

## 4. Planning Principles

The planning principles were developed to broadly address the major neighborhood issues expressed by participants in the public forums. They also reflect responses to a questionnaire, which asked committee members to rate the importance of various issues (see Appendix). The principles are phrases that establish what is valued about this neighborhood. They serve as a guide for all private and public actions within the neighborhood. Planning principles address the following issues:

- Design and Growth
- Historic Assets
- Efficient Parking
- Sustainable Transportation and Connectivity
- Open Space and Public Amenities
- Implementation

### 4.1. Design and Growth

1. Improve neighborhood quality of life through creation of a diverse, vibrant, pedestrian-oriented urban community that is appealing to both residents and visitors.



2. Encourage the retention of existing residents through life cycle changes, and encourage a diversity of household types, including families with children.



3. Accommodate reasonable growth in population, development, and increase in density, at appropriate locations without adversely impacting the existing community.



4. Encourage development that responds to the specific context of each CCRA neighborhood subarea, in terms of land use, building height, scale, and urban design.



6. Maintain and encourage visually attractive pedestrian friendly street frontages, both at street level and above for all new and rehabilitated developments.



5. Respect the existing daylight, sunlight, air, views, and visual privacy of existing residents.



7. Maintain appropriate sunlight and daylight access to public rights-of-way and open space in all new development.



**4.2. Historic Assets**

- 8. Preserve the unique character of the community through preservation of historic assets.



**4.4. Efficient Parking**

- 10. Assure an adequate supply of off-street parking to serve the real market-determined needs of residents and visitors, consistent with maintaining a high-quality pedestrian environment.



**4.3. Community Character**

- 9. Conserve the scale and character of established residential communities.



- 11. Eliminate the adverse visual, physical, and pedestrian impacts of off-street parking and loading in all existing and new developments.



12. Minimize loss/increase supply of on-street parking through minimization of curb cuts and improved on-street parking management.



14. Minimize adverse impacts of vehicle traffic through traffic calming and promotion of quiet non-polluting alternates to existing buses.



**4.5. Sustainable Transportation**

13. Discourage unnecessary automobile use within the CCRA area through enhancement of transit, bicycle, pedestrian, and other transit modes.



**4.6. Connectivity**

15. Enhance physical and community linkages between the CCRA area, adjacent neighborhoods, the Schuylkill River waterfront, and West Philadelphia.



**4.7. Open Space and Public Amenities**

16. Enhance existing recreation and encourage the creation of new public open space and recreation, as well as semi-private and private open space and recreation, in new developments as a resource for residents, particularly families with children.



18. Encourage a wide and diverse range of pedestrian friendly retail stores and services and entertainment uses to serve both residents and visitors, including supermarkets within the CCRA neighborhood, to discourage automobile use for shopping trips.



17. Enhance pedestrian, physical, and view connections to Schuylkill River waterfront.



19. Promote high-quality, physically attractive, pedestrian-oriented neighborhood schools and other institutions.



20. Promote a high-quality public environment, including utility infrastructure, sidewalks, streets improvement, lighting, street tree planting, landscaping, flower boxes/planting, and under-grounding of aerial utilities.



21. Promote public art as a core element in creating a world-class urban residential environment.



#### 4.8. Implementation

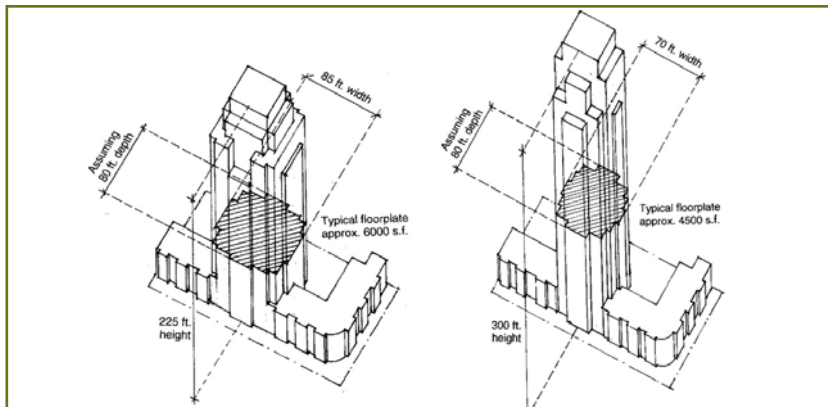
22. Evaluate feasibility of non-traditional funding sources for CCRA neighborhood projects.



23. Form partnerships with other neighborhood groups, city agencies, and corporations to implement the Planning Principles.



24. Promote development controls and guidelines that are easy to understand and enforceable while reflecting the community goals in terms of land use, density, and urban design.



25. Assure that the governmental development approval process respects community goals and aspirations, and established community development controls and guidelines.



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