

APPENDIX I - REVIEW OF EXISTING DOCUMENTS

SUMMARIES

The declining conditions of the North Delaware Riverfront have led to the production of numerous plans and studies addressing neighborhood characteristics, revitalization, green space development, historical context, land use, stream biology, pollution, flooding, and water quality. All of these documents represent important efforts and provide valuable insight and background into the North Delaware Riverfront corridor. The following summaries highlight the plans and studies most beneficial to the development of the three greenway scenarios and the production of the North Delaware Riverfront Greenway Plan.

North Delaware Riverfront Plan Philadelphia: A Long-Term Vision for Renewal and Redevelopment

Link: <http://www.philaplanning.org/plans/ndr/ndrsum.html>

The North Delaware Riverfront Plan, prepared by Field Operations and consultants for the City of Philadelphia, discusses the opportunities and potential constraints for development and ecological restoration along ten miles of riverfront between the Delaware River and I-95. The riverfront study area, which spans from Benjamin Franklin Bridge north to the county line at Poquessing Creek, is composed of over 3,500 acres of land with a history of industrial use. Due to the past land use, remediation is necessary for many properties prior to development. Restoration of various natural systems is also necessary to improve the condition of the river's banks, tidal marshes, and wildlife habitats. More than 1,000 acres is currently vacant, publicly owned, or has potential to be either vacant or public land. In an effort to turn the tide of development from industrial to commercial, mixed use, and residential, the report emphasizes the importance of increasing zoning restrictions such that more desirable development occurs along the riverfront bringing more residents and visitors to the river for dining, shopping, housing, and recreation.

Philadelphia: The New River City

Link: <http://www.philaplanning.org/plans/newrivercity.html>

The New River City Initiative provides strategies for redefining Philadelphia as a *New River City*. The plan encourages the improvement and development of its waterfronts as new places for living, recreation, working, and environmental enhancement. Preliminary concepts are as follows:

- Bring the City back to its rivers. Publicize recent planning efforts for over 30 miles of Philadelphia river frontage, including the North Delaware, Tidal Schuylkill, and Navy Yard.
- Reclaim thousands of acres of vacant, former port and industrial land for the creation of new mixed-use and high tech reuse.
- Continue ongoing planning and redevelopment that has already taken place or is presently underway along the North Delaware Riverfront, Central Riverfront, South Delaware Riverfront, the Tidal Schuylkill, and the Upper Schuylkill.
- Use vacant land to create communities of new urban housing; modern retail, office, and manufacturing space for technology companies; and waterfront recreation that will attract and retain knowledge industry residents and jobs.
- Use the River City concept to create a new image of Philadelphia for those outside the region. Embrace the technologies and lifestyles of a 21st Century city.
- Market the riverfronts to the real estate industry as a place where the City is receptive to new development, and is willing and able to assist in land acquisition, rezoning, expedited permitting, and infrastructure construction.
- Establish a set of priorities and goals for the development of the riverfronts, addressing not only the water's edge, but also the communities near rivers.
- Enact special riverfront zoning classifications that reinforce planning goals and recognize the unique issues related to land development near the water's edge.
- Ensure public access - both physical and visual - to the waters edge, reinforce existing access to the river, and create new links to the river from existing communities.

- Create new riverfront recreational resources that enhance the City's quality of life and add value to new and existing communities. Create a riverfront network of recreational trails, open space, and active recreational uses that serves a local and regional audience.

Plan for Philadelphia's Riverfronts

Link: [N/A](#)

The ***Plan for Philadelphia Riverfronts***, completed by the PCPC in 1985, is a summary of all previous Riverfront Plans. Specific recreational recommendations for the North Delaware River include:

- A "River Awakening Festival"
- Completion of planned Pennypack Park on the Delaware River
- Boat launch at Frankford Arsenal
- River tours and cruise ships

The North Delaware Waterfront District Plan

Link: [N/A](#)

The ***North Delaware Waterfront District Plan***, completed by the Philadelphia Planning Commission (PCPC) in 1982, recommended increased access to and recreational use of the waterfront. Specific recommendations include:

- A major pedestrian walkway, the Riverwalk, be constructed, extending to Penn Treaty Park from the adjoining Central Riverfront as a unique recreational corridor for sightseers, joggers, bicyclers, and residents enjoying the views of the river.
- The upgrading of three existing parks.
 - Penn Treaty Park (upgrade/expansion)
 - Pulaski Pier Park (renovate for fishing use)
 - Pleasant Hill Park (parking/boat launch renovations, and new boardwalk)
- A new park for Pennypack Creek

Frankford Creek Community Revitalization Plan

Link: [N/A](#)

This plan was developed by the Frankford Creek Redevelopment Corps, a group of University of Penn graduate students; and may be the most pertinent foundation piece for the eventual Frankford Creek Master Plan. This group conducted an extensive amount of research, fieldwork, and mapping to create this product. The plan consists of a number of recommendations for strengthening and encouraging investment along the blighted Frankford Creek with an emphasis on developing a greenway and improving connectivity. The plan's four objectives are 1) to affirm the identity of Frankford Creek by connecting to its history, 2) to restore the creek and create a greener, more park-like setting, 3) to provide accessibility through diversity of transit forms, especially pedestrian, and 4) to fuse the above goals making Frankford Creek a destination.

Several recommendations come out of the plan. These include adapting policy guidelines to promote ecological recovery, targeting high priority areas for initial investment, incorporating programming to support stewardship, improving the transit network, acquiring vacant industrial property for redevelopment, developing a pedestrian path along the creek, and establishing partnerships. The Corps recommended concentrating initial development in three hot spot investment zones (Juniata Park area, Deal Street, and Womrath Park) and also encouraged the creation of a recreation center, environmental education center, and a community center along the creek corridor.

Frankford Creek Redevelopment Area Plan

Link: <http://www.philaplanning.org/plans/areaplans/fcreekrap.pdf>

This plan was developed by the Philadelphia City Planning Commission. The chief goals of this plan are discuss current neighborhood and creek characteristics, promote Frankford Creek and surrounding areas as important assets, and to encourage redevelopment. Current issues in and around the creek include undesirable land uses, vacant or unmanaged lots, dilapidated homes, lack of recreation, and environmental contamination of the creek. Frankford Creek was designated as "biologically-impaired" by the EPA and the Philadelphia City Planning Commission designated subject properties as blighted. The redevelopment objectives from this plan encourage adaptive reuse of large industrial structures, new residential construction, remediating environmental pollution, replacing substandard buildings with open space, creating well-recognized public right-of-way regionally connected to green spaces, improving streetscapes, rezoning to recreation along the creek, and preserving the historic character of the creek and community. The Commission supports the Frankford CDC's acquisition and development of 54 townhomes with a landscaped edge for public access along the creek.

Tacony-Frankford Creek River Conservation Plan

Link: <http://www.phillywater.org/tacony-frankford/River%20Conservation%20Plan/final%20plan.htm>

This plan was developed by the Philadelphia Water Department with cooperation from the Fairmount Park Commission (FPC), Frankford Group Ministry (FGM), PA Environmental Council (PEC), and the Heritage Conservancy. Included is a comprehensive description of resource inventory in and around the creek. Issues addressed include habitat deterioration, invasive plants,

dumping, public safety, minimal creek visibility, flooding, pollution, and vacant industrial sites. Using a foundation built by earlier planning efforts and visions, public input, and goals of the Tookany/Tacony-Frankford Watershed Partnership, the Water Department presents management options and goals. The goals are seven-fold: 1) Improve stream habitat, 2) Improve instream flow conditions, 3) Improve water quality and reduce pollutant loads, 4) Improve and protect stream corridors, 5) Address local flooding issues, 6) Improve quality of life including access, safety, connectivity, and lighting, and 7) Foster community stewardship and improve inter-agency cooperation.

Tacony-Frankford Watershed Historical Overview of the Philadelphia Section

Link http://www.phillywater.org/tacony-frankford/River%20Conservation%20Plan/TF_Watershed_Summary_for_RCP.pdf

This report was written by Adam Levine, a historical consultant for the Philadelphia Water Department. The history of urbanization and its negative effects on Frankford Creek are considered. Frankford Creek was shown to have been subjected to the following events: industry encroachment on the floodplain, direct pollution from industry, direct pollution from residential sewage, encapsulation of three major tributaries for sewage, non-point source pollution from increased impervious runoff, increasingly severe flooding and stream erosion and major channel alterations to facilitate urban development. In 1956, Frankford Creek was diverted into a channel bypassing the old bend in its natural course that had carried it past the Frankford Arsenal.

A Bridge to the Future: Fairmount Park Strategic Plan

Link: www.phila.gov/fairpark/pdfs/FPC_Executive_Summary.pdf

In order to preserve, maintain, and protect the resources that make up the Fairmount Park system, a strategic plan, created by Leon Younger and PROS, has been created for the Fairmount Park System and the City of Philadelphia to address issues, provide a framework, and give guidance for the Fairmount Park System as it continues to grow and evolve over time. The Plan began with citywide surveys and interviews in order to determine values and visions for the Fairmount Park system. Next, the financial and operational management of the park system, park facilities and programs, financial resources and partnerships, and overall governance of the park system were reviewed. The result is a timeline of goals with corresponding objectives and strategies in order to “provide ‘a bridge to the future.’”

Horizons: the 2025 Land Use and Transportation Plan for the Delaware Valley

Link: www.dvrpc.org/LongRangePlan/2025/ExecSummary.pdf

This plan is the result of a two-year planning process by the Delaware Valley Regional Planning Commission (DVRPC) board. “This report describes the plan’s vision, policies, components, and recommendations for land use and transportation” within the Philadelphia-Trenton-Camden metropolitan area. The Transportation Equity Act and the Clean Air Act Amendments define minimum clean air standards which became the basis for this plan. A description of proposed centers for land use and a matrix of planned projects and studies for transportation are also located in this report complimented by the 2025 Land Use Plan map and the 2025 Transportation Plan Map.

Natural Lands Restoration Master Plan (1999)

Link: <http://www.phillywater.org/tacony-frankford/River%20Conservation%20Plan/final%20plan.htm>

Chapter 2: Tacony Creek Park Master Plan, developed for the Fairmount Park System, was the most beneficial to the planning of Frankford Creek. This chapter describes the existing conditions including history, flora and fauna, and streams and stormwater management practices of the Tacony Creek which flows into or becomes the Frankford Creek. Restoration goals and activities are followed by a list of action steps and an implementation schedule to restore the Tacony Creek and the adjacent park. A detailed list of restoration sites is prioritized. The restoration tasks mostly involve creek bank stabilization, erosion control, native species replanting, invasive species removal, trail improvements, and trash removal.

Blight Certification Report: for the area generally bounded by Frankford Avenue, Adams Avenue, Orthodox Street, Castor Avenue and Hunting Park Avenue (2002)

Link: <http://www.philaplanning.org/plans/areaplans/fcreekbr.pdf>

This report identifies the communities of Frankford and Juniata Park as blighted by the Pennsylvania Urban Redevelopment Law. Both of these neighborhoods have evidence of 4 types of blight:

- Unsafe, unsanitary, inadequate, or overcrowded conditions
- Inadequate Planning
- Faulty Street and Lot Layout
- Economically or socially undesirable land use

Sustainable Transportation: The East Coast Greenway

Link: <http://www.cleanair.org/Transportation/ecg/ECGplan2.html>

In southeastern Pennsylvania, a 2600 mile long bike trail is proposed in Philadelphia, one of the top 10 most bicycle-friendly cities in the US and Canada. The resulting East Coast Greenway will allow tourists to explore Pennsylvania, demonstrate area efforts to preserve green space, promote healthy and active lifestyles, provide an inexpensive car-free commuting route 80% off-road, and revitalize and beautify area towns and cities. The East Coast Greenway is divided into 6 segments:

- Delaware River Heritage Trail
- Kensington and Tacony Trail
- Philadelphia City Trail
- Tidal Schuylkill River Trail
- Tinicum Fort Mifflin Loop Trail
- Route 291 – 13 Corridor

Tookany Creek Watershed Management Master Plan (2003)

Link: <http://www.dcnr.state.pa.us/brc/rivers/riversconservation/registry/36Tookany.aspx>

This Master Plan has been developed by NAM Planning and Design and the Heritage Conservancy as a long-term course of action to protect and improve the Tookany Creek, the creek’s 6 headwater tributaries, and the surrounding natural, recreational, and cultural resources. The Management Master Plan includes a documentation of existing conditions, an analysis of the resource data and visual assessments, and recommended goals and management options. The goals of the plan are as follows:

- Improve coordination of river-related activities and ordinances

- Improve public education to promote stewardship of river resources
- Improve environmental and land conservation efforts by preserving open space, sensitive environmental areas and habitats
- Design non-engineered best management practices and techniques aimed at reducing flooding and improving soil and sedimentation controls
- Design methods for communicating among local, county, state, and federal governments

Biological Assessment Of The Tacony-Frankford Watershed (2000-2001)

Link: <http://www.phillywater.org/Tacony-Frankford/TechnologyCenter/Documents/Reports/Tacony-Frankford%20Preliminary%20Characterization%20Report%202000.pdf>

This document, prepared for the Philadelphia Water Department, describes biological and habitat assessments conducted during the winter of 2000-2001 in order to measure the impairment and major contributing stressors of the Tacony-Frankford Watershed. Included are text descriptions and maps of the seven test site areas. The methodology used during testing is described as well as the results for those tests. Test site TF01, located at the confluence of the Tacony, former Winnohocking, and Frankford Creek provides useful information about the condition of Frankford Creek. The results state that the entire watershed is impaired or severely impaired. TF01 is severely impaired.

Roosevelt Boulevard Corridor Study

Link: <http://www.libertynet.org/netis/>

This study was conducted by a number of private consulting firms for the Philadelphia City Planning Commission and the Southeastern Pennsylvania Transportation Authority. Its goals were to enhance Northeastern Philadelphia life by looking at ways to improve transportation, connectivity, motor and pedestrian safety, and to reduce air pollution. A number of alternative rail transit lines are considered, with the preferred option being the development of a new elevated line along Roosevelt Blvd, including a one-mile extension of the Market-Frankford Line as an underground subway from Frankford Transportation Center to a new terminus at Roosevelt Boulevard.