to residents and businesses
- The culture for change in the legal/institutional environment

2. Strategize

- Develop an **Education** Program
 - Develop themes specific to Key Audiences, i.e., the general public, the media, government offices, etc.
 - Develop a long-term sustainable media approach

E. Accountability of Planning and Development

2. Strategize - continued

- Develop an **Prevention** Program
 - Code of Ethics
 - Public Complaints Office
 - Transparency & Accountability Structures, Systems, Tools, Capacities
 - Strengthened Planning and Development Management Oversight
 - Justice System Improvements – Investigations, Trials, Sentencing, etc.
- Develop an **Enforcement** Program
 - Reviewing and reporting Investigations
 - Reviewing and reporting Prosecutions
 - Reviewing and reporting Judges Decisions

E. Accountability of Planning and Development

3. Accountability and Oversight in Philadelphia Governance

- Sunshine Laws – meetings, data accessibility, etc.
<https://property.phila.gov/>
- Media
- Community Engagement
- Board of Ethics/Inspector General's Office (IGO)/Complaints Line
<https://www.phila.gov/services/ethics-transparency/>
- City Comptroller

Improving Urban Planning and Economic Development:

Prepare now with an understanding that you will have to **sustain** an effort to “look through the years to the future”

How Can We Help ?



Q&A

~15 minutes